



## **Planning and Zoning Commission**

Thursday, July 23, 2026 - 6:30 PM

Regular Planning & Zoning Meeting  
210 S. Walnut Street  
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 Planning and Zoning meeting on February 26, 2026.
- 4. Public Hearings and Action Items:**
  - 4.1. Conduct a Public Hearing for initial zoning to AG (Agricultural) District. Being 155.111 acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas; 202 E Highway 67, Venus, Texas 76084.  
  
Open Public Hearing:  
Close Public Hearing:
  - 4.2. Discuss and consider the recommendation to approve the zoning to AG (Agricultural).
- 5. 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 on the City's website, [www.cityofvenus.org](http://www.cityofvenus.org), on Wednesday, July 15, 2026

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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

Regular Planning & Zoning Meeting

FEBRUARY 26, 2026

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

Chair, Shelley Clower called the meeting to order at 06:30 PM, Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Boardmembers present: Shelley Clower, Stacey Robar, Billy Flower, Michael Dodd, LeeAnn Rose, Tanitia Marvels and Raymond Jackman.

Staff present: City Attorney, Callie Driggars, Melissa Westen, Chief Smith, Oscar Ortiz and Scott Williams.

### 2. **Citizen Public Comment Period:**

No public comments.

### 3. **Consent Agenda:**

3.1. Approval of meeting minutes for regular meeting on October 23, 2025.

I make a motion to approve the consent agenda.

Moved by: Stacey Robar

Seconded by: Raymond Jackman

**For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.**

### 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: At 6:46 pm.

Justin McWilliams- 7800 Brandi Plan, W.R.H. - Is the Developer and talked about the project and in support of the zoning change.

Jose Hector Huante - 1011 CR 213 - Opposed to the rezoning request.

Close Public Hearing: At 7:00 pm.

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.

Chair, Shelley Clower took item 4.1 into Executive Session under Section 551.071- Private Consultation with Attorney. Recessed into Executive Session at 7:01 pm and reconvened into Open Session at 7:26 pm.

I make a motion to recommend approval of item 4.1.

Moved by: Stacey Robar

Seconded by: Michael Dodd

**For: Unanimous. Motion carried Yes 7, No 0, Abstained 0.**

**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:**

Chair, Shelley Clower adjourned the meeting at 07:29 PM.

## STAFF REPORT

**TO:** Planning & Zoning Commission

**FROM:** Planning Staff

**DATE:** July 23, 2026

**SUBJECT: INITIAL ZONING TO AG (AGRICULTURAL) DISTRICT: 155.111 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS; 202 E HIGHWAY 67, VENUS, TEXAS 76084 (REZ2026-0002)**

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**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 E Highway 67, south and east of County Road 620. The tract has approximately 2,092.80 ft. of frontage along E Highway 67 with a depth of approximately 2,803.77 ft. for a tract size of 155.111 acres (6,756,641 sq. ft.)

**PROPOSAL:** The initial zoning is AG (Agricultural) zoning District to construct a public high school. A public school is permitted by right in the AG,

**ADJACENT ZONING:** Adjacent zoning to the north is unincorporated Johnson County, to the east is Planned Development (PD), single-family homes, and to the west, AG (Agricultural) zoning District, and unincorporated Johnson County.

**LAND USE:** The property is vacant.

**COMPREHENSIVE PLAN:** The City of Venus Comprehensive Plan designates the future use land as Public (Public Land). County Road 620 is included on the Master Thoroughfare Plan; it is designated as collector with 60 ft. of ROW. It is currently a road with two undivided lanes, no shoulders, no sidewalks and has a posted speed limit of 30 miles per hour. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders and has a posted speed limit of 65 miles per hour.

**DEVELOPMENT TRENDS:** The development trend for this area along County Road 620 is residential.

**ANALYSIS:** The initial zoning allows flexibility to have agricultural uses and conforms as indicated on the City of Venus' Comprehensive Plan.

**RECOMMENDATION:** Staff recommends approval of the initial zoning request because it aligns with the Comprehensive Plan.

## AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on July 14, 2026, I posted signage on the north side E US Highway 67 (202 E Highway 67) for the Planning & Zoning Commission Public Hearing on July 23, 2026, and City Council Public Hearing on August 10, 2026. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

### The Legal Description is as follows:

RADFORD BERRY SURVEY, ABSTRACT 26, TRACT 13, 14.

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.

Oscar Ortiz  
Oscar Ortiz

\_\_\_\_\_  
Date: July 14, 2026

STATE OF TEXAS

)  
)SS.

JOHNSON COUNTY

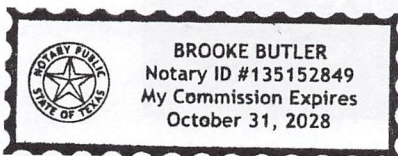
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The foregoing instrument was acknowledged before me this 14 day of July, 2026, by Brooke Butler (name),  
Notary (title)

Witness my hand and official seal.

My commission expires: October 31, 2028.

