

JANNELLE ROACH

Place 2

JAMES HOPPER

Place 3

ROBERT MCCURDY

Place 4

SHANNON STODDARD

Place 1



ALICIA ROSALES

Place 5, **Vice Chair**

JIRA SANSOM

Place 6

TONY BOVINICH

Place 7 - **Chair**

Planning & Zoning Commission

REGULAR MEETING

Thursday, October 27, 2022, 6:00 PM

Venus City Hall, Conference Room

700 W. US HWY 67

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 August 25, 2022.

I make a motion to approve/deny consent agenda.

4. Discussion and Action Items:

- 4.1. Discuss and consider a Final Plat for a 53-lot subdivision with single family uses that contain 1 common area lot and 2 blocks. Heritage Hills Phase II, being 20.425 acres out of the Radford Berry Survey, Abstract No. 42, Ellis County, generally located north US Highway 67 and west of Heritage Hills Parkway in the City of Venus.

3 - 19

[1-A-Heritage Hills Phase 2 Staff Report.pdf](#)  [1-B-Vicinity Map.pdf](#)  [1-C-Zoning Map.pdf](#)  [1-D-PD Standards.pdf](#)  [1-E-Final Plat.pdf](#)  [1-F Lot-Type Exhibit.pdf](#) 

I make a motion to approve/deny the Final Plat for a 53-lot subdivision with duplex and fourplex uses that contain 1

common area lot and 2 blocks as presented.

5. Adjournment:

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

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

Callie Green,
City Secretary

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



*Case Report – Heritage Hills Phase II – Final Plat
Planning and Zoning Commission – October 27, 2022
City Council - November 14, 2022*

To: Planning and Zoning Commission

From: Oscar Ortiz, CNU-A

Request: Consider a Final Plat for a 53-lot subdivision with single family uses that contains 1 common area lot and 2 blocks. Heritage Hills Phase II, being 20.425 acres out of the Radford Berry Survey, Abstract No. 42, Ellis County, generally located north US Highway 67 and west of Heritage Hills Parkway in the City of Venus.

Owner: Heritage Hills Development, LLC.

Engineer: Engineering Concepts & Design, L.P. Wiley, TX

Location: Generally located north of US Highway 67 and west of Heritage Hills Parkway.

Existing Zoning: PD-Planned Development.

Existing Use: Undeveloped Land

Proposed Land Uses: Duplex and Fourplex residential lots.

Surrounding Zones: **North:** Ellis County
South: Planned Development (Heritage Hills Phase I)
East: Ellis County
West: Planned Development (Patriot Estates)

Introduction: The applicant is requesting the approval of the Final Plat for approximate 20.425 acre parcel known as Heritage Hills Phase II PD. The Final Plat will create 53 lots with duplex and fourplex uses, and one common area.

Background: Heritage Hills was annexed to the City of Venus on June 11, 2018 by Ordinance No. 660-2018-06. This created a Planned Development (PD) with mixed-use consisting of multi-family, single-family, townhouse, and duplex uses.

Analysis: The Final Plat covers 20.425 acres in Phase II. The minimum lot area for interior lots is 9,800 sq. ft. and 8,119 sq. ft. exterior lots. Duplexes are lots 1 through 12, and 31 through 58. Fourplexes are lots 13 through 25. The following are the development standards for the Heritage Hills PD:

Duplex and Fourplex uses

Category	Duplex	Fourplex
Lot size minimum	8,000 sq. ft.	9,500 sq. ft.
Lot width minimum	65 ft.	70 ft.
Lot depth minimum	115 ft.	125 ft.
Dwelling size	1,200+/unit	900+/unit
Garage	2	1
Front-yard setback	25 ft.	25 ft.
Side-yard setback	15 ft.	5 ft.
Side-yard to street	15 ft.	15 ft.
Rear-yard setback	15 ft.	15 ft.

Masonry and Landscape

Masonry/Concrete Siding	80 %
Fencing	Cedar
Landscape – front	Irrigated Xeriscaping
Landscape – side	Irrigated Xeriscaping
Landscape – rear	Irrigated grass
Landscape - trees	One tree

Residential streets have a 50-foot ROW, 31-foot ROW back-to-back. Internal residential streets will have 5-foot sidewalks along streets installed at time of home construction. Heritage Hills Parkway has an 80-foot ROW, 37-foot ROW back-to-back, and 5-foot sidewalks with ADA ramps are installed with streetlights.

