

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, October 28, 2021 @ 6:00 P.M.

Venus Civic Center
210 South Walnut Street
Venus, Texas 76084

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 on September 23, 2021.

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

4. Public Hearings:

- 4.1. Conduct Public Hearing to approve or deny amending Planned Development Site Plan for 10.4 acres in the Radford Berry Survey Abstract 26 in Johnson County and the Radford Berry Survey Abstract No. 42 in Ellis County to change the designed use for a portion of the property from Retail to Townhouses, generally located northwest of U.S. 67 and Patriot Parkway.

5 - 6

[1A-Revised PD Site Plan for Patriot Villas.pdf](#)  [1B-VENUS TOWNHOUSE-ZONING EXHIBIT.pdf](#) 

Open Public Hearing:

- 4.2. Conduct Public Hearing to consider a Planned Development Site Plan for Heritage Hills Multifamily . 7 - 14
[2A-PD Site Plan for Heritage Hills Multifamily.pdf](#)  [2B-Site Plan-revised.pdf](#)  [2C-Landscape Plan-revised.pdf](#)  [2D-Comment Responses.pdf](#) 
- 4.3. Conduct Public Hearing to consider a zoning change for 73.524 acres in the William Hill Survey Abstract No. 379 in Johnson County, generally located south of County Road 109 and east of 7th Street (SH 157), from AG-Agricultural District to PD-Planned Development District, commonly known as Stallion Ranch. 15 - 34
[3A-Stallion Ranch PD Zoning.pdf](#)  [3B1 - Exhibits - C E F G Revised.pdf](#)  [3B2 - Exhibit D-Development Standards.pdf](#)  [3B3 - Exhibit H - Permitted Plant List-Version 9-1-2021.pdf](#)  [3B4 - Exhibit I - Park Features Concept.pdf](#)  [3C-Stallion Ranch Aerial.pdf](#) 

5. Discussion & Consideration Items:

- 5.1. Discuss and consider approval or denial to amend Planned Development Site Plan for 10.4 acres in the Radford Berry Survey Abstract No. 26 in Johnson County and the Radford Berry Survey Abstract No. 42 in Ellis County to change the designed use for a portion of the property from retail to Townhouses, generally located northwest of U.S. 67 and Patriot Parkway. 35 - 36
[1A-Revised PD Site Plan for Patriot Villas.pdf](#)  [1B-VENUS TOWNHOUSE-ZONING EXHIBIT.pdf](#) 
This is part of Public hearing item #4.1.
I make a motion to continue this case until November 18, 2021 Planning and Zoning Commission meeting.
- 5.2. Discuss and consider a Planned Development Site Plan for Heritage Hills Multifamily. 37 - 44
[2A-PD Site Plan for Heritage Hills Multifamily.pdf](#)  [2B-Site Plan-revised.pdf](#)  [2C-Landscape Plan-revised.pdf](#)  [2D-Comment Responses.pdf](#) 

This is part of Public Hearing item #4.2.

I make a motion to continue this case until November 18, 2021 Planning and Zoning Commission meeting, pending receipt of the building elevations or renderings.

- 5.3. Discuss and consider a zoning change for 73.524 acres in the William Hill Survey Abstract No. 379 in Johnson County, generally located south of County Road 109 and east of 7th Street (SH 157), from AG-Agricultural District to PD-Planned Development District, commonly known as Stallion Ranch. 45 - 64

[3A-Stallion Ranch PD Zoning.pdf](#)  [3B1 - Exhibits - C E F G Revised.pdf](#)  [3B2 - Exhibit D-Development Standards.pdf](#)  [3B3 - Exhibit H - Permitted Plant List-Version 9-1-2021.pdf](#)  [3B4 - Exhibit I - Park Features Concept.pdf](#)  [3C-Stallion Ranch Aerial.pdf](#) 

This is part of Public Hearing item #4.3.

I make a motion to recommend approval/denial of the Ordinance rezoning 73.524 acres from AG- Agricultural District to PD-Planned Development District.

- 5.4. Discuss and consider a Final Plat for Lots 1 and 2, Block 1, Vargas Addition, a two-lot residential subdivision, being 10.011 acres out of the J.C. Pillow Survey Abstract Number 683, the R. Rhodes Survey Abstract Number 716, and the Z. Mobley Survey Abstract Number 1169, Johnson County, generally located north of County Road 212 and west of County Road 213, in the City of Venus Extraterritorial Jurisdiction. 65 - 68

[4A-Vargas Addition Final Plat.pdf](#)  [4B-Plat-10-18-2021.pdf](#)  [4C-Vargas Aerial.pdf](#) 

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

- 5.5. Discuss and consider a Preliminary Plat for Colorado River Crossing Addition, consisting of 15 residential lots and 34 commercial lots, being 284.09 acres out of the BBB&C RR Survey Abstract No. 92 and the William Hickman Survey, Abstract 327, generally located north of U.S. 67 and either side of County Road 615, in the City of Venus Extraterritorial 69 - 76

Jurisdiction (ETJ).

[5A-Colorado River Crossing Preliminary Plat.pdf](#)  [5B-PRELIMINARY PLAT 10-20-2021.pdf](#)  [5C-COLORADO RIVER CROSSING - STREET PLAN.pdf](#)  [5D-COLORADO RIVER CROSSING - DRAINAGE.pdf](#)  [5E-RESPONSE LETTER 10-20-2021.pdf](#)  [5F-Colorado River Crossing Aerial.pdf](#) 

I make a motion to approve/deny the Preliminary Plat for Colorado River Crossing Addition, as presented.

6. Adjournment:

In accordance with TEXAS GOVERNMENT CODE §551.001, et seq. the City of Venus Planning and Zoning Commission may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting: §551.071 Consultation with Attorney; §551.072 Deliberation regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberation regarding Security Devices, §551.087 Deliberation regarding Economic Development Negotiations.

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus TX, at a place readily accessible to the general public at all times, and to the City's website, **www.cityofvenus.org**, not less than 72 hours prior to the meeting.

Callie Green,
City Secretary

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



*Case Report – Revised Planned Development Site Plan-Patriot
Villas
Planning and Zoning Commission – September 23, 2021
(cont. to October 28, 2021)
City Council - October 12, 2021 (cont. to November 8, 2021)*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Revised Planned Development Site Plan for Patriot Estates (Patriot Villas)

Applicant: HFLP, Ltd., Dallas, TX

Engineer: JDJR Engineers, Irving, TX

Existing
Zoning: PD-Planned Development

Existing Use: vacant

Analysis: Patriot Estates was zoned Planned Development by Ordinance 375-2003 in 2003. A 15.63-acre tract at the corner of U.S. 67 and Patriot Parkway was designated as “Retail” and the only additional restriction were that the “retail sites shall screen from residential sites” and that “Retail development shall be governed by C-1 zoning criteria with the exception that service station/convenience store will be a permitted use.” A portion of the 15-acre tract was subsequently developed for the Liquor Depot and the Venus Fuel Stop.

The applicant is proposing to revise the remaining acreage to a mix of townhouses and single-family residences. The applicant has not responded to the City’s review comments yet.

On September 16th, the applicant requested that the applicant be continued until the October 28th P&Z meeting. Since notice of the public hearing has already been mailed to the adjacent property owners and was published in the newspaper, it is recommended that the P&Z open the public hearing but continue the hearing until October 28th. By doing so, we don’t need to publish in the newspaper again and incur additional expense.

On October 15th, the applicant again requested that this case be continued until the November 18th P&Z meeting. Staff was scheduled to meet with the applicant on Wednesday, October 27th and will report on the status of the application.

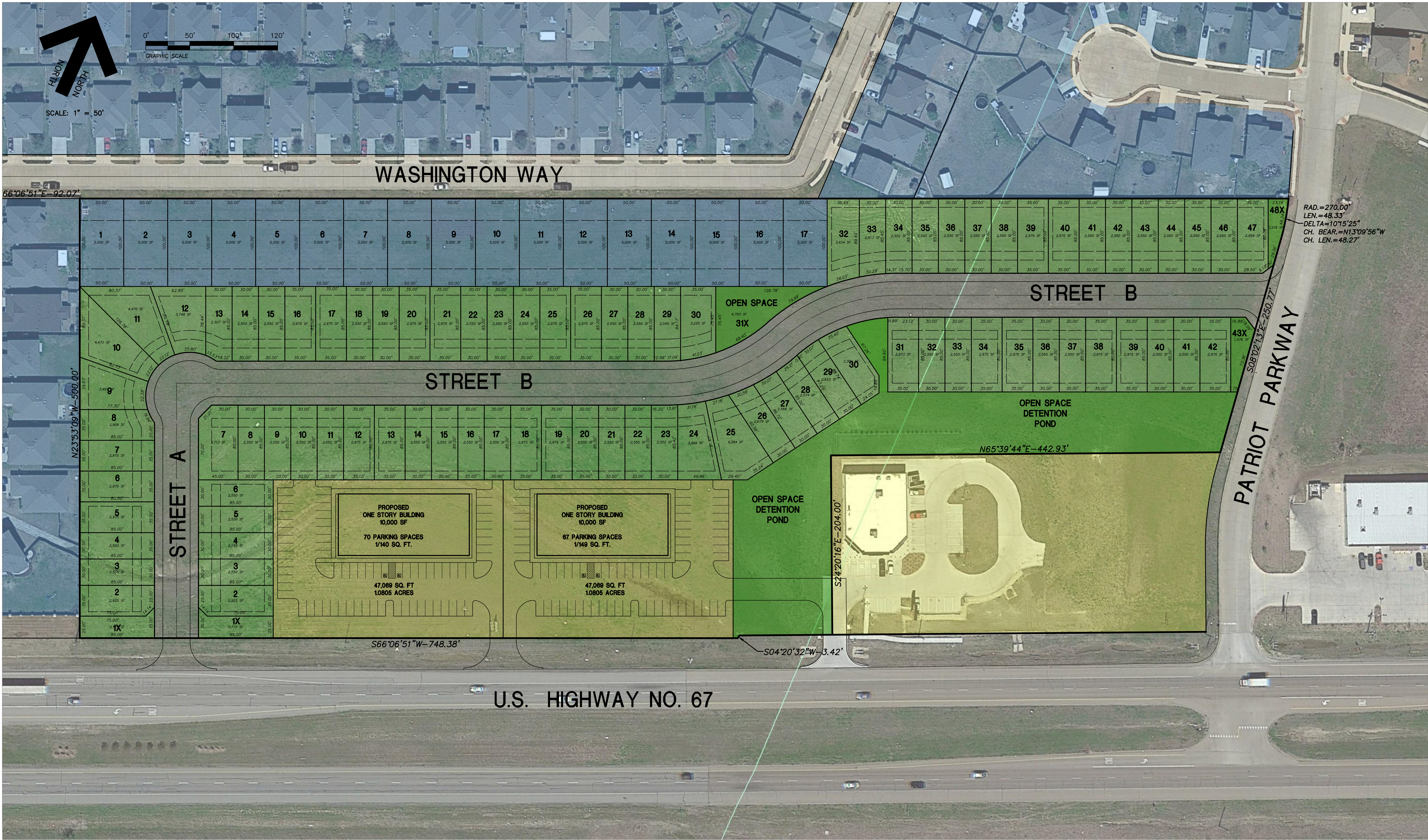
Staff

Recommendation:

Staff recommends that the P&Z open the public hearing but continue this case and leave the public hearing open until November 18th.

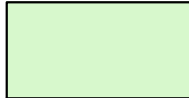
Sample

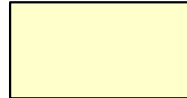
Motion: I move to continue this case until the November 18th Planning and Zoning Commission meeting.



PREPARED FOR:

HFLP, LTD.
2331 WEST NORTHWEST HIGHWAY
DALLAS, TEXAS 75209
TEL: 214-802-6818
CONTACT: YOUSOF HAKEMY
email: yousof@hakemy.com

 SINGLE FAMILY DETACHED
 SINGLE FAMILY ATTACHED/TOWNHOME

 OPEN SPACE/DETENTION POND
 COMMERCIAL

CONCEPT PLAN
PATRIOT VILLAS
A MULTI-USE DEVELOPMENT
U. S. HIGHWAY NO. 67
VENUS, TEXAS

JDJR		PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527	
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-6357 Fax 972-252-8958			
DATE: 3-24-21	DRAWN BY: JDJR	SHEET NO.	
SCALE: 1" = 50'	CHECKED BY: JDJR	1 OF 1	



*Case Report – Planned Development Site Plan-Heritage Hills
Multifamily
Planning and Zoning Commission – October 28, 2021
City Council - 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.

Staff

Recommendation:

Staff recommends that the P&Z continue this case pending receipt of:

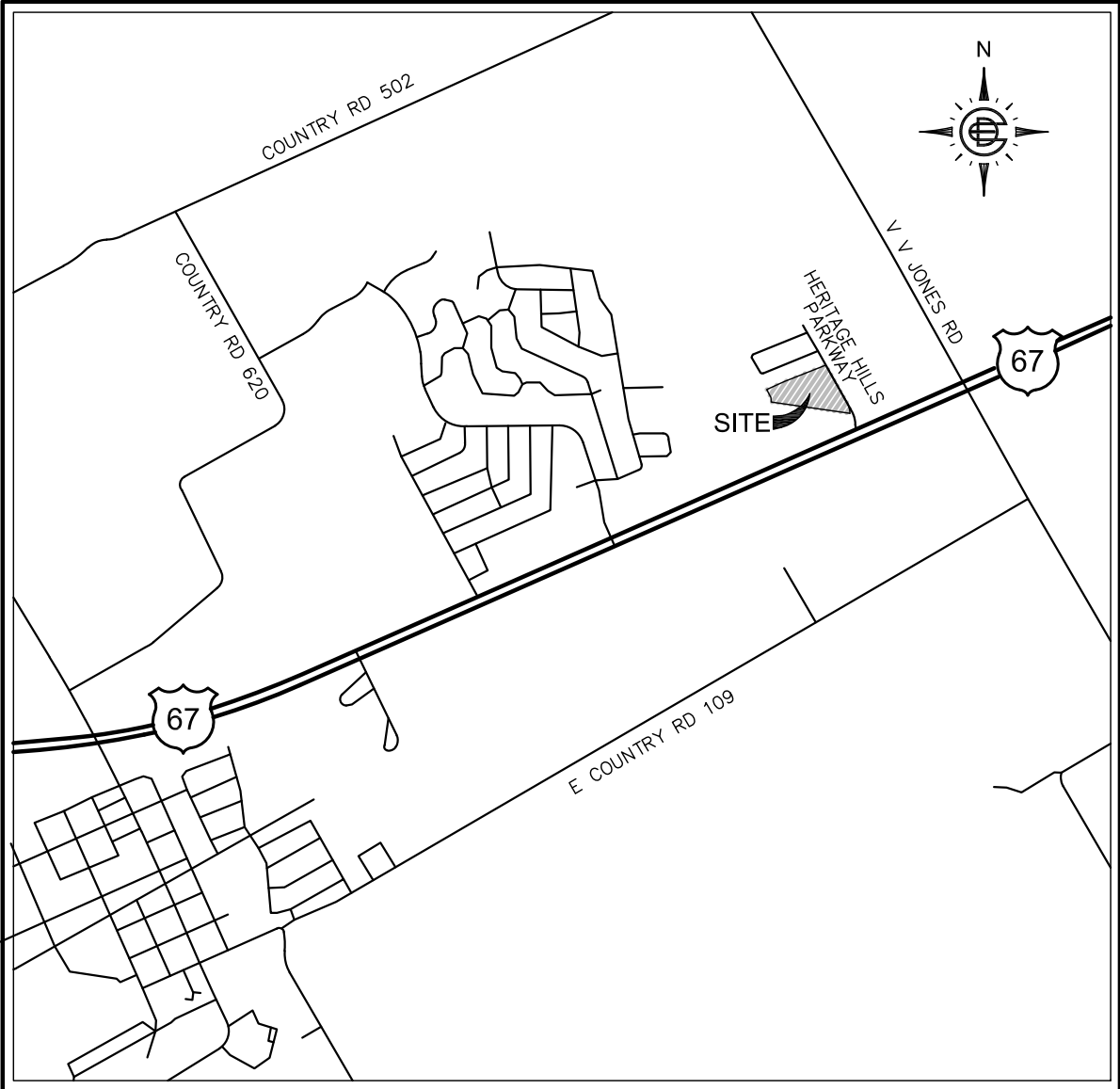
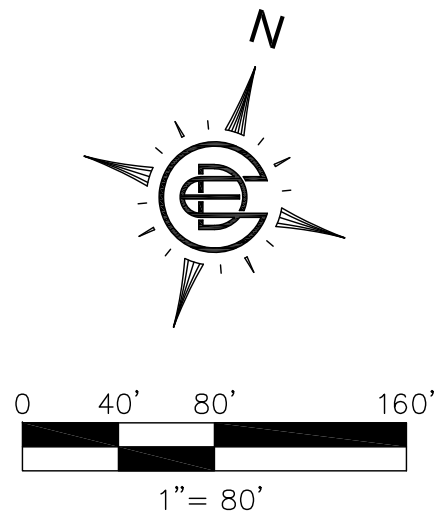
1. Building elevations or renderings showing building materials, building height, windows and entrances.

Sample

Motion:

I move to continue this case until the November 18th Planning and Zoning Commission meeting, pending receipt of the building elevations or renderings.

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)			
IMPERVIOUS AREA:		1.9 / UNIT 407,533 SF	1.7 / UNIT 315,070 SF	1.8 / UNIT 722,623 SF



VICINITY MAP
N.T.S.