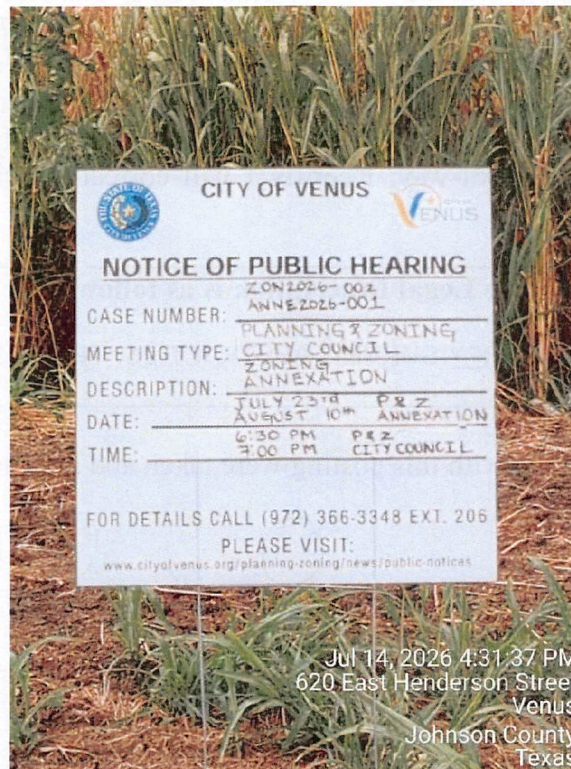
(SEAL)

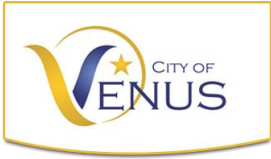


Brooke Butler  
Notary Public



Exhibit A





July 13, 2026

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings which you may be inclined to attend. The hearings provide residents specially neighboring landowners such as yourself, with 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:** **Annexation:** A request to voluntary annex a property into the City of Venus.  
**Zone Change:** A request for an initial zoning designation for the use of the property.

**Summary:** **Request:** Request for approval of an initial zoning for approximately 155.111-acre parcel of land, known as 202 E Highway 67, to AG (Agriculture) District. The purpose of this request is to allow the construction of the Venus Independent School District High School.  
**Request:** Request for voluntary annexation for approximately 155.111- acre parcel of land, known as 202 E Highway 67.

**Location/Site Plan:** Generally located on the north side of E Highway 67– *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 Hearing:** **July 23, 2026 at 6:30 pm (Planning and Zoning Commission)**  
**August 10, 2026 at 7:00 pm (City Council)**  
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

**Official Notice Publication:** July 11, 2026 on the Cleburne Times.

**City Staff:** Oscar Ortiz, *City Planner*  
(972) 366-3348 extension 206  
[oortiz@cityofvenus.org](mailto:oortiz@cityofvenus.org)

**Applicant:** Venus Independent School District (VISD).  
Attention: Howard Gatewood, Superintendent  
100 Student Dr.  
Venus, TX 76084  
[howard.gatewood@venusisd.net](mailto:howard.gatewood@venusisd.net)

**Property Owner:** Same as above

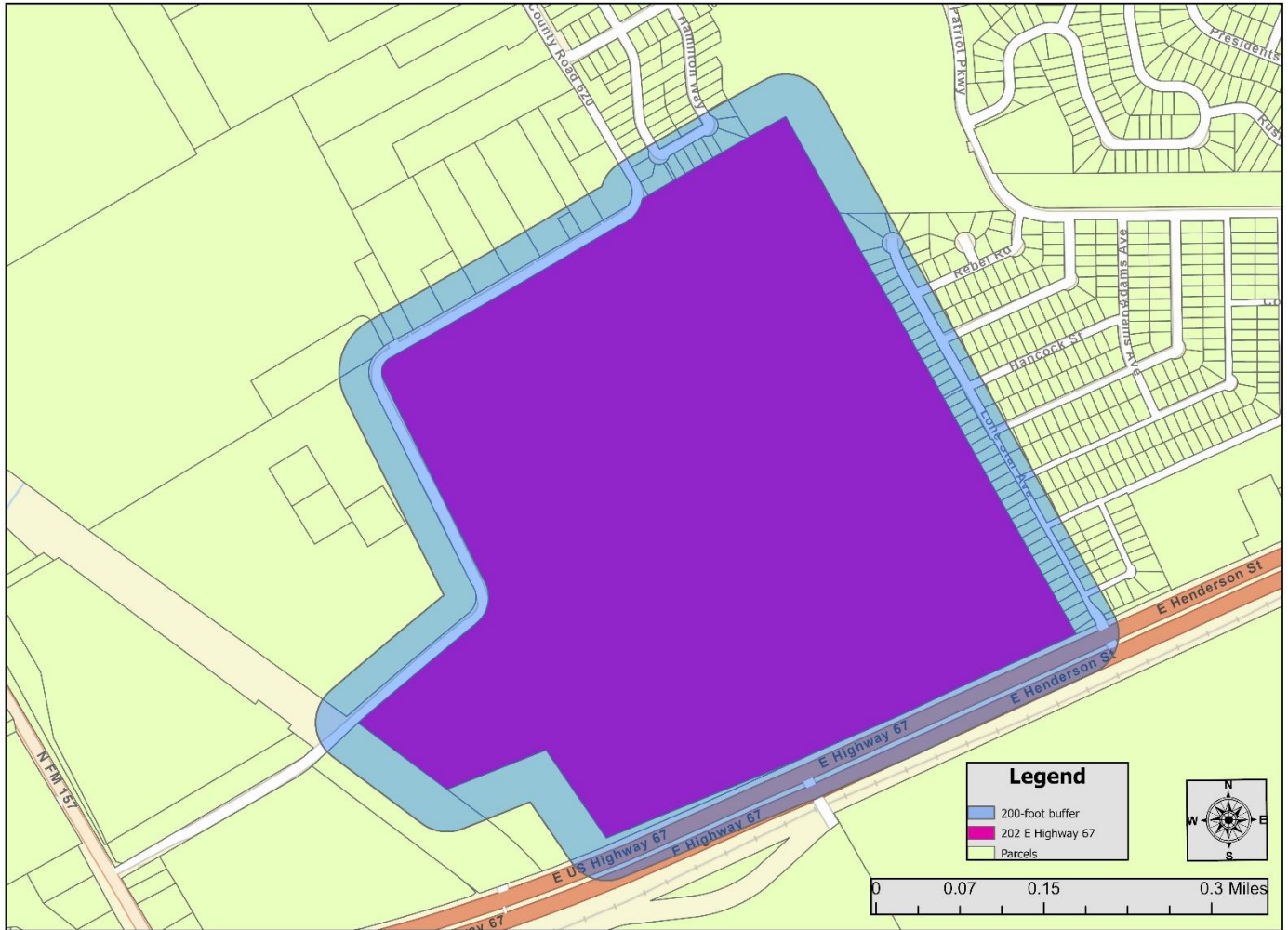
**Additional Info:** This review process allows the Planning Commission to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing as mentioned above for a final 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



