



Planning and Zoning Commission

Thursday, February 26, 2026 - 6:30 PM

Regular Planning & Zoning Meeting
700 W. US HWY 67
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 regular meeting on October 23, 2025.

4. Public Hearings and Action Items:

4.1. Conduct a public hearing regarding a zoning change for approximately 91.270 acre parcel of land, known as 1350 FM 1807, from AG (Agriculture) District to MHS (Manufactured Home Subdivision) District.

Open Public Hearing:

Close Public Hearing:

Discuss and consider a recommendation of an ordinance to authorize a zoning change from AG (Agriculture) District to MHS (Manufactured Home Subdivision) District located at 1350 FM 1807, Venus, Texas 76084, being approximately 91.89 acres legally described as being part of the J.T. Cadenhead Survey, Abstract 134, Johnson County, Texas.

5. Discussion and Consideration Items:

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).

6. Adjournment:

The Planning and Zoning Commission 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). 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 Wednesday, February 19, 2026.

Callie Driggars, 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

PLANNING AND ZONING COMMISSION

OCTOBER 23, 2025

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

Chair Shelley Clower called the meeting to order at 6:30 pm, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Board members present: Shelley Clower, Stacey Robar, Billy Flower and Tanitia Marvels.

Board members absent: Thomas Bosquez, Michael Dodd and LeeAnn Rose.

Staff present: City Attorney, Callie Green, Oscar Ortiz and Scott Williams.

2. **Citizen Public Comment Period:**

No public speakers.

3. **Consent Agenda:**

3.1. Approval of meeting minutes for the regular Planning and Zoning meeting on September 25, 2025.

I make a motion to approve meeting minutes for the regular Planning and Zoning meeting on September 25, 2025.

Moved by: Stacey Robar

Seconded by: Billy Flower

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

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.

Oscar Ortiz presented.

Open Public Hearing: At 6:37 pm

No speakers.

Close Public Hearing: At 6:39 pm.

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.

I make a motion to approve.

Moved by: Stacey Robar

Seconded by: Billy Flower

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

5. Discussion and Consideration Items:

None.

6. Adjournment:

Chair Shelly Clower adjourned the meeting at 6:40 pm.

STAFF REPORT

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: February 17, 2026

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT: 91.89 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS; 1350 FM 1807, VENUS, TEXAS 76084. (REZ2026-0001)

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 0.27 miles west of C. R. 214. The tract has approximately 2,272.57 ft. of frontage along FM 1807 with a depth of approximately 2,155.12 ft. for a tract size of 91.89 acres.

MANUFACTURED HOME: A structure transportable in one or more sections that, in the traveling mode, is 8 body feet (2,428 body mm) or more in width or 40 body feet (12,192 body mm) or more in length or, where erected on site, is 320 or more square feet, and is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. All transportable sections of manufactured homes built in the U.S. after June 15, 1976 must contain a certification label (commonly referred to as a HUD Tag) on the home. The label is the manufacturer's certification that the home section is built in accordance with HUD's Manufactured Home Construction and Safety Standards (the Standards).

PROPOSAL: The applicant is requesting MHS (Manufactured Home Subdivision) District to construct manufactured homes used as single dwelling units installed on privately owned (nonrental) lots. The construction, alteration, and repair of any foundation system for the installation of a manufactured home unit; the construction, installation addition, alteration, repair or maintenance of the building service equipment that is necessary for connecting manufactured homes to water, fuel, power supplies and sewage system; and the construction, alteration, moving, demolition, repair and use of accessory buildings and structures shall comply with the requirements of the codes adopted by the City of Venus, Article II, "Districts," Section 34-59 "Zoning Ordinance," and fees established according to the Master Fee Schedule.

LOT SIZE: Half-acre lots (120 feet by 182 feet) for an approximate total of 146 lots.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the north, Light Industrial (I-1) District to the east, unincorporated Johnson County to the south, and Planned Development (PD) District to the west.

LAND USE: The property is vacant.

SB 785 COMPLIANCE: The MHS (Manufactured Home Subdivision) District has been a zoning district within the city since 2001 by Ordinance No. 242-2001. The city has a zoning district that allows for installation of these homes by right and without Special Use Permit (SUP) or Conditional Use Permit (CUP). Therefore, the city is in compliance with these statutes. There is nothing in this bill that clearly mandates approval of a rezoning application to one of these districts simply because it is the first.

AMENITIES: Applicant states the following amenities will be included: fenced-dog park, community club house with a small pool, pickleball courts, and gated entrance.

