

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNA STODDARD

Place 1



ALICIA ROSALES

Place 5- Vice Chair

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Chair

Planning & Zoning Commission

WORKSHOP

December 15, 2022 @ 6:00 pm

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

1. Call to Order:

2. WORKKSHOP:

- 2.1. Conduct workshop for Comprehensive Plan.

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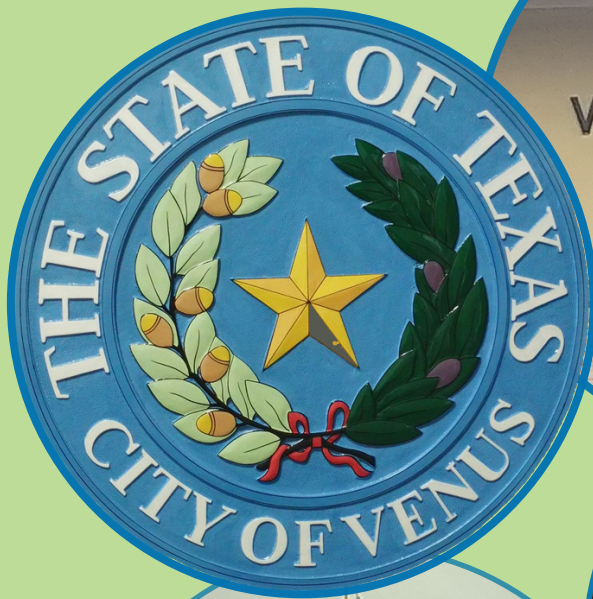
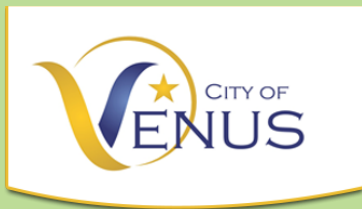
[Comprehensive Land Use Plan Workshop.pdf](#)

3. Adjournment:

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 general public at all times, and to the City's website, **www.cityofvenus.org**, not less than 72 hours prior to the meeting.

Callie Green,
City Secretary

If you plan to attend the public meeting and have a disability requiring accommodation, please make your request at least 48 hours in advance of the meeting, if possible. To make arrangements call (972) 366-3348 and leave a message if it is after hours. Thank you.



STELLAR BY NATURE

COMPREHENSIVE PLAN WORKSHOP

OSCAR ORTIZ, CITY PLANNER

DECEMBER 2022

INTRODUCTION

THE WHAT, WHERE, WHEN, AND HOW OF LAND DEVELOPMENT

Comprehensive Land Use plans focus on the physical world: the where, what, when and how of land use and the built environment.

It is a vision of *where* Venus could potentially grow throughout the City's current Extraterritorial jurisdiction (one-mile buffer currently).

It determines *what* land uses best accomplish the vision throughout build-out and redevelopment.

The City invests directly in public infrastructure and amenities, thereby leveraging the *when* of private investment.

The City sets expectations on *how* to grow, through zoning and development standards.

The Comprehensive Plan, also called the General Plan or Community Master Plan is the official statement of a local government establishing policies for its future long-range development. It is a guide related to growth, development practices, and services. It is grounded in community input, adopted by City Council, and reviewed by City Staff, Planning and Zoning Commission. The framework to guide public and private decisions about future growth, preservation, and change within a city over the next 5 to 10 years. There are common characteristics:

1. Comprehensive Plans have a broad scope.
2. Comprehensive Plans have a great geographic extent covering the full area of the jurisdiction.
3. Present multiple goals and policies to be implemented over a long time.



The Comprehensive Plan gives to the city an opportunity to see the big picture. By looking at multiple topics over a time horizon, P & Z Commissioners, community members and the planner have an opportunity to discuss both compatibilities and potential points of conflict among different goals and policies, which makes the Comprehensive Plan an important tool for coordinating local decision making.

It is the legal foundation that legitimizes local development regulations. Cities require zoning and subdivision ordinances to be in conformance with an adopted Comprehensive Plan. What is more, a Comprehensive Plan gives applicants a sense of the types of development projects that are likely to be approved in a specific location and helps owners and developers avoid spending excessive time and money on incompatible proposals.

HOW IS THE COMPREHENSIVE PLAN HELPFUL?

CITY COUNCIL

It can be used as a tool and advisory to guide decision-making regarding zoning applications, public improvement project prioritization, and code amendments.

PLANNING & ZONING COMMISSION

It is a tool to guide decision-making regarding zoning applications and code amendments.

CITY STAFF

Departments should use the Comprehensive Plan as a guide for strategic planning and make sure that the plans conform to the Comprehensive Plan. In other words, as a reference for Public Works projects, Economic Development, land use planning, zoning, park and recreation, and planning of public facilities.,

DEVELOPERS AND LAND OWNERS

People interested in new projects, and rezoning should review the Comprehensive Plan to verify whether their project conforms to the long-range vision.



PLAN CONTENT AND FORMAT

A Comprehensive Plan is comprised of a series of thematic elements for example: chapters or major sections. Common topics for plans include land use, transportation, housing, economic development, and community facilities. There is a trend lately to add environmental equity, natural hazards, public health, climate change, energy, intergovernmental cooperation to comprehensive plans.