**202 E Highway 67**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING AN INITIAL ZONING TO AG (AGRICULTURAL) DISTRICT LOCATED AT 202 E HIGHWAY 67, VENUS, TEXAS 76084, BEING APPROXIMATELY 155.111 ACRES LEGALLY DESCRIBED AS BEING PART OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS (“THE PROPERTY”); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

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**, 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 REZ2026-0002. 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 initial zoning approval of the subject property to AG (Agricultural) 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) to AG (Agricultural) District. 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 10<sup>th</sup> day of August 2026.

APPROVED:

\_\_\_\_\_  
Alejandro Galaviz, Mayor

ATTEST:

\_\_\_\_\_  
Callie Driggars, City Secretary

**EXHIBIT A**  
**METES AND BOUNDS**  
**155.111 ACRES**

**LEGAL DESCRIPTION:**

**BEGINNING** at a 1/2 inch iron rod found at the northwest corner of said Venus ISD tract, also being the northerly corner of Tract One, described in deed to Westside Venus, LLC, a Texas limited liability company, as recorded in Instrument No. 2022-19626, D.R.J.C.T., also being in the southeast line of that certain tract of land described in deed to Virginio & Norma D. Ponce, as recorded in Volume 3637, Page 159, D.R.J.C.T.;

**THENCE** N 59° 12' 21" E, along the northwest line of said Venus ISD tract, a distance of 1,517.12 feet to a 1/2 inch iron rod found on the westerly line of County Road 620 (CR 620), also being on the Venus city limit line;

**THENCE** N 59° 57' 09" E, continuing along the northwest line of said Venus ISD tract, along said Venus city limit line, along the south line of Patriot Estates (Phase 7A), an addition to the City of Venus, Johnson County, Texas, according to the plat filed in Volume 11, Page 915, Plat Records of Johnson County, Texas (P.R.J.C.T.), a distance of 779.00 feet to a 1/2 inch iron rod found at the most northerly corner of said Venus ISD tract;

**THENCE** S 29° 19' 09" E, continuing along said Venus city limit line, along the northeast line of said Venus ISD tract, and along the south line of said Patriot Estates (Phase 7A), at a distance of 514.93 feet, passing a 5/8 inch iron rod with cap stamped "JACOBS" found at the most southerly southwest corner of said Patriot Estates (Phase 7A), an addition to the City of Venus, Johnson County, Texas, also being the northwest corner of Patriot Estates (Phase 5), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 10, Page 790, P.R.J.C.T., continuing along the west line of said Patriot Estates (Phase 5), along the west line of Patriot Estates (Phase 4), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 9, Page 557, P.R.J.C.T., and along the west line of Patriot Estates (Phase 1), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 9, Page 372, P.R.J.C.T., in all, a distance of 2,803.77 feet to the most easterly corner of said Venus ISD tract, also being in the north line of US Highway 67 (variable width right-of-way), and also being the south corner of said Patriot Estates (Phase 1);

**THENCE** S 65° 34' 34" W, continuing along said Venus city limit line, along the southeast line of said Venus ISD tract, and along the north line of said US Highway 67, a distance of 2,092.80 feet to a 4" disk TxDOT monument found at the beginning of a curve to the right, whose radius is 9,347.32 feet, and whose long chord bears S 66° 33' 59" W, a distance of 321.74 feet;

**THENCE** continuing along said Venus city limit line, along the southeast line of said Venus ISD tract, along the north line of said US Highway 67, and along said curve in a southwesterly direction, through a central angle of  $01^{\circ} 58' 20''$ , an arc length of 321.75 feet to the end of said curve;

**THENCE**  $N 34^{\circ} 10' 41'' W$ , leaving the southeast line of said Venus ISD tract and the north line of said US Highway 67, continuing along said Venus city limit line, passing over and across said Venus ISD tract, a distance of 541.83 feet;

**THENCE**  $S 68^{\circ} 16' 10'' W$ , continuing along said Venus city limit line, and continuing over and across said Venus ISD tract, a distance of 496.79 feet to the southwest line of said Venus ISD tract, also being in the northeast line of that certain tract of land described in deed to Rex Rankin, as recorded in Volume 1186, Page 721, D.R.J.C.T.;

