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

REGULAR MEETING
Thursday, November 18, 2021, 6:00 PM
Venus Civic Center
210 South Walnut Street
Venus, Texas 76084

AGENDA

In order to advance the public health goal of limiting face-to-face interaction (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19) **although citizens will be allowed to attend the meeting in person, keeping social distancing in mind is required and wearing a facial mask is required.**

Page

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

2. Public Comment Period

3. Consent Agenda

3.1. Consider and approve minutes for Regular P&Z meeting of October 28, 2021.

I make a motion to approve the consent agenda as presented.

4. Discussion Item

4.1. Discuss December 2021 meeting date and time.

5. Public hearing and action items for public hearings

5.1. Conduct public hearing to consider a zoning change for 12.655 acres in the Radford Berry Survey Abstract No. 26 in 5 - 10

Johnson County, generally located northwest of the intersection of US 67 and 157, of newly annexed property to C-2 Commercial.

4A-Victron Zoning.pdf 4B-Venus, TX - SP2-Model.pdf 4C-Victron Aerial.pdf 4D-Venus_CommentResponseLetter_Victron.pdf

Open Public Hearing:

Close Public Hearing:

5.2. Discuss and consider a zoning change for 12.655 acres in the Radford Berry Survey Abstract No. 26 in Johnson County, generally located northwest of the intersection of US 67 and 157, of newly annexed property to C-2 Commercial.

I make a motion to approve/deny of the Ordinance zoning 12.655 acres of newly-annexed territory to C-2- Commercial District.

5.3. Conduct public hearing to consider a conditional use permit for a 2.011-acre in the Radford Berry Survey Abstract No. 26 in Johnson County, generally located northwest of the intersection of US 67 and FM 157, to allow truck fueling and parking within the C-2-Commercial District. 11 - 17

5A-Victron CUP application.pdf 5B-Venus_CUP_SitePlan.pdf 5C-Venus_CommentResponseLetter_Victron.pdf Victron Venus Prelim LTS_Survey_ExhibitB.pdf

Open Public Hearing:

Close Public Hearing:

5.4. Discuss and consider a conditional use permit for a 2.011-acre in the Radford Berry Survey Abstract No. 26 in Johnson County, generally located northwest of the intersection of US 67 and FM 157, to allow truck fueling and parking within the C-2-Commercial District.

I make a motion to recommend that the City Council approve/deny the Conditional Use Permit for 2.011 acres of newly-annexed territory zoned C-2-Commerical District to allow truck fueling and truck parking, subject to the following conditions:

1. An eight-Foot (8') masonry screening wall be constructed ten-foot off of the north property line and the CUP area, and

2. A 10-foot-wide landscape buffer be provided between the screening wall and the property line to include one canopy tree, two understory trees and eight shrubs per 100 linear feet.

6. Consideration and action items

6.1. Discuss and consider a Planned Development Site Plan for Heritage Hills Multifamily. 18 - 31

1A-PD Site Plan for Heritage Hills Multifamily.pdf 1B-Site Plan-revised.pdf 1C-Landscape Plan-revised.pdf 1D-Comment Responses.pdf 1E-2021-11-10 Bldg Elevations-reduced.pdf

I make a motion to approve/deny the Planned Development Site Plan for the Heritage Hills Multifamily area subject to:

1. Provision of additional design consideration for building facing Heritage Hills Parkway and the power line easement, and

2. Provision of the gross floor area of each building on the building elevations.

6.2. Discuss and consider a Minor Plat for Lot 1, Block 1, Ontiveros Addition, being 1.568 acres out of the Jackson Smith Survey Abstract No. 758, Johnson County, generally located at 300 CR 109, north of County Road 109 and west of County Road 214 (opposite the intersection of Mimosa Way), in the City of Venus Extraterritorial Jurisdiction. 32 - 35

2A-Ontiveros Addition Minor Plat.pdf 2B-210082 300 County Road 109 - Minor Plat (11-02-2021).pdf 2C-Ontiveros Aerial.pdf

I make a motion to approve/deny the Minor Plat for Ontiveros Addition, as presented.

6.3. Discuss and consider a Final Plat for Lot 1, Block 1, Medina Addition, being 1.728 acres out of the P.P. Barnes Survey Abstract No. 25, Johnson County, generally located at 12121 FM 1807, north of FM 1807 and west of County Road 211, in 36 - 39

the City of Venus Extraterritorial Jurisdiction.

3A-Medina Addition Final Plat.pdf 3B-110321_21053-01FP.pdf 3C-Medina Aerial.pdf

I make a motion to approve/deny Final Plat for Medina Addition, as presented.

7. 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.

Case Report – Zoning Change-Victron
Planning and Zoning Commission – November 18, 2021
City Council - December 13, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a zoning change for 12.655 acres in the Radford Berry Survey Abstract No. 26 in Johnson County, generally located northwest of the intersection of US 67 and FM 157, of newly-annexed property to C-2-Commercial

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Owner: Saldena Properties, LP, Waxahachie, TX

Applicant: Victron Energy, Waxahachie, TX

Engineer: Bannister Engineering, Mansfield, TX

Analysis: The applicant is in process of annexing a 12.655-acre portion of a larger 59.6 acre tract that they own at the northwest corner of U.S. 67 and FM 157. The developer, Victron Energy, develops gas stations, truck stops, retail centers and food franchises, as well as fuel distribution to retail gas stations. Staff understands that they plan to subdivide the 12.6 acres into nine or ten pad sites with a gas station/convenience store at the intersection. The annexation is schedule for completion on December 13th.

The property to the north is zoned PD-Planned Development and includes the Palladium Apartments. Property to the east is zoned C-2-Commercial and includes the Sonic Restaurant, a storage facility and two vacant lots. The property to the south across US 67 is zoned C-2-Commercial (including Exxon/Whataburger, Mobil 1 Lube Express, Brookshire Brothers, Dollar Tree, Mr. Jim's Pizza) and SF-1-Single Family Residential and includes the La Chaussee Addition. The property to the west is unincorporated and unzoned and is used for agriculture.

The C-2-Commercial zoning district would allow a variety of commercial uses, including automobile service stations, retail, and restaurant uses. Of the three commercial districts (C-1, C-2 and CB-Central Business District), the C-2-Commercial District is the least restrictive. The staff does not foresee any significant conflicts between the proposed C-2-Commercial uses and the adjacent uses. The applicant is proposing to build a "screening wall, fencing and landscaping for buffering", but without specifics.

The property is not platted and a plat will need to be approved before the land is subdivided and building permits issued. Staff expects a preliminary plat application in the near future

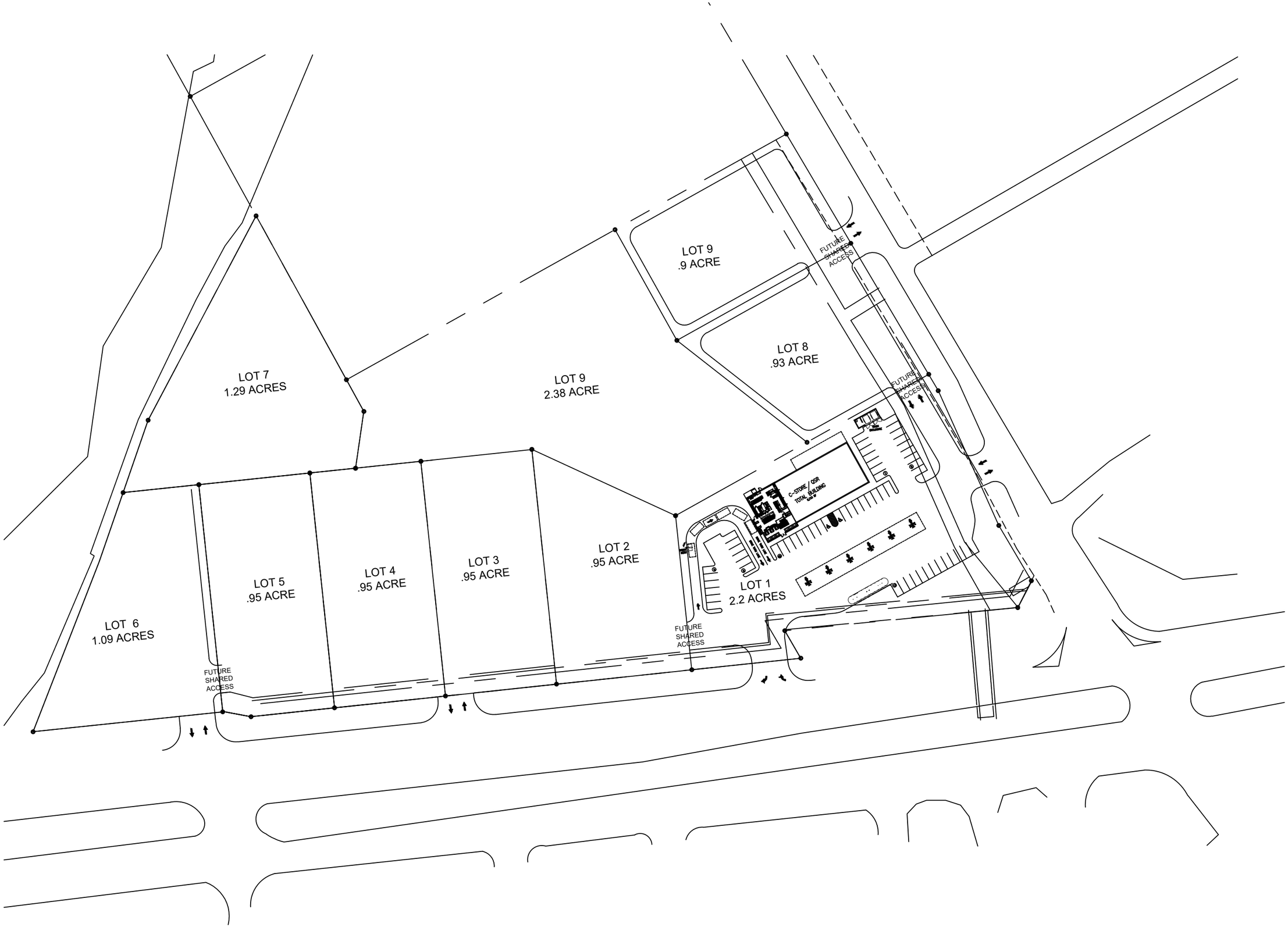
Staff Recommendation:

Staff recommends, after holding a public hearing, that the Planning and Zoning Commission recommend that the City Council approve the zoning of 12.655 acres of newly-annexed territory to C-2-Commercial District.

Sample
Motion: I move to recommend approval/denial of the Ordinance zoning 12.655 acres of newly-annexed territory to C-2-Commercial District.

Attachments:

Site Plan
Aerial Photo


LOT 7
1.29 ACRES
LOT 9
2.38 ACRE
LOT 9
.9 ACRE
LOT 8
.93 ACRE
FUTURE SHARED ACCESS
FUTURE SHARED ACCESS
C-STORE / QSR
TOTAL BUILDING
LOT 1
2.2 ACRES
LOT 2
.95 ACRE
LOT 3
.95 ACRE
LOT 4
.95 ACRE
LOT 5
.95 ACRE
LOT 6
1.09 ACRES
FUTURE SHARED ACCESS
FUTURE SHARED ACCESS

Victron Property



9/3/2021, 12:55:15 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcels

Road Centerlines

Interstate/US Highway

City Street

County Road

Farm To Market

City Boundaries

VENUS

County Boundary

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

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

November 9, 2021

Response Letter to Comments Received 11/2/21 -
Annexation, Zoning, CUP (Hwy 67 & FM157 – 12.655 Acres)

Zoning Change:

1. The plan is to rezone the newly-annexed territory to C-2-Commercial. The only potential conflict is the adjacent multi-family zoning for Palladium. The property across FM 157 is mostly C-1-Commercial (with a small area of AG-Agricultural, while the property across U.S. 67 is a mix of C1-Commercial and R-1-Single Family Residential.