ISSUES AND OPPORTUNITIES

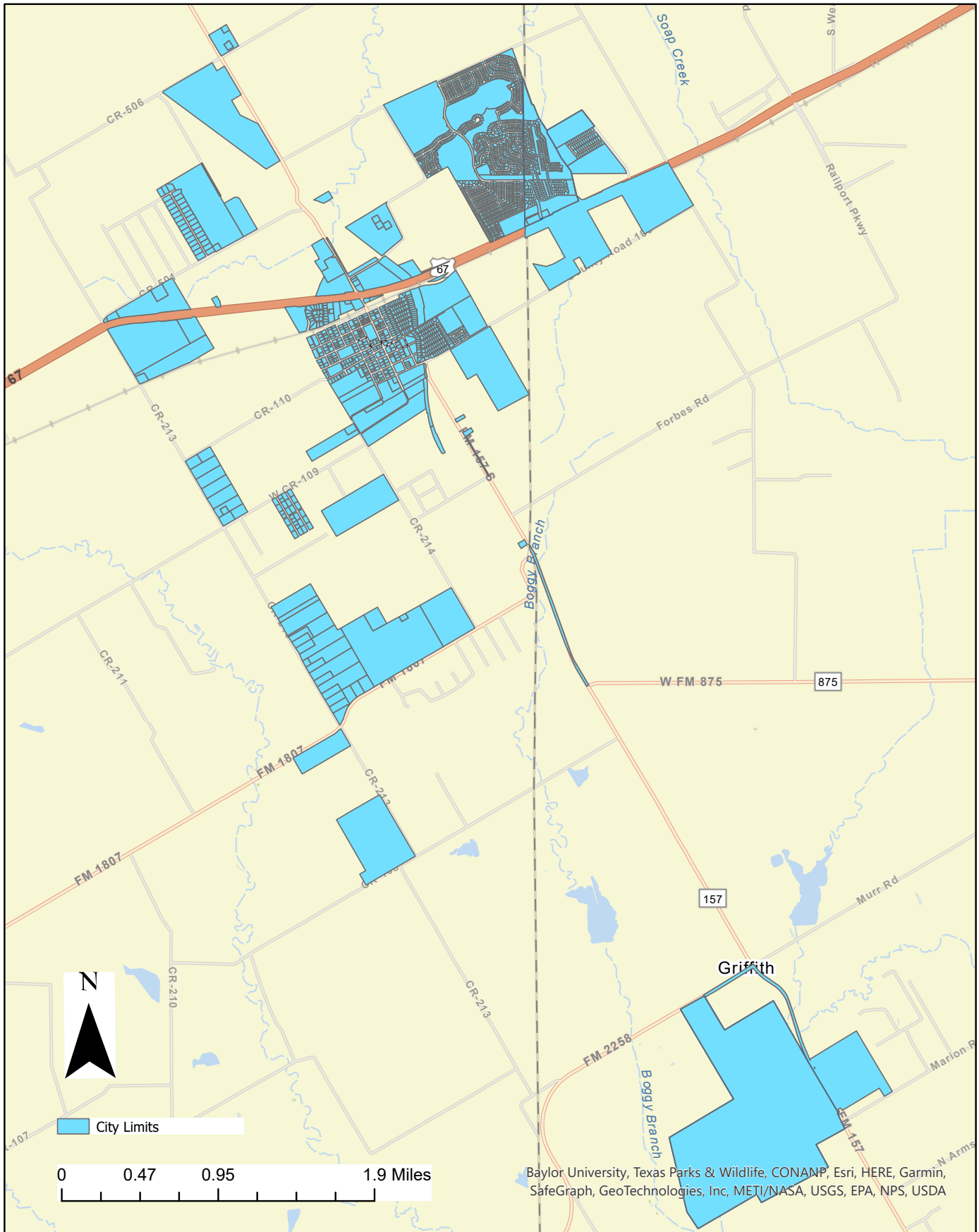
Comprehensive Plans include a discussion of issues and opportunities; summarizes the community's long-term vision for growth, preservation, or change; provides data and analysis that establish the context for the broad goals and objectives of the plan; and sets the stage for policy considerations detailed in subsequent plan sections. Most Comprehensive Plans contain one or more sections presenting goals, and objectives related to the thematic elements of the plan. Goals are general statements about desirable future conditions. Objectives are statements of measurable outcomes to achieve a certain goal. Finally, Comprehensive Plans include both specific policy statements and action steps. Policies are statements of intent with enough clarity to guide decision making, and actions are directives about programs, regulations, operational procedures, or public investments intended to guide the implementation of specific policies.

PLAN IMPLEMENTATION

Providing a detailed implementation program in the plan itself can be an effective tool to organize efforts. This implementation program should include a list of specific public or private actions connected to each policy recommendation in the plan. Ideally, the program will also identify a responsible party and include a cost estimate and a time frame for each action.

WHAT IS ZONING? HOW IS IT DIFFERENT THAN THE LAND USE PLAN?

Zoning refers to the property entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site.