**THENCE**  $N 53^{\circ} 10' 57'' W$ , continuing along said Venus city limit line, along the southwest line of said Venus ISD tract, and along the northeast line of said Rankin tract, a distance of 552.42 feet to the southeast line of said Tract One, also being in the approximate centerline of County Road 620;

**THENCE**  $N 49^{\circ} 33' 15'' E$ , continuing along said Venus city limit line, along the west line of said Venus ISD tract, along the southeast line of said Tract One, and along the approximate centerline of said County Road 620, a distance of 827.41 feet to a 1/2 inch iron rod found at the most easterly corner of said Tract One;

**THENCE**  $N 26^{\circ} 38' 15'' W$ , continuing along said Venus city limit line, along the west line of said Venus ISD tract, along the northeast line of said Tract One, and along the approximate centerline of said County Road 620, a distance of 1,274.28 feet to the **POINT OF BEGINNING** and containing 155.111 acres of land.





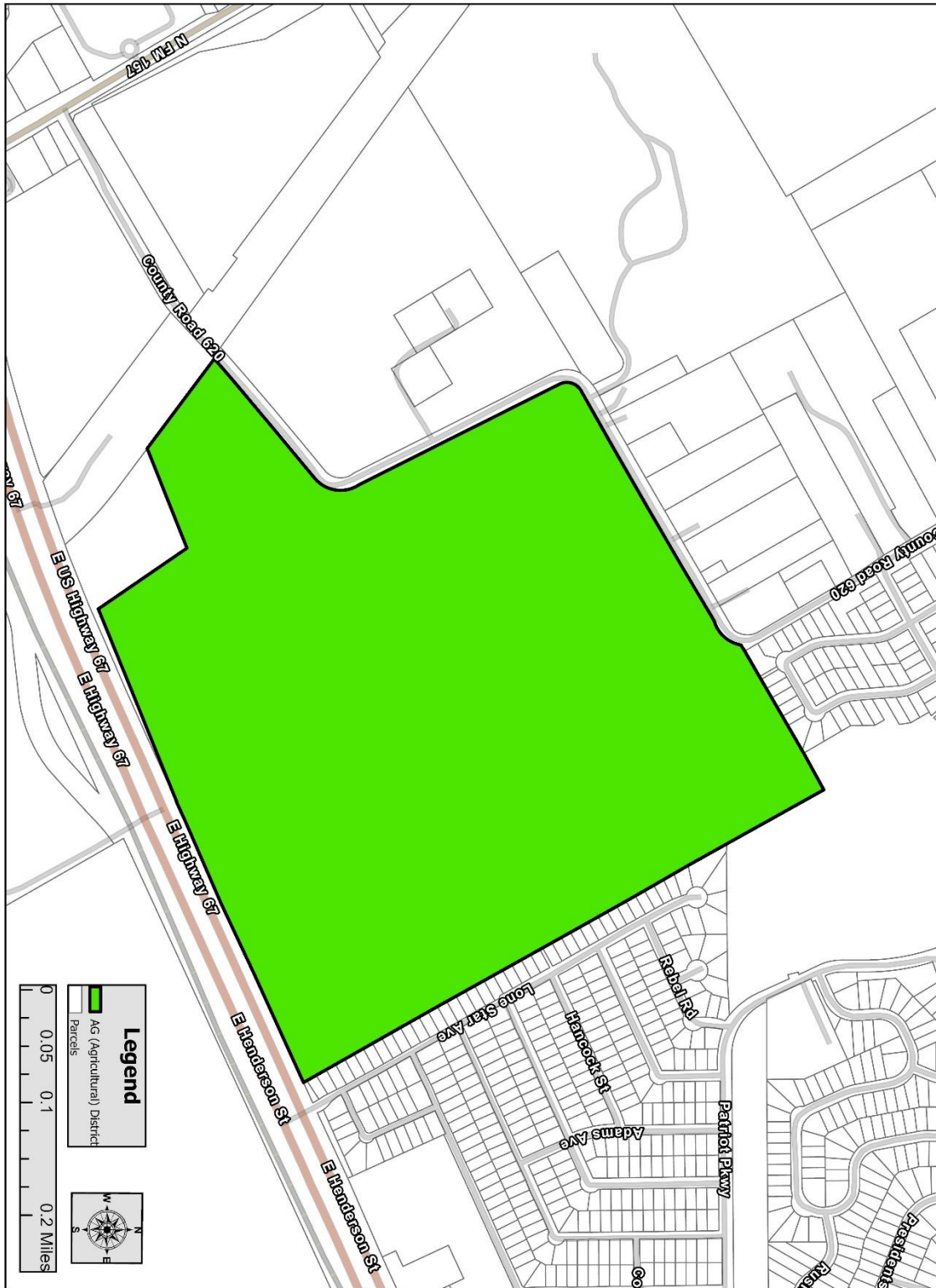
EXHIBIT C  
AERIAL





EXHIBIT D  
ZONING

202 E Highway 67



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, TO INSTITUTE VOLUNTARY ANNEXATION PROCEEDINGS FOR THE ROADWAY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VENUS, TEXAS, AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT “A” AND EXHIBIT “B” INTO THE CORPORATE LIMITS OF THE CITY OF VENUS, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; PROVIDING A SERVICE PLAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Venus, Texas (“City”) is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the “Property”); and