   Response: Our development will be designed and built to compliment all the surrounding areas that will include a screening wall, fencing, and landscaping for buffering.

Conditional Use Permit:

1. Please clarify whether the area covered by the CUP will be a separate lot or whether it will be a portion of the corner lot. If it is not intended to be a separate platted lot, we will need a metes and bounds description of the area for the CUP.

   Response: The CUP will cover a portion of Lot 1. Attached is "Exhibit A" for the metes and bounds of the CUP area.

2. As we understand, the intent of the CUP to permit truck parking and truck fueling in the CUP area in addition to all other uses allowed in the C-2 district.

   Response: Correct.

3. What kinds of buffers and screening is proposed between the truck parking area and the adjacent multifamily development to the north? Will truck idling be limited? How would noise be mitigated? Will there be any time limits or will idling and traffic occur during all hours. What kind of fencing is proposed along all property boundaries?

   Response: Proposed screening would be either a wood privacy fence or concrete pre-cast panels along with various trees and bushes. Truck idling will not be limited. Noise will be mitigated with screening, trees, and shrubbery. No time limits. The proposed fencing is noted above and will run along the north property line.

4. I assume that most of the trucks will back into the parking spaces. Is there enough turning radius to allow trucks in the western-most spaces to exit?

   Response: Yes. We use software to calculate and confirm turn radiuses.

5. We assume that the entire area will be paved in concrete. How will surface runoff be handled?

   Response: Drainage from the site will be captured and conveyed to the existing creek via storm sewer system. Detention is not recommended due to the proximity of the site to the creek and due to the contributing area of the site compared to the overall area of the basin. The area of the site is insignificant compared to the area of the basin. This is consistent with the adjacent multifamily site.

6. There is no storefront or office shown to handle transactions. We assume that this will be done by card or by a manned kiosk. If manned, how will restroom facilities be provided?

   Response: The truck fueling transactions will be handled in the travel center at the trucker's designated counter, and they will use the travel center's restroom facilities.

7. The trash receptacles appear to be located at the southeast corner of the property. Is there sufficient room for a trash truck to get to the dumpsters and leave without conflicting with the truck fueling operation?

   Response: Yes there's sufficient room. We use software to calculate and confirm turn radiuses.

Case Report – Conditional Use Permit-Victron
Planning and Zoning Commission – November 18, 2021
City Council - December 13, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a conditional use permit for a 2.011-acre in the Radford Berry Survey Abstract No. 26 in Johnson County, generally located northwest of the intersection of US 67 and FM 157, to allow truck fueling and parking within the C-2-Commercial District

---

Owner: Saldena Properties, LP, Waxahachie, TX

Applicant: Victron Energy, Waxahachie, TX

Engineer: Bannister Engineering, Mansfield, TX

Analysis: The applicant is in process of annexing a 12.655-acre tract that they own at the northwest corner of U.S. 67 and FM 157 and have requested that it be zoned C-2-Commercial (see previous case). The developer, Victron Energy, develops gas stations, truck stops, retail centers and food franchises, as well as fuel distribution to retail gas stations. Staff understands that they plan to subdivide the 12.6 acres into nine or ten pad sites with a gas station/convenience store at the intersection. The annexation is schedule for completion on December 13th.

The applicant has requested a conditional use permit for a 2.011-acre portion of the 12.655-acre tract to allow truck fueling and overnight truck parking. Truck fueling and parking is not specifically authorized in the C-2 District, but could be allowed by a conditional use permit. The fueling and parking area will be located behind the other commercial uses planned for the overall 12.6-acre tract but would be immediately adjacent to the Palladium Apartments to the north.

The truck fueling and parking would occur 24 hours a day, and there would be no restrictions on truck idling. The applicant is proposing to install a wood privacy fence and/or concrete precast panel fence along the north property line, along with unspecified "various trees and bushes." The grade between the proposed truck parking and the Palladium property is roughly equal and the Palladium Apartments have a six-foot-high metal fence with 4-inch openings and minimal landscaping (primarily turf.) The nearest multifamily building is approximately 75 feet from the property line, separated by a parking lot.

Staff understands that the truck fueling and parking area will be part of the corner convenience store lot and all transactions and restroom will be provided at the convenience store.

The property is not platted and a plat will need to be approved before the land is subdivided and building permits issued. Staff expects a preliminary plat application in the near future. The truck fueling and parking area will not have direct access to a dedicated street, but will use access easements across other lots. This will be reviewed as part of the preliminary platting process.

Staff's primary concern is with providing adequate buffer between the truck parking area and the apartments. With a conditional use permit, the City can require additional conditions to mitigate any adverse impacts. Staff recommends the following conditions be imposed:

1. An eight-foot concrete (masonry) wall be installed along the north property line to mitigate noise and views. Staff notes that a wood fence or vegetation alone is not a good noise buffer. The eight-foot screening wall will not completely screen the truck trailers from view, but will provide some mitigation of ruck noise.
2. That a landscape buffer be provided outside of the screening wall. The Zoning ordinance calls for a 20-foot-wide landscape buffer adjacent to multi-family developments (Zoning Section 34-144(h) with evergreens planted at six-foot intervals. Staff believes that a 10-foot wide bufferyard with canopy trees planted at 100-foot intervals would be sufficient.

Staff Recommendation:

Staff recommends, after holding a public hearing, that the Planning and Zoning Commission recommend that the City Council approve the conditional use permit for 2.011 acres of newly-annexed territory C-2-Commercial District to allow truck fueling and truck parking, subject to the following conditions:

1. An eight-foot (8') masonry screening wall be constructed ten-foot off of the north property line and the CUP area, and
2. The a 10-foot-wide landscape buffer be provided between the screening wall and the property line to include one canopy tree, two understory trees and eight shrubs per 100 linear feet.

Sample Motion:

I move to recommend that the City Council approve/deny a the Conditional Use Permit for 2.011 acres of newly-annexed territory zoned C-2-Commercial District to allow truck fueling and truck parking, subject to the following conditions:

1. An eight-foot (8') masonry screening wall be constructed ten-foot off of the north property line and the CUP area, and
2. A 10-foot-wide landscape buffer be provided between the screening wall and the property line to include one canopy tree, two understory trees and eight shrubs per 100 linear feet.

Attachments:

Site Plan
Applicant's response to staff comments

LOT 1
4.63 ACRES
LOT 2
.95 ACRE
LOT 3
.95 ACRE
LOT 4
.95 ACRE
LOT 5
.95 ACRE
LOT 6
1.09 ACRES
LOT 7
1.29 ACRES
LOT 8
.93 ACRE
LOT 9
.9 ACRE
C-STORE / QSR
TOTAL BUILDING
8,733 SF
DRIVE THRU LANE
DRIVE THRU LANE
MENU BOARD
CONDITIONAL USE PERMIT AREA
TRUCK PARKING & FUELING
PROPOSED SIGNAGE LOCATION
FUTURE SHARED ACCESS
FOUND TEXAS DEPARTMENT OF TRANSPORTATION DISK
FOUND TEXAS DEPARTMENT OF TRANSPORTATION DISK
FOUND 1/2" CAPPED IRON ROD STAMPED "RPLS 5101" BEARS N60° 48' 47"E 1.27' FROM PROPERTY CORNER
FOUND 1/2" IRON ROD
PLACE OF BEGINNING
S26° 56' 16"W 37.72'
S30° 28' 46"E 80.48'
S24° 12' 03"E 185.34'
S30° 35' 57"E 374.21'
S29° 12' 45"E 233.71'
S30° 13' 18"E 39.95'
S64° 20' 13"W 293.62'
S63° 59' 02"W 693.42'
N60° 48' 47"E 632.00'
N27° 51' 31"E 288.09'
N19° 04' 09"E 187.25'
N21° 14' 35"E 229.65'
S84° 00' 09"W 241.08'
N79° 17' 54"E 345.45'
IRS
IRS
IRS
IRS
IRS
IRS
IRS
IRS
IRS

November 9, 2021

Response Letter to Comments Received 11/2/21 -
Annexation, Zoning, CUP (Hwy 67 & FM157 – 12.655 Acres)

Zoning Change:

1. The plan is to rezone the newly-annexed territory to C-2-Commercial. The only potential conflict is the adjacent multi-family zoning for Palladium. The property across FM 157 is mostly C-1-Commercial (with a small area of AG-Agricultural, while the property across U.S. 67 is a mix of C1-Commercial and R-1-Single Family Residential.

   Response: Our development will be designed and built to compliment all the surrounding areas that will include a screening wall, fencing, and landscaping for buffering.

Conditional Use Permit:

1. Please clarify whether the area covered by the CUP will be a separate lot or whether it will be a portion of the corner lot. If it is not intended to be a separate platted lot, we will need a metes and bounds description of the area for the CUP.

   Response: The CUP will cover a portion of Lot 1. Attached is "Exhibit A" for the metes and bounds of the CUP area.

2. As we understand, the intent of the CUP to permit truck parking and truck fueling in the CUP area in addition to all other uses allowed in the C-2 district.

   Response: Correct.

3. What kinds of buffers and screening is proposed between the truck parking area and the adjacent multifamily development to the north? Will truck idling be limited? How would noise be mitigated? Will there be any time limits or will idling and traffic occur during all hours. What kind of fencing is proposed along all property boundaries?

   Response: Proposed screening would be either a wood privacy fence or concrete pre-cast panels along with various trees and bushes. Truck idling will not be limited. Noise will be mitigated with screening, trees, and shrubbery. No time limits. The proposed fencing is noted above and will run along the north property line.

4. I assume that most of the trucks will back into the parking spaces. Is there enough turning radius to allow trucks in the western-most spaces to exit?

   Response: Yes. We use software to calculate and confirm turn radiuses.

5. We assume that the entire area will be paved in concrete. How will surface runoff be handled?

   Response: Drainage from the site will be captured and conveyed to the existing creek via storm sewer system. Detention is not recommended due to the proximity of the site to the creek and due to the contributing area of the site compared to the overall area of the basin. The area of the site is insignificant compared to the area of the basin. This is consistent with the adjacent multifamily site.

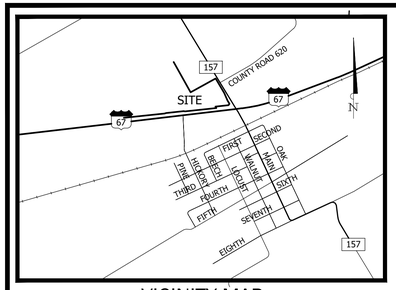
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   Response: The truck fueling transactions will be handled in the travel center at the trucker's designated counter, and they will use the travel center's restroom facilities.

7. The trash receptacles appear to be located at the southeast corner of the property. Is there sufficient room for a trash truck to get to the dumpsters and leave without conflicting with the truck fueling operation?

   Response: Yes there's sufficient room. We use software to calculate and confirm turn radiuses.

EXHIBIT "B"



VICINITY MAP
NOT TO SCALE
VENUS, TEXAS

PALLADIUM VENUS, LTD.
INSTRUMENT NUMBER 2020-15351
O.P.R.J.C.T.

REMAINDER OF
SALDENA PROPERTIES, L.P.
BOOK 3570, PAGE 136
D.R.J.C.T.

12.655 ACRES OR
551,260 SQUARE FEET

PORTION OF
SALDENA PROPERTIES, L.P.
BOOK 3570, PAGE 136
D.R.J.C.T.

FOUND 1/2" CAPPED IRON ROD
STAMPED "RPLS 4701" BEARS
N60° 48' 47" E 1.22' FROM
PROPERTY CORNER

STATE OF TEXAS
BOOK 380 PAGE 86 D.R.J.C.T.

STATE OF TEXAS
BOOK 380 PAGE 5 D.R.J.C.T.