PHASE 1 BUILDING DATA												
UNIT	AREA PER UNIT	BUILDINGS										
		1	2	3	4	5	6	7	8	9	10	11
1 BEDROOM APARTMENT	693 - 817 SF	8	8	8	0	24	22	24	0	0	22	0
2 BEDROOM APARTMENT	932 - 1,008 SF	12	12	12	12	12	12	12	12	12	12	12
3 BEDROOM APARTMENT	1,078 - 1,130 SF	0	0	0	10	0	0	0	10	12	0	10
TOTAL UNITS		20	20	20	22	36	34	36	22	24	34	22
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
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
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

U.S. HIGHWAY 67
VARIABLE WIDTH RIGHT-OF-WAY

L= 203.24'
R= 360.00'
Δ= 032°20'50"
CL= 200.55'
CB= S21°52'01"E

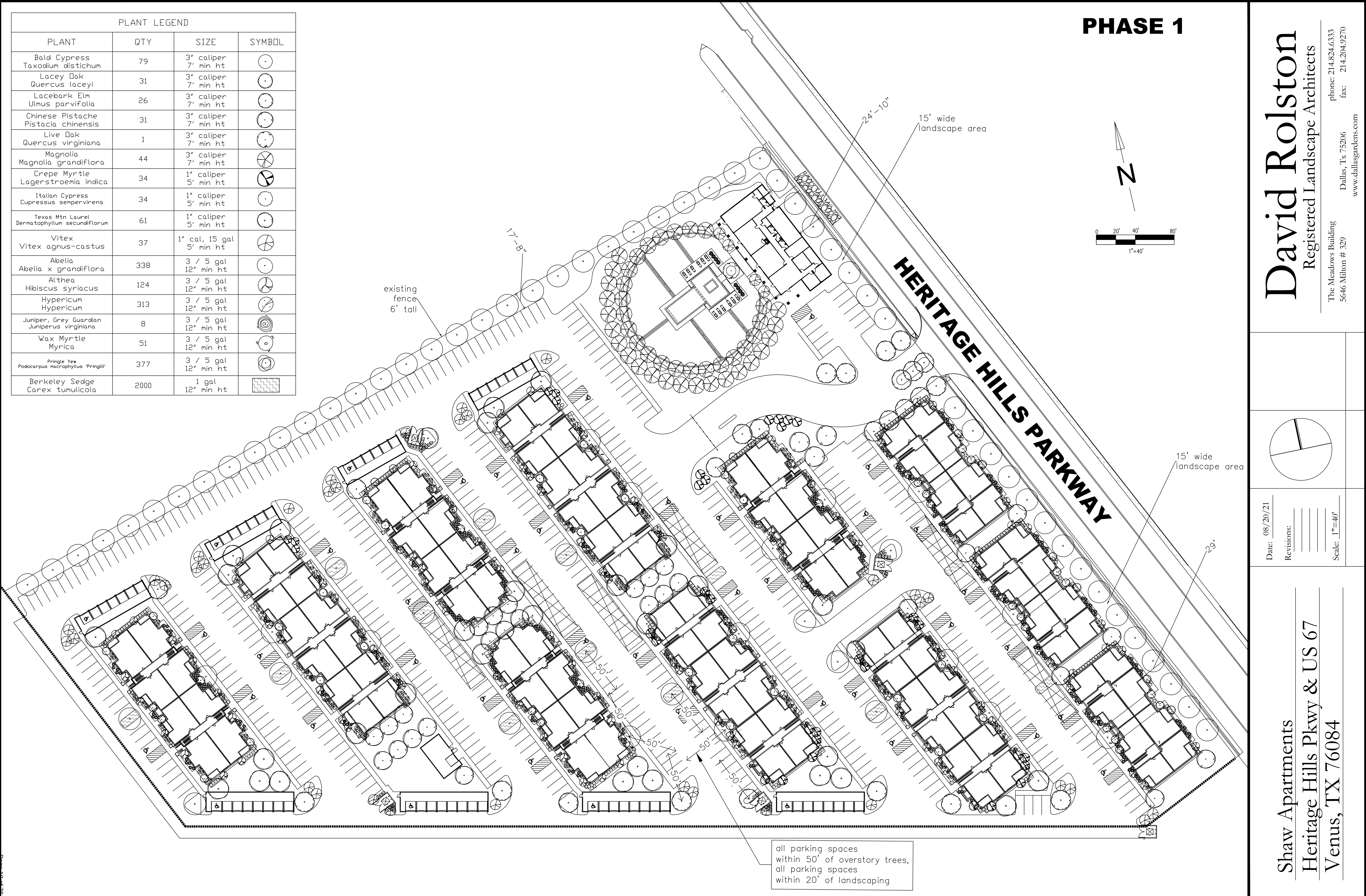
SITE PLAN

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



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



Shaw Apartments

Heritage Hills Pkwy & US 67

Venus, TX 76084

Date: 08/20/21

Revisions:

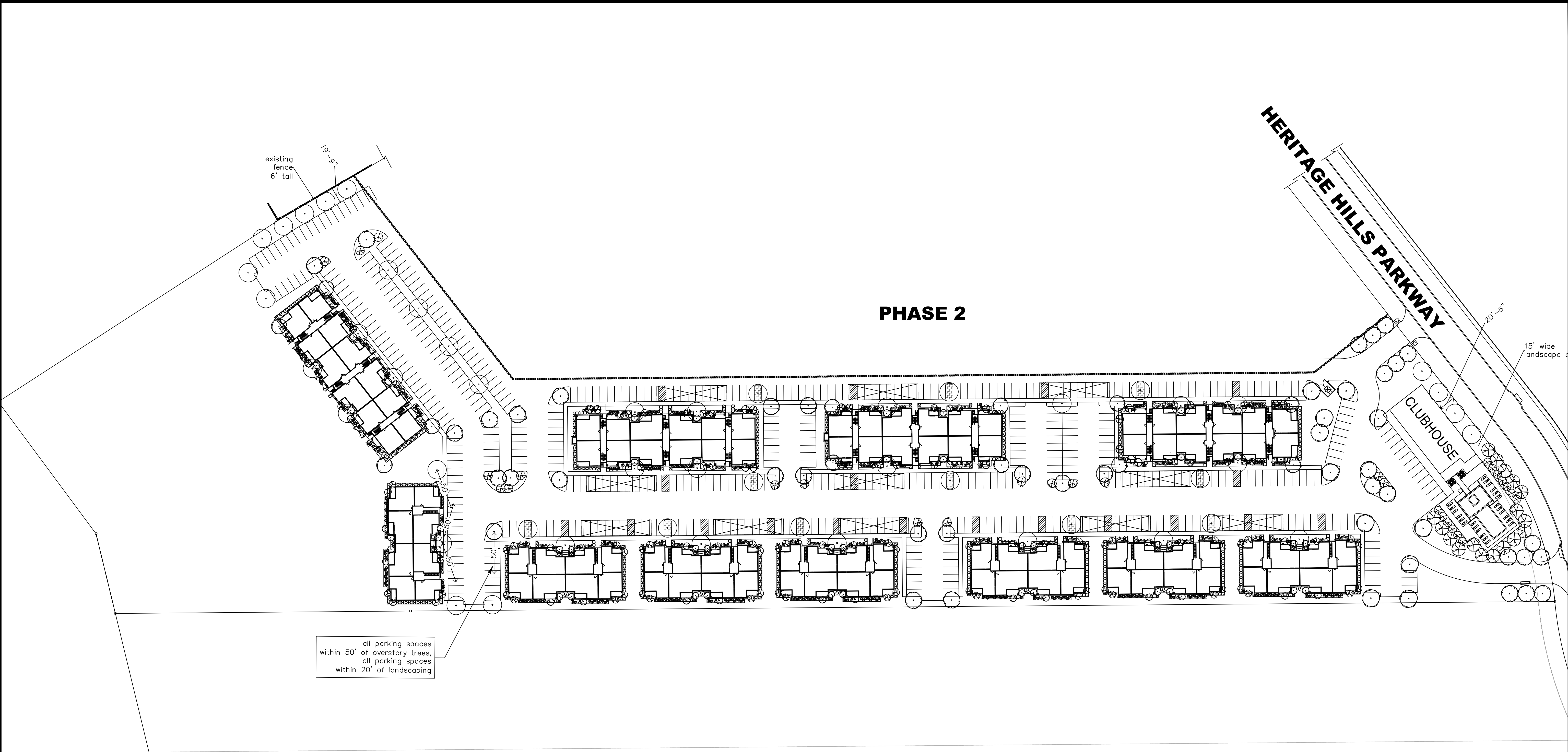
Scale: 1"=40'

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

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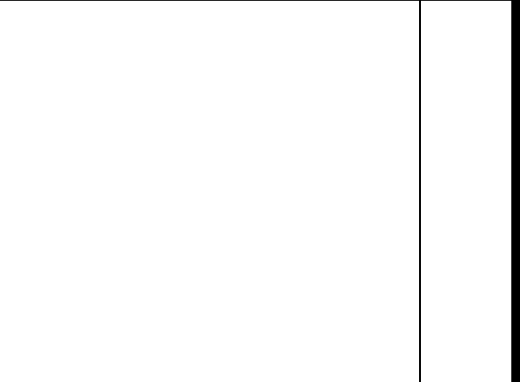
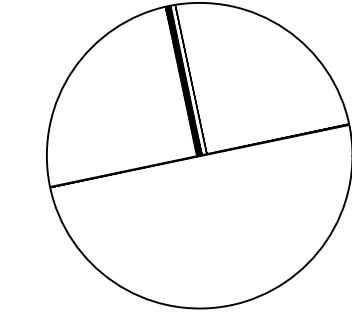
PLANT LEGEND			
PLANT	QTY	SIZE	SYMBOL
Bald Cypress <i>Taxodium distichum</i>	50	3" caliper 7' min ht	⊙
Lacey Oak <i>Quercus laceyi</i>	11	3" caliper 7' min ht	⊙
Lacebark Elm <i>Ulmus parvifolia</i>	37	3" caliper 7' min ht	⊙
Chinese Pistache <i>Pistacia chinensis</i>	12	3" caliper 7' min ht	⊙
Magnolia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

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

Date: 10/18/21

Revisions:

Scale: 1"=60'



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



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



*Case Report – Zoning Change-Stallion Ranch PD
Planning and Zoning Commission – October 28, 2021
City Council - November 8, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a zoning change for 73.524 acres in the William Hill Survey Abstract No. 379 in Johnson County, generally located south of County Road 109 and east of 7th Street (SH 157), from AG-Agricultural District to PD-Planned Development District, commonly known as Stallion Ranch

Applicant: LGI Homes, Texas, LLC, The Woodlands, TX

Engineer: Pape-Dawson Engineers, Plano, TX

Analysis: The pre-annexation agreement for the Stallion Ranch Development was approved by the Venus City Council on September 20th, 2021. By Ordinance, newly-annexed land is zoned AG-Agricultural District until it is rezoned. The pre-annexation agreement included a set of development regulations that were intended to serve as the basis of a PD-Planned Development District. These standards were the result of a negotiation between the developer and city staff. The annexation was completed on October 12th.

The PD zoning consists of several parts: Exhibit “C” is the Concept Plan, Exhibit “D” includes the development standards, Exhibit “H” includes the permitted plant list, and Exhibit “I” includes the proposed park and playground facilities. The Concept Plan shows 280 single family residential lots, two park areas with a total minimum of 3.6 acres, a detention pond with fountain, and other green space. The street system provides for two intersections on County Road 109 and street stubs to the west, south and east. The main entry road will be a divided roadway. In addition to four-foot sidewalks on all internal residential streets, a six-foot trail will be constructed along the main entryway to the amenity center (park).

Each of the lots will be at least 50 feet wide and 5,500 square feet in area, comparable to the R-1S zoning district. The lots will be slightly larger than the R-1S lots, but some of the side and rear setbacks are reduced. The PD Ordinance provides that 80 percent of the houses will be 1,500 square feet, while 20 percent may be 1,250 square feet. The recent change to the minimum house size recently adopted by the City do not apply to the R-1S zoning district.

The PD ordinance includes architectural requirements for the homes to be built. While front-entry garages are allowed, 80-percent are required to have the garage not extend more than five-feet in front of the main structure. Home plans are required to alternate to avoid repetition. The PD regulations require that all homes have 80-percent masonry construction. While not enforceable by the City, these provisions will be incorporated into the deed restrictions during the platting process.

The proposed PD Ordinance includes provisions for landscaping, sidewalks and walkways, fences, garages, entry monument, park amenities, satellite dishes, and air conditioners. A mandatory homeowners association (HOA) will be formed and responsible for the maintenance

of common areas. The Permitted Plant List was revised to include predominantly native and adapted species.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the rezoning of 73.524 acres, commonly known as Stallion Ranch, from AG-Agricultural District to PD-Planned Development District.

Sample

Motion:

I move to recommend approval/denial of the Ordinance rezoning 73.524 acres from AG-Agricultural District to PD-Planned Development District.

Attachments:

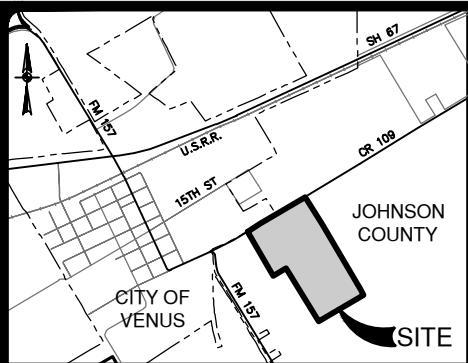
Exhibit C-Concept Plan
Exhibit D-Development Regulations
Exhibit H-Permitted Plant List
Exhibit I-Park Concept and Features
Aerial Photo



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'C'

STALLION RANCH (73.2 AC)
VENUS TEXAS
CONCEPT PLAN

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390



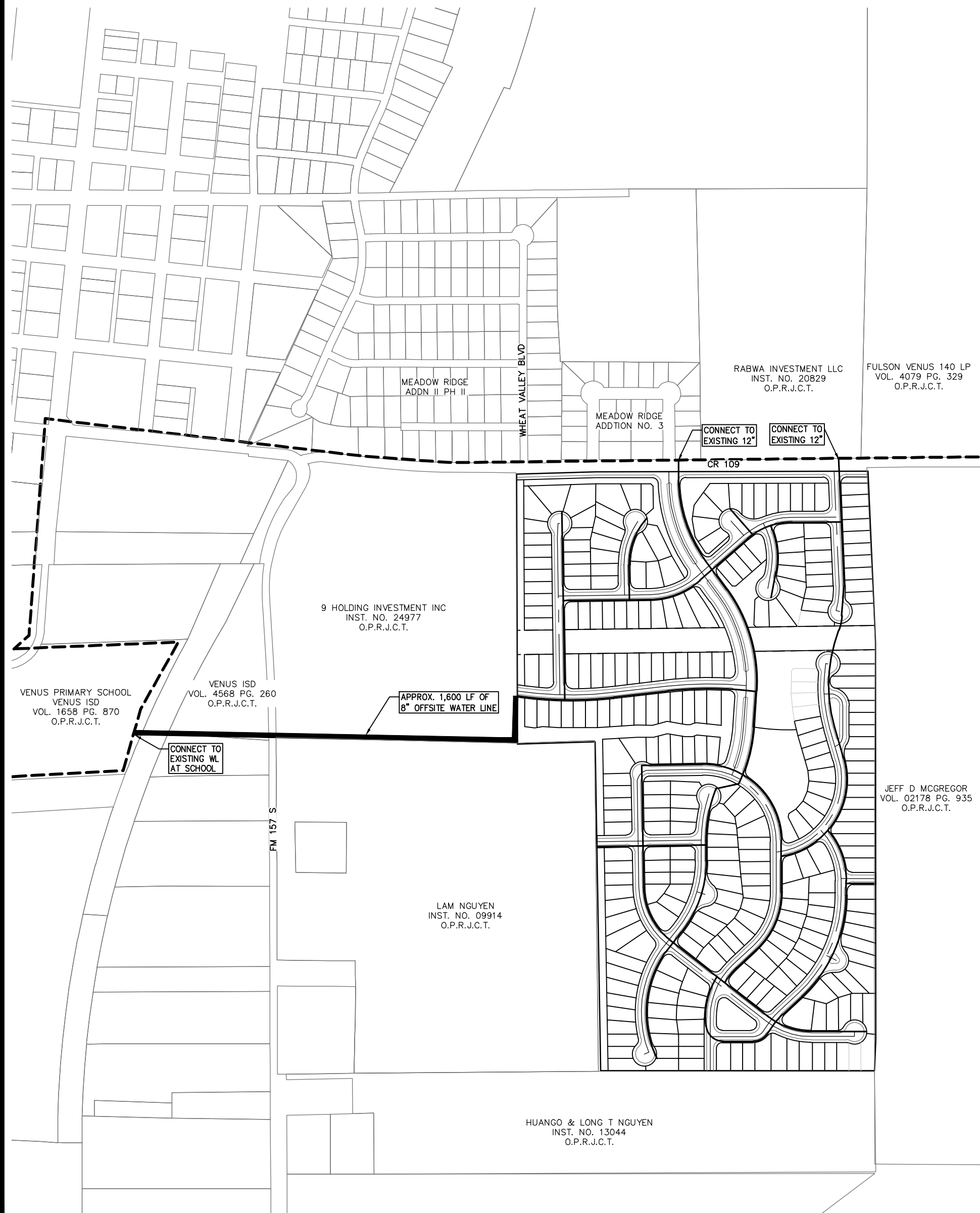
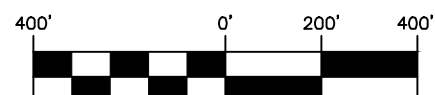
LOCATION MAP
NOT-TO-SCALE

LEGEND

- EX. 12" WL (VENUS)
 PROPOSED OFFSITE 8" WL
 PROPOSED 8" WL



SCALE: 1" = 400'



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'E'