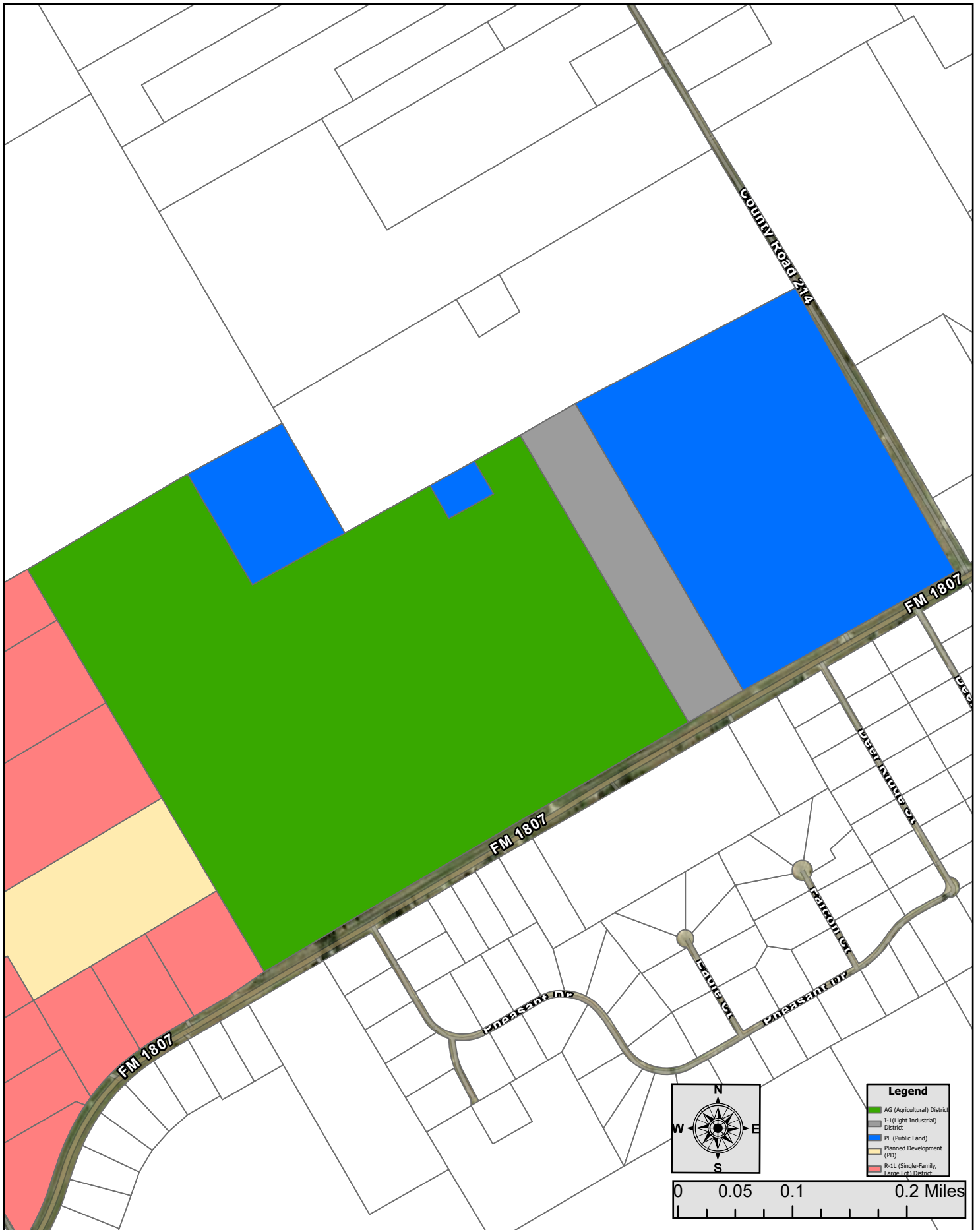
COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as MHS (Manufactured Home Subdivision) District. FM 1807 is designated by TxDOT as major collector with 80 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 50 miles per hour.