F.M. ROAD 157
80' RIGHT-OF-WAY

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

N60° 48' 47"E 632.00'

S29° 12' 45"E 233.71'

N27° 51' 31"E 288.09'

N19° 04' 09"E 187.25'

N21° 14' 35"E 229.65'

S20° 35' 57"E 374.21'

S24° 12' 03"E 185.34'

S10° 28' 46"E 80.48'

S26° 56' 16"W 37.72'

S84° 20' 13"W 293.62'

S30° 13' 18"E 39.95'

S83° 55' 02"W 693.42'

S84° 00' 09"W 241.08'

N79° 17' 54"W 34.25'

IRS

FOUND 1/2" IRON ROD

RIM ELEVATION 638.12'

RIM ELEVATION: 653.80'

RIM ELEVATION: 652.13'

RIM ELEVATION: 651.63'

RIM ELEVATION: 650.19'

RIM ELEVATION: 646.79'

RIM ELEVATION: 645.87'

RIM ELEVATION: 643.38'

PLACE OF
BEGINNING

FOUND TEXAS DEPARTMENT
OF TRANSPORTATION DISK

SIGN

GRAVEL SURFACE

STATE OF TEXAS
(PART 1)
BOOK 2379, PAGE 367
D.R.J.C.T.

STATE OF TEXAS
(PART 2)
BOOK 2379, PAGE 367
D.R.J.C.T.

WEST HIGHWAY 67
VARIABLE WIDTH RIGHT-OF-WAY

500
643.66
BM XCUT

LEGEND

D.R.J.C.T.
DEED RECORDS
JOHNSON COUNTY, TEXAS

O.P.R.J.C.T.
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

P.R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS

AIR CONDITIONER UNIT
UTILITY PIN FLAG
GAS MANHOLE
GAS MARKER
GAS METER
TRANSFORMER
ELECTRIC METER
TELEPHONE RISER
MAIL BOX
SIGN
POWER POLE
LIGHT
SANITARY SEWER MANHOLE
CLEAN-OUT
FIRE HYDRANT
WATER VALVE
WATER METER
WATER MANHOLE
FIRE WATER CONNECTION
IRRIGATION CONTROL VALVE
TRAFFIC SIGNAL
BOLLARD
GRATE INLET
STORM MANHOLE
N NORTH/NORTHING
S SOUTH
E EAST/EASTING
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES

FEMA ZONE
500'
FEMA BASE FLOOD ELEVATION
(#)
TITLE COMMITMENT ITEM
-Ex.GAS- GAS LINE
-Ex._WL- WATER LINE
-Ex._SS- SEWER LINE
-Ex._SD- STORM DRAIN LINE
-Ex._OHE- OVERHEAD UTILITY
-Ex.TEL- UNDERGROUND TELEPHONE
-Ex._UGE- BURIED ELECTRIC
-Ex.CATV- BURIED CABLE LINE
-Ex.FOC- BURIED FIBER OPTIC
-GDRL- GUARD RAIL
-CHLK- CHAIN LINK FENCE
-WIRE- WIRE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-PIPE- PIPE RAIL FENCE
-SILT- SILT FENCE
-GUY WIRE

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

GENERAL NOTES:

1. The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48251C0250J, dated December 4, 2012. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A", defined as "No base elevations determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon: nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency: nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon.

8. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

9. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

10. **SOURCE BENCHMARK**: Control Points set by GPS RTK Network as maintained by ALLTERRA.

11. **This survey was prepared without the benefit of title encumbrance research.**

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT:
Address: 845 N. F.M. 157
Being 12.655 acres or (551,260 square feet) out of the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas

CATEGORY 1A,
CONDITION 2
LAND
TITLE
SURVEY

PROJECT NO.: 172-21-005
SCALE: 1" = 50'
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER 1 OF 2

B:\Clients\172 (Victron)\172-21-005 (Travel Center - Venus)\Survey\172-21-005 Survey Base.dwg
10/6/2021 7:08:38 AM

LEGAL LAND DESCRIPTION:

BEING 12.655 acres (551,260 square feet) of land in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas; said 12.655 acres (551,260 square feet) of land being a portion of that certain tract of land described in a Assumption Special Warranty Deed to Saldena Properties, L.P. (hereinafter referred to Saldena Properties tract), as recorded in Book 3570, Page 136, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 12.655 acres (551,260 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a Texas Department of Transportation monument found for the Southerly Southeast corner of said Saldena Properties tract, same being the intersection of the existing Southwesterly right-of-way line of F. M. Road 157 (80' right-of-way), as recorded in Book 360, Page 5, D.R.J.C.T., with the existing Northerly right-of-way line of West Highway 67 (variable width right-of-way), as recorded in Book 2379, Page 367, D.R.J.C.T.;

THENCE South 84 degrees 20 minutes 13 seconds West with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 293.62 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 13 minutes 18 seconds East, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 39.95 feet to a Texas Department of Transportation monument found for corner;

THENCE South 83 degrees 55 minutes 02 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 693.42 feet to a Texas Department of Transportation monument found for corner;

THENCE North 79 degrees 17 minutes 54 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 34.25 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 84 degrees 00 minutes 09 seconds West, continue with the common lien between said Saldena Properties tract and the existing Northerly right-of-way line of said West Highway 67, a distance of 241.08 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 21 degrees 14 minutes 35 seconds East, departing the existing Northerly right-of-way line of said West Highway 67, crossing said Saldena Properties tract, a distance of 229.65 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 19 degrees 04 minutes 09 seconds East, continue crossing said Saldena Properties tract, a distance of 187.25 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 27 degrees 51 minutes 31 seconds East, continue crossing said Saldena Properties tract, a distance of 288.09 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the Northeasterly line of said Saldena Properties tract, same being the Southwesterly line of that certain tract of land described in a Special Warranty Deed to Palladium Venus, Ltd. (hereinafter referred to as Palladium Venus tract), as recorded in Instrument Number 2020-15351, Official Public Records, Johnson County, Texas;

THENCE South 29 degrees 12 minutes 45 seconds East with the common line between said Saldena Properties tract and said Palladium Venus tract, a distance of 233.71 feet to a one-half inch iron rod found for corner, same being the Southwesterly corner of said Palladium Venus tract;

THENCE North 60 degrees 48 minutes 47 seconds East, continue with the common line between said Saldena Properties tract and said Palladium Venus tract, a distance of 632.00 feet to the Northeasterly corner of said Saldena Properties tract, same being the Southeasterly corner of said Palladium Venus tract, same also being the existing Southwesterly right-of-way line of the aforesaid F. M. Road 157, from which a one-half inch iron rod with plastic cap stamped "RPLS 4701" found bears North 60 degrees 48 minutes 47 seconds East, a distance of 1.22 feet;

THENCE South 30 degrees 35 minutes 57 seconds East with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 374.21 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 24 degrees 12 minutes 03 seconds East, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 185.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 28 minutes 46 seconds East, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 80.48 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 26 degrees 56 minutes 16 seconds West, continue with the common line between said Saldena Properties tract and the existing Southwesterly right-of-way line of said F. M. Road 157, a distance of 37.72 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 12.655 acres (551,260 square feet) of land.

SURVEYORS CERTIFICATE TO:

SALDENA PROPERTIES, L.P., and their heirs and assigns:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.
The field work was completed on June 23, 2021.

PRELIMINARY

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT:
Address: 845 N. F.M. 157
Being 12.655 acres or (551,260 square feet) out of the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas

CATEGORY 1A, CONDITION 2
LAND TITLE SURVEY

PROJECT NO.: 172-21-005
SCALE: n/a
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER
2 OF 2

B:\Clients\172 (Victron)\172-21-005 (Travel Center - Venus)\Survey\172-21-005 Survey Base.dwg
10/6/2021 7:09:03 AM

Case Report – Planned Development Site Plan-Heritage Hills Multifamily
Planning and Zoning Commission – November 18, 2021 (continued from October 28, 2021)
City Council - December 13, 2021 (continued from November 8, 2021)

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Planned Development Site Plan for Heritage Hills Multifamily

---

Applicant: Shaw Development Group, Dallas, TX

Engineer: Development Engineering Consultants, LLC, Frisco, TX

Existing Zoning: PD-Planned Development

Existing Use: vacant

Analysis: Heritage Hills was zoned Planned Development by Ordinance 660-2018-06 in 2018. The 25.44-acre portion of the property located south of Phase 1 of the duplex area, but north of the electric transmission line, was designated as Multifamily and the PD Ordinance established a set of development standards for multifamily development. The proposed Planned development Site Plan shows a total of 600 multifamily units, with a mix of one-, two-, and three-bedroom units. Phase 1 includes 290 units while Phase 2 includes 310 units. The total project has a density of 23.6 dwelling units per acre, which meets the limit of 25 d.u./ac allowed in the PD Ordinance. The multifamily units are included in a total of 22 separate three-story buildings.

The property was not included in the previous preliminary plats for Heritage Hills and will need to be platted prior to construction.

Staff has requested that the applicant provide building "elevation views or renderings indicating architectural design; building materials proposed and window orientations; number of stories, in height and feet; gross floor area; and location of entrances and exits" as required by Section 34-60(c)(4)(d) of the Zoning Ordinance. The applicant has responded that the building elevations will comply with the PD Ordinance and the building elevations "will be provided upon completion."

The project will have three points of access onto Heritage Hills Parkway. The staff has requested a traffic impact analysis (TIA). The applicant reports that a TIA has been prepared, but was not provided to City staff. Each of the drives will be gated. Staff has questioned whether a left-turn lane needs to be provided on Heritage Hills Parkway to enter the project. The applicant states that the TIA does not show the need for a left-turn lane, but has not provided that data for evaluation by the City. As long as the TIA does not show the need for any changes in the site plan, the TIA can be postponed until the platting process.

A portion of the property lies within the 100-year floodplain of West Soap Creek. All of the proposed buildings have been located outside of the floodplain. Internal drainage will be addressed during the platting process.

The Landscape Plan provides a line of trees along the street frontage and along the existing wooden fence along the north side of the property adjacent to the duplexes. A variety of planting are provided internal to the project and it appears that the landscaping provided complies with the requirements of the PD Ordinance.

Additional Review:

The Planning and Zoning Commission continued this item until November 18th, pending receipt of the building elevations. The City Council also continued this item. The building elevations were received on November 11the (see attached.) The elevations indicate a mix of stone veneer and fiber cement siding (like Hardie Plank). The stone veneer is at least 70 percent of the total elevation, which meets the masonry requirement in the PD Regulations. The roof is shown as a mix of asphalt composite shingles and metal roofing. It's not clear whether "building facades fronting on the bordering street (Heritage Hills Parkway) and power line shall include some design consideration such as porches or patios to provide residential compatibility." The elevations do not show the gross floor area of each building as required by the Ordinance.

Staff Recommendation:

Staff recommends that the P&Z approve the Planned Development Site Plan for the Heritage Hills Multifamily, Phases 1 and 2, subject to:

1. Provision of additional design consideration for buildings facing Heritage Hills Parkway and the power line easement, and
2. Provision of the gross floor area of each building on the building elevations.

Sample Motion:

I move to approve the Planned Development Site Plan for the Heritage Hills Multifamily area, subject to:

1. Provision of additional design consideration for buildings facing Heritage Hills Parkway and the power line easement, and
2. Provision of the gross floor area of each building on the building elevations.