City of Venus Limits



City of Venus

FUTURE LAND USE MAP & CATEGORIES

Future Land Use Maps regularly include the following categories: Residential, Agriculture & Open Space, Mixed Use, Commercial & Industrial, Public Land, Natural Features, and Extraterritorial Jurisdiction. Essentially a land use designation identifies the most appropriate future mix of uses and development intensity for a specific area. For example, the area along US Highway 67 is assigned for Commercial to encourage that land be retained for a mix of attractive businesses such as quick-service restaurants, convenience stores, strip malls, retail, etc.

South of US Highway 67 and north of C.R. 109 the designation changes to Industrial to accommodate heavier industries such as manufacturing, outdoor assembly, storage in close proximity to rail road.

Residential

-  Estate Residential (Johnson/Ellis County)
-  Low Density Residential (0.5 - 5 DU/A)
-  Medium Density Residential (5-12 DU/A)
-  High Density Residential (12 - 24 DU/A)

Agriculture & Open Space

-  Agriculture (Johnson/Ellis County)
-  Parks & Open Space
-  Natural Resource Conservation

Mixed Use

-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Local District Mixed-Use
-  Downtown

Commercial & Industrial

-  Commercial
-  Employment - Commercial
-  Employment - Industrial
-  Industrial

Other

-  Public Land

Manufactured Housing

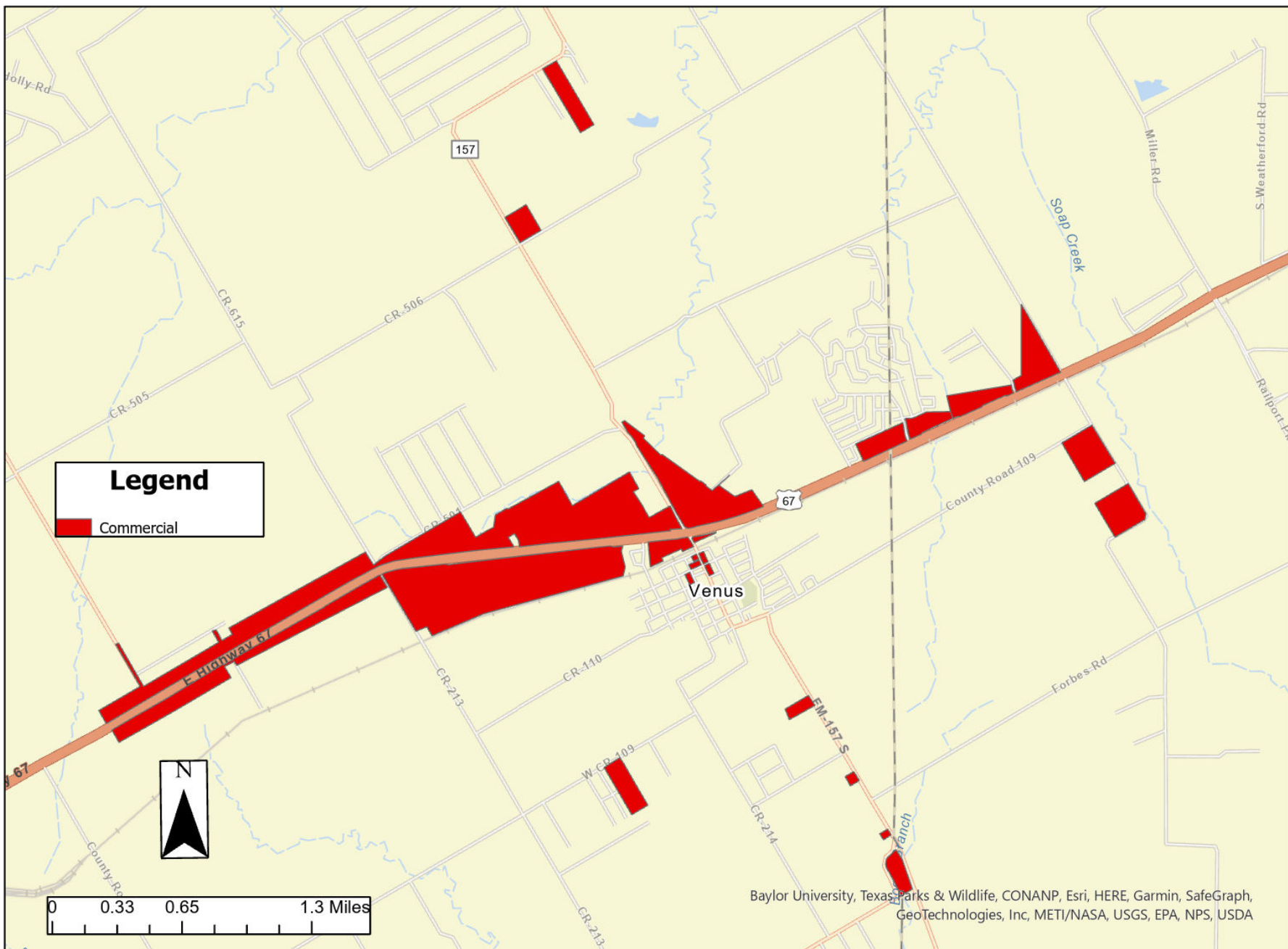


Manufactured Home Park District

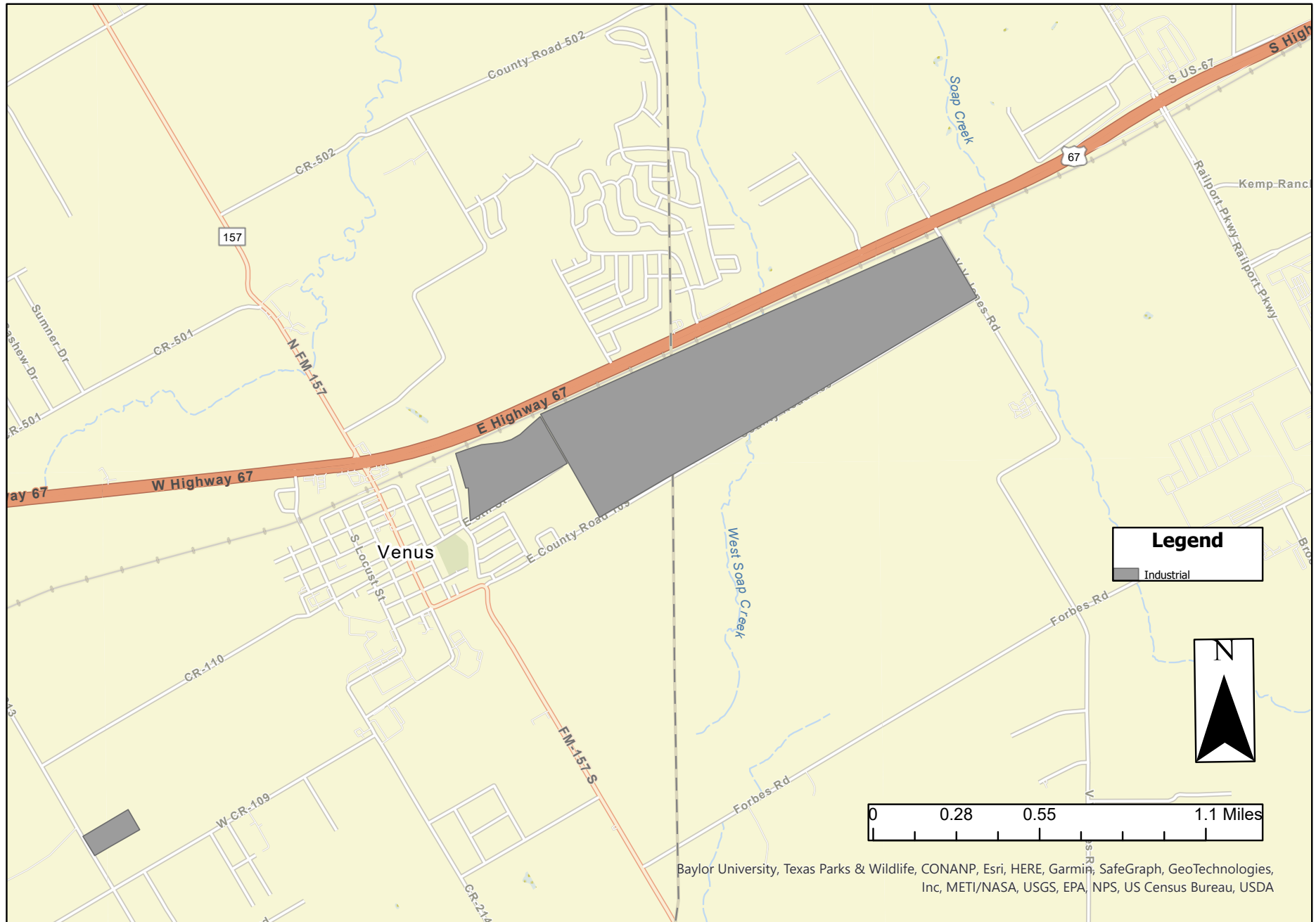


Manufactured Home Subdivision District

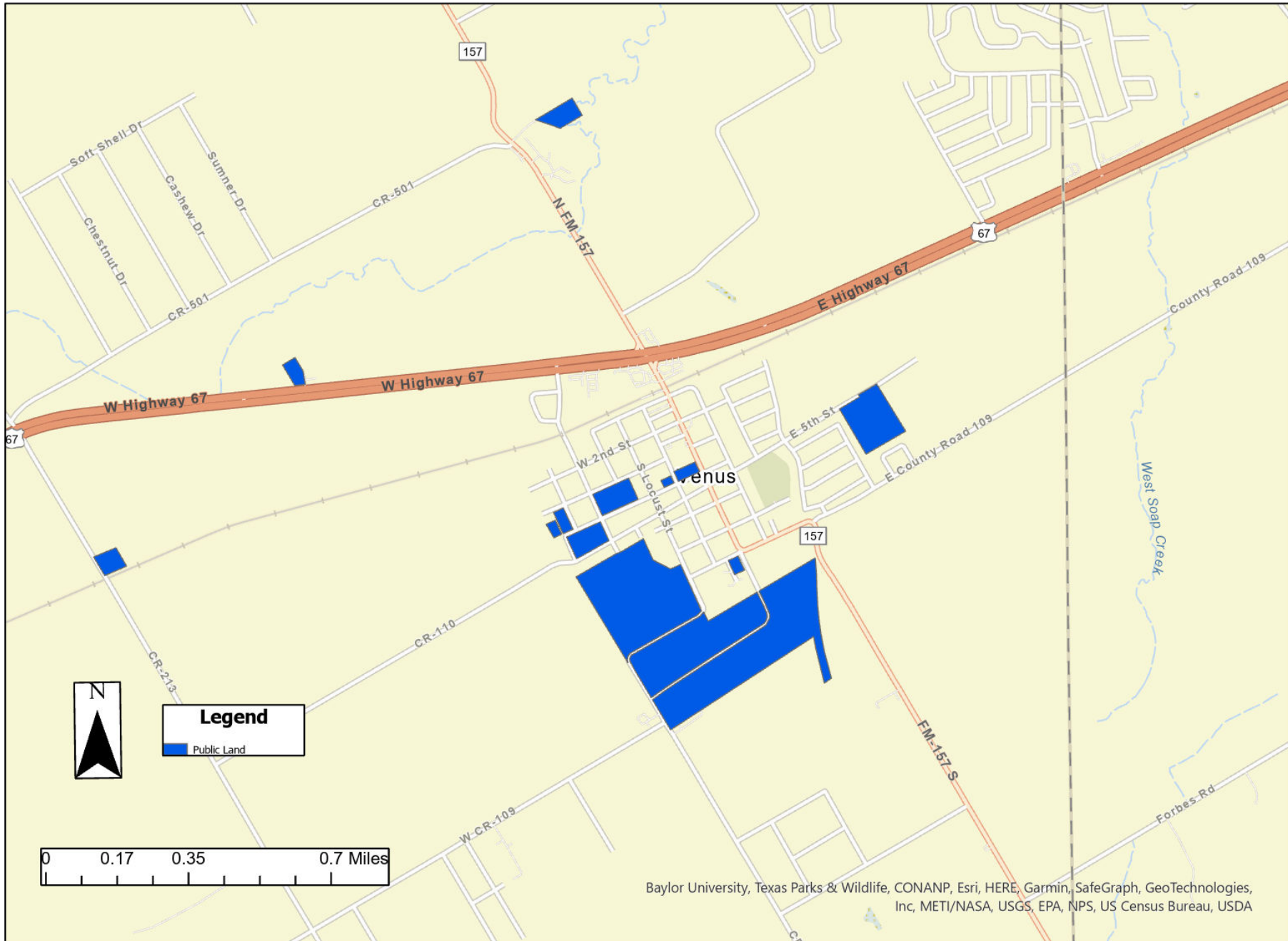




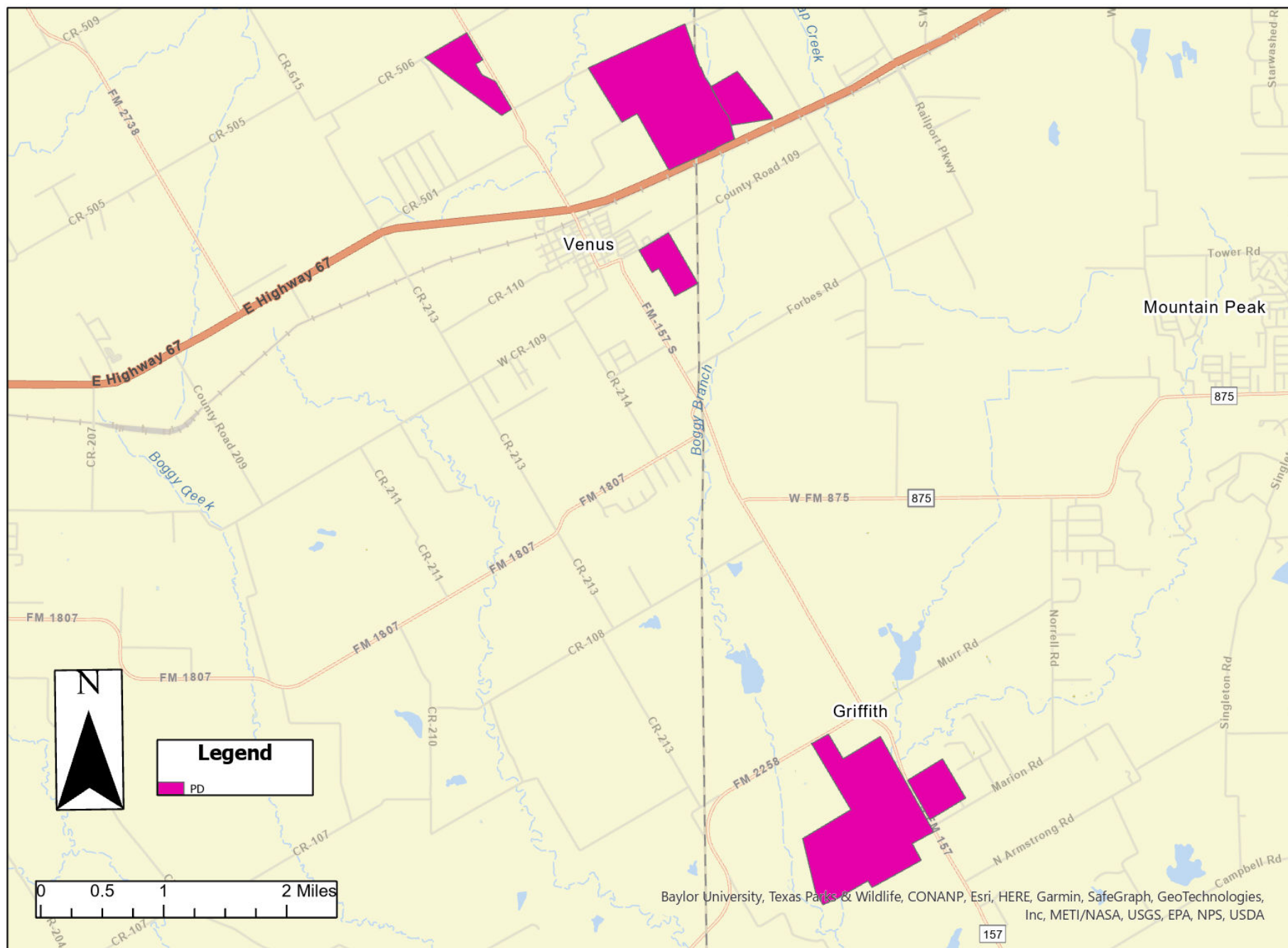
Commercial



Industrial