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

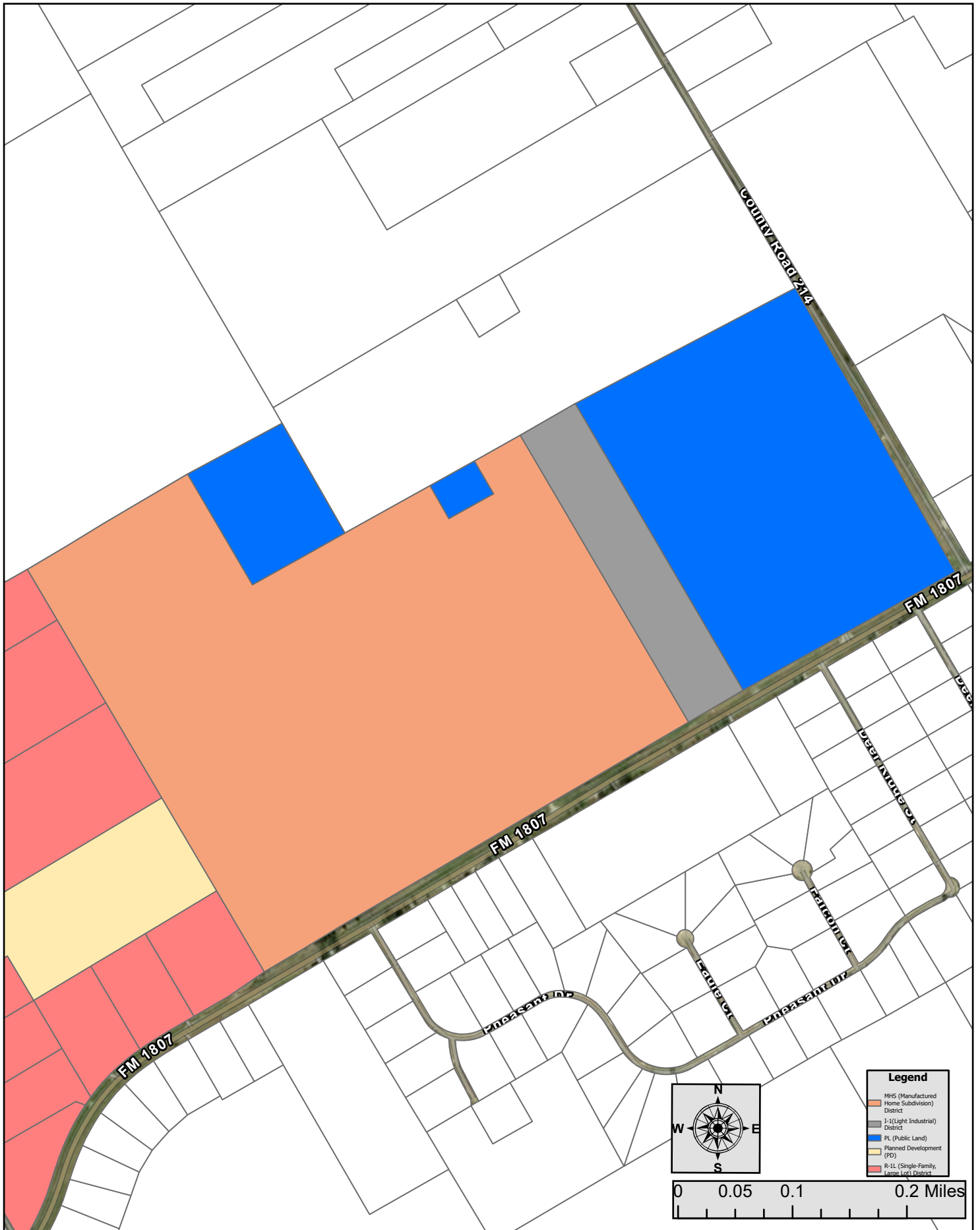
ANALYSIS: The requested zoning does conform with the Future Land Use Plan for the City of Venus. The Manufactured Home Subdivision (MHS) District as indicated on the City of Venus' Comprehensive Plan. Nevertheless, sanitary sewer is available, but there is no capacity from the City of Venus currently. The Public Works Department requests sanitary sewer infrastructure to be installed, so when sanitary sewer capacity is available this development connects to city infrastructure. A recorded plat, and civil construction plans are required prior to the issuance of any building permit.



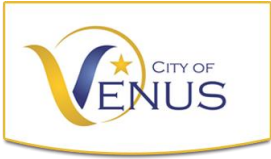
Aerial Map



Zoning Map



Requested Zoning



February 12, 2026

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 91.270-acre parcel of land, known as 1350 FM 1807, from AG (Agriculture) District to MHS (Manufactured Home Subdivision) District. The purpose of this request is to allow the construction of manufactured homes.