SITE DATA

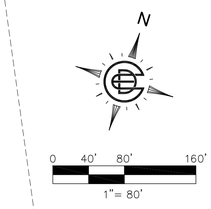
	REQUIRED/ALLOWED	PROVIDED - PHASE 1	PROVIDED - PHASE 2	TOTAL
LOT AREA:		12.33 AC (537,067 SF)	13.11 AC (571,004 SF)	25.44 AC (1,108,071 SF)
ZONING:	PD (ORD. 660-2018-06)		PD (ORD. 660-2018-06)	
CURRENT USE:		UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE:		MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
MAX BUILDING HEIGHT:	55 FT / 4 STORY	3 STORY	3 STORY	3 STORY
BUILDING AREA:		317,114 SF	262,073	579,187 SF
LOT COVERAGE:		10.1%	9.5%	19.6%
FLOOR AREA RATIO:		0.29:1	0.24:1	0.52:1
DENSITY:	25 UNITS/AC	11.4 UNITS/AC	12.2 UNITS/AC	23.6 UNITS/AC
PARKING COUNT:	1,074	553	531	1,084
ACCESSIBLE SPACES :	22	32	25	57
PARKING RATIO:	1.5 / UNIT (1 BD), 2.0 / UNIT (2 BD) 2.5 / UNIT (3 BD)	1.9 / UNIT	1.7 / UNIT	1.8 / UNIT
IMPERVIOUS AREA:		407,533 SF	315,070 SF	722,623 SF

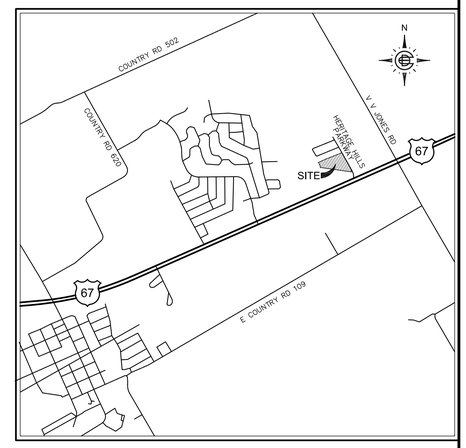
PHASE 1 BUILDING DATA

UNIT	AREA PER UNIT	BUILDINGS 1	2	3	4	5	6	7	8	9	10	11	CLUB	MAINT/LAUN	TOTAL
1 BEDROOM APARTMENT	693 - 817 SF	8	8	8	0	24	22	24	0	0	22	0			116
2 BEDROOM APARTMENT	932 - 1,008 SF	12	12	12	12	12	12	12	12	12	12	12			132
3 BEDROOM APARTMENT	1,078 - 1,130 SF	0	0	0	10	0	0	0	10	12	0	10			42
TOTAL UNITS		20	20	20	22	36	34	36	22	24	34	22			290
TOTAL ENCLOSED FLOOR AREA (SF)		23,735	23,735	23,735	24,801	34,285	32,652	34,285	24,801	27,066	32,652	25,233	7,150	2,984	317,114
BUILDING FOOTPRINT (SF)		7,912	7,912	7,912	8,267	11,428	10,884	11,428	8,267	9,022	10,884	8,411	7,150	2,984	112,461
MAXIMUM BUILDING HEIGHT (FT)		-	-	-	-	-	-	-	-	-	-	-	-	-	

PHASE 2 BUILDING DATA

UNIT	AREA PER UNIT	UNITS
1 BEDROOM APARTMENT	693 - 817 SF	178
2 BEDROOM APARTMENT	932 - 1,008 SF	132
3 BEDROOM APARTMENT	1,078 - 1,130 SF	0
TOTAL UNITS		310
TOTAL ENCLOSED FLOOR AREA (SF)		262,073
BUILDING FOOTPRINT (SF)		105,195





VICINITY MAP
N.T.S.

SITE PLAN

HERITAGE HILLS MULTI-FAMILY

NWC U.S. HWY 67 & HERITAGE HILLS PARKWAY

CITY OF VENUS, ENNIS COUNTY, TEXAS

APPLICANT
DEVELOPMENT
ENGINEERING
CONSULTANTS
2591 DALLAS PARKWAY,
SUITE 300
FRISCO, TEXAS 75034
972-731-4354
CONTACT: DANIEL STEWART

DESIGN
DEC
2591 DALLAS PARKWAY, SUITE 300
FRISCO, TEXAS 75034
972-731-4354
TBPE FIRM NO. F-20255

ISSUE DATE	DEC FILE NO.
10/20/21	10551
CITY FILE NO.	SHEET NO.
-	C2.1

P:\JOB FILES\10551 - Heritage Hills MF\DWG\10551- SITE PLAN.dwg, 10/20/2021 4:07:40 PM, Ricky Lindley, 1:1

PLANT LEGEND			
PLANT	QTY	SIZE	SYMBOL
Bald Cypress Taxodium distichum	79	3" caliper 7' min ht	
Lacey Oak Quercus laceyi	31	3" caliper 7' min ht	
Lacebark Elm Ulmus parvifolia	26	3" caliper 7' min ht	
Chinese Pistache Pistacia chinensis	31	3" caliper 7' min ht	
Live Oak Quercus virginiana	1	3" caliper 7' min ht	
Magnolia Magnolia grandiflora	44	3" caliper 7' min ht	
Crepe Myrtle Lagerstroemia indica	34	1" caliper 5' min ht	
Italian Cypress Cupressus sempervirens	34	1" caliper 5' min ht	
Texas Mtn Laurel Dermatophyllum secundiflorum	61	1" caliper 5' min ht	
Vitex Vitex agnus-castus	37	1" cal, 15 gal 5' min ht	
Abelia Abelia x grandiflora	338	3 / 5 gal 12" min ht	
Althea Hibiscus syriacus	124	3 / 5 gal 12" min ht	
Hypericum Hypericum	313	3 / 5 gal 12" min ht	
Juniper, Grey Guardian Juniperus virginiana	8	3 / 5 gal 12" min ht	
Wax Myrtle Myrica	51	3 / 5 gal 12" min ht	
Pringle Yew Podocarpus macrophyllus 'Pringlii'	377	3 / 5 gal 12" min ht	
Berkeley Sedge Carex tumulicola	2000	1 gal 12" min ht	

PHASE 1

HERITAGE HILLS PARKWAY

24'-10"

15' wide landscape area

17'-8"

existing fence 6' tall

15' wide landscape area

29'

50'

all parking spaces within 50' of overstory trees, all parking spaces within 20' of landscaping

N

0 20' 40' 80'

1"=40'

David Rolston
Registered Landscape Architects
The Meadows Building
5646 Milton # 329
Dallas, Tx 75206
phone: 214.824.6333
fax: 214.204.9270
www.dallasgardens.com

Date: 08/20/21

Revisions:

Scale: 1"=40'

Shaw Apartments
Heritage Hills Pkwy & US 67
Venus, TX 76084

PLANT LEGEND			
PLANT	QTY	SIZE	SYMBOL
Bald Cypress Taxodium distichum	50	3" caliper 7' min ht	
Lacey Oak Quercus laceyi	11	3" caliper 7' min ht	
Lacebark Elm Ulmus parvifolia	37	3" caliper 7' min ht	
Chinese Pistache Pistacia chinensis	12	3" caliper 7' min ht	
Magnolia Magnolia grandiflora	17	3" caliper 7' min ht	
Crepe Myrtle Lagerstroemia indica	19	1" caliper 5' min ht	
Italian Cypress Cupressus sempervirens	96	1" caliper 5' min ht	
Texas Mtn Laurel Dermatophyllum secundiflorun	68	1" caliper 5' min ht	
Vitex Vitex agnus-castus	30	1" cal, 15 gal 5' min ht	
Abelia Abelia x grandiflora	670	3 / 5 gal 12" min ht	
Althea Hibiscus syriacus	111	3 / 5 gal 12" min ht	
Hypericum Hypericum	211	3 / 5 gal 12" min ht	
Juniper, Grey Guardian Juniperus virginiana	8	3 / 5 gal 12" min ht	
Fringe Tex Podocarpus macrophyllus 'Pringlf'	384	3 / 5 gal 12" min ht	
Berkeley Sedge Carex tumulicola	2000	1 gal 12" min ht	

David Rolston
Registered Landscape Architects
The Meadows Building
5646 Milton # 329
Dallas, Tx 75206
phone: 214.824.6333
fax: 214.204.9270
www.dallasgardens.com

Date: 10/18/21

Revisions:

Scale: 1"=60'

Shaw Apartments
Heritage Hills Pkwy & US 67
Venus, TX 76084

October 20, 2021

Mr. Dave Gattis
City of Venus
700 W. US Highway 67
Venus, Texas 76084

Re: Site Plan Comment Responses
Heritage Hills Multi-Family
NWQ US 67 & Heritage Hills Parkway
DEC No. 10551

Dear Dave:

The Site Plan for the referenced project have been revised to address review comments from the City of Venus received on October 11, 2021. Below is a summary of how each comment was addressed.

Comment	Response
SITE PLAN – SHEET C2.1	
1. The PD Site Plan is being evaluated against PD Ordinance No. 660-2018-06. Any criteria not addressed by the PD Ordinance are evaluated against the City of Venus Zoning Ordinance and Subdivision Ordinance.	Comment acknowledged.
2. Please clarify the acreage of Phase I, Phase II and the remainder the tract. Please clarify the differences between the "Provided – Phase I" and "Full Build out" columns in the Site Data table. I assume that Full Buildout includes both Phase I and Phase II.	Added a column showing data for Phase 2 and re-named "Full Buildout" column to Total, which includes both phases.
3. Please provide "elevation views or renderings indicating architectural design", proposed building materials (PD Ordinance calls for 70 percent masonry) and window orientation, and locations of building entrances and exits.	Elevations are intended to meet PD requirements and will be provided upon completion.
4. Please provide dimensions and proposed construction of proposed drives and parking spaces. Please note that fire lanes with fire hydrants shall be 26-feet wide. Please show the curve radii for each turn of the fire lane.	Added labels and dimensions
5. Will entrances be open or gated?	Gated. Added labels.

6. We note a proposed 5-foot sidewalk along Heritage Hills Parkway. Please show it extending to the south drive approach. Please show how pedestrians may enter the facility.	Extended sidewalk.
7. Please show the proposed fire hydrant locations on the site plan and/or the water and sanitary sewer layout.	Added hydrants to both plans.
LANDSCAPE PLAN	
8. Please add a scale and north arrow.	Added scale and north arrow.
9. No screening is shown along the north property line between the multi-family and the four-plexes to the north. At a minimum, a six-foot fence shall be shown along with a 20-foot wide landscaped buffer. We note that the PD Ordinance does not require fencing along property lines. The PD Ordinance also calls for trees to be planed every 30 feet adjacent to property zoned single family (including four-plexes.)	Added trees along the north side and labeled the existing fencing. There is no minimum dimension for the landscape requirement in the PD other than what is adequate to support the required trees.
10. Most of the species call-outs are too small to read. Please provide a key to the plant types.	Added plant legend.
11. Please show a 15-foot wide landscape area along the Heritage Hills Parkway frontage.	Labeled the landscape buffer along Heritage Hills.
12. Please demonstrate that every parking space is within 50 feet of an overstory tree and within 20 feet of a landscaped area.	Added note to confirm distance requirement as well as some representative dimensions. Dimensioning the entire plan decreased clarity.
ENGINEERING	
1. Verify capacity in Lift Station (LS) for apartment buildings. If capacity does not exist, upgrades to the LS will be required.	Capacity has been confirmed for Phase 1 units. Plans are being prepared to make upgrades required to serve all of Phase 2. Those upgrades will be complete prior to submitting plans for Phase 2 at a later date.
2. If not detaining storm water, LOMR previously completed for this reach may need updated due to the increased development within the basin. a. They did submit a drainage area map, drainage tables and profiles. So it appears they have an idea of this requirement. A full flood study will be required to be submitted during the design review phase.	Flood study will be submitted with site work plans.

3. Drainage easement along north property line is being paved over. I believe it was just collecting water from this site. However, if it is collecting or conveying any off-site water, they will be required to design and construct adequate facilities to accommodate the off-site run-off.	Off-site water will be accounted for with the drainage design.
4. Will the roadway proposed with Heritage Hills Phase 2 be in service when this project is done? Otherwise, this is a lot more traffic dependent on a single access point to US 67.	It's unclear what proposed roadway this is referencing, but a Traffic Impact Analysis shows that improvements are not required.
5. Fire chief shall review fire hydrant spacing/locations as well as spacing between buildings and fire lane widths. I'm not familiar with Fire Codes adopted by Venus, but some cities require a 26-foot wide fire lane one complete side of the building once a structure goes over 2 stories. From my understanding, this has more to do with emergency equipment and apparatus needed for taller and more dense structures.	Fire lane has been widened to 26 feet.
6. Traffic Impact Analysis Required. Does there need to be a left-turn lane added to Heritage Hills Parkway?	A TIA has been prepared and will be submitted with the site work plans. No left turn lane is required.
7. Geotech with pavement recommendations required	A geotechnical report can be submitted with the site work plans.