**WHEREAS**, on or about June 2, 2026, the property owner (“Applicant”) submitted a Petition for Voluntary Annexation to the City of Venus of a 155.111-acre tract of land; and

**WHEREAS**, said 155.111-acre tract of land is adjacent to County Road 620 in Johnson County, Texas; and

**WHEREAS**, pursuant to Section 43.106 of the Local Government Code, a municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road; and

**WHEREAS**, the City desires to approve said petition and annex the property described herein (the “Property”); and

**WHEREAS**, all of the Property is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

**WHEREAS**, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

**WHEREAS**, the City Council of the City of Venus finds and determines that annexation of the Property is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

**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 incorporated herein by reference.

**SECTION 2. Annexation.** That the Property legally described in Exhibit A and Exhibit B is hereby annexed into the City of Venus, Johnson County, Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Venus, and that same shall hereafter be included within the territorial limits of said City.

**SECTION 3. Official Map.** The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

**SECTION 4. Mayor or City Administrator Authorization.** The Mayor or City Administrator is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the territory hereby annexed as required by law.

**SECTION 5. 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 6. 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 7. 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 8. 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 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 10<sup>th</sup> day of August 2026.

APPROVED:

\_\_\_\_\_  
Alejandro Galaviz, Mayor

ATTEST:

\_\_\_\_\_  
Callie Driggars, City Secretary

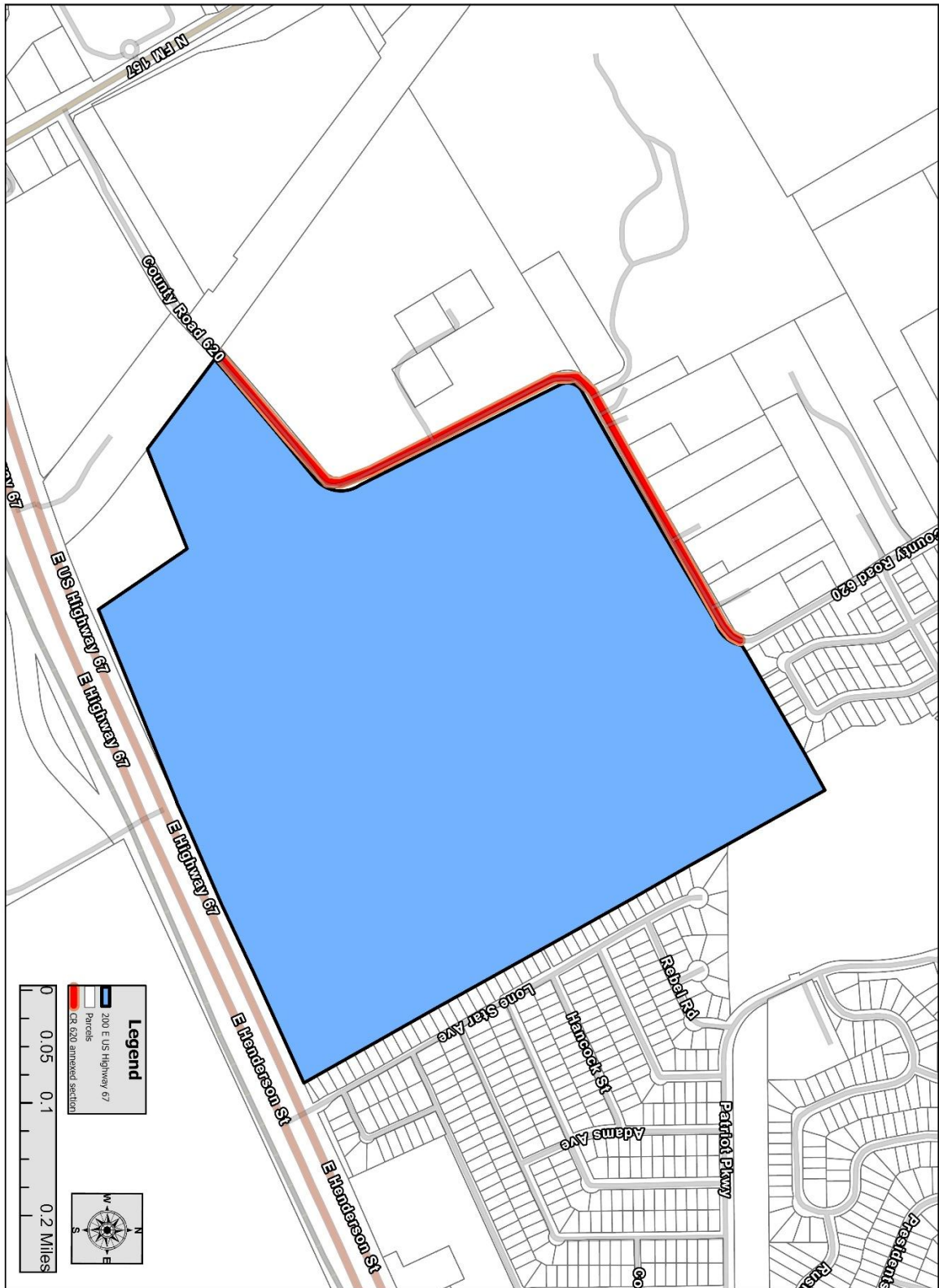


## Page 20 of 34



EXHIBIT "B"