Location/Site Plan: Generally located on the north side of FM 1807, east of CR 213, and west of CR 214 *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: February 26, 2026 at 6:30 pm.**
Venus City Hall, 700 W US Highway 67, Venus, TX 76084.
City Council: March 9, 2026 at 6:30 pm.
Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: February 14, 2026 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

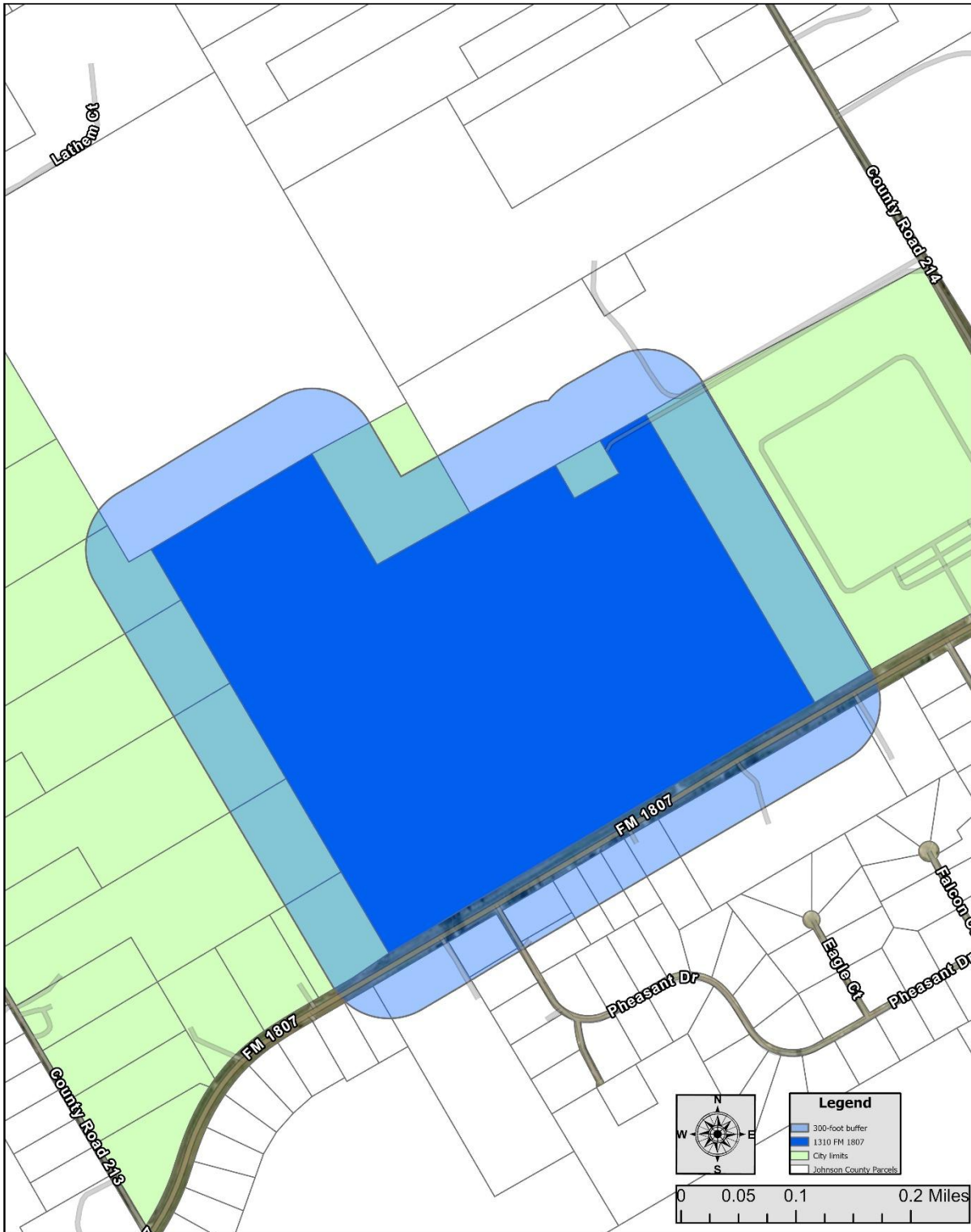
Property Owner: Same as above

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



1350 FM 1807

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 MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT LOCATED AT 1350 FM 1807, VENUS, TEXAS 76084, BEING APPROXIMATELY 91.89 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, sanitary sewer is available, but there is no capacity from the City of Venus currently. The Public Works Department requests sanitary sewer infrastructure to be installed, so when sanitary sewer capacity is available this development connects to city infrastructure.

