

JESSICA KUYKENDALL

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair



ALICIA ROSALES

Place 5

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - Vice Chair

Planning & Zoning Commission

SPECIAL CALLED MEETING

Wednesday, December 15, 2021, 6:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance

2. Consent Agenda

- 2.1. Consider and approve minutes for Special called P&Z meeting of November 18, 2021.

Consent Action

3. Public Comment Period

4. Items for Public Hearing and Consideration

- 4.1. Conduct Public Hearing to consider a zoning change for Lots 2 and 2A, Block 3, Truelove Addition, generally located west of Walnut Street between 5th and 6th Streets (commonly known as 501 and 503 S. Walnut Street) from R-1 Single Family Residential to R-1S Single Family Small Lot Residential.

[1A-Truelove Zoning.pdf](#)  [1B-500 Block site plan.pdf](#)  [1C-Truelove Block 3 aerial.pdf](#) 

4 - 7

- 4.2. Discuss and consider a zoning change for Lots 2 and 2A, Block 3, Truelove Addition, generally located west of Walnut Street between 5th and 6th Streets (commonly known as 501 and

503 S. Walnut Street) from R-1 Single Family Residential to R-1S Single Family Small Lot Residential.

I make a motion to approve/deny the Ordinance rezoning Lots 2 and 2A, Block 3, Truelove Addition from R-1-Single Family Residential to R-1S Single Family Small Lot Residential District.

- 4.3. Conduct Public Hearing to consider a zoning change for Lot 9, Plainview Phase 3 Addition, generally located north of County Road 109 and east of County Road 213 (commonly known as 940 W CR 109) from R-1L Single Family Large Lot Residential to R-1 Single Family Residential or R-1S Single Family Small Lot Residential.

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[2A-Plainview Acres Zoning.pdf](#)  [2B-Plainview Lot 8 aerial.pdf](#) 

- 4.4. Discuss and consider a zoning change for Lot 9, Plainview Phase 3 Addition, generally located north of County Road 109 and east of County Road 213 (commonly known as 940 W CR 109) from R-1L Single Family Large Lot Residential to R-1 Single Family Residential or R-1S Single Family Small Lot Residential.

I make a motion to approve/deny Ordinance rezoning Lot 8, Plainview Acres Phase 3 from R-1L Single Family Large Lot Residential to R-1-PD Single Family Residential Planned Development District, subject to a one-acre minimum lot size.

5. Adjournment

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning and 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 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.



Case Report – Zoning Change-Lots 2 and 2A, Block 3, Truelove Addition
Planning and Zoning Commission – December 15, 2021
City Council - January 10, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a zoning change for Lots 2 and 2A, Block 3, Truelove Addition, generally located west of Walnut Street between 5th and 6th Streets (commonly known as 501 and 503 S Walnut Street) from R-1 Single Family Residential to R-1S Single Family Small Lot Residential

Owner: Chambers Creek Holding, LLC, Venus, TX

Developer: Champion Construction, Venus, TX

Current Use: vacant

Analysis: The applicant is requesting the rezoning of two existing R-1-Single Family Residential lots to allow the creation of four smaller R-1S Single Family Small Lot Residential lots. Existing Lot 2 (501 S Walnut) and Lot 2A (503 S Walnut) are each approximately 10,305 square feet, though they are slightly different. Each lot used to contain a single family house, but they have been cleared so the lots are currently vacant.

The property in all directions is zoned R-1 Single Family.

The differences between the two zoning district are as follows:

Regulation	Existing R-1	Proposed R-1S
Minimum Lot Area (SF)	7,000	5,000
Minimum Front Yard (Ft)	25	20
Minimum Side Yard (Ft)	8	5
Minimum Side Yard-Corner (Ft)	15	15
Minimum Rear Yard (Ft)	25	20
Minimum Lot Width (Ft)	70	50
Minimum Lot Depth (Ft)	100	100
Minimum Building Size (SF)	1,400	1,250
Maximum Building Height (Ft)	35	35
Maximum Building Footprint (%)	50	50

Staff does not believe that the rezoning will result in a significant adverse impact on the surrounding properties. It is preferable to allow and encourage small lot development in areas with existing city services. The property has access to City water and sewer services.

The property will need to be replatted to create the four proposed four lots. Even with the rezoning, the two lots will not comply with the required lot depth, though that can be addressed with a zoning variance.

Staff

Recommendation:

After holding a public hearing, staff has no recommendation on whether the Planning and Zoning Commission should recommend that the City Council approve the zoning of Lot 2 and 2A, Block 3, Truelove Addition from R-1-Single Family Residential to R-1S Single Family Small Lot Residential District.