Section of CR 620 annexed



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART OF THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, JOHNSON COUNTY TEXAS; A 155.111 ACRE TRACT OF LAND DESCRIBED IN DEED TO VENUS INDEPENDENT SCHOOL DISTRICT (VENUS ISD), AS RECORDED IN INSTRUMENT No. 2020-4665, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.); AND BEING ALL OF A CALLED 155.111 ACRE TRACT OF LAND INTO THE CITY OF VENUS, JOHNSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of Venus, Texas (“City”) is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the “Property”); and

**WHEREAS,** on or about June 2, 2026, the property owner (“Applicant”) submitted a Petition for Voluntary Annexation to the City of Venus; and

**WHEREAS,** the City desires to approve said petition and annex certain territory described herein (the “Property”); and

**WHEREAS,** all of the Property described herein is contiguous to and within the exclusive extra territorial jurisdiction of the City; and

**WHEREAS,** all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

**WHEREAS**, in accordance with Sections 43.0672 and 212.172 of the Texas Local Government Code, a Service Plan Agreement between the City and the Applicant was entered into for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

**WHEREAS**, the City Council of the City of Venus, Texas finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

**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. Annexation.** That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 155.111 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, Texas and being all that certain called 155.111 acre tract of land (6,756,641 square feet), described in Deed to Venus Independent School District (VISD) and recorded in County Clerk's Instrument Number 2020-4665, real property records of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, and depicted in Exhibit B, which are incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson and Ellis Counties Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of Venus, and that the same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

**SECTION 3. Service Plan.** A written Service Plan is prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit C and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

**SECTION 4. Official Map.** The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

**SECTION 5. 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 6. Cumulative Clause.** This Ordinance shall be cumulative if 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 7. 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 8. 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 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 \_\_\_\_day of August 2026.

APPROVED:

\_\_\_\_\_  
Alejandro Galaviz, Mayor

ATTEST:

\_\_\_\_\_  
Callie Driggars, City Secretary



**EXHIBIT A  
METES AND BOUNDS  
155.111 ACRES**

**LEGAL DESCRIPTION:**

**BEGINNING** at a 1/2 inch iron rod found at the northwest corner of said Venus ISD tract, also being the northerly corner of Tract One, described in deed to Westside Venus, LLC, a Texas limited liability company, as recorded in Instrument No. 2022-19626, D.R.J.C.T., also being in the southeast line of that certain tract of land described in deed to Virginio & Norma D. Ponce, as recorded in Volume 3637, Page 159, D.R.J.C.T.;

**THENCE** N 59° 12' 21" E, along the northwest line of said Venus ISD tract, a distance of 1,517.12 feet to a 1/2 inch iron rod found on the westerly line of County Road 620 (CR 620), also being on the Venus city limit line;

**THENCE** N 59° 57' 09" E, continuing along the northwest line of said Venus ISD tract, along said Venus city limit line, along the south line of Patriot Estates (Phase 7A), an addition to the City of Venus, Johnson County, Texas, according to the plat filed in Volume 11, Page 915, Plat Records of Johnson County, Texas (P.R.J.C.T.), a distance of 779.00 feet to a 1/2 inch iron rod found at the most northerly corner of said Venus ISD tract;

**THENCE** S 29° 19' 09" E, continuing along said Venus city limit line, along the northeast line of said Venus ISD tract, and along the south line of said Patriot Estates (Phase 7A), at a distance of 514.93 feet, passing a 5/8 inch iron rod with cap stamped "JACOBS" found at the most southerly southwest corner of said Patriot Estates (Phase 7A), an addition to the City of Venus, Johnson County, Texas, also being the northwest corner of Patriot Estates (Phase 5), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 10, Page 790, P.R.J.C.T., continuing along the west line of said Patriot Estates (Phase 5), along the west line of Patriot Estates (Phase 4), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 9, Page 557, P.R.J.C.T., and along the west line of Patriot Estates (Phase 1), an addition to the City of Venus, Johnson County, Texas, according to the plat recorded in Volume 9, Page 372, P.R.J.C.T., in all, a distance of 2,803.77 feet to the most easterly corner of said Venus ISD tract, also being in the north line of US Highway 67 (variable width right-of-way), and also being the south corner of said Patriot Estates (Phase 1);

**THENCE** S 65° 34' 34" W, continuing along said Venus city limit line, along the southeast line of said Venus ISD tract, and along the north line of said US Highway 67, a distance of 2,092.80 feet to a 4" disk TxDOT monument found at the beginning of a curve to the right, whose radius is 9,347.32 feet, and whose long chord bears S 66° 33' 59" W, a distance of 321.74 feet;

**THENCE** continuing along said Venus city limit line, along the southeast line of said

Venus ISD tract, along the north line of said US Highway 67, and along said curve in a southwesterly direction, through a central angle of 01° 58' 20", an arc length of 321.75 feet to the end of said curve;

**THENCE** N 34° 10' 41" W, leaving the southeast line of said Venus ISD tract and the north line of said US Highway 67, continuing along said Venus city limit line, passing over and across said Venus ISD tract, a distance of 541.83 feet;

**THENCE** S 68° 16' 10" W, continuing along said Venus city limit line, and continuing over and across said Venus ISD tract, a distance of 496.79 feet to the southwest line of said Venus ISD tract, also being in the northeast line of that certain tract of land described in deed to Rex Rankin, as recorded in Volume 1186, Page 721, D.R.J.C.T.;