Please contact my office with any questions or additional comments.

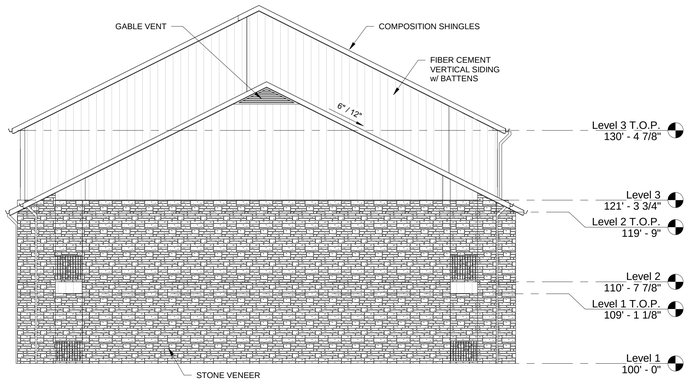
Sincerely,

Daniel Stewart
Project Engineer
Development Engineering Consultants, LLC

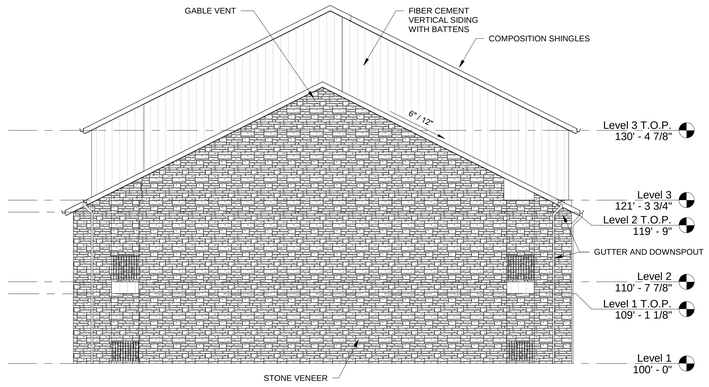
		MATERIAL S.F. TOTALS	
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	2,375	1,801	574
WEST	2,375	1,380	995
NORTH	2,551	2,113	438
SOUTH	2,277	1,772	505
TOTAL	9,578	7,066	2,512
PERCENTAGE		74%	26%

EXTERIOR MATERIALS LEGEND

- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



4 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A - EAST ELEVATION
1/8" = 1'-0"

NOTE:
BUILDING A EXTERIOR ELEVATIONS ARE THE SAME FOR BUILDING A.1



2 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE 214.368.2525

PROJECT #: 19062.01

PRELIMINARY
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING A - EXTERIOR ELEVATIONS

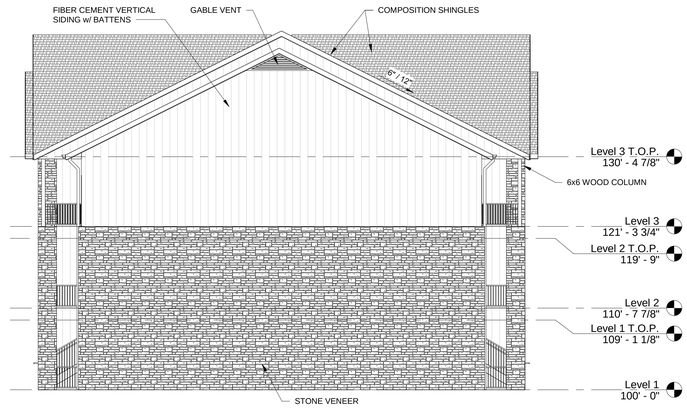
A-201

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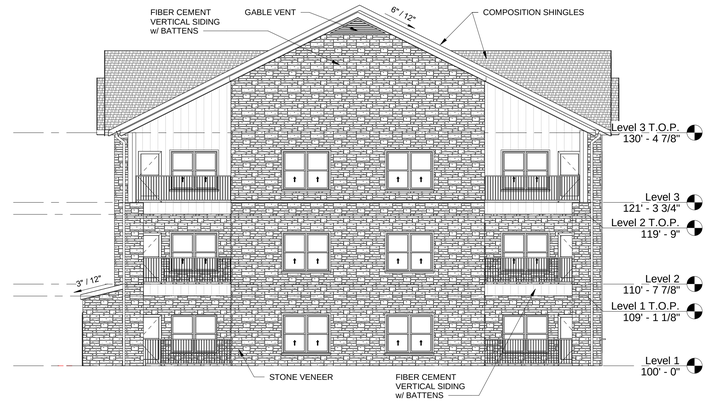
	MATERIAL S.F. TOTALS		
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	1,830	1,586	244
WEST	2,368	1,277	1,091
NORTH	3,900	2,792	1,108
SOUTH	3,900	2,792	1,108
TOTAL	11,998	8,447	3,551
PERCENTAGE		70%	30%

EXTERIOR MATERIALS LEGEND

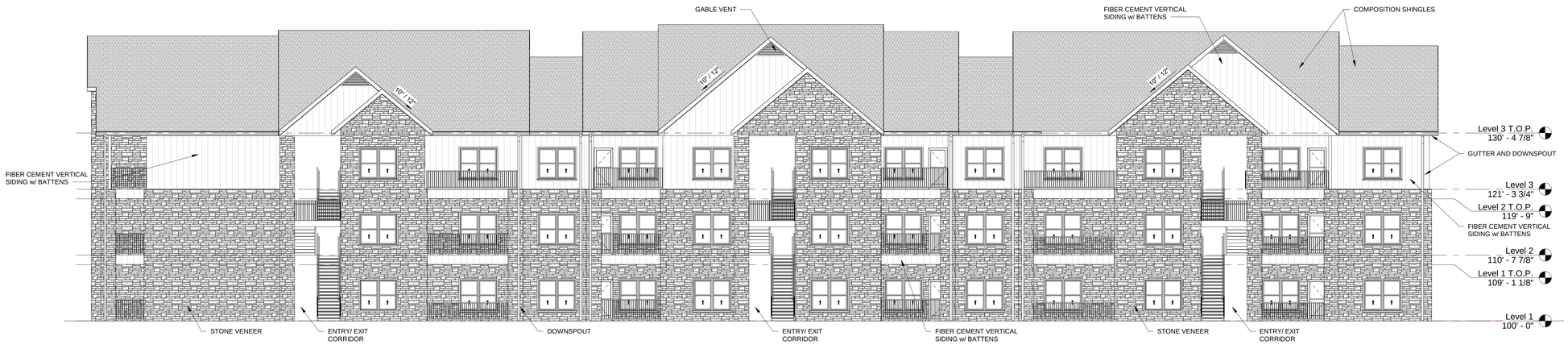
- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



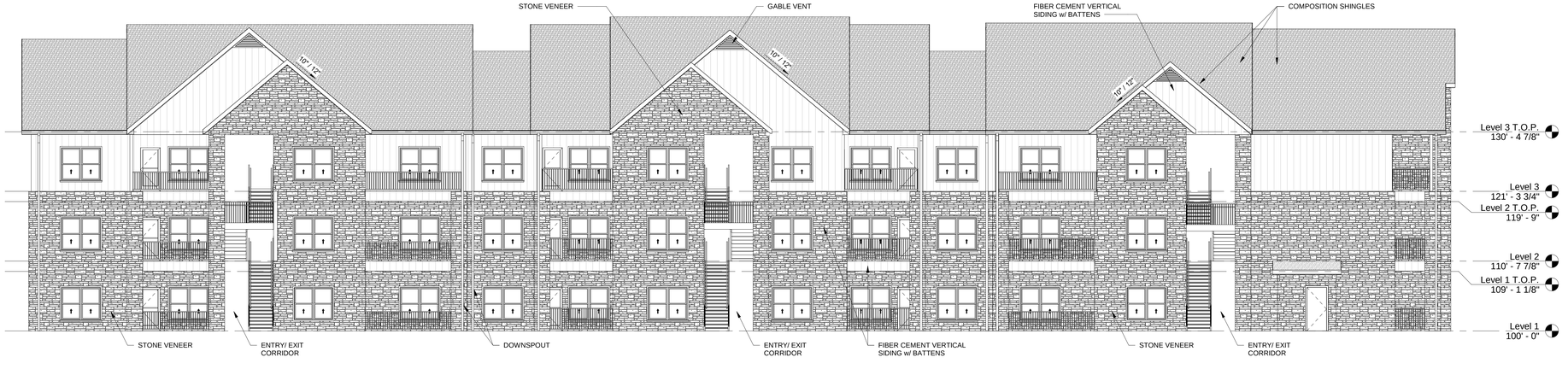
4 BUILDING B - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE:214.368.2525

PROJECT #: 19062.01

PRELIMINARY
NOT FOR CONSTRUCTION
Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING B - EXTERIOR ELEVATIONS

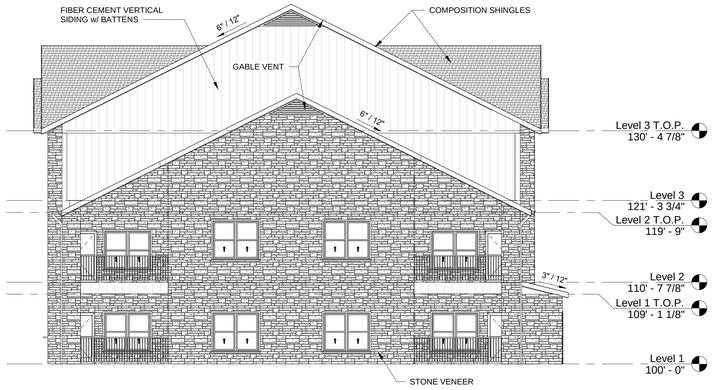
A-202

Plotted: 10/27/2021 01:01 PM

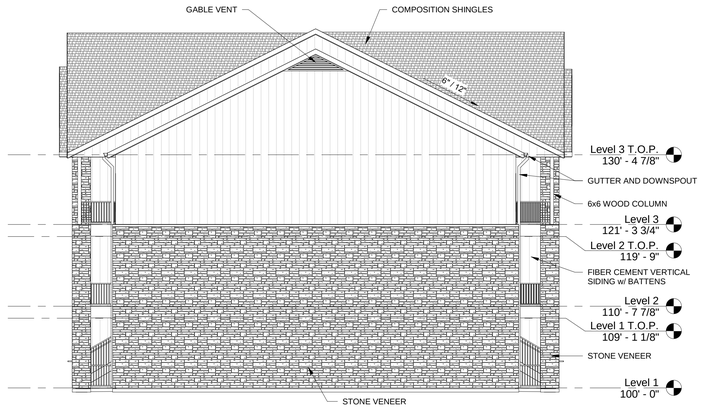
	MATERIAL S.F. TOTALS		
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	2,212	1,275	937
WEST	2,045	1,404	641
NORTH	4,887	3,709	1,178
SOUTH	4,887	3,709	1,178
TOTAL	14,031	10,097	3,934
PERCENTAGE		72%	28%