Sample

Motion:

I move to recommend approval/denial of the Ordinance rezoning Lots 2 and 2A, Block 3, Truelove Addition from R-1-Single Family Residential to R-1S Single Family Small Lot Residential District.

Attachments:

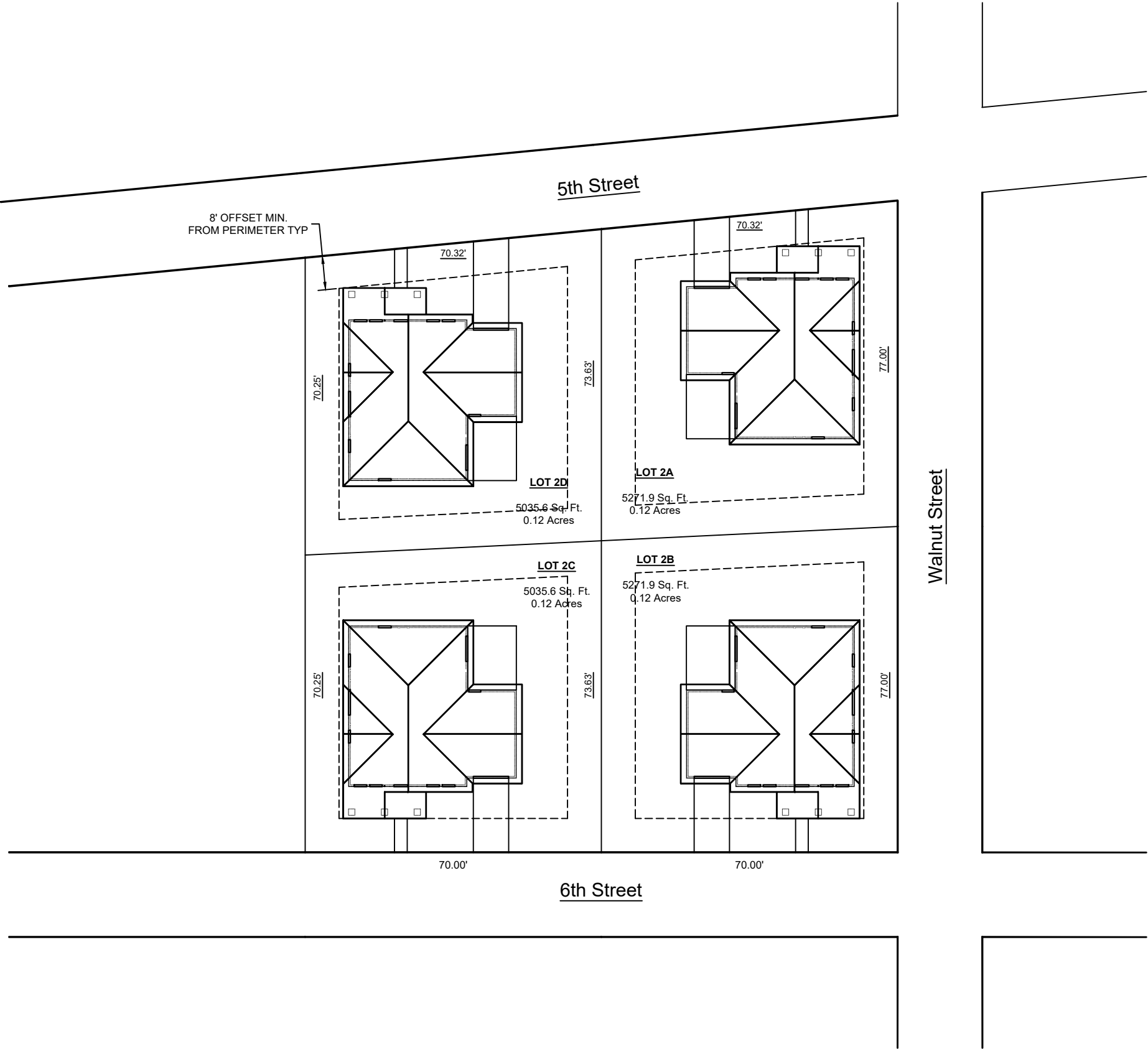
Site Plan
Aerial Photo

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF THE CURB.
- 2) THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS AND UTILITIES.
- 4) SURVEY INFORMATION BY RUDY RANGEL WITH RANGEL LAND SURVEYING COMPANY

SITE NOTES:

- 1) IT IS UNDERSTOOD THAT NEITHER JOHNSON COUNTY NOR THE CITY OF VENUS MAINTAIN A ZONING ORDINANCE IN THE CITY OF VENUS EXTRATERRITORIAL JURISDICTION.
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRIC PLAN IN ARCHITECTURAL PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH JOHNSON COUNTY.
- 11) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 12) MAXIMUM CUT OR FILL SLOPE=3H:1V
- 13) JOHNSON COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA). EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 14) THE CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 15) THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT DURING DEMOLITION AND SITE CONSTRUCTION.