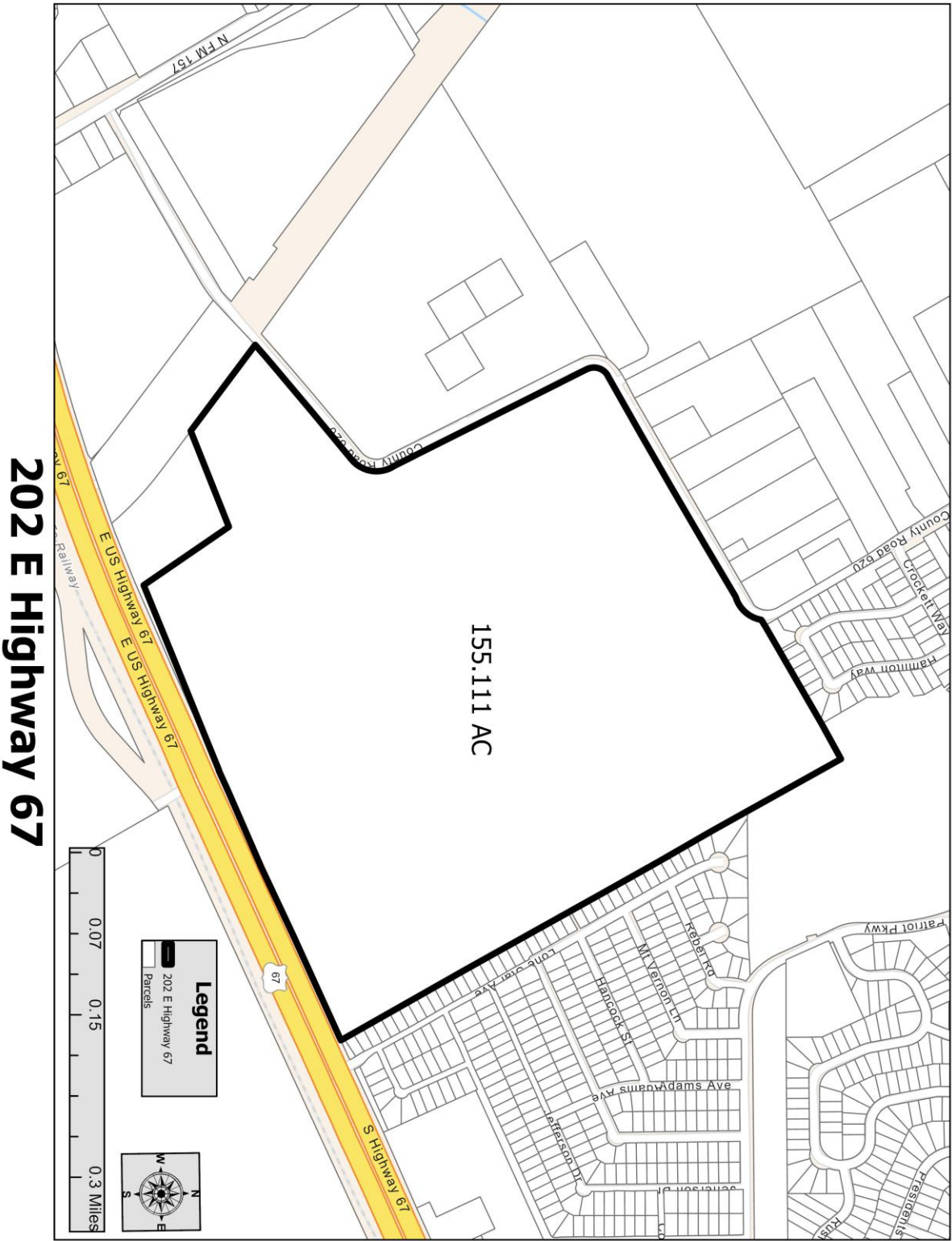
**THENCE** N 53°10'57" W, continuing along said Venus city limit line, along the southwest line of said Venus ISD tract, and along the northeast line of said Rankin tract, a distance of 552.42 feet to the southeast line of said Tract One, also being in the approximate centerline of County Road 620;

**THENCE** N 49° 33' 15" E, continuing along said Venus city limit line, along the west line of said Venus ISD tract, along the southeast line of said Tract One, and along the approximate centerline of said County Road 620, a distance of 827.41 feet to a 1/2 inch iron rod found at the most easterly corner of said Tract One;

**THENCE** N 26 °38' 15" W, continuing along said Venus city limit line, along the west line of said Venus ISD tract, along the northeast line of said Tract One, and along the approximate centerline of said County Road 620, a distance of 1,274.28 feet to the **POINT OF BEGINNING** and containing 155.111 acres of land.



**EXHIBIT 'C'**  
**DEPICTED**





**EXHIBIT 'D'**  
**AERIAL**





**EXHIBIT ‘E’  
CITY OF VENUS, TEXAS  
SERVICE PLAN AGREEMENT**

**Property Owner(s):** \_\_\_\_\_

**All that certain tract of land being all that certain lot, tract or parcel of land, being 155.111 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all that certain called 155.111 acre tract of land (6,756,641 square feet), described in Deed to Venus Independent School District (VISD) and in County Clerk’s Instrument Number 2020-4665, real property records of Johnson County, Texas**

**CODE COMPLIANCE**

*Existing City Services:* Yes.

*City Services to be provided:* The City will also provide Code Compliance services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

**POLICE**

*Existing City Services:* Yes.