EXTERIOR MATERIALS LEGEND

- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



4 BUILDING C - WEST ELEVATION
1/8" = 1'-0"

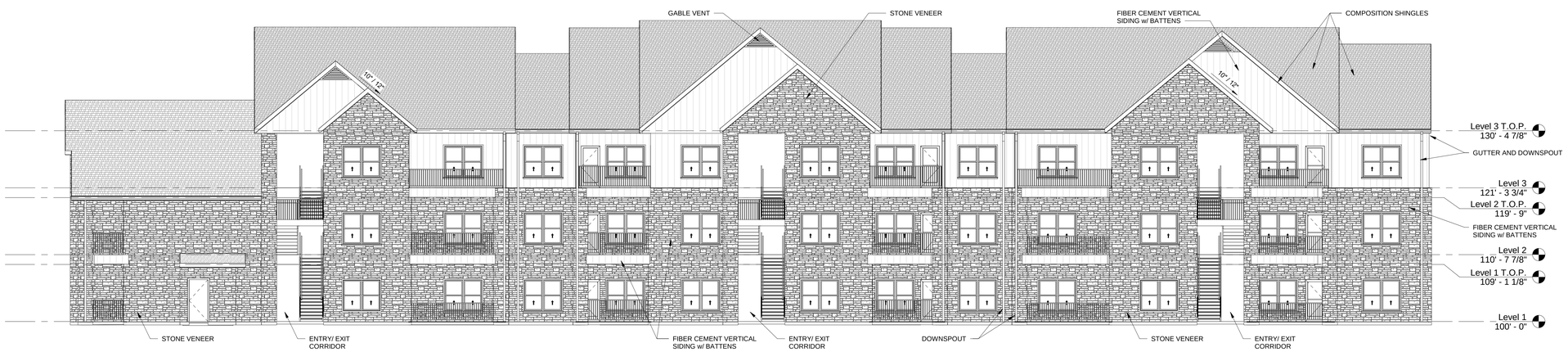


3 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

NOTE:
BUILDING C EXTERIOR ELEVATIONS ARE THE SAME FOR BUILDING C.1



2 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE 214.368.2525
PROJECT #: 19062.01

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A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING C - EXTERIOR ELEVATIONS

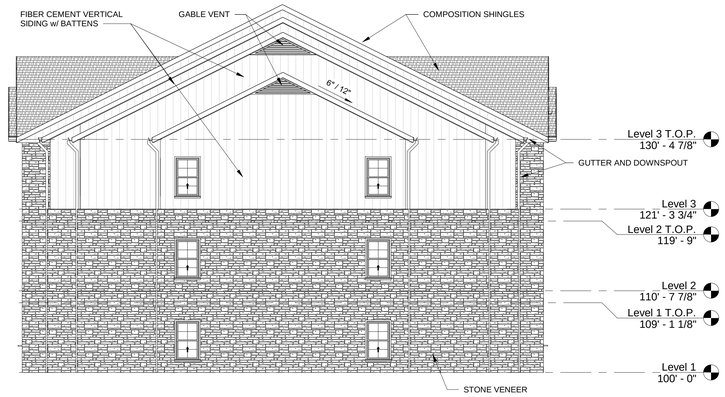
A-203

Plotted: 8/22/2024 4:14 PM

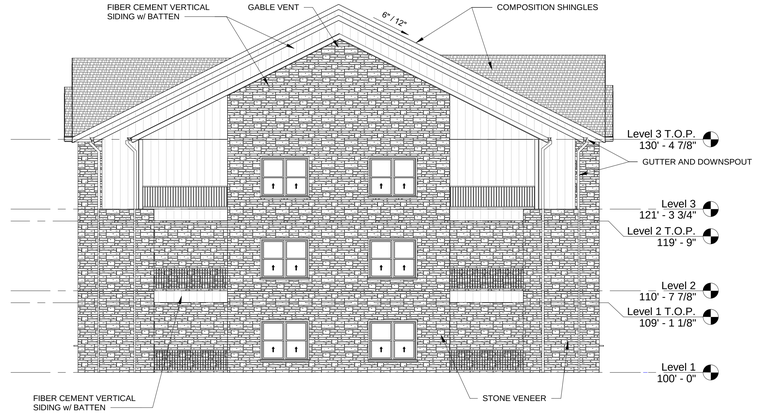
	MATERIAL S.F. TOTALS		
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	2,372	1,805	567
WEST	2,418	1,455	963
NORTH	2,296	1,849	447
SOUTH	2,296	1,849	447
TOTAL	9,382	6,958	2,424
PERCENTAGE		74%	26%

EXTERIOR MATERIALS LEGEND

- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



4 BUILDING D - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING D - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING D - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE 214.368.2525
PROJECT #: 19062.01

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A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING D - EXTERIOR ELEVATIONS

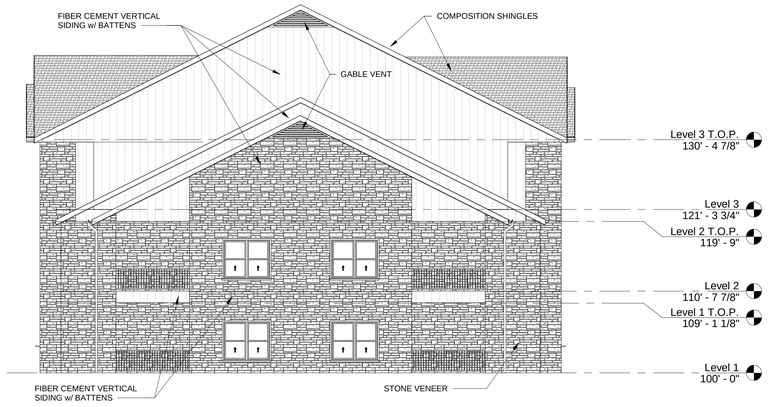
A-204

Plotted: 2/6/2023 4:12 PM

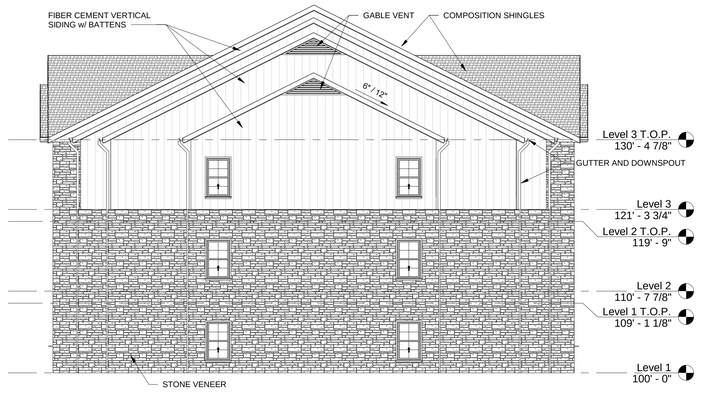
		MATERIAL S.F. TOTALS	
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	2,414	1,455	959
WEST	2,414	1,558	856
NORTH	2,215	1,722	443
SOUTH	2,215	1,722	443
TOTAL	9,258	6,557	2,701
PERCENTAGE		71%	29%

EXTERIOR MATERIALS LEGEND

- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



4 BUILDING E - WEST ELEVATION
1/8" = 1'-0"

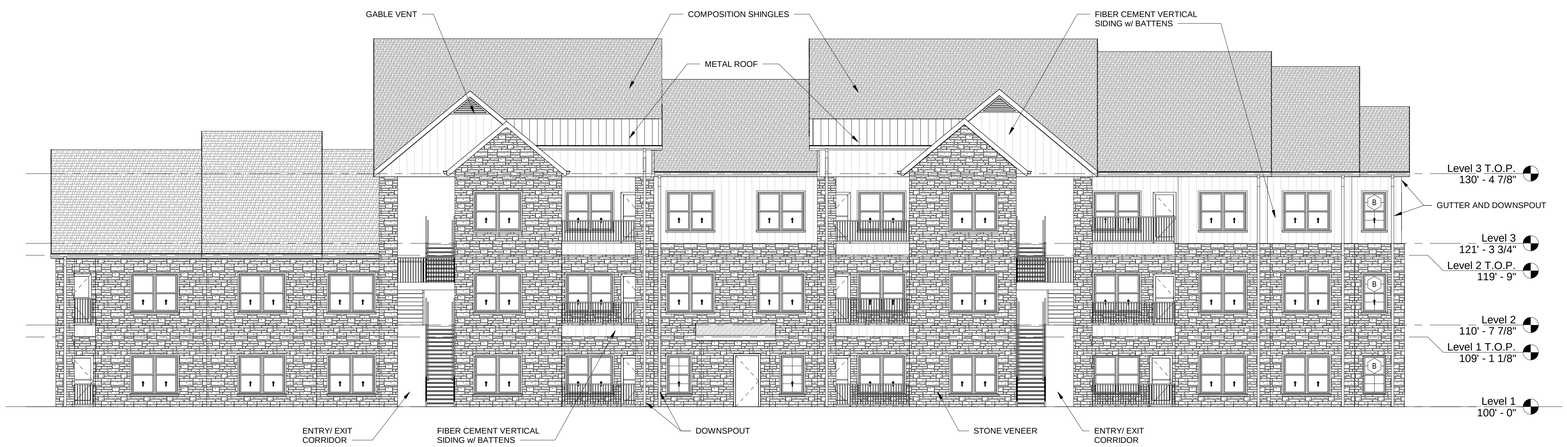


3 BUILDING E - EAST ELEVATION
1/8" = 1'-0"

NOTE:
BUILDING E EXTERIOR ELEVATIONS ARE THE SAME FOR BUILDING E.1



2 BUILDING E - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING E - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE:214.368.2525
PROJECT #: 19062.01

PRELIMINARY
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A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING E - EXTERIOR ELEVATIONS

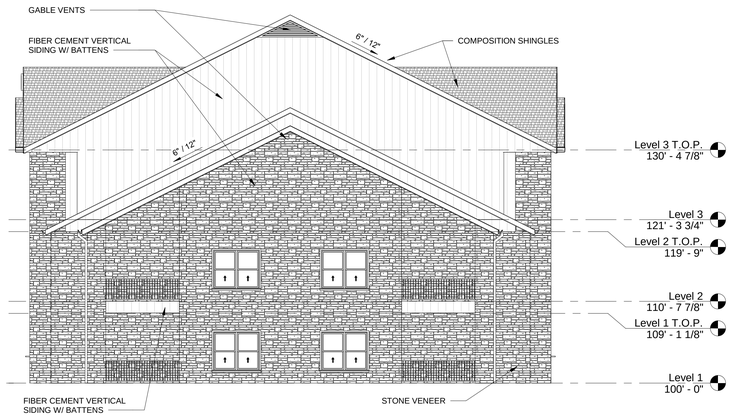
A-205

Plotted: 4/27/2020 4:15 PM

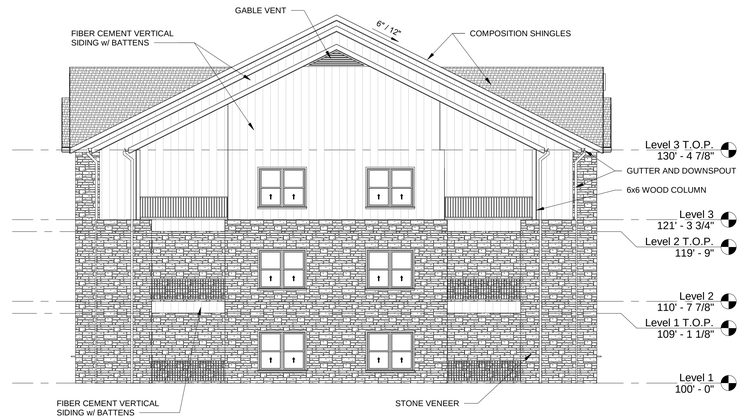
		MATERIAL S.F. TOTALS	
ELEVATION	TOTAL S.F.	STONE	FIBER CEMENT
EAST	2,361	1,328	1,033
WEST	2,361	1,565	796
NORTH	2,222	1,755	467
SOUTH	2,222	1,755	467
TOTAL	9,166	6,403	2,763
PERCENTAGE		70%	30%

EXTERIOR MATERIALS LEGEND

- STONE VENEER
- FIBER CEMENT VERTICAL SIDING w/ BATTENS
- ASPHALT COMPOSITION SHINGLES



4 BUILDING F - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING F - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING F - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING F - SOUTH ELEVATION
1/8" = 1'-0"

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE 214.368.2525
PROJECT #: 19062.01

PRELIMINARY
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A NEW PROJECT FOR:

HERITAGE HILLS APARTMENTS

HERITAGE HILLS PARKWAY & US 67
VENUS, TX 76084

ISSUES:

REVISIONS:

JOB NO: 21005.01

BUILDING F - EXTERIOR ELEVATIONS

A-206

Plotted: 12/20/2021 4:15 PM

Case Report – Ontiveros Addition – Minor Plat
Planning and Zoning Commission – November 18, 2021
City Council - December 13, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Minor Plat for Lot 1, Block 1, Ontiveros Addition, being 1.568 acres out of the Jackson Smith Survey Abstract Number 758, Johnson County, generally located at 300 CR 109, north of County Road 109 and west of County Road 214 (opposite the intersection of Mimosa Way), in the City of Venus Extraterritorial Jurisdiction

---

Owner: Jose Ontiveros, Venus, TX

Surveyor: Lonestar Land Surveying, Burleson, TX

Location: 300 CR 109, north of CR 109 and west of CR 214 (opposite the intersection of Mimosa Way)

Zoning: not applicable, in ETJ

Current Use: vacant (a previous mobile home has been removed.)