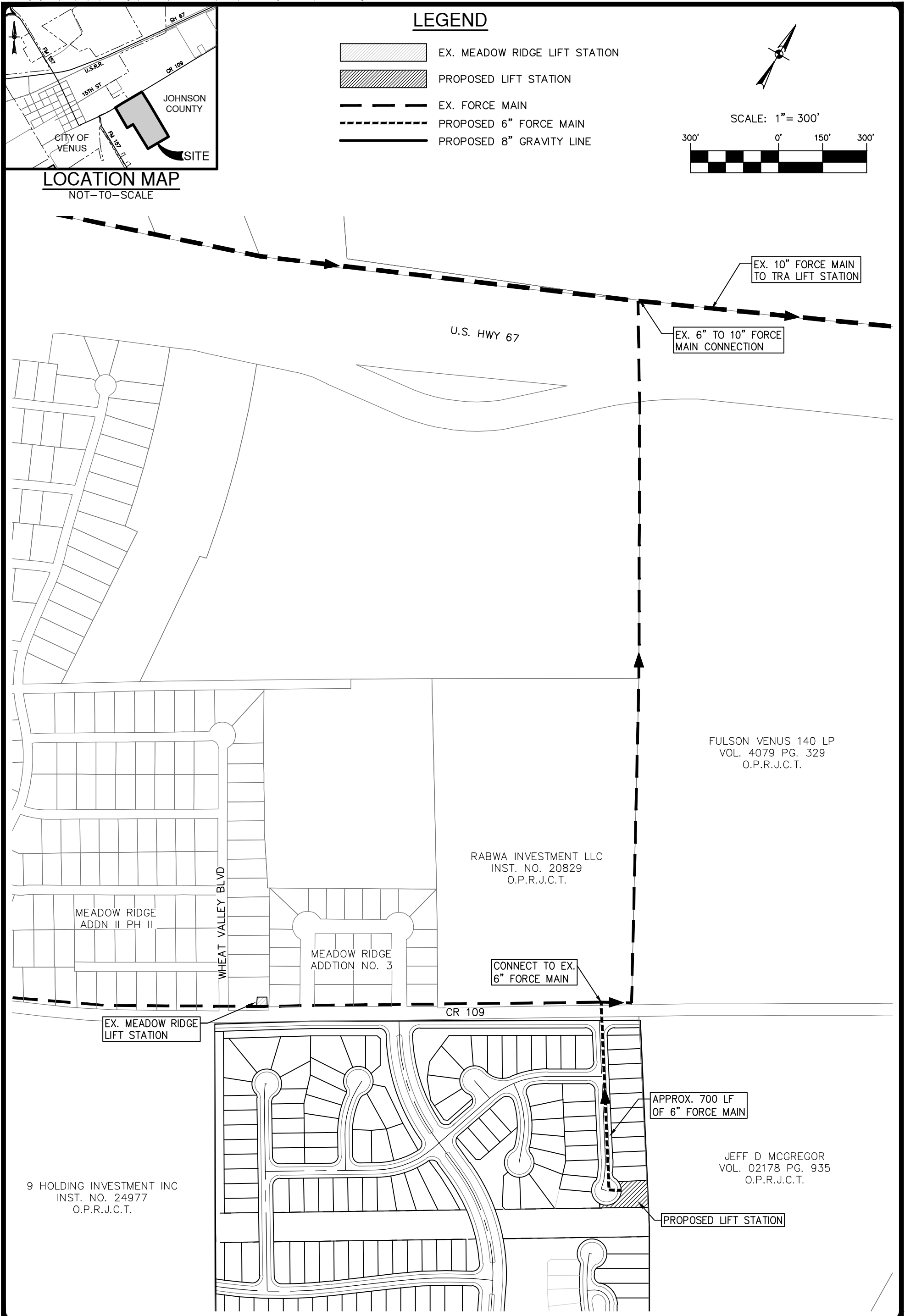
STALLION RANCH (73.2 AC)

VENUS TEXAS

WATER IMPROVEMENTS



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'F'

STALLION RANCH (73.2 AC)
VENUS TEXAS
SANITARY SEWER IMPROVEMENTS

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390

 PROPOSED LOCAL STREET (50' ROW)
 PROPOSED ENTRY STREET (90' ROW)
 R.O.W. DEDICATION (CR 109)
 6' TRAIL
 4' SIDEWALK



LOCATION MAP
NOT-TO-SCALE

NOT-TO-SCALE

MEADOW RIDGE
ADDN II PH II

WHEAT VALLEY
BLVDMEADOW RIDGE
-ADDITION NO. 3

RABWA INVESTMENT LLC
INST. NO. 20829
O.P.R.J.C.T.

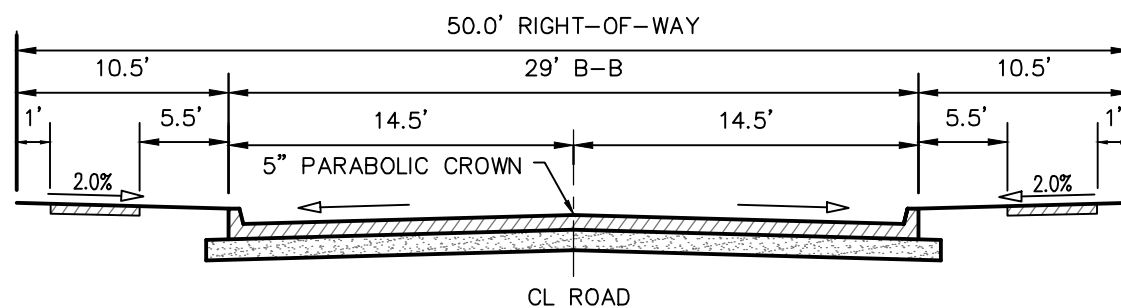
FULSON VENUS 140 LP
VOL. 4079 PG. 329
O.P.R.J.C.T.

9 HOLDING INVESTMENT INC
INST. NO. 24977
O.P.R.J.C.T.

LAM NGUYEN
INST. NO. 09914
O.P.R.J.C.T.

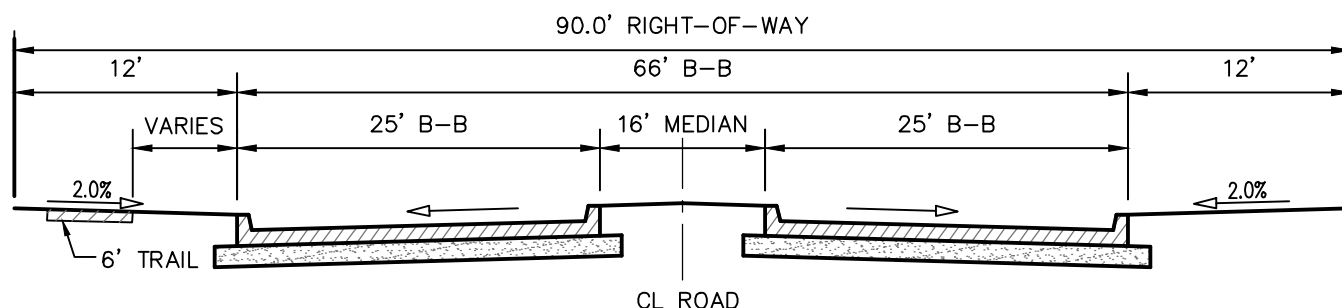
HUANGO & LONG T NGUYEN
 INST. NO. 13044
 O.P.R.J.C.T.

JEFF D MCGREGOR
VOL. 02178 PG. 935
O.P.R.J.C.T.



TYPICAL ROADWAY SECTION - RESIDENTIAL (50' ROW)

N.T.S.



TYPICAL ROADWAY SECTION - ENTRY ROAD (90' ROW)

N.T.S.

JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
SHEET 'G'

VENUS TEXAS

ROADWAY FACILITIES



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10104390

EXHIBIT “D”
DEVELOPMENT STANDARDS
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. [REDACTED]

These standards apply to the 73.524 ACRES commonly known as Stallion Ranch.

I. GENERAL CONDITIONS:

- A. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Venus City Code of Ordinances.

Planned Development - Single Family	
	SF5
Maximum Number of Lots	280
Lot Size (Minimum)	
Lot Area (Sq. Ft.)	5,500 for Interior Lots 6,000 for Corner Lots
Lot Width (feet) ¹	50
Lot Depth (feet) ²	110
Lot Depth of Double Frontage Lots (feet)	110
Dwelling Regulations (Minimum)	
Dwelling Size (Sq. Ft.) ³	1,250 / 1,500
Setback Yard Requirements - Main Structures	
Minimum Front Yard (ft)	20
Minimum Side Yard (ft)	5
Minimum Side Yard - Corner Lot (ft) ⁴	10
Minimum Side Yard - Corner Key Lot (ft) ⁵	20
Minimum Rear Yard (ft)	10
Minimum Rear Yard - Double Frontage Lot (ft)	20
Maximum Lot Coverage of Buildings	60%
Height of Structures (Maximum)	
Main Structure (feet)	35

- 1 Lot Width to be measured at front building setback line.
- 2 Lots fronting cul-de-sacs and knuckles may have minimum lot depth of 100 feet
- 3 A maximum of 20% of SF5 lots may be 1,250 sf minimum dwelling size. Remainder of SF5 lots must be 1,500 sf minimum.
- 4 Corner lots where a home with side-entry garage is constructed, shall be subject to a 15-foot minimum side-yard setback.
- 5 A Key Lot is a Corner Lot which backs to the side yard of an adjacent lot.

- B. Type SF5 Lots: The area and building standards for Type SF5 Lots are as follows and as set forth in Table 1:

- (a) Minimum Lot Size. The minimum lot size for Type SF5 Lots shall be 5,500 square feet. A typical lot will be 50' x 110' but may vary as long as the requirements in Table 1 are accommodated.
- (b) Minimum Lot Width. The minimum lot width for Type SF5 Lots shall be fifty feet (50'), measured at the front building line.
- (c) Minimum Yard Setbacks.
 - 1) Minimum Front yard Setback: The minimum front yard setback for Type SF5 Lots shall be twenty feet (20').
 - 2) Minimum Side yard Setbacks
 - i. The minimum side yard setbacks shall be five feet (5') on interior lots
 - ii. For corner lots, the minimum side yard setbacks shall be ten feet (10') on the street side and five feet (5') on the interior side. Where a home with side-entry garage is constructed facing the side street, the minimum street side yard setback shall be 15 foot minimum.
 - 3) Minimum Rear yard Setbacks. The minimum rear yard setback shall be ten feet (10').
 - 4) Permitted Encroachment:
 - i. Front porches, roof eaves, balconies, suspended planter or flower boxes, box or bay windows, awnings and chimneys may encroach into the front yard setback up to five feet (5')
- (d) Minimum Floor Space. Each dwelling constructed on a Type SF5 Lot shall contain a minimum of 1,500 square feet of floor space subject to the following. Up to twenty (20) percent of the homes may have a smaller square footage but in no case less than 1,250 square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.
- (e) Height. The maximum height for structures on Type SF5 Lots shall be thirty-five feet (35').

II. SPECIAL CONDITIONS:

- A. Maximum number of homes: 280
- B. Minimum required amenity area: 3.6 acres in total with playground equipment, benches, covered pavilion and pond with fountain as shown on Concept Plan.
- C. Residential streets shall be a minimum of 29' (back-to-back) as shown in Exhibit G.
- D. Divided entry parkway as shown on Concept Plan with approximately 90' right-of-way and 25' wide paved lanes (back-to-back) in each direction as shown in Exhibit G. This shall be considered two points of access. No homes will front the parkway and no parking shall be allowed. Any trees planted within the right of way (ROW) by Developer shall be maintained by the HOA.
- E. A Developer installed, 6' minimum width, meandering concrete trail shall be installed along one side of the entry parkway to the amenity area.

- F. All internal residential streets shall be served by minimum four-foot (4') wide sidewalks on both sides of the street, installed at time of home construction in the right of way and maintained by the lot owner or HOA.
- G. No more than twenty percent (20%) of homes constructed shall have a garage that extends more than five feet (5') forward of the remaining structure.
- H. All homes may have front entry garages.

III. EXTERIOR MATERIALS:

- A. All homes shall have exterior walls of at least eighty (80) percent Masonry of the total building exclusive of doors, windows, window boxes, and non-brick areas above the top plate line, dormers, gables, and roofs. Masonry shall be defined as brick, natural stone, cast stone or stucco applied in a three-coat finishing process. No Exterior Insulation Finishing System (EIFS) shall be permitted.
- B. Examples of home product are shown below.







IV. **RESIDENTIAL LANDSCAPE:**

- A. Turf - Front, side and rear yards shall be sodded.
- B. Landscape Beds - All homes shall include a minimum of ninety (90) square feet of landscape beds with plants from the Permitted Plants List (Exhibit H) which may be shrubs, perennials, ornamental grasses, groundcovers or accent trees along with hardwood mulch at least 2.5" in depth in the front yard.
- C. Trees – To promote diversity and visual interest, homes shall sequentially alternate tree planting as follows:
 - a. At least one 3" Canopy Tree in Group 1 from the Permitted Canopy Tree List (see Exhibit H), or
 - b. At least two Accent Trees from the Permitted Accent Tree List, or
 - c. At least one 3" Canopy Tree in Group 2 of the Permitted Canopy Tree List.
- D. Tree planting – Front yard Canopy Trees shall be planted in a staggered manner relative to the curb. Trees on a residential lot shall be planted at least 3' closer/further from the front lot line than the Canopy Tree on the immediately adjacent lot.
- E. Additional Corner Lot Requirements:
 - a. Corner lots shall include an additional 3" Canopy Tree, planted in the street side yard, beyond the requirements above.
 - b. Corner lots shall include an additional 45 square feet of landscape beds beyond the requirements above.

V. SIDEWALKS AND WALKWAYS:

- A. All residential streets shall be served by minimum four-foot (4')-wide concrete sidewalks on both sides of the street constructed in the right of way at time of home construction. Sidewalks shall be maintained by the lot owner or HOA. All sidewalks within the community shall be completed by the Developer within four years of the issuance of a certificate of occupancy of the first home.
- B. All homes shall have a minimum three-foot (3') wide concrete walkway connecting the front door of the residence to the sidewalk described above.

VI. FENCES:

- A. Side and rear yards shall be fenced with maximum six-foot (6')-high wood fences with metal posts installed inside the yard to not be visible from the street.
- B. Wood fences shall be stained with a common, community-wide, semi-solid color specified in the recorded covenants as Pecan and consistent color and quality to Ready Seal No. 515.
- C. Side yard fence returns shall be located at least fifty (50) feet from the front lot line and in no case any closer than five (5) feet from the front corner of the home.

VII. GARAGES:

- A. All homes shall have a minimum of two (2) enclosed parking spaces in a garage.
- B. Garage doors shall be painted or stained consistent with the trim/accent color of the home.

VIII. ENTRY MONUMENT, SCREENING, AND AMENITY IMPROVEMENTS:

- A. The Developer shall install lighted masonry monument(s) at the entry to the neighborhood, but located so to not create a sight visibility problem. Example of entrance as shown below:



- B. The Developer shall install screening where lots back to County Road 109 using a combination of fencing and landscape, which shall be maintained by the HOA.
- C. Common area(s) no smaller than 3.6 acres in total shall be fully developed within six months of the City's acceptance of the public improvements and dedicated to the HOA for maintenance. Until such time as the Developer turns over control of the HOA to a homeowner elected board, the Developer shall be financially responsible for the utilities, insurance, repair or replacement of all features and fixtures installed in the common area(s) either directly or by funding the deficit of the HOA. The amenities shall include the following:

- a. Playground equipment



- b. Benches



- c. Covered pavilion.



- d. Pond with fountain(s)



IX. HOMEOWNERS' ASSOCIATION (HOA)

- A. The Developer shall establish a mandatory HOA prior to occupancy of any homes in the neighborhood. The development standards outlined herein shall be included in the recorded Covenants, Conditions and Restrictions (CCRs) of the HOA.
- B. All common areas shall be dedicated to the HOA
- C. Easements for the HOA's maintenance of features in the public right of way such as entry monuments, concrete trails, lighting, and landscape shall be permitted by the City.

X. OTHER RELATED REGULATIONS

- A. Satellite Dishes. Satellite dishes, limited to eighteen inches (18") in diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted.
- B. Air Conditioners. No window or wall air conditioning units will be permitted on homes or other structures. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
- C. Plan Repetition. Plan elevations shall repeat no closer than every fourth (4th) home on the same side of a street and every third (3rd) home on the opposite side of the street.

Exhibit H – Permitted Plant List

Trees

Canopy Trees (Group #)

American Elm (1)
Bur Oak (1)
Cedar Elm (1)
Lacebark Elm (1)
Live Oak (1)
Shumard Red Oak (1)
Texas Persimmon (1)

Accent Trees

Desert Willow
Eleagnus
Eve's Necklace
Mexican Plum
Mexican Red Bud
Possum Haw
Vitex
Wax Myrtle

Canopy Trees (Group 2)

Caddo Maple (2)
Chinquapin Oak (2)
Southern Magnolia (2)
Texas Ash (2)
Texas Red Oak (2)
Western Soapberry (2)

Shrubs

Abelia
Agave
American Beautyberry
Aromatic Sumac
Barberry
Bridal Wreath Spirea
Compact Nandina
Coral Berry
Dwarf Burford Holly
Dwarf Burning Bush
Dwarf Chinese holly
Dwarf Crepe Myrtle
Dwarf Pomegranate
Dwarf Spirea
Dwarf Wax Myrtle
Dwarf Yaupon holly
Eleagnus
Flowering Quince

Fragrant Mimosa
Harbor Dwarf Nandina
Hypericum
Italian Jasmine
Leatherleaf Mahonia
Miniature Crepe Myrtle
Nellie R. Stevens Holly
Oakleaf Hydrangea
Purpleleaf Japanese
Red Yucca
Rose of Sharon (Althea)
Rosemary
Semi-Dwarf Crepe Myrtle
Smooth Sumac
Standard Nandina
Texas Sage
Turk's Cap

Groundcovers/Vines

Asiatic Jasmine
Avens, White
Carolina Jessamine
Coral Honeysuckle
Frog Fruit
Ground Ivy
Hardy Plumbago
Horseherb
Liriope or Lily Turf
Mondo or Monkey Grass
Pigeonberry
Purpleleaf Euonymus
Santolina
Sedum
Snake Herb
Virginia Creeper
Wood Violet

Ornamental Grasses

Big Bluestem
Blue Grama
Blue Lovegrass
Broomsedge
Busy Bluestem
Canada Wildrye
Dwarf Maiden Grass
Dwarf Pampas Grass
Eastern Gamma Grass
Feather Reed Grass
Hamelin's Fountain Grass
Indiangrass
Inland Sea-Oats
Little Bluestem
Maiden Grass
Mexican Feathergrass
Morning Light Maiden
Muhly
Ravenna Grass
Sedge
Sideoats Grama
Silver Bluestem

Slitbeard Bluestem
Standard Fountain Grass
Switchgrass
Variegated Japanese Silver Grass

Perennials

Black Eyed Susan
Blackfoot Daisy
Blue Mist Flower
Butterfly Bush
Cardinal Flower
Cedar Sage
Coreopsis
Damianita
Flame Acanthus
Four nerve Daisy
Mealy Blue Sage
Mexican Oregano
Pink Skullcap
Purple Coneflower
Rockrose
Russian Sage
Texas Lantana
Winecup
Yellow Columbine