ENGINEER:



TMAC TECHNOLOGIES
11494 LUNA ROAD, SUITE 275
FARMERS BRANCH, TX 75234
(512) 653-7995

CONTACT: MR. RODRIGO TSURUTA

DEVELOPER:



CHAMPION CONSTRUCTION
PO BOX 375
VENUS, TX 76084
(214) 444-7140

CONTACT: MR. BEN ALLEN

PROJECT:

500 BLOCK
VENUS, JOHNSON COUNTY, TX 76084

SEAL:

REVISIONS DATE

PERMITTING SUBMITTAL 2020-10-09

PROJECT MANAGER: RT

DRAWING BY: RS

JURISDICTION: JOHNSON COUNTY

DATE: 15 OCTOBER 2020

SCALE: AS SHOWN

TITLE:

SITE PLAN

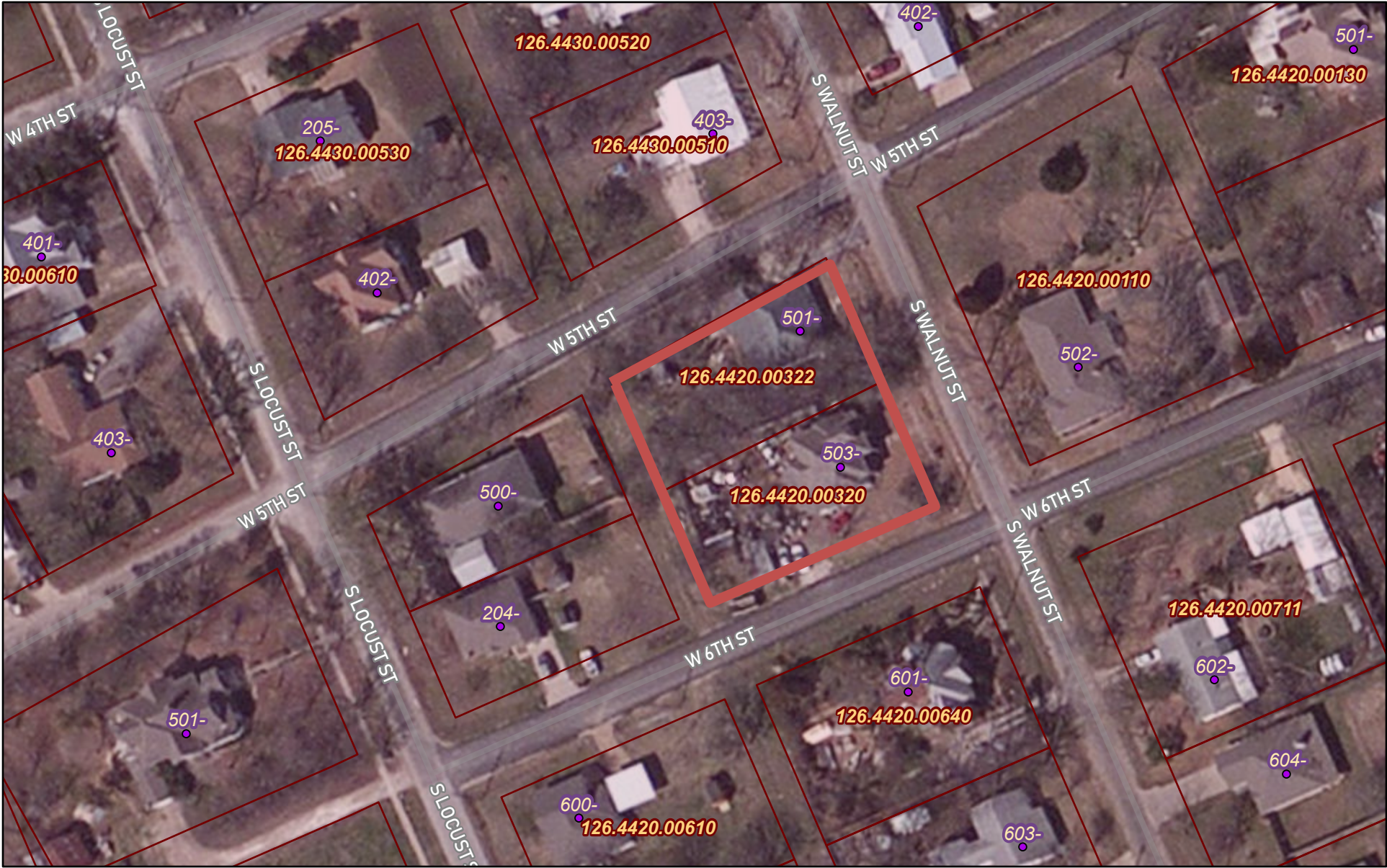
SHEET NUMBER:

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: VCC-2004

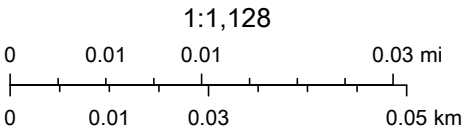
Truelove Block 3



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Site Structure Address Points Road Centerlines City Boundaries

- Residential
- City Street
- VENUS
- Parcels
- County Boundary



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ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States



*Case Report – Zoning Change-Lot 8, Plainview Acres Ph 3
Planning and Zoning Commission – December 15, 2021
City Council - January 10, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a zoning change for Lot 9, Plainview Acres Phase 3 Addition, generally located north of County Road 109 and east of County Road 213 (commonly known as 940 W CR 109) from R-1L Single Family Large Lot Residential to R-1 Single Family Residential or R-1S Single Family Small Lot Residential

Owner: John Allen, DeSoto, TX

Applicant: Benji Allen, Champion Construction, Venus, TX

Current Use: vacant

Analysis: The applicant is requesting the rezoning of an existing R-1L-Single Family Large Lot Residential lot to allow the creation of at least three smaller single family residential lots. Existing Lot 8, Plainview Acres Phase 3 is 3.5 acres and is vacant.

The property to the north and east is zoned R-1L Single Family Large Lot Residential. The lots to the north in Plainview Acres Phase 3 range in size from 3.5 acres to even acres. The property to the south and west is unincorporated and unzoned. The platted lot to the north is seven acres with a one-acre homestead carved out. The platted lot to the east is 3.5 acres. The unplatted lots to the south across CR 109 are one acre in size. The unplatted lots to the west across CR 213 are two acres and 2.7 acres in size.

The differences between the three zoning district are as follows:

Regulation	Existing R-1L	Proposed R-1	Proposed R-1S
Minimum Lot Area	3 acres	7,000 SF	5,000 SF
Minimum Front Yard (Ft)	50	25	20
Minimum Side Yard (Ft)	10	8	5
Minimum Side Yard-Corner (Ft)	15	15	15
Minimum Rear Yard (Ft)	25	25	20
Minimum Lot Width (Ft)	120	70	50
Minimum Lot Depth (Ft)	200	100	100
Minimum Building Size (SF)	1,450	1,400	1,250
Maximum Building Height (Ft)	None	35	35
Maximum Building Footprint (%)	40	50	50

Water is provided by Mountain Peak Special Utility District, and sewer is provided by the City of Venus. Because sewer is available, the public infrastructure is available to support R-1 zoning. Unfortunately, there is no existing zoning district with a minimum lot size between 7,000 square feet and three acres.

The Planning and Zoning Commission will need to decide whether rezoning to R-1 will be compatible with the surrounding area. If the Commission is receptive to allowing one acre lots to match those across CR 109, then it could recommend going to a R-1-PD designation, with a one acre minimum.

The property will need to be replatted to create any additional lots.

Staff

Recommendation:

After holding a public hearing, staff recommends that the Planning and Zoning Commission recommend that the City Council approve the zoning of Lot 8, Plainview Acres Phase 3 from R-1L-Single Family Large Lot Residential to R-1-PD Single Family Residential District with a one-acre minimum lot size.

Sample

Motion:

I move to recommend approval/denial of the Ordinance rezoning Lot 8, Plainview Acres Phase 3 from R-1L-Single Family Large Lot Residential to R-1-PD Single Family Residential Planned Development District, subject to a one-acre minimum lot size.

Attachments:

Site Plan
Aerial Photo

Plainview Acres Lot 8

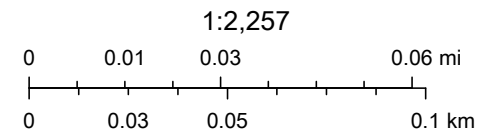


11/29/2021, 12:09:44 PM

Site Structure Address Points Road Centerlines City Boundaries

Residential City Street VENUS

Parcels County Road County Boundary



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ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States