*City Services to be provided:* The City’s Police Department will patrol the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

**FIRE**

*Existing City Services:* Yes.

*City Services to be provided:* The City’s Fire Department will provide services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

**EMERGENCY MEDICAL SERVICES**

*Existing City Services:* The area is in the current service area of the City under an Inter Local Agreement with Johnson County ESD #1.

*City Services to be provided:* Emergency medical services shall continue to be provided to the area of annexation at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

## **SOLID WASTE SERVICES**

*Existing City Services:* Yes.

*City Services to be provided:* The City will also provide solid waste services through a franchise with Frontier Waste Solutions upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

## **WATER SERVICE AND MAINTENANCE**

*Existing City Services:* No.

*City Services to be provided:* Water service and maintenance to the water line(s) for the area will be provided by Mountain Peak Special Utility District unless the Certificate of Convenience and Necessity (CCN) for the area is released to the City of Venus. If such release occurs, water service to the area will be provided by the City of Venus upon completion of all necessary water mains and appurtenances sufficient to serve the area. Maintenance of the water system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules subject to and consistent with applicable TCEQ requirements.

## **SANITARY SEWER SERVICE AND MAINTENANCE**

*Existing City Services:* Yes.

*City Services to be provided:* Sanitary sewer service to the area will be provided by the City of Venus upon completion of all necessary infrastructure improvements; including gravity sewer lines and, if applicable, a lift station, if required to serve the property. Maintenance of the sanitary sewer system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules, subject to and consistent with applicable TCEQ requirements.

## **MAINTENANCE OF ROADS AND STREETS**

*Existing City Services:* Yes.

*City Services to be provided:* The City will maintain streets in accordance with the City's ordinances, regulations and rules. Following annexation, the City will provide routine maintenance of public roads and streets within the annexed area in their existing condition and configuration, consistent with the level of maintenance provided to comparable public streets within the City having similar classifications, construction, condition, land use, and traffic characteristics.

If a road or street is reconstructed or otherwise improved by the Owner or Developer in accordance with applicable City standards and formally accepted by the City, the City will thereafter maintain the accepted roadway improvements in accordance with its standard maintenance practices.

Annexation alone shall not obligate the City to reconstruct, widen, extend, upgrade, or otherwise make capital improvements to any road or street because of its existing condition or to accommodate development or a change in use of the property. Any roadway, drainage, access, turn-lane, traffic-control, or related improvements required as a result of development of the property, including school-related development, shall be designed and constructed at the sole expense of the Owner or Developer, to the extent permitted by law and in accordance with applicable City ordinances, regulations, and approved plans, unless otherwise approved by the City Council through a separate written agreement.

Any future City-funded reconstruction or capital improvement shall remain subject to the City's regular infrastructure prioritization, available funding, budgeting process, and City Council approval.

### **STREET LIGHTING**

*Existing City Services:* No.

*City Services to be provided:* The City will coordinate any request for improved street lighting with the local electric provider in accordance with the standard ordinances, regulations, and rules, subject to and consistent with the City's participation policies.

The City of Venus will assist and coordinate with the applicable electric utility provider regarding requests for street lighting within the annexed area. The Owner or Developer expressly agrees to be responsible for all initial costs associated with the design, installation, extension, relocation, upgrade, or improvement of streetlights required or requested in connection with development of the property.

All street lighting improvements shall comply with applicable City ordinances, regulations, development standards, and electric utility provider requirements. Annexation alone shall not obligate the City to fund the installation, extension, relocation, upgrade, or improvement of street lighting within the annexed area. Following installation, responsibility for ongoing operation, electrical service charges, and maintenance shall be governed by the applicable electric utility provider's tariffs or agreements and the City's adopted policies.

### **BUILDING INSPECTION**

*Existing City Services:* Yes.

*City Services to be provided:* The City of Venus and its designees will provide Building Inspection services upon annexation. This includes issuing building, mechanical, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Venus.

### **PLANNING AND ZONING**

*Existing City Services:* Yes.

*City Services to be provided:* The City is responsible for regulating development and land use through the administration of the City's Zoning Ordinance and this service will extend to this area on the effective date of the annexation. The area will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

### **PARKS AND RECREATION FACILITIES**

*Existing City Services:* Yes.

*City Services to be provided:* Upon the effective date of annexation, residents within the annexes area may utilize all park and recreation facilities of the City.

### **PUBLICLY OWNED FACILITIES**

*Existing City Services:* Yes.

*City Services to be provided:* Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall maintained by the City of Venus.

### **MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

### **Executed by each party herein below:**

Passed and approved by the City of Venus, Texas, and executed by the Parties on this the \_\_\_\_ day of August 2026.

\_\_\_\_\_  
Alejandro Galaviz, Mayor  
City of Venus

STATE OF TEXAS                    )

COUNTY OF JOHNSON AND ELLIS    )

This instrument was acknowledged before me on August \_\_\_\_, 2026, by Alejandro Galaviz as Mayor for the City of Venus, Texas.

\_\_\_\_\_

City Secretary, City of Venus

My commission expires: \_\_\_\_\_

Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF TEXAS            )

COUNTY OF JOHNSON        )

          This instrument was acknowledged before me on August \_\_\_\_, 2026, by  
\_\_\_\_\_ for \_\_\_\_\_.

\_\_\_\_\_

Notary Public, State of Texas

My commission expires: \_\_\_\_\_