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 REZ2026-0001. 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 MHS (Manufactured Home Subdivision) 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 MHS (Manufactured Home Subdivision) designed to provide areas for the location of manufactured homes in an attractive, low density setting and ensure the presence of amenities required for satisfactory quality of life in areas designated for manufactured home use. 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 9th day of March 2026.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A

LEGAL DESCRIPTION:

FIELD NOTE description for a 102.159-acre tract being located in the J.T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas, and being the residue of a certain called 150.0-acre tract described in a deed to Corrections Corporation of America as recorded in Document No. 2016-21594, of the Official Public Records, Johnson County, Texas, said 102.159-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 the northwest corner of a called 40.0 acre tract described in a deed to Texas Department of Criminal Justice as recorded in Document No. 2023-14141, of the Official Public Records of Johnson County, Texas, said point being on the division line of said 150 acre tract and a called 73.79 acre tract described in a deed to John B. Stamey Family Trust recorded in Book 2260, Page 492, of the Deed Records of Johnson County, Texas, said division line being described in a Boundary Line Agreement Recorded in Volume 1336, Page 784, of the Deed Records of Johnson County, Texas;

Thence South 30°20'15" East, with the west line of said 40.0-acre tract, a distance of 1532.50 feet to a 4" concrete monument found at the southwest corner of said 40.0-acre tract, said point being on a south line of said 150 acre tract, said point being on the north right of way of Farm to Market Road 1807;

Thence South 59°40'33" West, with the south line of said 150-acre tract and the north right of way of way of way of Farm to Market Road 1807, a distance of 1125.38 feet to a 5/8" iron rod found for a break in the south line of herein described tract;

Thence South 59°34'22" West, continuing with the south line of said 150 acre tract and the north right of way of Farm to Market Road 1807, a distance of 1439.84 feet to a 1/2" iron rod found for the southwest corner of herein described tract, same being, the southwest corner of said 150 acre tract, same being the southeast corner of Lot 6 of Plainview Acres, Phase 1, according to the Plat thereof recorded in Volume 8, Page 246, Plat Records of Johnson County, Texas;

Thence North 30°23'56" West, with a west line of said 150 acre tract and an east line of said Plainview Acres, Phase 1, passing a 1/2" iron rod at 942.3 feet, passing another 1/2" iron rod at 1439.0 feet, and continuing for a total distance of 2154.85 feet to a 1/2" iron rod found for the northwest corner of herein described tract, same being a corner of Lot 13 of Plainview Acres, Phase 1, said point being on a south line of a called 60.60 acre tract described in a deed to Jose Hector Huante recorded in Document No. 2022-12709, of the Official Public Records of Johnson County, Texas;

Thence North 59°29'08" East, with a north line of said 150-acre tract and a south line of

said 60.60 acre tract, a distance of 858.70 feet to a 1/2" iron rod set for a northeast corner of herein described tract, same being the northwest corner of a called 6.861 acre tract described in a deed to City of Venus, recorded in Volume 2587, Page 475, of the Deed Records of Johnson County, Texas, from which a 5/8" iron rod found for the northeast corner of said 6.861 acre tract, bears North 59°29'08" East a distance of 500.00 feet;

Thence South 30°24'43"¹¹ East, with the west line of said 6.861-acre tract, a distance of

591.97 feet to a 1/2" iron rod set for an inner corner of herein described tract, same being the southwest corner of said 6.861-acre tract;

Thence North 60°49'36"¹¹ East, with the south line of said 6.861-acre tract, a distance of

500.12 feet to a 1/2" iron rod found for angle break in a north line of herein described tract, same being the southeast corner of said 6.861-acre tract, said point being a corner of said 150-acre tract, same being the southwest corner of aforementioned 73.79-acre tract, said corner being described in aforementioned Boundary Line Agreement;

Thence North 60°54'15" East, with the division line of said 150 acre tract and of said 73.79 acre tract as described in said Boundary Line Agreement, a distance of 438.40 feet to a 5/8" iron rod found for a reentrant corner of herein described tract, same being the northwest corner of a called 0.944 acre tract described in deed to City of Venus, recorded in Volume 2587, Page 475, of the Deed Records of Johnson County, Texas;

Thence South 29°51'49"¹¹ East, with the west line of said 0.944-acre tract, a distance of