Analysis: The final plat covers 1.568 acres and creates a single residential lot out of two unplatted tracts. The owner plans to build a shed on the property, but it needs to be platted before the County will issue a building permit.

The property is adjacent to and will gain access from CR 109 to the south. The plat is dedicating 30 feet along CR 212 to achieve 30 feet from the centerline. Staff recommends that any driveway be aligned with Mimosa Way to the extent possible.

The property generally drains to the east toward an unnamed tributary of Grassy Creek. The property is not within the 100-year floodplain.

Water will be provided by Mountain Peak Special Utility District and sewer will be provided by onsite septic tank systems.

The staff provided the applicant with several comments on November 2nd and the applicant has complied with all staff comments.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. Further, the Council has authority to approve this plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

a. Approve the Plat as presented;
b. Approve with conditions; or

c. Deny the Plat

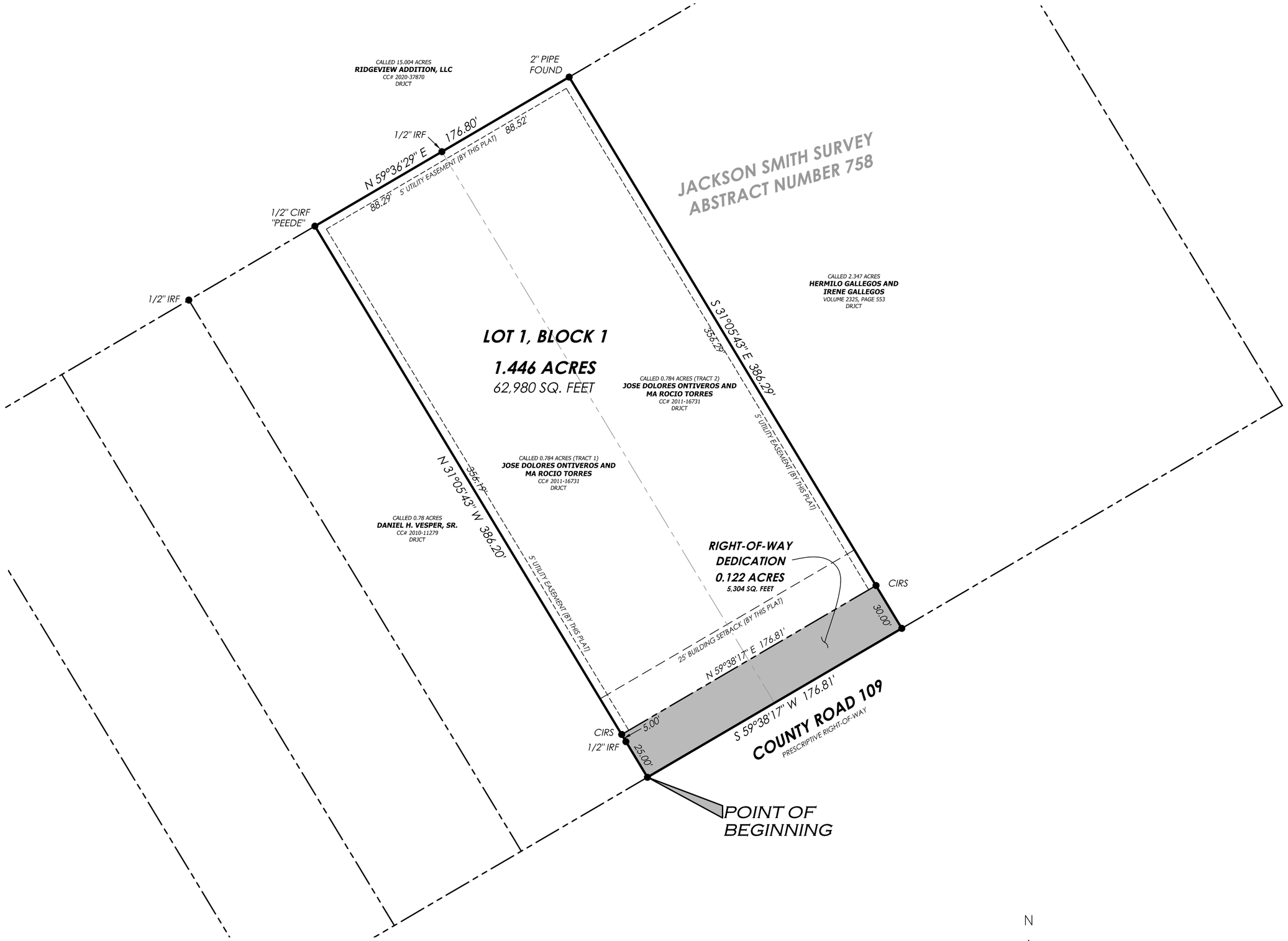
Any added conditions or a motion to deny must include specific references to the Subdivision or other ordinances that are not met by the plat.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Minor Plat for Lot 1, Block 1, Ontiveros Addition, as presented.

Sample Motion: I move to approve/deny the Minor Plat for Ontiveros Addition, as presented.

Attachments: Final Plat
Aerial Photo



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER DATE: _____, 2021
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS

GENERAL NOTES

1) ALL CORNERS CALLED CIRS ARE 5/8" CAPPED IRON ROD SET STAMPED "LONSTAR RPLS6882."

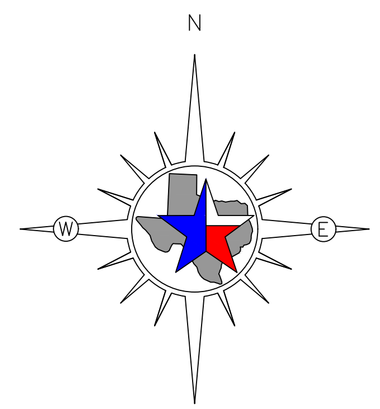
2) THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

3) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NOT ALL EASEMENTS MAY BE SHOWN. THE SURVEYOR PERFORMED BASIC DEED RESEARCH ONLY. THE SURVEY HAS NOT ABSTRACTED THE PROPERTY.

4) THIS PROPERTY IS SERVED BY:
WATER SERVICE - MOUNTAIN PEAK SPECIAL UTILITY DISTRICT
SEWER SERVICE - PRIVATE ONSITE SEWAGE DISPOSAL

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0250J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



SCALE : 1"= 40'

0' 40' 80'

CITY OF VENUS, TEXAS
PLAT APPROVED:

BY: _____ _____
MAYOR DATE

BY: _____ _____
CITY SECRETARY DATE

LEGAL DESCRIPTION

BEING A 1.568 ACRE TRACT OF LAND SITUATED IN THE JACKSON SMITH SURVEY, ABSTRACT NUMBER 758, CITY OF VENUS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.784 ACRE TRACT OF LAND (TRACT 1) DESCRIBED BY DEED TO JOSE DOLORES ONTIVEROS AND MA ROCIO TORRES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-16731, AND BEING ALL OF A CALLED 0.784 ACRE TRACT OF LAND (TRACT 2) AS DESCRIBED IN SAID ONTIVEROS DEED, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID TRACT 1, SAME BEING THE EASTERNMOST CORNER OF A CALLED 0.78 ACRE TRACT OF LAND DESCRIBED BY DEED TO DANIEL H. VESPER, SR., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-11279, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 109, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 31 DEGREES 05 MINUTES 43 SECONDS WEST, AT A DISTANCE OF 25.00 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE AND CONTIUING IN ALL 386.20 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "PEEDE" AT THE WESTERNMOST CORNER OF SAID TRACT 1, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 0.78 ACRE TRACT, AND BEING ON THE SOUTHEAST LINE OF A CALLED 15.004 ACRE TRACT OF LAND DESCRIBED BY DEED TO RIDGEVIEW ADDITION, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-37870, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 59 DEGREES 36 MINUTES 29 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINES OF SAID TRACT 1 AND SAID TRACT 2, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 15.004 ACRE TRACT, AT A DISTANCE OF 88.29 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST OF SAID TRACT 1, AND CONTIUING IN ALL 176.80 FEET, TO A 2" PIPE FOUND AT THE NORTHERNMOST CORNER OF SAID TRACT 2, SAME BEING THE WESTERNMOST CORNER OF A CALLED 2.347 ACRE TRACT OF LAND DESCRIBED BY DEED TO HERMILO GALLEGOS AND IRENE GALLEGOS, RECORDED IN VOLUME 2325, PAGE 553, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 31 DEGREES 05 MINUTES 43 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID TRACT 2, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 2.347 ACRE TRACT, AT A DISTANCE OF 361.29 FEET, PASSING A WOOD FENCE POST FOUND FOR REFERENCE, AND CONTIUING IN ALL 386.29 FEET, TO THE EASTERNMOST CORNER OF SAID TRACT 2, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 2.347 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 109;

THENCE SOUTH 59 DEGREES 38 MINUTES 17 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID TRACT 1 AND TRACT 2, A DISTANCE OF 176.81 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.568 ACRES OR 68,284 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JOSE ONTIVEROS AND MA ROIO TORRES**, OWNERS OF THE HEREIN DESCRIBED TRACT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS **LOT 1, BLOCK 1, ONTIVEROS ADDITION**, AN ADDITION TO THE CITY OF VENUS, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

WITNESS, MY HAND, THIS THE ____ DAY OF _____ 2021.

_____
JOSE ONTIVEROS

STATE OF TEXAS *
COUNTY OF _____ *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2021.

_____
NOTARY PUBLIC

WITNESS, MY HAND, THIS THE ____ DAY OF _____ 2021.

_____
MA ROCIO TORRES

STATE OF TEXAS *
COUNTY OF _____ *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2021.

_____
NOTARY PUBLIC

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____.

DRAWER _____, SLIDE _____

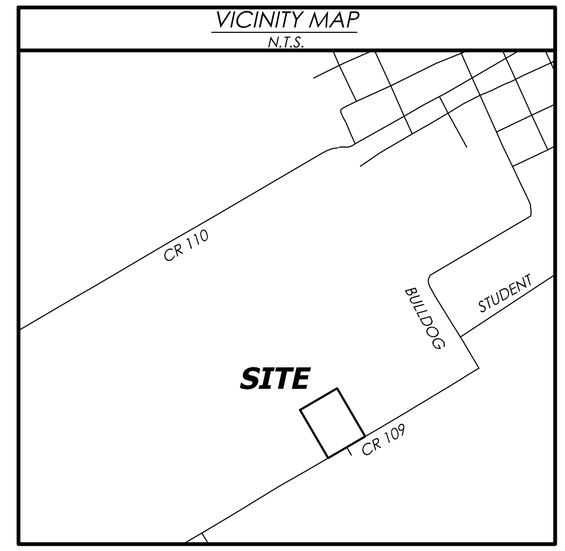
_____
DATE

_____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

_____
DEPUTY

PROJECT NUMBER: 210082 DATE: NOVEMBER 2, 2021
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



LEGEND

DR.JCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PR.JCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

MINOR PLAT OF
LOT 1, BLOCK 1
ONTIVEROS ADDITION
BEING 1.568 ACRES OF LAND SITUATED IN THE JACKSON SMITH SURVEY, ABSTRACT NUMBER 758, IN THE CITY OF VENUS ETJ, JOHNSON COUNTY, TEXAS.