PLAYGROUND FACILITY EXAMPLE



GRASS MOUND EXAMPLE



SITE FURNITURE EXAMPLE



SHADE STRUCTURE EXAMPLE

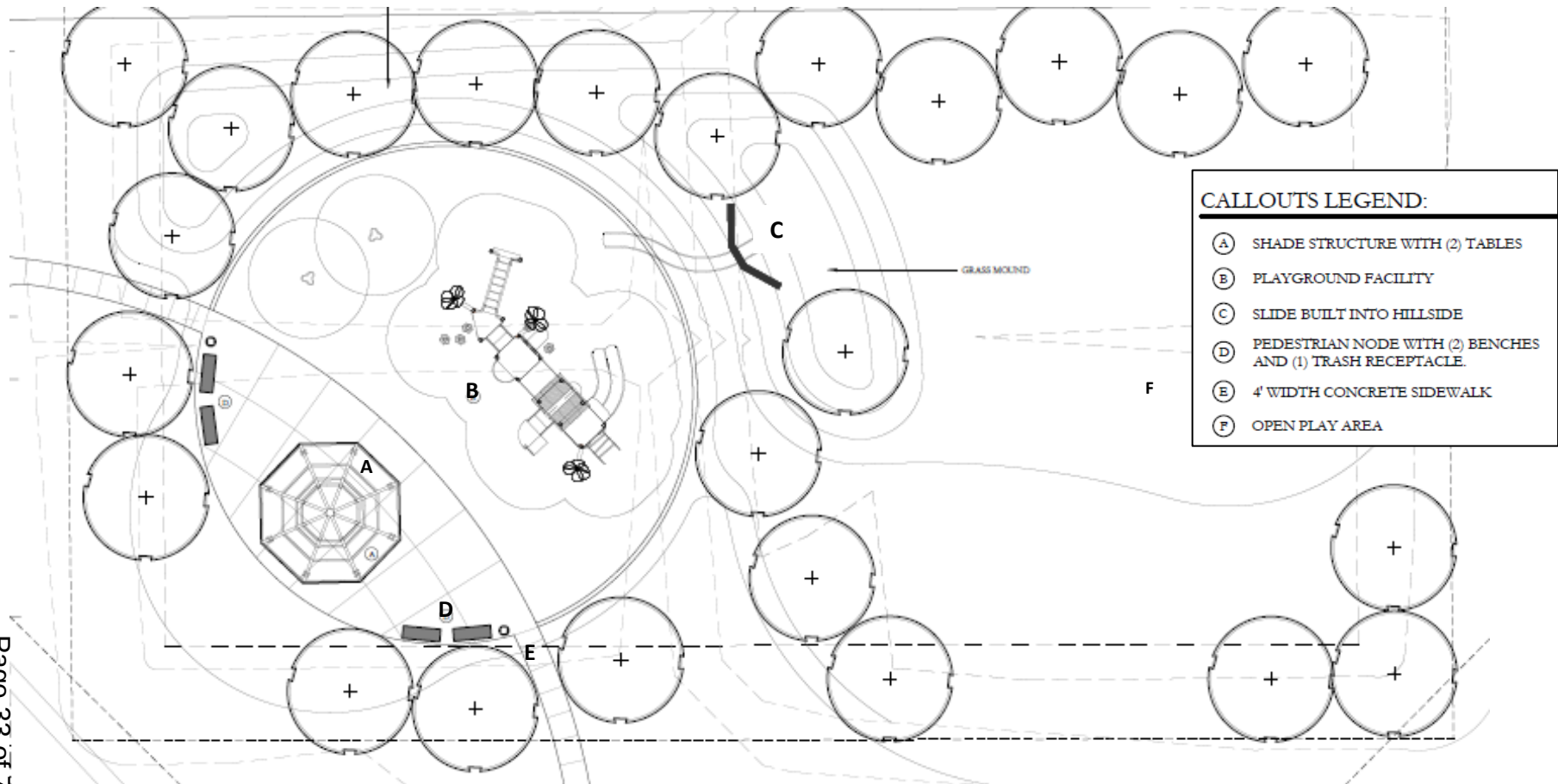


EXHIBIT I – Park Concept and Features

Stallion Ranch



10/20/2021, 3:40:22 PM

- Parcels
- County Road
- FEMA Flood Zones 2019
- City Boundaries
- Road Centerlines
- Farm To Market
- X
- VENUS
- City Street
- County Boundary

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



*Case Report – Revised Planned Development Site Plan-Patriot
Villas
Planning and Zoning Commission – September 23, 2021
(cont. to October 28, 2021)
City Council - October 12, 2021 (cont. to November 8, 2021)*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Revised Planned Development Site Plan for Patriot Estates (Patriot Villas)

Applicant: HFLP, Ltd., Dallas, TX

Engineer: JDJR Engineers, Irving, TX

Existing
Zoning: PD-Planned Development

Existing Use: vacant

Analysis: Patriot Estates was zoned Planned Development by Ordinance 375-2003 in 2003. A 15.63-acre tract at the corner of U.S. 67 and Patriot Parkway was designated as “Retail” and the only additional restriction were that the “retail sites shall screen from residential sites” and that “Retail development shall be governed by C-1 zoning criteria with the exception that service station/convenience store will be a permitted use.” A portion of the 15-acre tract was subsequently developed for the Liquor Depot and the Venus Fuel Stop.

The applicant is proposing to revise the remaining acreage to a mix of townhouses and single-family residences. The applicant has not responded to the City’s review comments yet.

On September 16th, the applicant requested that the applicant be continued until the October 28th P&Z meeting. Since notice of the public hearing has already been mailed to the adjacent property owners and was published in the newspaper, it is recommended that the P&Z open the public hearing but continue the hearing until October 28th. By doing so, we don’t need to publish in the newspaper again and incur additional expense.

On October 15th, the applicant again requested that this case be continued until the November 18th P&Z meeting. Staff was scheduled to meet with the applicant on Wednesday, October 27th and will report on the status of the application.

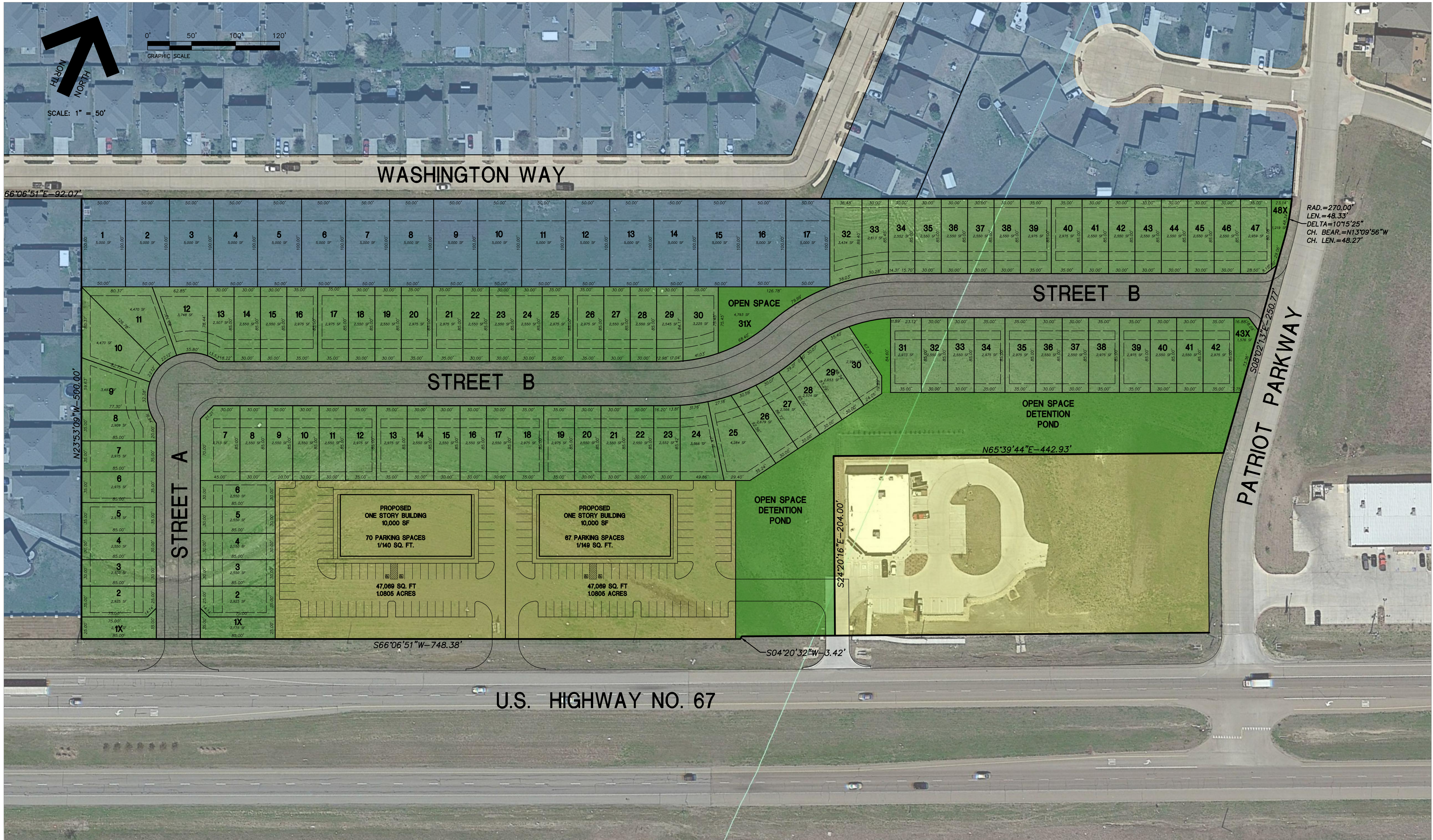
Staff

Recommendation:

Staff recommends that the P&Z open the public hearing but continue this case and leave the public hearing open until November 18th.

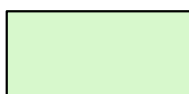
Sample

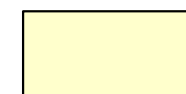
Motion: I move to continue this case until the November 18th Planning and Zoning Commission meeting.



PREPARED FOR:

HFLP, LTD.
2331 WEST NORTHWEST HIGHWAY
DALLAS, TEXAS 75209
TEL: 214-802-6818
CONTACT: YOUSOF HAKEMY
email: yousof@hakemy.com

 SINGLE FAMILY DETACHED
 SINGLE FAMILY ATTACHED/TOWNHOME

 OPEN SPACE/DETENTION POND
 COMMERCIAL

CONCEPT PLAN
PATRIOT VILLAS
A MULTI-USE DEVELOPMENT
U. S. HIGHWAY NO. 67
VENUS, TEXAS

JDJR		PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527	
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-6357 Fax 972-252-8858			
DATE: 3-24-21	DRAWN BY: JDJR	SHEET NO.	
SCALE: 1" = 50'	CHECKED BY: JDJR	1 OF 1	



*Case Report – Planned Development Site Plan-Heritage Hills
Multifamily
Planning and Zoning Commission – October 28, 2021
City Council - 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.

Staff

Recommendation:

Staff recommends that the P&Z continue this case pending receipt of:

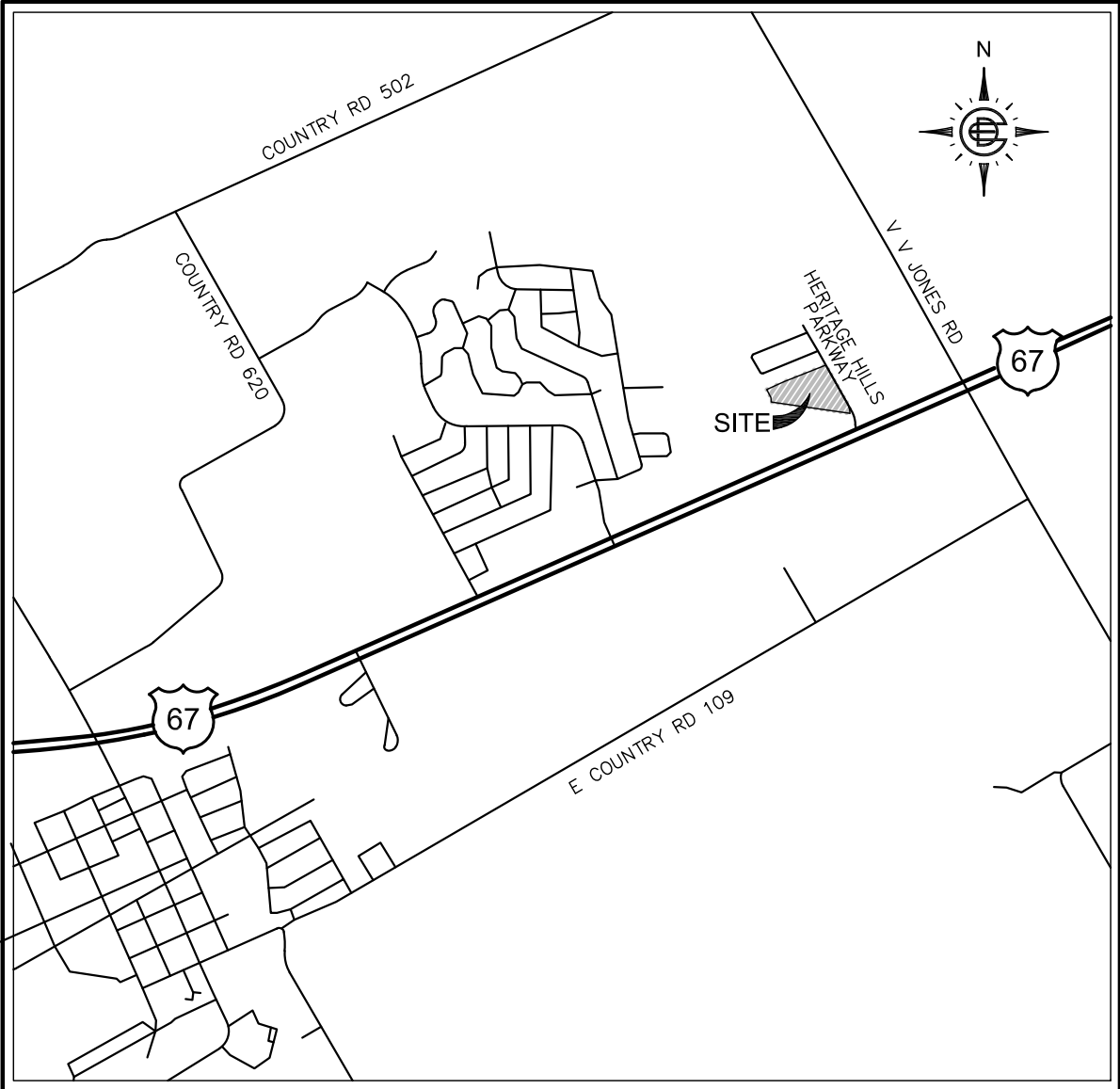
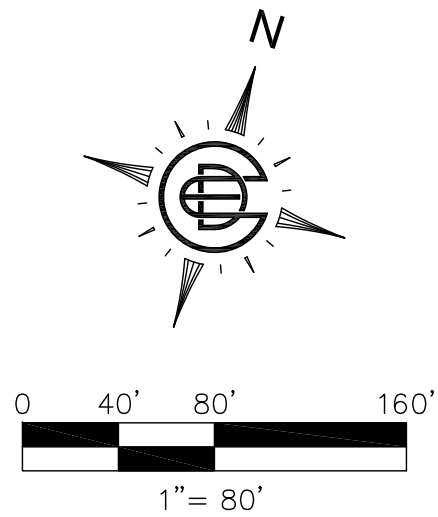
1. Building elevations or renderings showing building materials, building height, windows and entrances.

Sample

Motion:

I move to continue this case until the November 18th Planning and Zoning Commission meeting, pending receipt of the building elevations or renderings.

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)			
IMPERVIOUS AREA:		1.9 / UNIT 407,533 SF	1.7 / UNIT 315,070 SF	1.8 / UNIT 722,623 SF



VICINITY MAP
N.T.S.