175.12 feet to a 1/2" iron rod found for an inner corner of herein described tract, same being the southwest corner of said 0.944-acre tract;

Thence North 60°53'13"¹¹ East, with the south line of said 0.944-acre tract, a distance of

235.33 feet to a 5/8" iron rod found for an inner corner of herein described tract, same being the southeast corner of said 0.944-acre tract;

Thence North 30°02'06" West, with the east line of said 0.944-acre tract, a distance of

174.88 feet to a 5/8" iron rod found for a reentrant corner of herein described tract, same being the northeast corner of said 0.944-acre tract, said point being on the division line of said 150-acre tract and of said 73.79-acre tract as described in said Boundary Line Agreement;

Thence North 60°36'08" East, with division line of said 150-acre tract and of said 73.79-acre tract as described in said Boundary Line Agreement, a distance of 312.95 feet to a fence post found;

Thence North 59°59'08" East, with division line of said 150-acre tract and of said 73.79-acre tract as described in said Boundary Line Agreement a distance of 222.11 feet to a BACK TO THE POINT OF BEGINNING, containing 102.159 Acres of land, more or less.

SAVE AND EXCEPT TRACT TEN

LEGAL DESCRIPTION:

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 ½" 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 ½" 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;

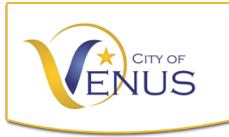
Thence North 60 Degrees, 36 Minutes, 08 Seconds East, with the common line of said 102.159-acre tract and said 73.79-acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

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



PROJECT BRIEF

Zoning Change Request for
146 Unit ½ - acre lot Manufactured Home Community

Prepared for the City of Venus City Council and Planning and Commission

Overview

We respectfully request approval for a large-lot manufactured home community that aligns with the City's adopted Future Land Use Plan and reflects thoughtful, long-term planning for this site.

This proposal is not an expansion of land use policy — it is the implementation of the City's existing planning framework in a measured and intentional manner.

Alignment with the Future Land Use Plan

The subject property is designated for manufactured housing in the City's adopted Future Land Use Plan. This request simply advances that established vision.

Rather than introducing a new or incompatible use, the project implements the land use already contemplated for this tract and ensures consistency between adopted policy and zoning regulations.

Additionally, with the passage of Texas Senate Bill 785 (SB 785), municipalities are required to designate at least one zoning district that permits manufactured housing. This project provides a clear, logical, and well-located opportunity for the City to implement that requirement in a context-sensitive and controlled manner.

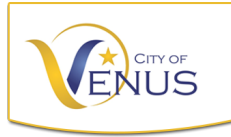
Approving this zoning allows the City to proactively address state requirements while maintaining design standards and appropriate placement.

Large-Lot Community Design

The proposed development consists of approximately 146 half-acre residential lots.

This is not a high-density manufactured housing project. The larger lot configuration creates:

- Meaningful separation between homes
- Space for landscaping and privacy
- A neighborhood scale consistent with surrounding development patterns
- Reduced overall density compared to many conventional subdivisions



The design supports long-term homeownership and neighborhood stability rather than short-term turnover or overcrowding.

This is a subdivision-style residential environment.

Land Use Compatibility & Buffering

The project has been intentionally designed to fit responsibly within its surroundings.

Given the site's proximity to the correctional facility, large half-acre lots represent a practical and appropriate residential use. The lower-density layout provides space, separation, and long-term stability rather than introducing higher-density housing in a sensitive location.

To further protect future residents and reinforce compatibility, approximately 10 acres along the shared boundary will be preserved for storage use. This creates a low-traffic, low-noise transitional buffer between the institutional facility and the residential community.

Storage is among the lowest-impact commercial uses, generating minimal traffic and limited operational disturbance.

This layered land-use transition reflects thoughtful planning and ensures compatibility while allowing the City to meet its housing needs appropriately.

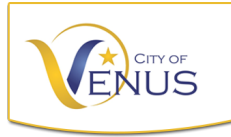
Community Amenities & Vision

The development is envisioned as a cohesive, well-managed residential neighborhood with meaningful amenities, including:

- A community clubhouse with a small pool
- Pickleball courts
- A gated entrance
- A fenced dog park

These features promote safety, community interaction, and long-term pride of ownership.

The goal is to deliver a stable, attractive neighborhood that residents are proud to call home.



Conclusion

This proposal:

- Implements the City's adopted Future Land Use Plan
- Provides proactive alignment with SB 785
- Delivers low-density, half-acre residential lots
- Incorporates intentional buffering and compatibility measures
- Includes meaningful community amenities

It represents an appropriate and measured residential use for this location while contributing needed housing options for working families and first-time homeowners.