OWNER:
JOSE ONTIVEROS AND
MA ROCIA TORRES
300 CR 109
VENUS, TX 76084

-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A,
BURLESON, TX 76028
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

Ontiveros Addition



11/12/2021, 10:28:39 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Maxar, Microsoft

Site Structure Address Points
- Residential
- Parcels

Road Centerlines
- City Street
- County Road

City Boundaries
- VENUS
- County Boundary

ArcGIS Web AppBuilder

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States Postal Service | Maxar, Microsoft |

Case Report – Medina Addition – Final Plat
Planning and Zoning Commission – November 18, 2021
City Council - December 13, 2021

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Lot 1, Block 1, Medina Addition, being 1.728 acres out of the P.P. Barnes Survey Abstract Number 25, Johnson County, generally located at 12121 FM 1807, north of FM 1807 and west of County Road 211, in the City of Venus Extraterritorial Jurisdiction

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Owner: Fernando Medina and Diane Medrano, Venus, TX

Surveyor: DFW Geodesy, Inc., Burleson, TX

Location: 12121 FM 1807, north of FM 1807 and west of CR 211

Zoning: not applicable, in ETJ

Current Use: vacant

Analysis: The final plat covers 1.728 acres and creates a single residential lot out of a single unplatted tract.

The property is adjacent to and will gain access from FM 1807 to the south, which has an 80-foot right-of-way.

The property generally drains to the east toward an unnamed tributary of Cottonwood Creek. The property is not within the 100-year floodplain.

Water will be provided by Mountain Peak Special Utility District and sewer will be provided by onsite septic tank systems.

The staff provided the applicant with several comments on November 2nd and the applicant has complied with all staff comments.

The Planning and Zoning Commission and City Council shall use the following criteria and determine if it is adequate to serve the development and meet the city's adopted master plans for those facilities: roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. Further, the Council has authority to approve this plat subject to conformance with the regulations of the Subdivision Ordinance. The Commission may recommend and the Council may take the following action regarding this plat:

a. Approve the Plat as presented;
b. Approve with conditions; or
c. Deny the Plat

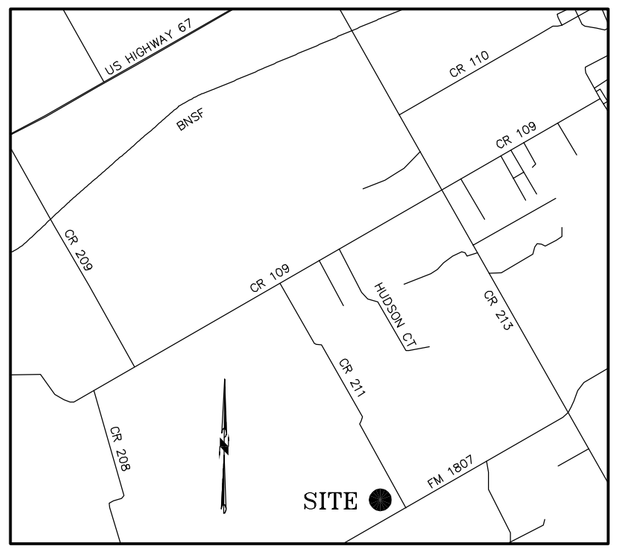
Any added conditions or a motion to deny must include specific references to the Subdivision or other ordinances that are not met by the plat.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Final Plat for Lot 1, Block 1, Medina Addition, as presented.

Sample Motion: I move to approve/deny the Final Plat for Medina Addition, as presented.

Attachments: Final Plat
Aerial Photo



VICINITY MAP
NOT TO SCALE

UTILITY PROVIDERS:

WATER: MOUNTAIN PEAK

ELECTRIC: UNITED CORPORATE SERVICES

SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEM

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0250J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS

_____
CITY MAYOR

_____
DATE

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF VENUS, TX.

PLAT FILED _____, 2021

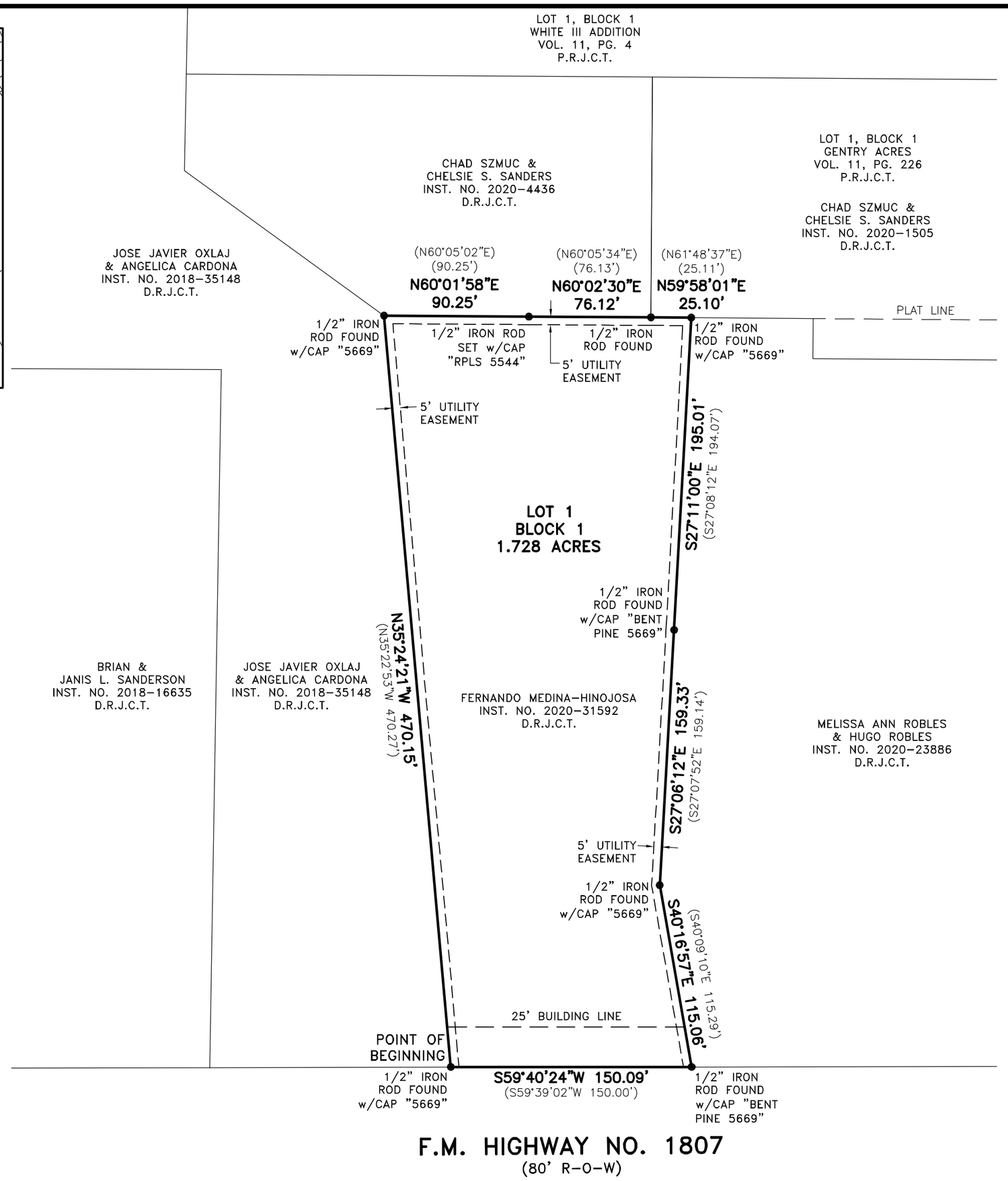
JOHNSON COUNTY PLAT RECORDING

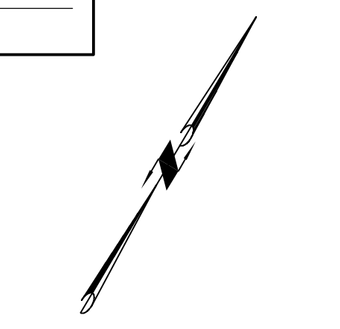
INSTRUMENT # _____ YEAR _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK





SCALE: 1" = 60'

OWNER:

FERNANDO MEDINA-HINOJOSA
3608 REESE DRIVE
VENUS, TX 76084

SURVEYOR:

DFW Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
TBPELS FIRM NO. 1007766

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GODLEY, TEXAS.

_____
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 11/03/21

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE P.P. BARNES SURVEY, ABSTRACT NO. 25, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO FERNANDO MEDINA-HINOJOSA IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-31592, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "5669" IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 1807 (80' R-O-W) AT THE MOST SOUTHERLY CORNER OF SAID MEDINA-HINOJOSA TRACT;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE N 35°24'21" W ALONG THE SOUTHWESTERLY LINE OF SAID MEDINA-HINOJOSA TRACT, A DISTANCE OF 470.15 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "5669" AT THE MOST WESTERLY CORNER OF SAID MEDINA-HINOJOSA TRACT;

THENCE N 60°01'58" E ALONG THE NORTHWESTERLY LINE OF SAID MEDINA-HINOJOSA TRACT, A DISTANCE OF 90.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE N 60°02'30" E, A DISTANCE OF 76.12 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE N 59°58'01" E, A DISTANCE OF 25.10 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "5669" AT THE MOST NORTHERLY CORNER OF SAID MEDINA-HINOJOSA TRACT;

THENCE S 27°11'00" E ALONG THE NORTHEASTERLY LINE OF SAID MEDINA-HINOJOSA TRACT, A DISTANCE OF 195.01 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BENT PINE 5669";

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S 27°06'12" E, A DISTANCE OF 159.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "5669";

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE S 40°16'57" E, A DISTANCE OF 115.06 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BENT PINE 5669" IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE AT THE MOST EASTERLY CORNER OF SAID MEDINA-HINOJOSA TRACT;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY LINE OF SAID MEDINA-HINOJOSA TRACT S 59°40'24" W, A DISTANCE OF 150.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.728 ACRES OF LAND MORE OR LESS.

NOW, THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT FERNANDO MEDINA-HINOJOSA, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS LOT 1, BLOCK 1, MEDINA ADDITION, AN ADDITION TO THE CITY OF VENUS ETJ, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED AND SHALL BE OPEN TO FIRE, POLICE, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH USE. THE MAINTENANCE OF PAVING ON ALL EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INPSECTION, PATROLLING, MAINTAINING AND ADDITION TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SUSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

ALL UTILITY EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF VENUS, TEXAS.

WITNESS OUR HAND AT _____ , TEXAS, THIS THE _____, 2021.

OWNER:

BY: _____
FERNANDO MEDINA-HINOJOSA

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED FERNANDO MEDINA-HINOJOSA, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

A FINAL PLAT OF

LOT 1, BLOCK 1
MEDINA ADDITION

CITY OF VENUS ETJ, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE P.P. BARNES SURVEY, ABSTRACT NO. 25, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO FERNANDO MEDINA-HINOJOSA IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-31592, DEED RECORDS, JOHNSON COUNTY, TEXAS.

DFW JOB NUMBER 2021053-01

Medina Addition



11/12/2021, 10:58:03 AM

Site Structure Address Points
- Other
- Residential

Parcels

Road Centerlines
- County Road

Farm To Market

City Boundaries
- VENUS

County Boundary

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Maxar, Microsoft

ArcGIS Web AppBuilder

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States Postal Service | Maxar, Microsoft |