Stormwater will convey into the Soap Creek designated as Floodplain area. The subdivision is not within the 100-year floodplain. Water will be provided by Mountain Peak Special Utility District and sewer will be provided by the City of Venus.

The Planning and Zoning Commission shall use the following criteria to determine adequate infrastructure for the subdivision and compliance with city's standards for streets, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way. The Planning and Zoning Commission can recommend approval of the Final Plat subject to conformance with Planned Development regulations for Heritage Hills PD.

Planning and Zoning Commission 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 PD Ordinance for Heritage Hills and Subdivision Ordinance that are not met by the plat.

Staff

Recommendation:

Staff recommends that the Planning and Zoning Commission recommends approval of the Final Plat for a 53-lot subdivision with duplex and fourplex uses that contain 1 common area lot and 2 blocks as presented.

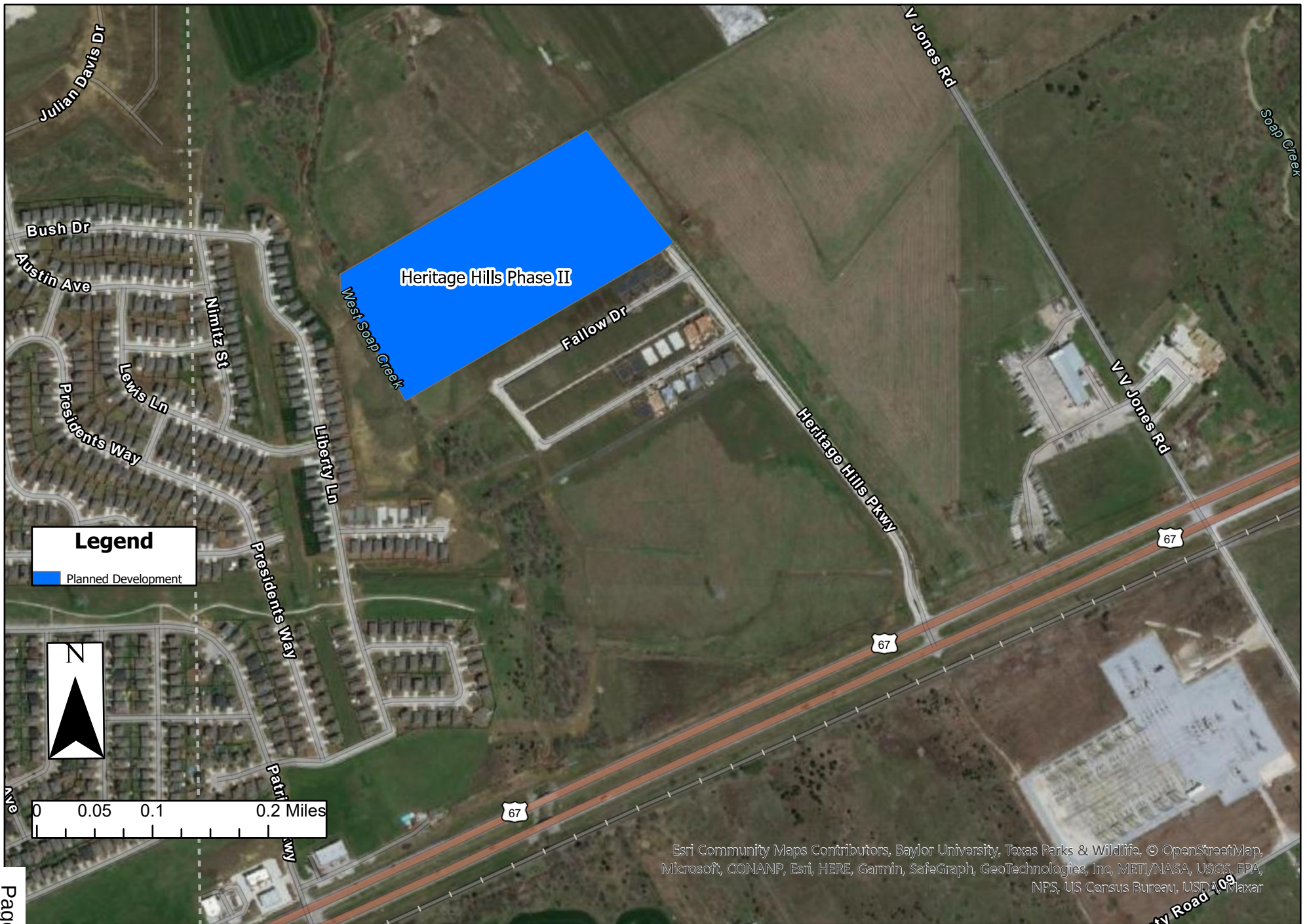
Sample

Motion:

I move to approve/deny the Final Plat for a 53-lot subdivision with duplex and fourplex uses that contain 1 common area lot and 2 blocks as presented.