We respectfully request approval of the zoning change.



Proposed Residential Community – Zoning Request
146 Large-Lot Manufactured Homes

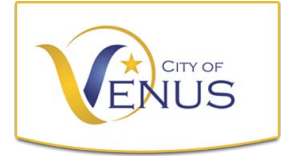
 February 26, 2026

 Prepared for City Council & P&Z Commission

 Future Land Use Plan Implementation

Executive Summary

PROJECT OVERVIEW & STRATEGIC ALIGNMENT



Plan Implementation

Implements the City's adopted **Future Land Use Plan** for manufactured housing on this tract. This is policy execution, not a new land use request.

SB 785 Compliance

Proactive alignment with **Texas Senate Bill 785**, designating a compliant district in a planned location rather than reacting to forced placement elsewhere.

Low-Density Design

Features **~146 homes on ½-acre lots**, creating a subdivision-style environment with generous setbacks, exceeding typical density standards.

Premium Amenities

Includes a clubhouse, resort-style pool, pickleball courts, dog park, and gated entry to ensure high quality of life and community stability.



Zoning Request Highlights

146
TOTAL HOMESITES

~0.5
ACRE LOT SIZE

100%
ENERGY STAR CERTIFIED

SB 785
COMPLIANT DISTRICT



Future Land Use Plan (FLUP)

✓ Designated for Manufactured Housing

The subject property is explicitly identified for this use in the City's adopted long-range plan.

✓ Consistent Implementation

Aligns the zoning map with the City's policy framework, resolving discrepancies between plan and zoning.

✓ Appropriate Location

Directs this specific housing type to the location already identified by the City as most suitable.

"This is implementation of existing policy — not expansion of land use."



Texas Senate Bill 785 Compliance

📌 State Mandate Requirement

SB 785 requires municipalities to designate at least one zoning district that permits manufactured housing.

! Proactive Solution

Venus currently lacks a clearly accommodating active district. This tract offers a planned compliance path.

🛡️ Controlled Standards

Enables compliance through a high-quality, deed-restricted community rather than forced spot zoning.

"An opportunity for thoughtful compliance rather than reactive accommodation."

Community Design & Vision

Standard of Living

NEIGHBORHOOD CHARACTER

A Stable, High-Quality Residential Community

Unlike traditional rental parks, this community creates an attainable homeownership neighborhood with subdivision-style spacing, privacy, and architectural cohesion.

- ✓ **Subdivision Spacing:** Generous setbacks between homes
- ✓ **Gated Entry:** Controlled access enhances security
- ✓ **Architectural Standards:** Pitched roofs & cohesive elevations
- ✓ **Foundation Systems:** Permanent installation requirements



~0.5 Acre

AVERAGE LOT SIZE



100%

ENERGY STAR® CERTIFIED



146

TOTAL HOMESITES

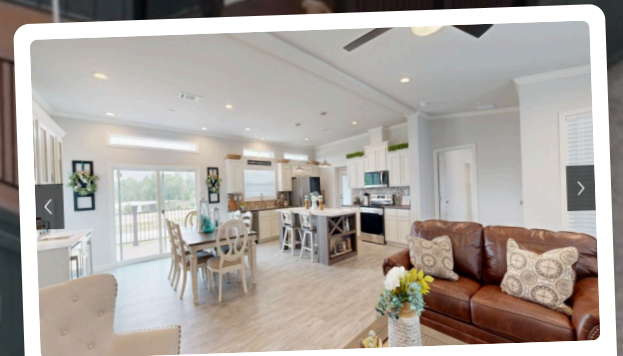


Gated

PRIVATE COMMUNITY



★ Subdivision-Style Living



Modern Interior Finishes & Open Layouts

Amenities & Neighborhood Features

Community Lifestyle



Clubhouse & Pool

A central community hub for gatherings and events, featuring a small resort-style pool with shaded seating areas for resident relaxation.



Pickleball Courts

Dedicated courts serve as a social and recreational focal point, promoting active living and neighborly interaction.



Gated Entry

Controlled-access entrance ensures enhanced security, reduced through-traffic, and a defined sense of arrival and exclusivity.



Dog Park & Open Space

Fenced off-leash areas with separate sections for small and large dogs, integrated with internal green spaces and walking paths.