Public Land





Parks



Manufactured Homes

RESIDENTIAL CATEGORIES

ESTATE RESIDENTIAL

Purpose and Character:

Large-lots with one-family dwelling structures per three or more acres lot. This district is intended to provide for residential lands to accomodate more rural settings and accessory yard uses. These lots shall be located in groups, blocks, or areas (there can no be single lot zoning in this district) where accessory uses of the land do not either materially or in an obnoxious manner influence neighboring properties.

Uses Permitted:

One-family dwellings detached, Agricultural uses, such as horse ranching and riding, but not including commercial dairies, commercial dog kennels, commercial hatcheries, and commercial mink, fox or other fur-bearing animal farms and rat farms.

Conditional Uses:

Public utility and public service, outdoor recreational activities, churches, parishes, public and private schools

Zoning Compliance:

R-IL Single-Family Residential District, Large Lot District



LOW DENSITY RESIDENTIAL

Purpose and Character:

The R-I Single Family Residential District is the predominant single-family housing district in the city. Unless otherwise specified or requested, all residentially suited areas presently undeveloped should be zoned in this district.

Uses Permitted:

One-family dwellings, detached and constructed on site. Manufactured homes are prohibited from occupying sites in the R-I district. Parks and playgrounds, accessory uses such as athletic fields, and playfields, noncommercial, including stadiums and grandstands. Temporary buildings for storage of building materials and equipment and construction purposes.