PHASE 1 BUILDING DATA												
UNIT	AREA PER UNIT	BUILDINGS										
		1	2	3	4	5	6	7	8	9	10	11
1 BEDROOM APARTMENT	693 - 817 SF	8	8	8	0	24	22	24	0	0	22	0
2 BEDROOM APARTMENT	932 - 1,008 SF	12	12	12	12	12	12	12	12	12	12	12
3 BEDROOM APARTMENT	1,078 - 1,130 SF	0	0	0	10	0	0	0	10	12	0	10
TOTAL UNITS		20	20	20	22	36	34	36	22	24	34	22
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
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
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

U.S. HIGHWAY 67
VARIABLE WIDTH RIGHT-OF-WAY

SITE PLAN

HERITAGE HILLS MULTI-FAMILY
NWC U.S. HWY 67 & HERITAGE HILLS PARKWAY
CITY OF VENUS, ENNIS COUNTY, TEXAS

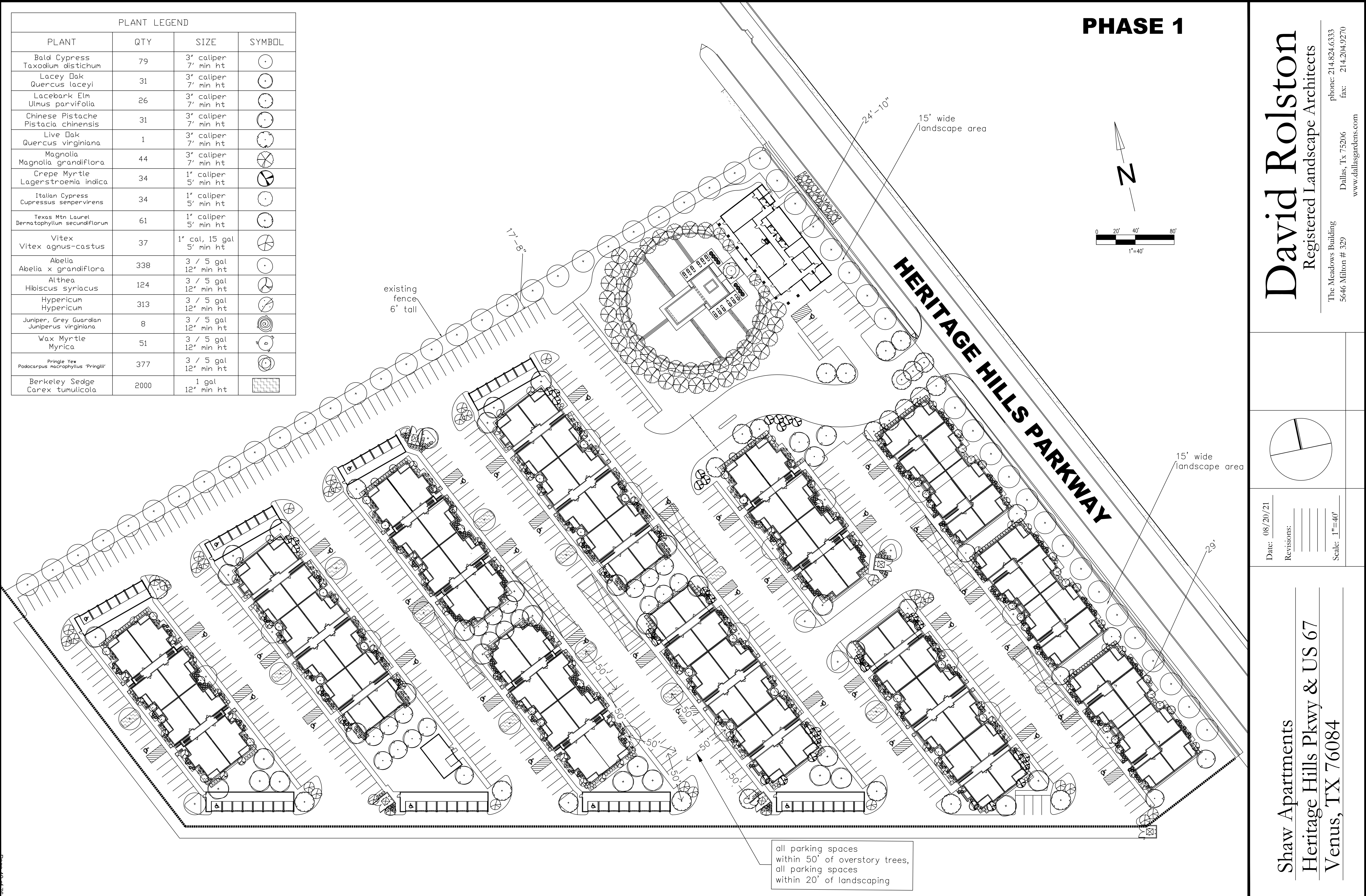
APPLICANT:
DEVELOPMENT
ENGINEERING
CONSULTANTS
2591 DALLAS PARKWAY,
SUITE 300
FRISCO, TEXAS 75034
972-731-4354
CONTACT: DANIEL STEWART



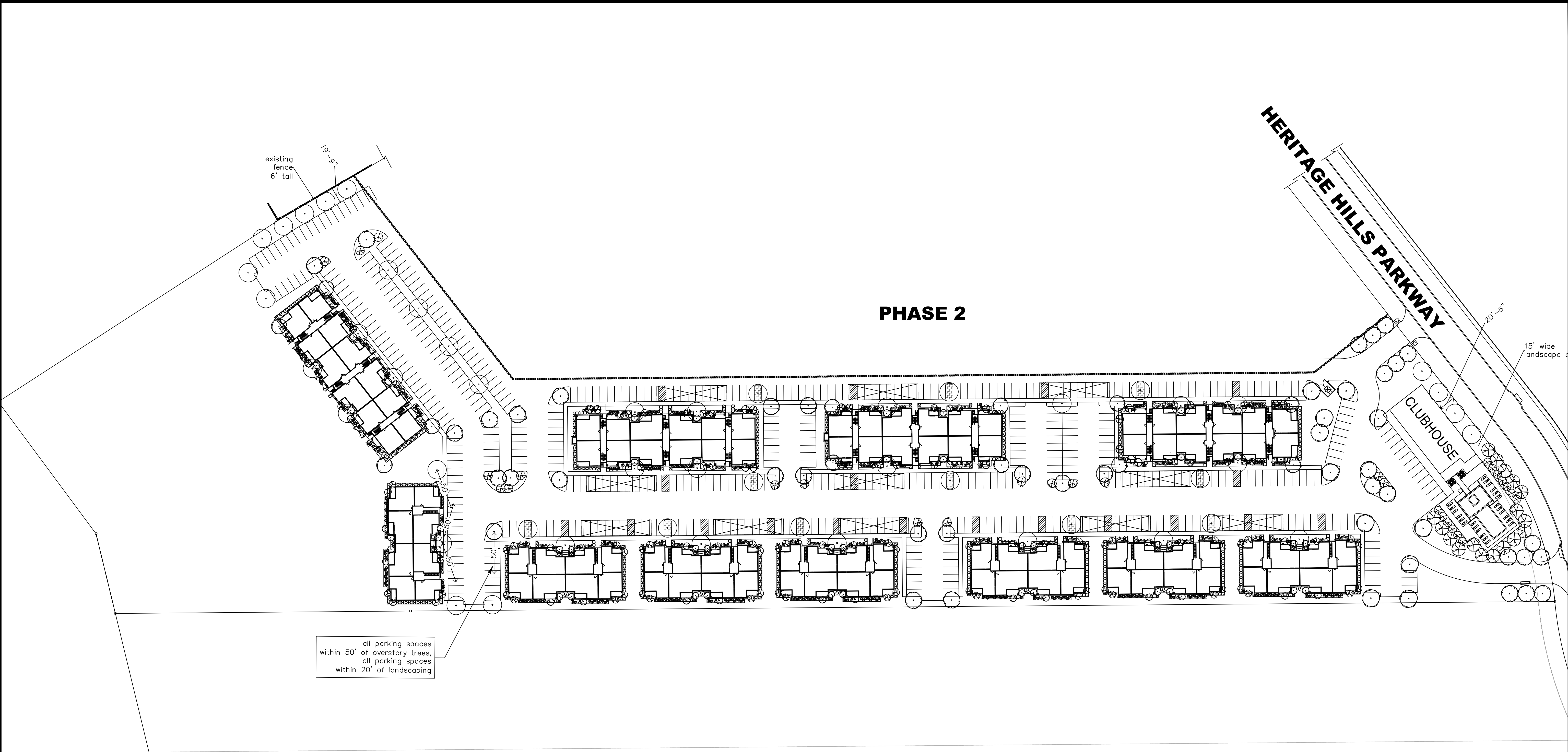
2591 DALLAS PARKWAY, SUITE 300
FRISCO, TEXAS 75034
972-731-4354
TBP# FIRM NO. F-20255

ISSUE DATE
10/20/21
DEC FILE NO.
10551

CITY FILE NO.
-
SHEET NO.
C2.1



Page 4 of 7



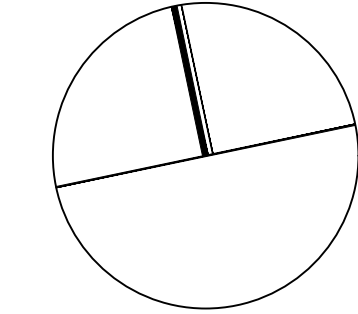
PLANT LEGEND			
PLANT	QTY	SIZE	SYMBOL
Bald Cypress <i>Taxodium distichum</i>	50	3" caliper 7' min ht	⊙
Lacey Oak <i>Quercus laceyi</i>	11	3" caliper 7' min ht	⊙
Lacebark Elm <i>Ulmus parvifolia</i>	37	3" caliper 7' min ht	⊙
Chinese Pistache <i>Pistacia chinensis</i>	12	3" caliper 7' min ht	⊙
Magnolia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

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

Date: 10/18/21

Revisions:

Scale: 1"=60'



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



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



*Case Report – Zoning Change-Stallion Ranch PD
Planning and Zoning Commission – October 28, 2021
City Council - November 8, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a zoning change for 73.524 acres in the William Hill Survey Abstract No. 379 in Johnson County, generally located south of County Road 109 and east of 7th Street (SH 157), from AG-Agricultural District to PD-Planned Development District, commonly known as Stallion Ranch

Applicant: LGI Homes, Texas, LLC, The Woodlands, TX

Engineer: Pape-Dawson Engineers, Plano, TX

Analysis: The pre-annexation agreement for the Stallion Ranch Development was approved by the Venus City Council on September 20th, 2021. By Ordinance, newly-annexed land is zoned AG-Agricultural District until it is rezoned. The pre-annexation agreement included a set of development regulations that were intended to serve as the basis of a PD-Planned Development District. These standards were the result of a negotiation between the developer and city staff. The annexation was completed on October 12th.

The PD zoning consists of several parts: Exhibit “C” is the Concept Plan, Exhibit “D” includes the development standards, Exhibit “H” includes the permitted plant list, and Exhibit “I” includes the proposed park and playground facilities. The Concept Plan shows 280 single family residential lots, two park areas with a total minimum of 3.6 acres, a detention pond with fountain, and other green space. The street system provides for two intersections on County Road 109 and street stubs to the west, south and east. The main entry road will be a divided roadway. In addition to four-foot sidewalks on all internal residential streets, a six-foot trail will be constructed along the main entryway to the amenity center (park).

Each of the lots will be at least 50 feet wide and 5,500 square feet in area, comparable to the R-1S zoning district. The lots will be slightly larger than the R-1S lots, but some of the side and rear setbacks are reduced. The PD Ordinance provides that 80 percent of the houses will be 1,500 square feet, while 20 percent may be 1,250 square feet. The recent change to the minimum house size recently adopted by the City do not apply to the R-1S zoning district.

The PD ordinance includes architectural requirements for the homes to be built. While front-entry garages are allowed, 80-percent are required to have the garage not extend more than five-feet in front of the main structure. Home plans are required to alternate to avoid repetition. The PD regulations require that all homes have 80-percent masonry construction. While not enforceable by the City, these provisions will be incorporated into the deed restrictions during the platting process.

The proposed PD Ordinance includes provisions for landscaping, sidewalks and walkways, fences, garages, entry monument, park amenities, satellite dishes, and air conditioners. A mandatory homeowners association (HOA) will be formed and responsible for the maintenance

of common areas. The Permitted Plant List was revised to include predominantly native and adapted species.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the rezoning of 73.524 acres, commonly known as Stallion Ranch, from AG-Agricultural District to PD-Planned Development District.

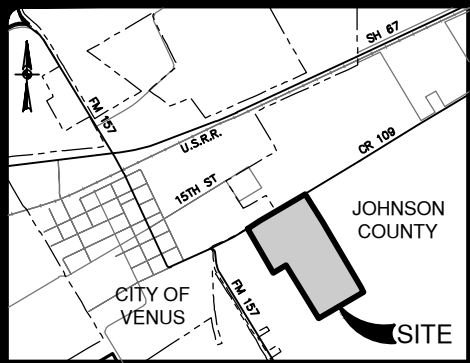
Sample

Motion:

I move to recommend approval/denial of the Ordinance rezoning 73.524 acres from AG-Agricultural District to PD-Planned Development District.

Attachments:

Exhibit C-Concept Plan
Exhibit D-Development Regulations
Exhibit H-Permitted Plant List
Exhibit I-Park Concept and Features
Aerial Photo



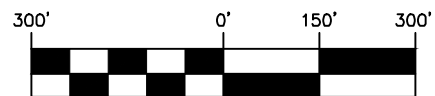
LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
|  | 50' LOTS (280) |
|  | DETENTION AREA (1.3 AC)
W/ FOUNTAIN |
|  | SEWER LIFT STATION (0.2 AC) |
|  | OPEN SPACE (8.0 AC) |
|  | 6' TRAIL |



SCALE: 1" = 300'



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'C'

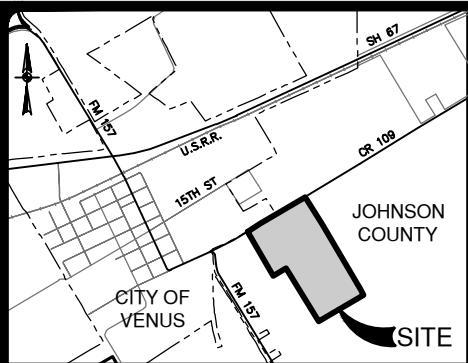
STALLION RANCH (73.2 AC)

VENUS TEXAS

CONCEPT PLAN



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390



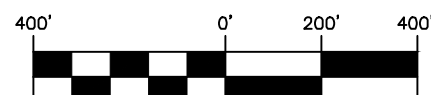
LOCATION MAP
NOT-TO-SCALE

LEGEND

- EX. 12" WL (VENUS)
 PROPOSED OFFSITE 8" WL
 PROPOSED 8" WL



SCALE: 1" = 400'



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'E'

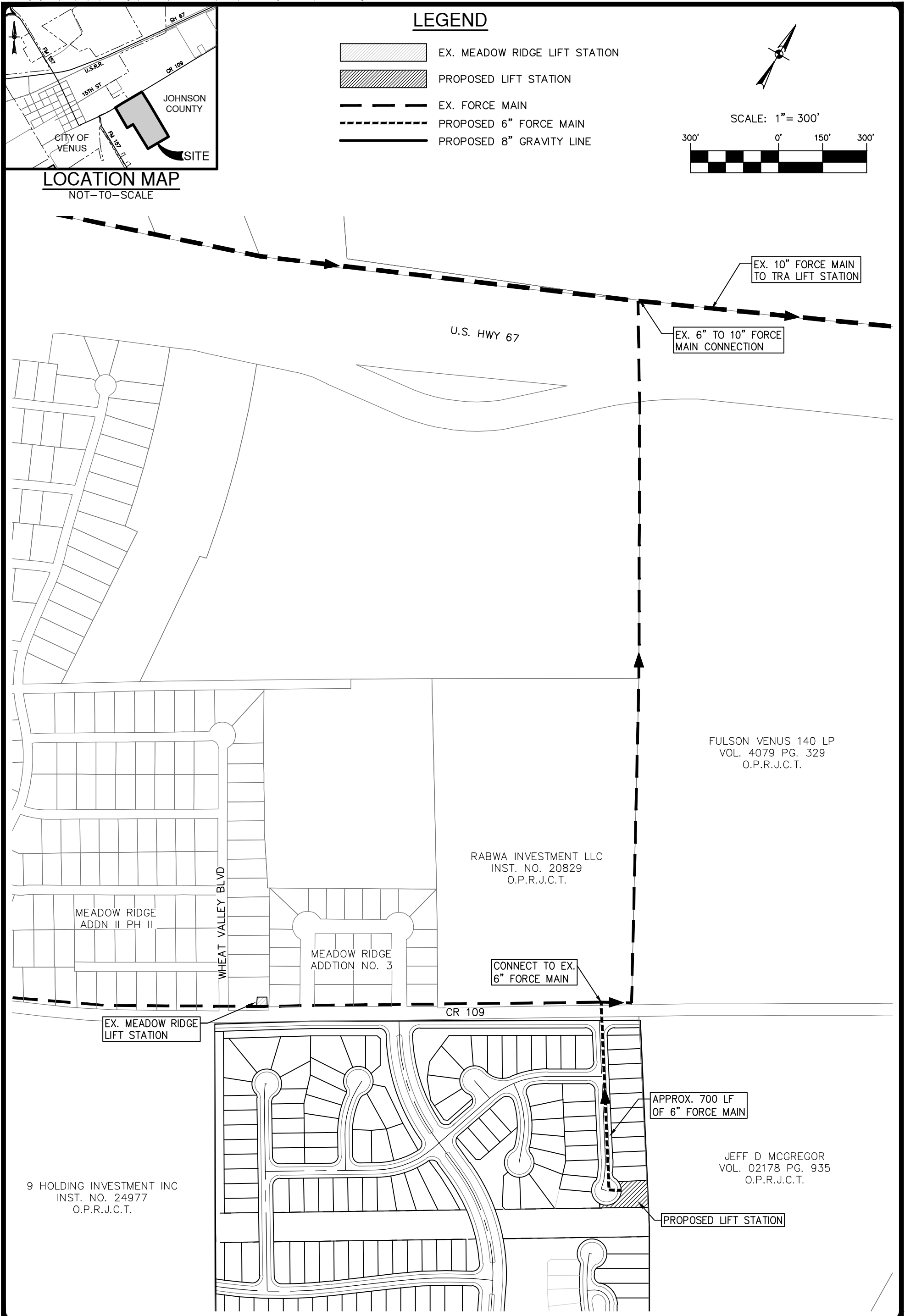
STALLION RANCH (73.2 AC)

VENUS TEXAS

WATER IMPROVEMENTS



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390



JOB NO. 70076-14
DATE JULY 2021
DESIGNER HCS
CHECKED MTG DRAWN AGC
EXHIBIT 'F'

STALLION RANCH (73.2 AC)
VENUS TEXAS
SANITARY SEWER IMPROVEMENTS

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING #470 | TEXAS SURVEYING FIRM #10194390

EXHIBIT “D”
DEVELOPMENT STANDARDS
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. [REDACTED]

These standards apply to the 73.524 ACRES commonly known as Stallion Ranch.

I. GENERAL CONDITIONS:

- A. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. All regulations not specifically defined in this PD will be subject to the City of Venus City Code of Ordinances.

Planned Development - Single Family	
	SF5
Maximum Number of Lots	280
Lot Size (Minimum)	
Lot Area (Sq. Ft.)	5,500 for Interior Lots 6,000 for Corner Lots
Lot Width (feet) ¹	50
Lot Depth (feet) ²	110
Lot Depth of Double Frontage Lots (feet)	110
Dwelling Regulations (Minimum)	
Dwelling Size (Sq. Ft.) ³	1,250 / 1,500
Setback Yard Requirements - Main Structures	
Minimum Front Yard (ft)	20
Minimum Side Yard (ft)	5
Minimum Side Yard - Corner Lot (ft) ⁴	10
Minimum Side Yard - Corner Key Lot (ft) ⁵	20
Minimum Rear Yard (ft)	10
Minimum Rear Yard - Double Frontage Lot (ft)	20
Maximum Lot Coverage of Buildings	60%
Height of Structures (Maximum)	
Main Structure (feet)	35

- 1 Lot Width to be measured at front building setback line.
- 2 Lots fronting cul-de-sacs and knuckles may have minimum lot depth of 100 feet
- 3 A maximum of 20% of SF5 lots may be 1,250 sf minimum dwelling size. Remainder of SF5 lots must be 1,500 sf minimum.
- 4 Corner lots where a home with side-entry garage is constructed, shall be subject to a 15-foot minimum side-yard setback.
- 5 A Key Lot is a Corner Lot which backs to the side yard of an adjacent lot.