Attachments:

Vicinity Map
Zoning Map
PD Standards
Final Plat
Lot Type Exhibit



Vicinity Map



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Zoning Map



ORDINANCE NO. 660-2018-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS ZONING A PORTION OF A NEWLY ANNEXED PARCEL OF LAND REFERRED TO AS HERITAGE HILLS AS A PD, PLANNED DEVELOPMENT DISTRICT, ORDERING THE FILING OF THE ZONING DISTRICT DESIGNATION WITH LAND RECORDS, PROVIDING A PUBLICATION CLAUSE; CERTIFYING THIS ORDINANCE WAS PASSED IN STRICT COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Venus ("City") is a Type A General Law municipality located in Johnson and Ellis Counties, Texas, created in accordance with the provisions of the TEXAS LOCAL GOVERNMENT CODE, Title 2, Chapter 6, and operating pursuant to enabling legislation of the State of Texas;

WHEREAS, the City Council ("Council") of the City serves as the elected governing body; directly responsible for the promotion and protection of the public health and safety of its citizens and inhabitants and in insuring that the city is a great place to work and live, preserving the value of property, and determining the best uses of land throughout the city to achieve these duties;

WHEREAS, the City is authorized and empowered to adopt and enforce zoning ordinances to regulate the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of yards, court, and other open spaces; and the population density; the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes per TEXAS LOCAL GOVERNMENT CODE Section 211.003;

WHEREAS, the City is authorized and empowered to divide the municipality into zoning districts of a number, shape, and size the governing body considers best to achieve the goals of TEXAS LOCAL GOVERNMENT CODE Section 211.003 pursuant to TEXAS LOCAL GOVERNMENT CODE Section 211.005;

WHEREAS, the City is required to establish procedures for adopting and enforcing regulations and zoning district regulations and boundaries pursuant to TEXAS LOCAL GOVERNMENT CODE Section 211.006;

WHEREAS, the City is required to conduct a public hearing regarding any establishment or change of zoning pursuant to TEXAS LOCAL GOVERNMENT CODE Section 211.006(a);

WHEREAS, the City has adopted Chapter 34 – Zoning, of the VENUS CODE OF ORDINANCES to facilitate and promote the authorizations and requirements of TEXAS LOCAL GOVERNMENT CODE Chapter 211;

WHEREAS, as provided by VENUS CODE OF ORDINANCES Sec. 34-9 Annexed territory, the City is authorized to zone newly annexed territory at the same time the area is being annexed;

WHEREAS, the Council has received a petition for annexation for a parcel of land, accepted the petition, conducted public hearings, provided the required notices and voted in the majority, by ordinance, to annex said parcel of land, formally annexed the parcel of land into the city limits at the same meeting as this zoning request is being considered;

WHEREAS, the Council and the landowner wish to permanently zone the newly annexed parcel of land rather than allowing for the default temporary agricultural zoning district designation;

WHEREAS, the Council held a public hearing, properly noticed and in compliance with the zoning ordinance and state law to hear from the public on the requested zoning district designation for the newly annexed area;

WHEREAS, landowner CWA Patriot Land Partners, LP whose managing member is Charles Anderson requests that all (approximately 70.32 acres of land) of the newly annexed territory referred to as “Heritage Hills”, (Exhibit A) be zoned PD (Planned Development District); and

WHEREAS, city staff, the city engineer, and the economic development team have reviewed the request and find the designation to be fitting of the nearby uses for the area, in compliance with the city zoning ordinance and in compliance with state law and have submitted their recommendation to Council to approve said zoning district designation request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION ONE.

The recitals and any attached exhibits to this ordinance are hereby incorporated herein for all purposes.