Conditional Uses:

Public utility and public service, electric substations, gas odorizing stations and gate stations, railroads rights-of-way, telephone exchanges, colleges and universities, churches, parishes, public and private schools.

Zoning Compliance:

R-I Single-Family Residential District



MEDIUM DENSITY RESIDENTIAL

Purpose and Character:

The R-1S Single Family Residential, Small Lot District is established to allow for smaller lots. This district is intended to provide denser urban or suburban settings than provided by other residential zoning districts. Development in the R-1S District is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

Uses Permitted:

One-family dwellings, detached and constructed on site. Manufactured homes are prohibited from occupying sites in the R-1S district. Parks and playgrounds, accessory uses such as noncommercial athletic fields and playfields, Temporary buildings for storage of building materials, equipment and construction purposes.

Conditional Uses:

Public utility and public service, electric substations, gas odorizing stations and gate stations, railroads rights-of-way, telephone exchanges, colleges and universities, churches, parishes, public and private schools.

Zoning Compliance:

R-1S Single-Family Residential Small Lot District



Purpose and Character:

The R-2 Two-Family Dwelling District is established to stabilize and protect characteristics of low-density residential areas. This district may be suitable as a buffer zone between single-family and higher intensity uses. Development in the R-2 district is limited primarily to two-family dwellings and certain community and recreational facilities to service residents of the district.

Uses Permitted:

Two-family dwellings, with additional lot area required herein and constructed on site.

Conditional Uses:

Any use allowed as a conditional use in the R-1 district, subject to the provisions of section 34-11.

Zoning Compliance:

R-2 Two-Family Residential District



HIGH DENSITY RESIDENTIAL

Purpose and Character:

The R-3 Multiple-Family Residential, Low Density is established to meet the needs for medium density residential areas, where such development is in concert with area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community.

Uses Permitted:

Multiple-family dwellings and clustered multiple family dwellings have a site plan approved by the planning and zoning commission for the particular project in which they are proposed.

Two-family dwelling units, churches, parish houses, country clubs, tennis courts, and such additional recreational uses for private recreation, parks.

Conditional Uses:

Electric substations, gas odorizing stations and gate stations, radio and television towers, satellite dishes, railroads rights-of-way, telephone exchanges, privately owned water pumping stations and water reservoirs, outdoor recreation premises, churches, parish houses, public and private schools.

Zoning Compliance:

R-3 Multiple-Family Residential, Low Density District



Purpose and Character:

The R-4 Multiple-Family Residential, High Density District is primarily intended as the appropriate designation for lands suitable for higher impact development and higher traffic volume, while serving the residential needs for higher density living quarters.