- B. Type SF5 Lots: The area and building standards for Type SF5 Lots are as follows and as set forth in Table 1:

- (a) Minimum Lot Size. The minimum lot size for Type SF5 Lots shall be 5,500 square feet. A typical lot will be 50' x 110' but may vary as long as the requirements in Table 1 are accommodated.
- (b) Minimum Lot Width. The minimum lot width for Type SF5 Lots shall be fifty feet (50'), measured at the front building line.
- (c) Minimum Yard Setbacks.
 - 1) Minimum Front yard Setback: The minimum front yard setback for Type SF5 Lots shall be twenty feet (20').
 - 2) Minimum Side yard Setbacks
 - i. The minimum side yard setbacks shall be five feet (5') on interior lots
 - ii. For corner lots, the minimum side yard setbacks shall be ten feet (10') on the street side and five feet (5') on the interior side. Where a home with side-entry garage is constructed facing the side street, the minimum street side yard setback shall be 15 foot minimum.
 - 3) Minimum Rear yard Setbacks. The minimum rear yard setback shall be ten feet (10').
 - 4) Permitted Encroachment:
 - i. Front porches, roof eaves, balconies, suspended planter or flower boxes, box or bay windows, awnings and chimneys may encroach into the front yard setback up to five feet (5')
- (d) Minimum Floor Space. Each dwelling constructed on a Type SF5 Lot shall contain a minimum of 1,500 square feet of floor space subject to the following. Up to twenty (20) percent of the homes may have a smaller square footage but in no case less than 1,250 square feet of floor space. Floor space shall include air-conditioned floor areas, exclusive of porches, garages, patios, terraces or breezeways attached to the main dwelling.
- (e) Height. The maximum height for structures on Type SF5 Lots shall be thirty-five feet (35').

II. SPECIAL CONDITIONS:

- A. Maximum number of homes: 280
- B. Minimum required amenity area: 3.6 acres in total with playground equipment, benches, covered pavilion and pond with fountain as shown on Concept Plan.
- C. Residential streets shall be a minimum of 29' (back-to-back) as shown in Exhibit G.
- D. Divided entry parkway as shown on Concept Plan with approximately 90' right-of-way and 25' wide paved lanes (back-to-back) in each direction as shown in Exhibit G. This shall be considered two points of access. No homes will front the parkway and no parking shall be allowed. Any trees planted within the right of way (ROW) by Developer shall be maintained by the HOA.
- E. A Developer installed, 6' minimum width, meandering concrete trail shall be installed along one side of the entry parkway to the amenity area.

- F. All internal residential streets shall be served by minimum four-foot (4') wide sidewalks on both sides of the street, installed at time of home construction in the right of way and maintained by the lot owner or HOA.
- G. No more than twenty percent (20%) of homes constructed shall have a garage that extends more than five feet (5') forward of the remaining structure.
- H. All homes may have front entry garages.

III. EXTERIOR MATERIALS:

- A. All homes shall have exterior walls of at least eighty (80) percent Masonry of the total building exclusive of doors, windows, window boxes, and non-brick areas above the top plate line, dormers, gables, and roofs. Masonry shall be defined as brick, natural stone, cast stone or stucco applied in a three-coat finishing process. No Exterior Insulation Finishing System (EIFS) shall be permitted.
- B. Examples of home product are shown below.







IV. **RESIDENTIAL LANDSCAPE:**

- A. Turf - Front, side and rear yards shall be sodded.
- B. Landscape Beds - All homes shall include a minimum of ninety (90) square feet of landscape beds with plants from the Permitted Plants List (Exhibit H) which may be shrubs, perennials, ornamental grasses, groundcovers or accent trees along with hardwood mulch at least 2.5" in depth in the front yard.
- C. Trees – To promote diversity and visual interest, homes shall sequentially alternate tree planting as follows:
 - a. At least one 3" Canopy Tree in Group 1 from the Permitted Canopy Tree List (see Exhibit H), or
 - b. At least two Accent Trees from the Permitted Accent Tree List, or
 - c. At least one 3" Canopy Tree in Group 2 of the Permitted Canopy Tree List.
- D. Tree planting – Front yard Canopy Trees shall be planted in a staggered manner relative to the curb. Trees on a residential lot shall be planted at least 3' closer/further from the front lot line than the Canopy Tree on the immediately adjacent lot.
- E. Additional Corner Lot Requirements:
 - a. Corner lots shall include an additional 3" Canopy Tree, planted in the street side yard, beyond the requirements above.
 - b. Corner lots shall include an additional 45 square feet of landscape beds beyond the requirements above.

V. SIDEWALKS AND WALKWAYS:

- A. All residential streets shall be served by minimum four-foot (4')-wide concrete sidewalks on both sides of the street constructed in the right of way at time of home construction. Sidewalks shall be maintained by the lot owner or HOA. All sidewalks within the community shall be completed by the Developer within four years of the issuance of a certificate of occupancy of the first home.
- B. All homes shall have a minimum three-foot (3') wide concrete walkway connecting the front door of the residence to the sidewalk described above.

VI. FENCES:

- A. Side and rear yards shall be fenced with maximum six-foot (6')-high wood fences with metal posts installed inside the yard to not be visible from the street.
- B. Wood fences shall be stained with a common, community-wide, semi-solid color specified in the recorded covenants as Pecan and consistent color and quality to Ready Seal No. 515.
- C. Side yard fence returns shall be located at least fifty (50) feet from the front lot line and in no case any closer than five (5) feet from the front corner of the home.

VII. GARAGES:

- A. All homes shall have a minimum of two (2) enclosed parking spaces in a garage.
- B. Garage doors shall be painted or stained consistent with the trim/accent color of the home.

VIII. ENTRY MONUMENT, SCREENING, AND AMENITY IMPROVEMENTS:

- A. The Developer shall install lighted masonry monument(s) at the entry to the neighborhood, but located so to not create a sight visibility problem. Example of entrance as shown below:



- B. The Developer shall install screening where lots back to County Road 109 using a combination of fencing and landscape, which shall be maintained by the HOA.
- C. Common area(s) no smaller than 3.6 acres in total shall be fully developed within six months of the City's acceptance of the public improvements and dedicated to the HOA for maintenance. Until such time as the Developer turns over control of the HOA to a homeowner elected board, the Developer shall be financially responsible for the utilities, insurance, repair or replacement of all features and fixtures installed in the common area(s) either directly or by funding the deficit of the HOA. The amenities shall include the following:

- a. Playground equipment



- b. Benches



- c. Covered pavilion.



- d. Pond with fountain(s)



IX. HOMEOWNERS' ASSOCIATION (HOA)

- A. The Developer shall establish a mandatory HOA prior to occupancy of any homes in the neighborhood. The development standards outlined herein shall be included in the recorded Covenants, Conditions and Restrictions (CCRs) of the HOA.
- B. All common areas shall be dedicated to the HOA
- C. Easements for the HOA's maintenance of features in the public right of way such as entry monuments, concrete trails, lighting, and landscape shall be permitted by the City.

X. OTHER RELATED REGULATIONS

- A. Satellite Dishes. Satellite dishes, limited to eighteen inches (18") in diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted.
- B. Air Conditioners. No window or wall air conditioning units will be permitted on homes or other structures. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
- C. Plan Repetition. Plan elevations shall repeat no closer than every fourth (4th) home on the same side of a street and every third (3rd) home on the opposite side of the street.

Exhibit H – Permitted Plant List

Trees

Canopy Trees (Group #)

American Elm (1)
Bur Oak (1)
Cedar Elm (1)
Lacebark Elm (1)
Live Oak (1)
Shumard Red Oak (1)
Texas Persimmon (1)

Accent Trees

Desert Willow
Eleagnus
Eve's Necklace
Mexican Plum
Mexican Red Bud
Possum Haw
Vitex
Wax Myrtle

Canopy Trees (Group 2)

Caddo Maple (2)
Chinquapin Oak (2)
Southern Magnolia (2)
Texas Ash (2)
Texas Red Oak (2)
Western Soapberry (2)

Shrubs

Abelia
Agave
American Beautyberry
Aromatic Sumac
Barberry
Bridal Wreath Spirea
Compact Nandina
Coral Berry
Dwarf Burford Holly
Dwarf Burning Bush
Dwarf Chinese holly
Dwarf Crepe Myrtle
Dwarf Pomegranate
Dwarf Spirea
Dwarf Wax Myrtle
Dwarf Yaupon holly
Eleagnus
Flowering Quince

Fragrant Mimosa
Harbor Dwarf Nandina
Hypericum
Italian Jasmine
Leatherleaf Mahonia
Miniature Crepe Myrtle
Nellie R. Stevens Holly
Oakleaf Hydrangea
Purpleleaf Japanese
Red Yucca
Rose of Sharon (Althea)
Rosemary
Semi-Dwarf Crepe Myrtle
Smooth Sumac
Standard Nandina
Texas Sage
Turk's Cap

Groundcovers/Vines

Asiatic Jasmine
Avens, White
Carolina Jessamine
Coral Honeysuckle
Frog Fruit
Ground Ivy
Hardy Plumbago
Horseherb
Liriope or Lily Turf
Mondo or Monkey Grass
Pigeonberry
Purpleleaf Euonymus
Santolina
Sedum
Snake Herb
Virginia Creeper
Wood Violet

Ornamental Grasses

Big Bluestem
Blue Grama
Blue Lovegrass
Broomsedge
Busy Bluestem
Canada Wildrye
Dwarf Maiden Grass
Dwarf Pampas Grass
Eastern Gamma Grass
Feather Reed Grass
Hamelin's Fountain Grass
Indiangrass
Inland Sea-Oats
Little Bluestem
Maiden Grass
Mexican Feathergrass
Morning Light Maiden
Muhly
Ravenna Grass
Sedge
Sideoats Grama
Silver Bluestem

Slitbeard Bluestem
Standard Fountain Grass
Switchgrass
Variegated Japanese Silver Grass

Perennials

Black Eyed Susan
Blackfoot Daisy
Blue Mist Flower
Butterfly Bush
Cardinal Flower
Cedar Sage
Coreopsis
Damianita
Flame Acanthus
Four nerve Daisy
Mealy Blue Sage
Mexican Oregano
Pink Skullcap
Purple Coneflower
Rockrose
Russian Sage
Texas Lantana
Winecup
Yellow Columbine



PLAYGROUND FACILITY EXAMPLE



GRASS MOUND EXAMPLE



SITE FURNITURE EXAMPLE



SHADE STRUCTURE EXAMPLE

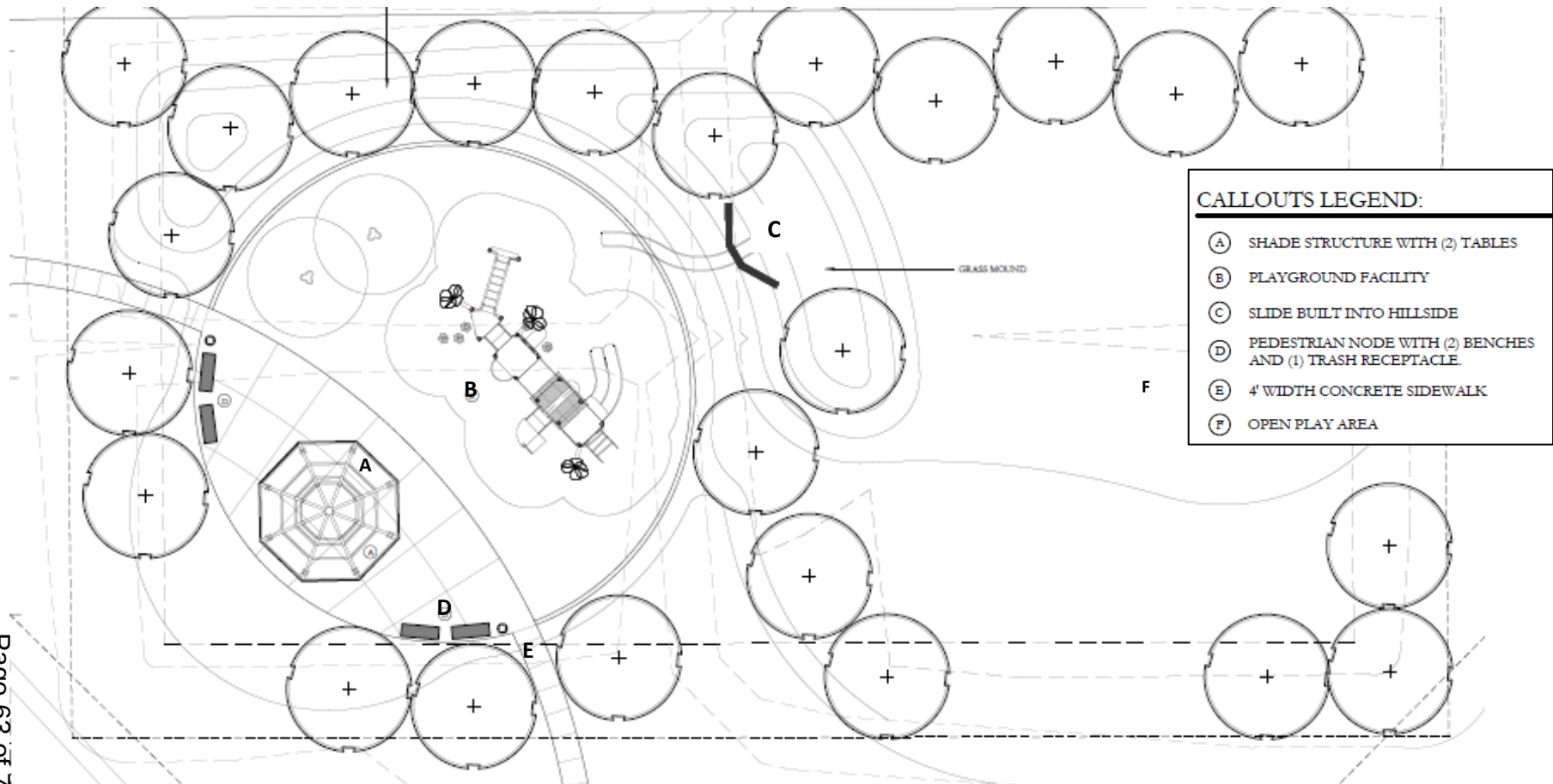


EXHIBIT I – Park Concept and Features

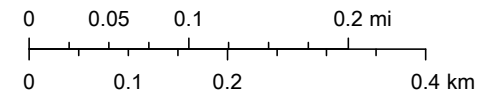
Stallion Ranch



10/20/2021, 3:40:22 PM

- Parcels
- County Road
- FEMA Flood Zones 2019
- City Boundaries
- Road Centerlines
- Farm To Market
- X
- VENUS
- City Street
- County Boundary

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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 | Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P,



*Case Report – Vargas Addition – Final Plat
Planning and Zoning Commission – October 28, 2021
City Council - November 8, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Lots 1 and 2, Block 1, Vargas Addition, a two-lot residential subdivision, being 10.011 acres out of the J.C. Pillow Survey Abstract Number 683, the R. Rhodes Survey Abstract Number 716, and the Z. Mobley Survey Abstract Number 1169, Johnson County, generally located north of County Road 212 and west of County Road 213, in the City of Venus Extraterritorial Jurisdiction

Owner: Lorena Vargas, Duncanville, TX

Surveyor: RealSearch of Texas, LLC, Godley, TX

Location: North of CR 212 and west of CR 213

Zoning: not applicable, in ETJ

Current Use: vacant

Analysis: The final plat covers 10.011 acres and creates two residential lots out of two existing residential tracts. Lot 1 will be 5.314 acres and Lot 2 will be 4.697 acres.

The property is adjacent to and will gain access from CR 212 to the south. The plat is dedicating approximately 10 feet along CR 212 to achieve 30 feet from the centerline.

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

Water and sewer will be provided by onsite water wells and septic tank systems.

The staff provided the applicant with several comments on October 8th 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 Lots 1 and 2, Block 1, Vargas Addition, as presented.

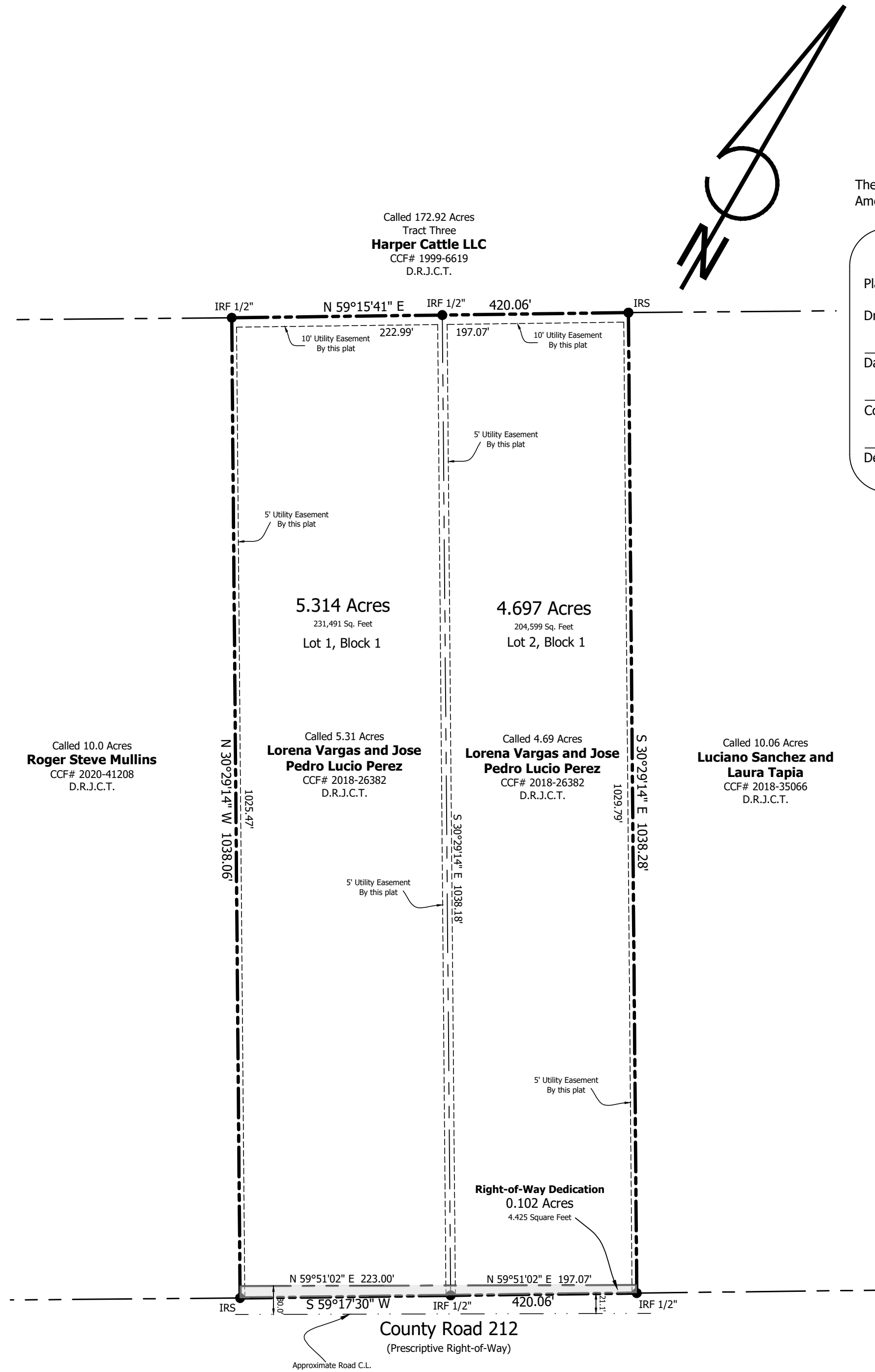
Sample

Motion:

I move to approve/deny the Final Plat for Vargas Addition, as presented.