OUTDOOR LIVING

Designed for Connection

Amenities are thoughtfully placed to foster community engagement while maintaining the tranquility of a low-density neighborhood.

Site Context & Compatibility

Thoughtful Planning

"We've been intentional about how this project fits into its surroundings."

Given the site's proximity to the correctional facility, large half-acre manufactured home lots are a practical and appropriate residential use — providing space, separation, and long-term stability rather than introducing higher-density housing in a sensitive location.

This layered approach demonstrates thoughtful planning and ensures the project is compatible with its neighbors while still helping the City meet its housing needs.



10-Acre Buffer Zone

Preserving approximately 10 acres along the shared boundary for storage use, creating a functional, low-traffic separation.



Appropriate Use

Large lots provide privacy and distance, avoiding the conflicts inherent with high-density multifamily or compact subdivisions in this location.

SITE LAYOUT STRATEGY

Residential
Community

Storage &
Buffer Zone

Correctional
Facility

10 ACRES

Why This Proposal Fits Venus

- ✓ **Implements Adopted Policy**
Directly executes the Future Land Use Plan's vision for this specific tract, resolving long-standing zoning inconsistencies.
- ✓ **Proactive State Compliance**
Provides a thoughtful, planned solution for SB 785 requirements, preventing reactive or forced zoning decisions elsewhere.
- ✓ **High-Quality Standards**
Delivers a low-density, gated community with permanent foundations, ½-acre lots, and strict architectural controls.
- ✓ **Community Stability**
Creates an attainable homeownership neighborhood with resort-style amenities rather than a transient rental park environment.

Proposed Path Forward

- **STEP 1: RECOMMENDATION**
Planning & Zoning Commission Review
- **STEP 2: APPROVAL**
City Council Adoption of Zoning
- **STEP 3: ENGINEERING**
Platting & Civil Plan Submittals
- **STEP 4: DELIVERY**
Permitting & Neighborhood Construction

Respectfully Requesting Approval

We look forward to working collaboratively with the City to deliver a development aligned with Venus's long-term goals.



PLANS SUBJECT TO REVIEW AND APPROVAL
BY JURISDICTIONAL AUTHORITIES.

*** STOP! CALL BEFORE YOU DIG! ***

As required by the "Texas Underground Facility Damage Prevention and Safety Act" Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the contractor's responsibility to contact Texas One Call System.

** NOTICE TO CONTRACTORS **

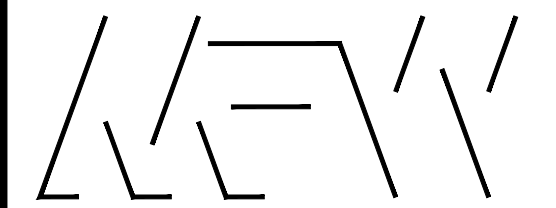
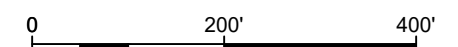
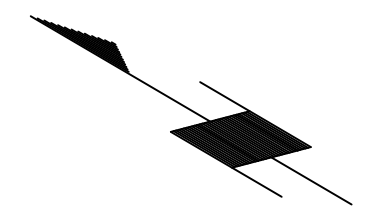
Topographic information provided by 7 Range Surveying, Tyler, TX supplemented with data available from TNRS.org. The Contractor shall notify the engineer and Owner immediately, in writing, of any discrepancies or omissions to the topographic information. The contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, electric, telephone, television, etc.) which impact the construction site. The contractor(s) shall notify the owner and engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the contractor. Additionally, the contractor(s) shall notify the owner and engineer if any errors or discrepancies are found on the construction documents (ps&e) which negatively impact the project. Engineer and owner shall be indemnified of problems and/or cost which may result from contractor's failure to notify owner and engineer.

General Notes

Exhibit Plan

1/2 Acre Lots
(Approx. 120' x 182'
Cul-de-sac lots approx.
50' frontage minimum)

All Phases - 146 Lots



No.	Revision/Issue	Date

Firm Name and Address

Michael F Wilson
P.O. Box 582
Big Sandy, TX 75755
903.736.5173
Firm No. 6414

Project Name and Address

Storage & RV Parking
FM 1807
Venus, Texas
c/o HMI LLC

Project

CED-041

Date
12/19/2025

Scale
As shown

Sheet

X.1

Seal and signature

This document is released
for the purpose of interim
review under the authority
of Michael F. Wilson, P.E.
83739 on December 19,
2025. It is not to be used
for construction, bidding or
permit purposes.