Uses Permitted:

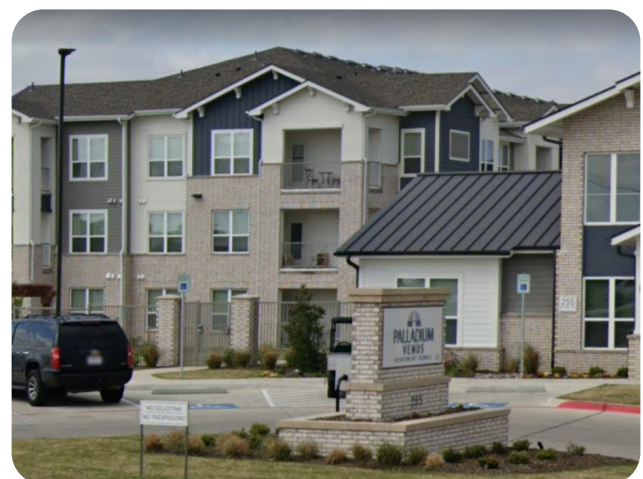
Any use permitted in R-3 District except two-family dwelling units, library museums, hospitals, sanitariums, nursing homes, and personal care facilities.

Conditional Uses:

Any use allowed in the R-3 district, except one-family and two-family dwelling units, Hotels, and motels, offices for professional uses, building contractors, doctors, dentists, chiropractors, attorneys, insurance, real estate, architects, brokers, engineers, designers, etc.

Zoning Compliance:

R-4 Multiple-Family Residential, High Density District



PLANNED DEVELOPMENT DISTRICT

Purpose and Character:

The Planned Development District (PD) is designed to provide flexibility in development planning and the opportunity for the application of planning concepts. PD zoning shall require the submission and approval of a development site plan. The creation of PD district is being considered when: Large Shopping Center, Housing development on tracts five acres or more, industrial parks, or districts on tracts of ten acres or more, medical center or hospital, civic center, office, motel or hotel center, recreation center, research park, a combination of uses..

Application procedure:

Same as any amendment to the zoning ordinance and shall include the following: Proposes uses, development requirements, concept plan.

MANUFACTURED HOME PARK DISTRICT

Purpose and Character:

The purpose is to provide areas for the location of manufactured homes in an attractive, moderate density setting and ensure the presence of amenities required for satisfactory quality of life.

Permitted uses:

HUD Code manufactured home (mobile home), public parks, playgrounds, swimming pool

Zoning Compliance:

MH

MANUFACTURED HOME SUBDIVISION DISTRICT

Purpose and Character:

The Manufactured Home Subdivision (MHS) District is 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 designed for manufactured home use.

Permitted uses:

HUD Code manufactured home (mobile home), public parks, playgrounds, swimming pool

Zoning Compliance:

MHS



MIXED USE CATEGORIES

CENTRAL BUSINESS

Purpose and Character:

The Central Business District is intended to be used primarily in a single, high density area to serve as the commercial and cultural city center core (or “downtown”) of the city. It is designed primarily for commercial, retail, planned-unit and mixe-use developments.

Generally:

All business establishments shall be retail or service establishments which deal directly with customers. All goods produced on the premises shall be sold to customers only on the premises where produced. All business, servicing or processing, except for off-street parking, off-street loading, temporary display shall be conducted within completely enclosed buildings of permanent structure.

Uses Permitted:

Any use permitted in the C-1 and C-2 Districts, residential dwelling units (apartments) are permitted above a ground floor, except in those buildings where residential dwellings are established, parks, single-family, two-family and multi-family residential lots.

Uses prohibited:

Single and Two-family and multi-family residential lots. See more on Chapter 34 Zoning.

Zoning Compliance:

CB Central Business District

MIXED-USE COMMERCIAL

Purpose and Character:

Mixed use commercial areas provide a variety of retail, service, employment, entertainment and cultural destinations with limited residential development. The integration of uses should be compatible in scale and intensity. Mixed Use Commercial should be located in walkable areas, along major corridors. Where appropriate employment should be interspersed with commercial land uses and near residential areas.

Primary:

Retail, services, offices, hotels, entertainment, and mixed-use buildings.

Secondary:

Multi-family buildings, live-work units, senior housing facilities, public gathering places, Parks, trails, recreational amenities, places of worship, and public facilities.

Discouraged:

Outdoor storage, light and heavy industrial, manufacturing uses, and mineral extraction.

Zoning Compliance:

Mixed Use Commercial Center (MU-CC), Mixed Use Neighborhood Center (MU-NC), Mixed Use Regional/Employment Center (MU-R/EC)



MIXED USE CATEGORIES

MIXED USE RESIDENTIAL

Purpose and Character:

Mixed-Use Residential areas contain flexible, yet compatible development patterns that support a variety of housing options with varying densities in proximity to commercial, civic, and employment uses. These areas are primarily residential in character with other uses focused at intersections or along a main street. Mixed Use Residential should be located in walkable areas supported by major corridors.

Primary:

Multi-family buildings, single-family attached homes, live-work units, senior housing facilities, and mixed-use buildings.

Secondary:

Public gathering places, parks, trails, recreational amenities, retail services, offices, places of worship, and public facilities.