Attachments:

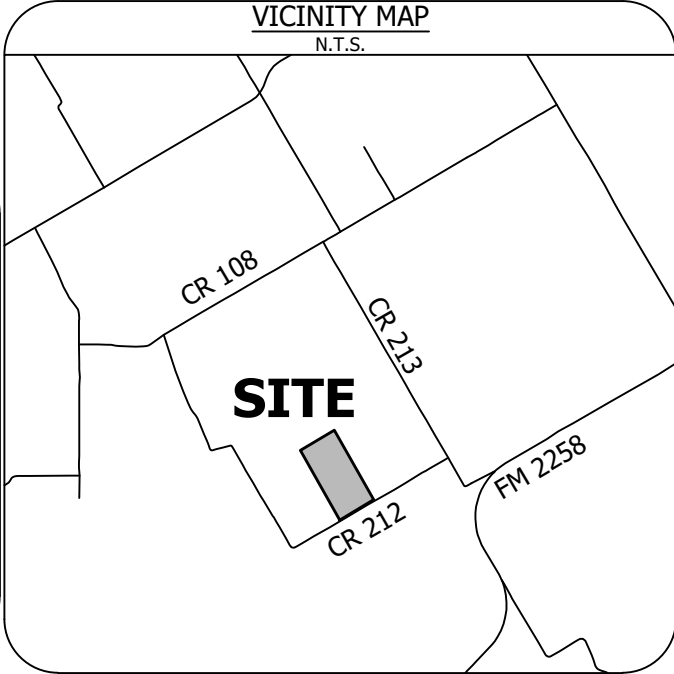
Final Plat
Aerial Photo



Flood Statement

According to Community Panel Number 48251C0375J, 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.

VICINITY MAP



Filing Block

Plat recorded in Instrument # _____, Year _____
Drawer _____, Slide _____
Date _____
County Clerk, Johnson County, Texas
Deputy _____

WITNESS, my hand, this the _____ day of _____ 2021.

Lorena Vargas

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.

Jose Pedro Lucio Perez

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

City of Venus, Texas

Plat Approved:

By: _____ Date _____
Mayor

By: _____ Date _____
City Secretary

REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Project Number: 210324

Date: September 14, 2021

Revised Date:

Revision Notes:

Sheet 1 of 1

LEGAL DESCRIPTION

BEING 10.011 acres of land situated in the J.C. Pillow Survey, Abstract Number 683, the R. Rhodes Survey, Abstract Number 715 and the Z. Mobley Survey, Abstract Number 1169, Johnson County, Texas and being all of a called 5.31 acre tract of land and all of a 4.69 acre tract of land described by deed to Lorena Vargas and Jose Pedro Lucio Perez recorded in County Clerk's File Number 2018-26832, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast easternmost corner of said called 4.69 acre tract, said iron rod also being the southernmost corner of that called 10.06 acre tract of land described by deed to Luciano Sanchez and Laura Tapia recorded in County Clerk's File Number 2018-35066, Deed Records, Johnson County, Texas and being in the northwest line of County Road 212 (Prescriptive Right-of-Way);

THENCE South 59 degrees 17 minutes 30 seconds West, 420.06 feet along the southeast line of said called 4.69 acre tract and the southeast line of said called 5.31 acre tract and said northwest line of County Road 212 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southernmost corner of said called 5.31 acre tract, said iron rod also being the easternmost corner of that called 10.0 acre tract of land described by deed to Roger Steve Mullins recorded in County Clerk's File Number 2020-41208, Deed Records, Johnson County, Texas;

THENCE North 30 degrees 29 minutes 14 seconds West, 1038.06 feet along the southwest line of said called 5.31 acre tract and the northeast line of said called 10.0 acre tract to a 1/2 inch iron rod found at the westernmost corner of said called 5.31 acre tract, said iron rod also being the northernmost corner of said called 10.0 acre tract, and being in the southeast line of that called 172.92 acre tract described by deed to Harper Cattle, LLC recorded in County Clerk's File Number 1999-6619, Deed Records, Johnson County, Texas;

THENCE North 59 degrees 15 minutes 41 seconds East, 420.06 feet along the northwest line of said called 5.31 acre tract and the northwest line of said called 4.69 acre tract and said southeast line of that called 172.92 acre tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northernmost corner of said called 4.69 acre tract, said iron rod also being the westernmost corner of said called 10.06 acre tract;

THENCE South 30 degrees 29 minutes 14 seconds East, 1038.28 feet along the northeast line of said called 4.69 acre tract and the southwest line of said called 10.06 acre tract to the POINT OF BEGINNING and containing 436,091 square feet or 10.011 acers of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lorena Vargas and Jose Pedro Lucio Perez, owners of the herein described tract, do hereby adopt this plat designating the herein-described property as **LOTS 1 & 2, BLOCK 1, VARGAS 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.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, 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 Venus, Texas.

Executed this the _____ day of _____, in the year of our Lord 2021.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

FINAL PLAT
LOTS 1 & 2, BLOCK 1
VARGAS ADDITION
situated in the ETJ of the City of Venus,
and in the J.C. Pillow Survey, Abstract Number 683,
the R. Rhodes Survey, Abstract Number 715 and the
Z. Mobley Survey, Abstract Number 1169, Johnson
County, Texas



LEGEND
D.R.J.C.T. = Deed Records, Johnson County, Texas
P.R.J.C.T. = Plat Records, Johnson County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"

Owner:
Lorena Vargas
355 W. Fain Street
Duncanville, TX 75116

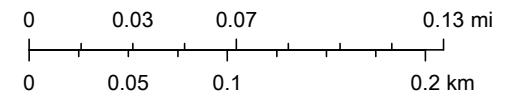
Vargas Addition



10/20/2021, 1:54:03 PM

- Parcels
- FEMA Flood Zones 2019
- Road Centerlines
- X
- County Road
- County Boundary

1:4,514



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

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 | Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P,



*Case Report – Colorado River Crossing Addition – Preliminary
Plat
Planning and Zoning Commission – October 28, 2021
City Council - November 8, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Preliminary Plat for Colorado River Crossing Addition, consisting of 15 residential lots and 34 commercial lots, being 284.09 acres out of the BBB&C RR Survey Abstract No. 92 and the William Hickman Survey, Abstract 327, generally located north of U.S. 67 and either side of County Road 615, in the City of Venus Extraterritorial Jurisdiction (ETJ)

Owners: Highway 67 Investments, LLC, Alvarado, TX

Developer: Colorado River Components, LP, Alvarado, TX

Engineer/
Surveyor: Di Sciullo-Terry, Stanton & Associates, Inc., Arlington, TX

Location: Generally located north of U.S. 67 and either side of County Road 615

Zoning: The property is in the extraterritorial jurisdiction so zoning regulations do not apply. The developer's intent is that the property remain in the ETJ.

Current Use: Vacant

Analysis: The preliminary plat covers 284.395 acres and creates 15 residential lots, 34 commercial lots and one "green space" lot that includes the electric transmission line. Each residential lot exceeds two acres, the minimum necessary to meet County requirements for private water wells and septic tanks. The commercial lots generally range in size from two acres to five acres, with one 10-acre lot and one 20-acre lot.

The subject property is adjacent to U.S. 67 to the south and to County Road 615. The applicant is proposing a series of new internal roads, including one that will intersect with US 67 west of County Road 615. Staff has requested confirmation from the Texas Department of Transportation (TxDOT) that they concur with FM 1807 and County Road 213. The applicant is proposing to add deceleration lanes on U.S. 67. The new roads will be 31-foot-wide concrete streets with curb and gutter and will be maintained by Johnson County. The applicant is dedicating additional right-of-way for the existing county roads, though some of the ultimate right-of-way will be the responsibility of adjacent property owners. Johnson County does not maintain sidewalks.

The property generally drains from east to west toward Fish Creek Branch, though a portion of the property drains to the southeast. The applicant is proposing to construct three detention ponds to handle off-site runoff. All of the detention ponds will be located within drainage easements on large lots, who will be responsible for their maintenance.

Water and wastewater will be handled by on-site water wells and septic systems, permitted by Johnson County.

The applicant has complied with all planning and engineering comments on the preliminary plat.

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 Preliminary Plat for Colorado River Crossing Addition, as presented.

Sample

Motion:

I move to approve/deny the Preliminary Plat for Colorado River Crossing Addition, as presented.

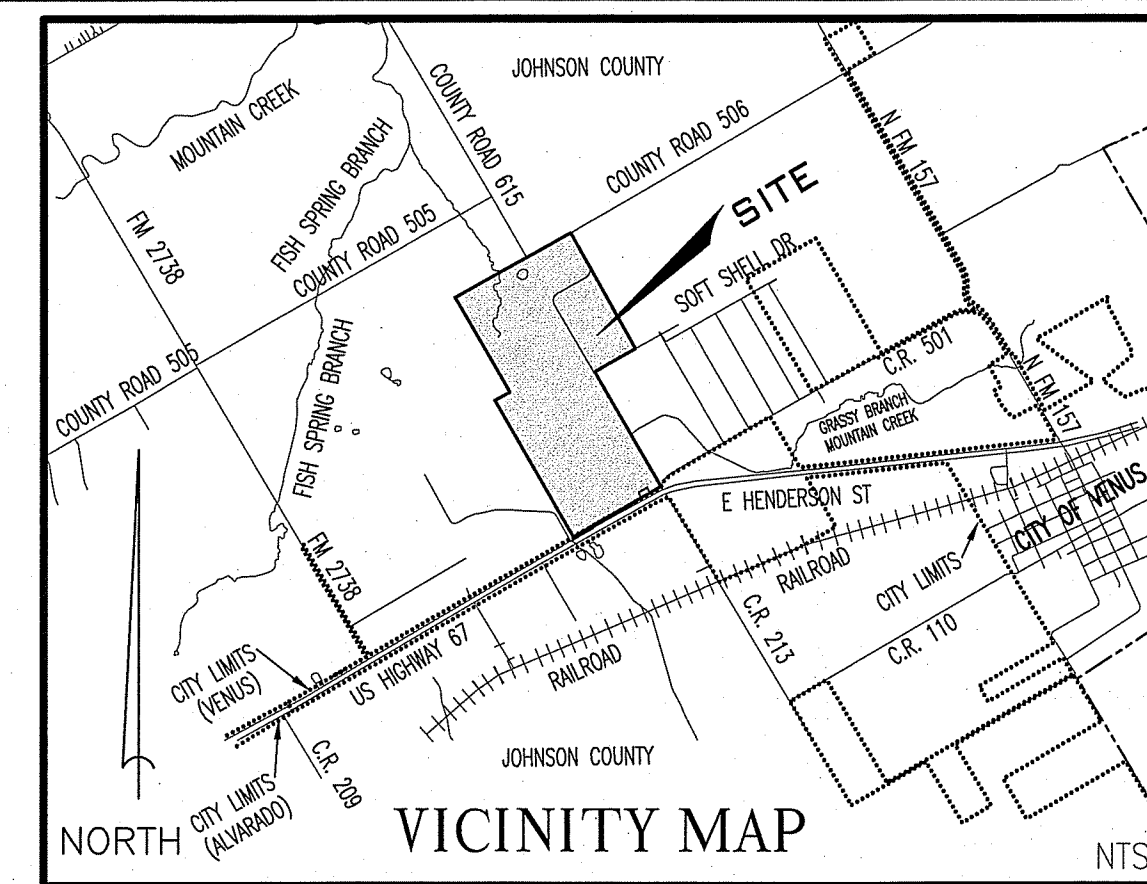
Attachments:

Preliminary Plat
Preliminary Street Plan
Drainage Study
Applicant's response to comments
Aerial Photo

LOT AREA RESIDENTIAL							
BLOCK	LOT	SF	ACRES	BLOCK	LOT	SF	ACRES
4	1	109,709	2.52	5	1	88,389	2.03
4	2	92,874	2.13	5	2	89,511	2.05
4	3	88,231	2.02	5	3	89,061	2.04
4	4	92,950	2.13	5	4	93,629	2.14
4	5	97,922	2.24	5	5	90,851	2.08
4	6	91,279	2.10	5	6	95,755	2.20

BLOCK	LOT	SF	ACRES
3	1	97,925	2.25
3	2	97,500	2.24
3	3	96,000	2.20
3	4	95,987	2.20
3	5	207,684	4.76
3	6	211,530	4.85
3	7	211,530	4.85
3	8	853,982	19.605
3	9	211,713	4.86
3	10	212,939	4.88
3	11	210,259	4.82

1. Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
2. Subject tract lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Map No. 48251C0225J, effective date December 04, 2012.
3. Surveyed on the ground April 27, 2021.
4. On-site Septic permits will be issued by Johnson County.
5. On-site Water Well permits will be issued by Johnson County.
6. Private wells shall seek the approval of the Prairieland Ground Water Conservation District and the T.C.E.Q. The wells shall be drilled at least 50 feet from the septic tank and at least 100 feet from the drain fields or spray areas.



THENCE South 20°54'52" West, a distance of 41.39', to the POINT OF BEGINNING, having an area of 284.09 acres of land, with approximately 6.23 acres in County Road 615, leaving a net area of 277.86 acres of land, more or less.

A.D.U.E.	ACCESS, DRAINAGE, & UTILITY EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
DRJCT	DEED RECORDS JOHNSON COUNTY, TEXAS
FW	FORT WORTH SURVEYING
TP&L	TEXAS POWER & LIGHT
TDM	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENTS

Date of Approval: _____

PRELIMINARY NOT TO
BE FILED FOR ANY
REASON RELEASED
FOR REVIEW
10/20/2021

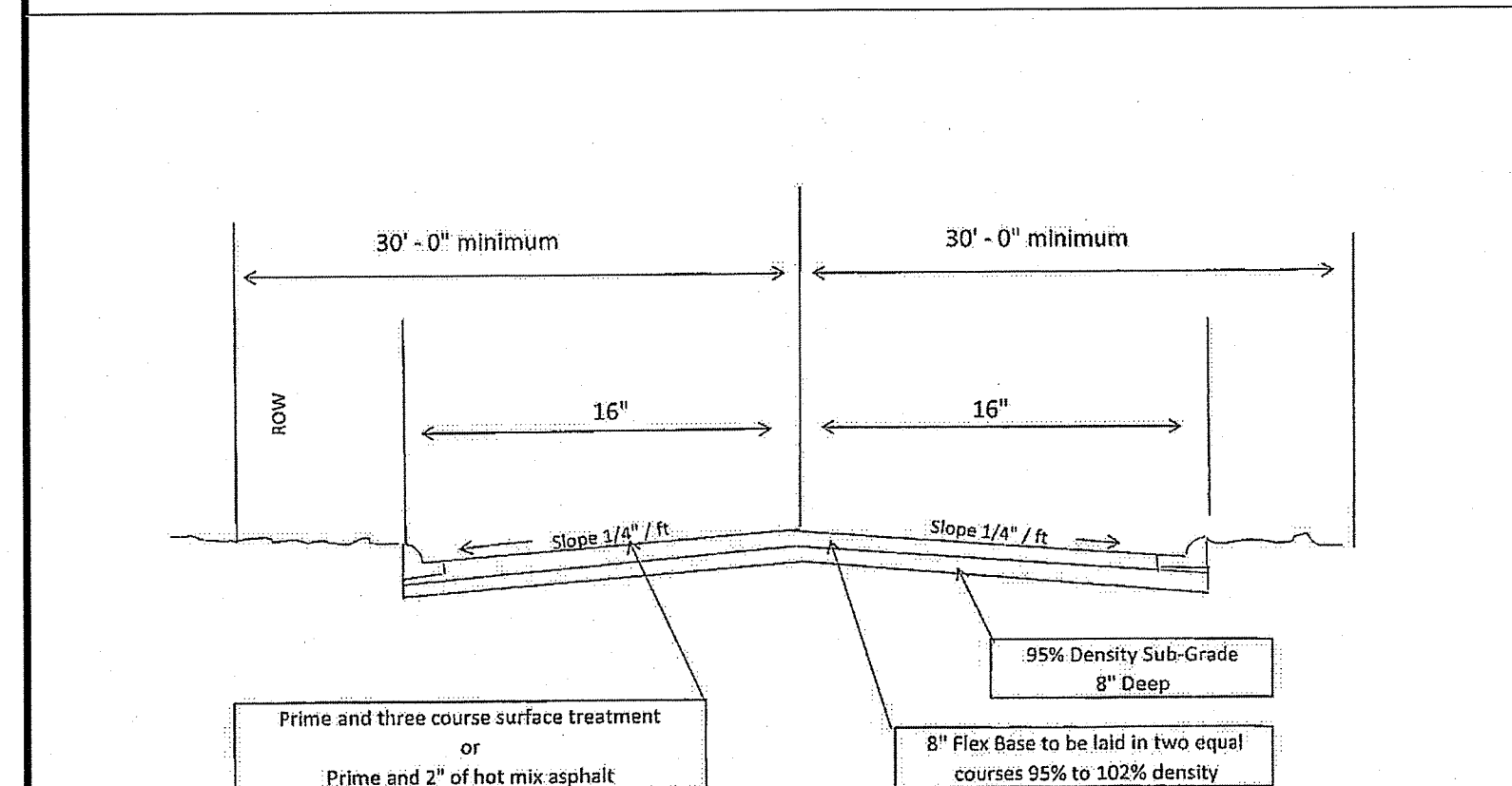
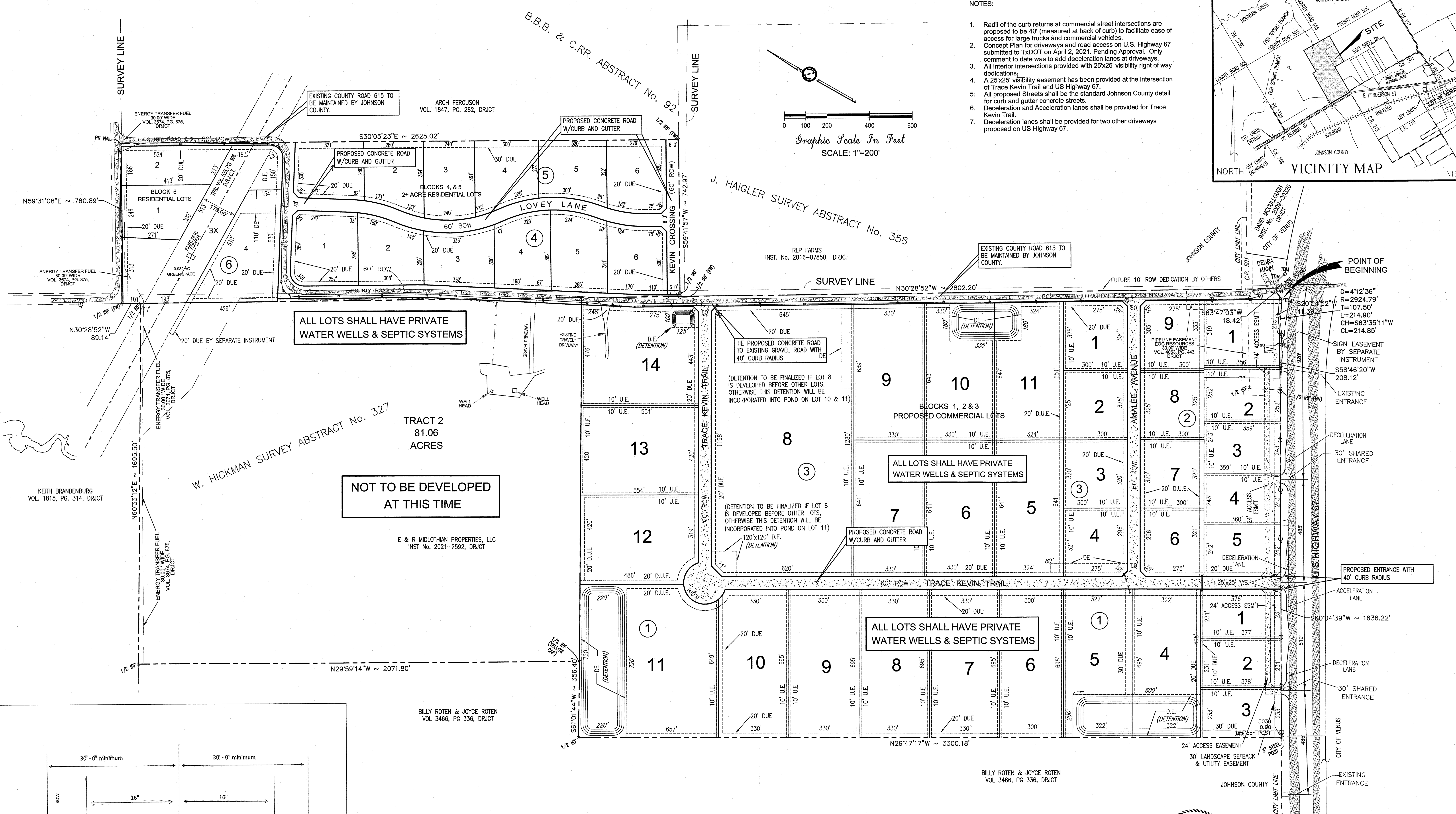
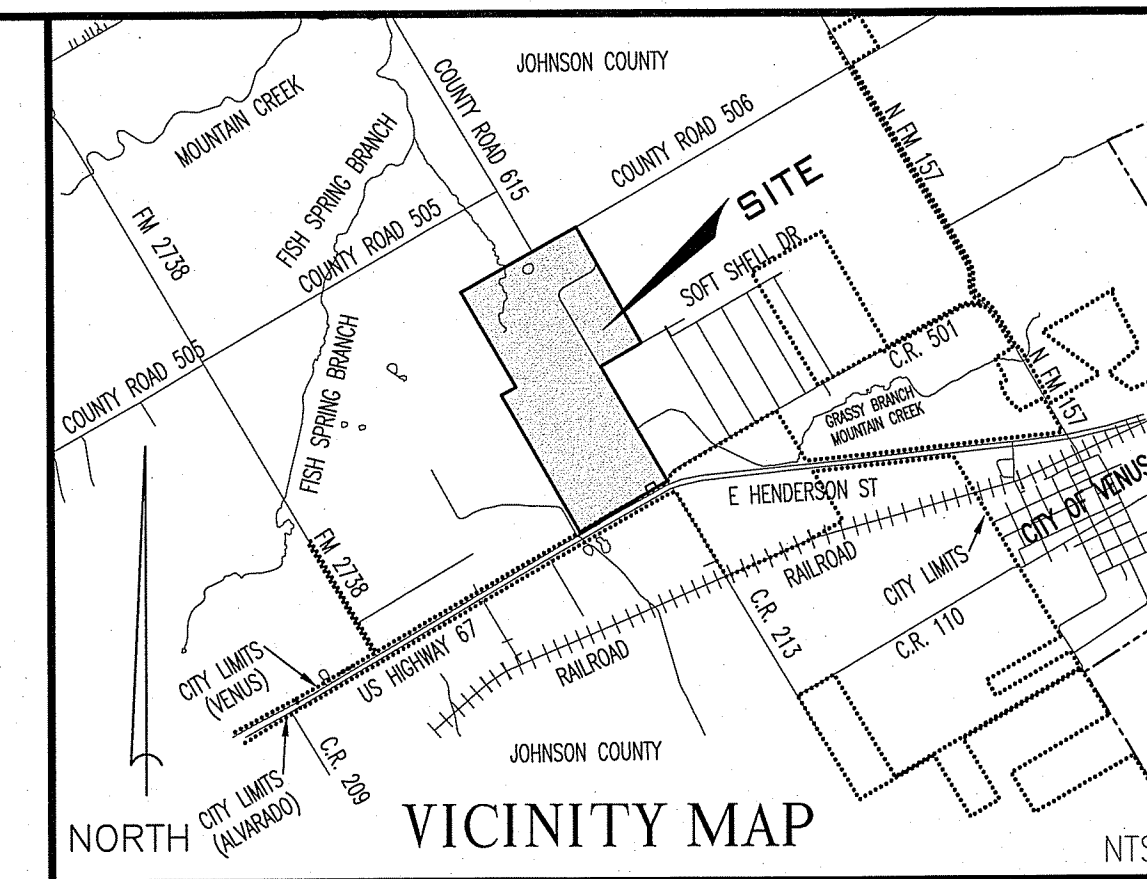
 DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
PHONE: 817-275-3361
CONTACT EMAIL: jstanton@dterry.com
ESTABLISHED 1953 * FIRM NOS. E-615 and S-100049-
(C)DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 20

COLORADO RIVER COMPONENTS
P. O. BOX 1158
ALVARADO, TEXAS 76009
TELEPHONE: 817-790-8612

284.09 ACRES OUT OF THE
B.B.B. & C. RR. SURVEY, A-92 AND
THE WILLIAM HICKMAN SURVEY, A-327
IN THE VENUS ETJ, JOHNSON COUNTY, TEXAS
625 COUNTY ROAD 615

NOTES:

1. Radii of the curb returns at commercial street intersections are proposed to be 40' (measured at back of curb) to facilitate ease of access for large trucks and commercial vehicles.
2. Concept Plan for driveways and road access on U.S. Highway 67 submitted to TxDOT on April 2, 2021. Pending Approval. Only comment to date was to add deceleration lanes at driveways.
3. All interior intersections provided with 25'x25' visibility right of way dedications.
4. A 25'x25' visibility easement has been provided at the intersection of Trace Kevin Trail and US Highway 67.
5. All proposed Streets shall be the standard Johnson County detail for curb and gutter concrete streets.
6. Deceleration and Acceleration lanes shall be provided for Trace Kevin Trail.
7. Deceleration lanes shall be provided for two other driveways proposed on US Highway 67.



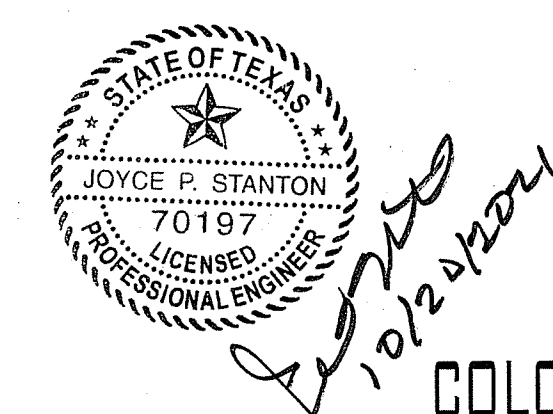
TYPICAL CURB & GUTTER SECTION

Figure 8

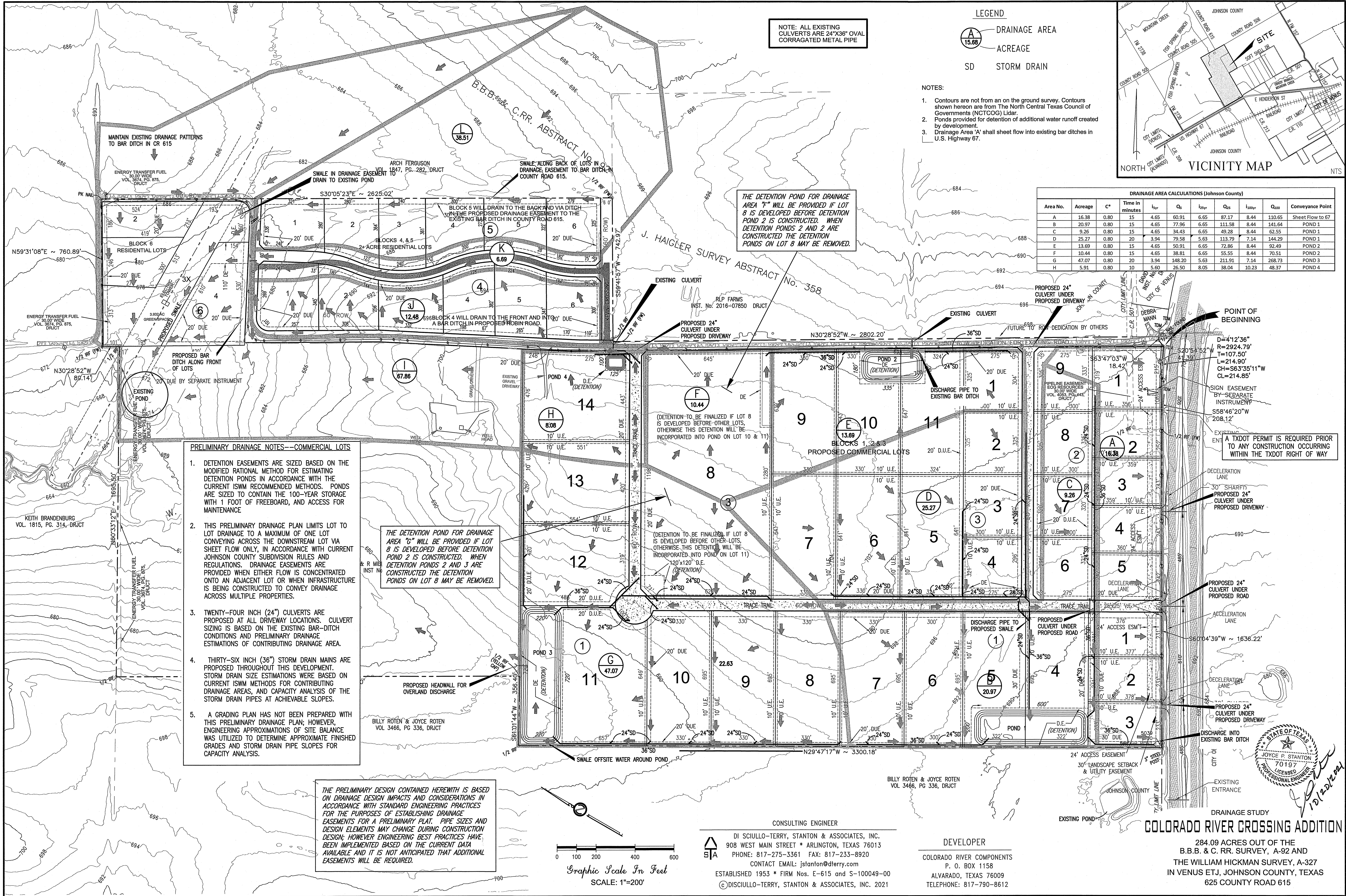
CONSULTING ENGINEER
 DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
 908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
 PHONE: 817-275-3361 FAX: 817-233-8920
 CONTACT EMAIL: jstanton@dterry.com
 ESTABLISHED 1953 * FIRM Nos. E-615 and S-100049-00
 ©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2021

DEVELOPER
 COLORADO RIVER COMPONENTS
 P. O. BOX 1158
 ALVARADO, TEXAS 76009
 TELEPHONE: 817-790-8612

PRELIMINARY STREET PLAN
COLORADO RIVER CROSSING ADDITION
 284.09 ACRES OUT OF THE
 B.B.B. & C. RR. SURVEY, A-92 AND
 THE WILLIAM HICKMAN SURVEY, A-327
 IN THE VENUS ETJ, JOHNSON COUNTY, TEXAS
 625 COUNTY ROAD 615



P:\COLORADO RIVER - VENUS\PRELIMINARY PLATT1 - Venus--PRELIMINARY PAVING.dwg, 10/20/2021 2:57:24 PM, 1:1



October 20, 2021

Mr. Dave Gattis
Interim City Planner
City of Venus
700 W. US. HWY 67
Venus, TX 76084

RE: Colorado River Crossing Addition
Preliminary Plat and Preliminary Engineering Plans
Response to Comments.

Dear Mr. Gattis,

Thank you for the review letter dated October 11, 2021 sent via email. Below is our response.

Preliminary Plat Comments

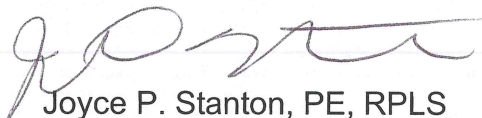
1. We understand that the project is to remain in the ETJ of Venus and that each lot will be served by a private water well and septic tank. Blocks 1-3 will be commercial while Blocks 4-6 will be residential. *Yes. This is correct.*
2. Please add a bearing and distance (N 29° 47'17"W, 3300.18 feet) on the southwest leg (i.e. fourth call from POB). *The call has been added. Thank you.*
3. Please add name, location, and lot lines of all adjacent subdivisions and property lines and owner names for unplatted property on the face of the plat. *These labels have been added.*
4. We note the dedication of 50 feet of right-of-way for C.R. 615 between U.S. 67 and Kevin Crossing. Please verify that the 50 feet includes 30 feet from the centerline (i.e. and ultimate 60 foot wide right-of-way.) *The current alignment of C.R. 615 is predominantly out of the subject tract. This plat proposes to dedicate the existing 50' right of way and for the tract on the east side of C.R. 615 to dedicate the additional 10' of right of way required when developed.*
5. Please provide written verification from TxDOT that they will approve each of the street intersections and drive approaches shown. *The initial TxDOT submittal was April 2, 2021. The response from TxDOT was to provide a TIA to verify if deceleration lanes were needed and a drainage study to determine where the displaced water will be going. The owner provided deceleration lanes, rather than a TIA and detention for the additional runoff created by the development. This was resubmitted to TxDOT on May 27, 2021, again on June 8, 2021 and recently on October 20, 2021. We would appreciate any assistance communicating with TxDOT.*

6. Please show all existing buildings (Alven Plaza and manufactured home near billboard on US 67). *Existing buildings on subject tract have been removed.*
7. Please show any gathering pipeline easements associated with the Wellhead on Tract 2. We note the 30-Energy Transfer Fuel Easement along the northern edge of the property. *We have searched the Johnson County Real Property Records and shown all the easements that we were able to locate, please provide us any information you have on possible easements.*
8. Please add "in the Venus ETJ" to the title block in the lower right-hand corner. *Added.*
9. Please add a signature block for the Mayor and City Secretary to indicate City Approval. *Added.*
10. We note that the block shown exceed the 1,600-foot maximum in our subdivision ordinance. *While it is true the distance exceeds the maximum allowed in the subdivision ordinance, the number of lots served is less than 1/3 the number normally served by the 1,600 foot maximum because these lots are more than 3 times wider than any subdivision lot, therefore the extra length will not create the traffic problem that would be created by smaller lots being served by this length of block.*
11. Please show a 25-foot by 25-foot visibility easement at each intersection. *These have been provided.*
12. Please provide a 10-foot general utility easement along the side and rear lot lines for all lots in Blocks 1-3. *Added.*

Thank you for your comments. Three sets of revised Preliminary Plats and Preliminary Engineering as well as a CD with PDFs of the included sheets are attached for your review. Let us know of any questions. Feel free to contact me at jstanton@dterry.com or 817-275-3361 with any questions.

Sincerely,

Di Sciuillo-Terry, Stanton & Associates, Inc.



Joyce P. Stanton, PE, RPLS

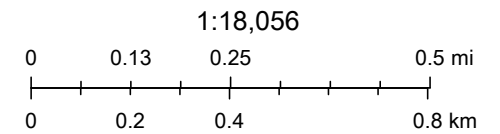
Attachements: Preliminary Plat
 Preliminary Drainage, Street and Utility Plans

Colorado River Crossing



10/20/2021, 3:54:44 PM

- Parcels
- Road Centerlines
- Interstate/US Highway
- City Street
- County Road
- Farm To Market
- Driveway
- FEMA Flood Zones 2019
- City Boundaries
- VENUS
- County Boundary



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/

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 | Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P,