Uses prohibited:

Single and Two-family and multi-family residential lots.

Zoning Compliance:

Multiple-Family Residential (R-3)
Mixed Use Commercial Center (MU-CC),
Mixed Use Neighborhood Center (MU-NC)

COMMERCIAL & INDUSTRIAL CATEGORIES

COMMERCIAL

Purpose and Character:

The commercial category provides for a range of commercial uses, including shops, restaurants, grocery stores, gas stations, offices, repair services, and entertainment, which facilitate the needs of the community and travelers passing through. Retail and services should be located at major intersections, along US Highway 67, N FM 157, and S FM 157. .

Primary:

A range of retail and service types including small businesses and commercial centers.

Secondary:

Recreational amenities and public facilities

Discouraged:

Housing.

Zoning Compliance:

Restricted Commercial District (C-1)
General Commercial District (C-2)



COMMERCIAL & INDUSTRIAL CATEGORIES

INDUSTRIAL

Purpose and Character:

Generally Industrial uses are not compatible with residential uses. Heavier industrial uses that create noise, smoke, and odor should be oriented away from residential areas. Industrial uses with large employment base should be located adjacent to rail, major corridors, with infrastructure that supports heavy truck traffic.

Primary:

Light and heavy manufacturing, processing, assembly, large distribution, warehouses, truck terminals, and mineral extraction..

Secondary:

Storage, warehousing, and public facilities.

Discouraged:

Residential uses.

Zoning Compliance:

Light Industrial (I-1)

Heavy Industrial (I-2)



COMMERCIAL & INDUSTRIAL CATEGORIES

EMPLOYMENT COMMERCIAL

Purpose and Character:

Regional, job-creating mid-rise office uses with high quality building designs and building materials. Located in urban centers and areas with a high degree of visibility and good transportation access specially along US Highway 67.

Primary:

A mix of offices, including multi-tenant, mid-rise office, single-tenant, corporate offices, major medical or higher education facilities, business parks, and professional services.

Secondary:

Hotels, and office support retail uses such as non-drive through restaurants, and public facilities, Limited high density residential.

Discouraged:

Outdoor storage, light and heavy industrial, mineral extraction, motels, and manufacturing uses,

Zoning Compliance:

General Commercial District (C-2)

Mixed Use Regional/Employment Center (MU-R/EC)

COMMERCIAL & INDUSTRIAL CATEGORIES

EMPLOYMENT INDUSTRIAL

Purpose and Character:

Regional job-creating employment uses such as regional and corporate headquarters. Light industrial uses that create less noise, traffic, smoke and odor than industrial uses yet should be situated away from residential areas. Suitable along US Highway 67.

Primary:

Research and development, light manufacturing, processing, manufacturing, assembly with large workforces..

Secondary:

Public facilities.

Discouraged:

Residential uses. Large distribution warehouses, truck terminals, exposed storage, other industrial uses with small workforces.

Zoning Compliance:

Light Industrial (I-1)



COMMERCIAL & INDUSTRIAL CATEGORIES

AGRICULTURE

Purpose and Character:

The Agriculture District is intended to be used primarily in areas where agricultural uses should be retained, where scattered non-farm growth should be prevented, and as a temporary classification for newly annexed lands.

Uses permitted:

Any customary agricultural use, building, or structure, including nurseries, greenhouses, orchards, truck farms and animal farms. Single-family detached residential dwellings, churches and parishes, private commercial recreation areas, dairies, public utilities.

Conditional Uses:

Public facilities. Hospitals for human care, utility stations, radio and television towers, satellite dishes, essential services, bunkhouse.

Accessory Uses:

Temporary fruit stands, parking facilities, swimming pools.



OTHER

PUBLIC LAND

Purpose and Character:

Civic land uses include a variety of facilities where essential public services are provided such as schools and hospitals.

Primary:

Public owned and operated facilities or those devoted to public use by governmental and quasi-public or non-profit entities.

Zoning Compliance:

Public Land Light Industrial (PL)



SUMMARY

The Comprehensive Plan is the official statement about how the city hopes to grow or change over the next 5 to 10 years, but it can be amended as it seems necessary.

The Comprehensive Plan sometimes called Future Land Use is a widely used component of planning thought and practice today. Comprehensive Plans are not self-executing: they are “meant to guide future decisions regarding regulations, public investments, and other programs. In turn, these decisions should implement the plan. The use of a Comprehensive Plan has become critical to contemporary land use legislation.

Some cities have advocated that the zoning ordinances need to be based on a Comprehensive Plan. A Comprehensive Plan can lay out goals, policies, and objectives for community change. But there is often confusion around the precise relationship between the Comprehensive Plans and zoning and how exactly one affects another.

Confusion arises because zoning regulations are in accordance with a comprehensive plan.

For example, how does a City ensure that their actions (such as approving or denying a rezoning) are consistent with their comprehensive plan?

Cities invest a lot in comprehensive plans such as money on consultants, citizen participation (surveys), and publication. But, if the plan is not made widely accessible and referred to frequently, all these efforts are undermined.

The staff report will provide decision makers (Planning and Zoning Commissioners) with a thorough assessment of consistency between their proposed legal action (rezoning) and the local comprehensive plan.