SECTION TWO. DISTRICT DESIGNATION

Council hereby finds all of the newly annexed parcel of land, referred to as "Heritage Hills", a tract of approximately 70.32 acres of land and as described in the survey and annexation petition filed and accepted by the City, is hereby designated and zoned as a PD, Planned Development District as provided in Section 34-49 of the VENUS CODE OF ORDINANCES.

SECTION THREE. ORDERING DESIGNATION BE RECORDED

The City Secretary and/or the city staff are ordered to record the district zoning designation in the land records of the County and to amend/update the city's current zoning map to reflect both the annexation and the zoning district designation. The zoning district designation shall run with the land, and not be changed, removed or altered without the City's consent and council action.

SECTION FOUR. PUBLICATION

The City Secretary is hereby directed, if required by law, to post or publish in the official newspaper of the city, the caption, publication clause and effective date clause of this ordinance in one issue of the official newspaper of the city, provided that the official newspaper is a weekly paper, in accordance with Section 52.011 of the TEXAS LOCAL GOVERNMENT CODE. The City Secretary is also hereby directed, if necessary, to incorporate the provisions of this ordinance into the CITY OF VENUS CODE OF ORDINANCES by submitting it to *www.municode.com* for incorporation and online publication.

SECTION FIVE. OPEN MEETINGS ACT COMPLIANCE

The Council and Mayor are committed to open and transparent government and are strong supporters of The TEXAS OPEN MEETINGS ACT. And as such, the meeting at which this ordinance was approved was in all things conducted in strict compliance with the TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE, Chapter 551.

SECTION SIX. SEVERABILITY

Should any section, clause, subsection, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this ordinance shall remain in full force and

effect. Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and/or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

SECTION SEVEN. REPEALER

All ordinances or parts of ordinances not consistent or conflicting with the provisions of this ordinance are hereby repealed; provided that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this ordinance. Any cause of action accruing prior to the passage of this ordinance shall continue as if this ordinance was not passed or any other ordinance had not been repealed.

SECTION EIGHT. EFFECTIVE DATE

This ordinance shall become effective immediately from and after its passage by Council.

PASSED AND APPROVED by the City Council of the City of Venus, Texas, on this the 11th day of June 2018.

APPROVED: _____

James L. Burgess
MAYOR JAMES L. BURGESS

PASSED: _____

MONDAY, June 11, 2018

I, the undersigned, City Secretary do hereby certify that the above is a true and correct copy of an ordinance duly adopted by the City of Venus City Council at a regular meeting duly convened on Monday, June 11, 2018.

ATTEST: _____

Rana Gamel
RANA GAMEL
City Secretary

APPROVED AS TO FORM: _____

Cass Callaway
CASS CALLAWAY
City Attorney



Exhibit A

Case Number ____

Heritage Hills – Development Regulations

This application is intended to create a new Planned Development to be known as “Heritage Hills”, a mixed-use development consisting of multi-family, single family, townhouse and duplex uses. In addition, commercial/industrial uses will be permitted. These PD Development Regulations are intended to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, land uses compatible and appropriate for the S.H. 67 corridor. The PD is intended to have the flexibility to have a mixture of uses to include: (1) Multifamily uses (MF), allowed to be no more than 28 gross acres and shall not have frontage on S.H. 67 as depicted on the concept plan; (2) Single Family; (3) Townhouses; (4) Duplex and (5) Four-plex. In order to provide flexibility, the development can include general industrial (GI) type uses as well. All of these uses are permissible within the approximate 70.32 acre planned development.

I. Implementation of the Concept Plan:

Development Regulations for a mixed-use development must remain flexible in order to allow adjustments due to market conditions. The proposed PD Concept Plan designates areas for broad use categories (multi-family, industrial and residential). Vehicular circulation will be provided at the platting stage.

II. Development Standards:

This PD is to provide for a mix of residential housing types as well as industrial and commercial uses. The area along Soap Creek lying within the flood plain will be site planned to maintain this natural open space and park amenities and trails through portions of the area will be obligatory. All development along a public thoroughfare shall have a concrete ADA compliant sidewalk, with a minimum width of no less than 5’.

III. Single Family Residential District

Single Family Uses			
Category	Duplex	Fourplex	Detached
Lot Size Minimum	8000’	9500’	5000’
Lot Width Minimum	65’	70’	50’
Lot Depth Minimum	115’	125’	100’
Dwelling Size	1200+/Unit	900+/Unit	1500+/Unit
Garage	2	1	1
Front Yard Set-back	25’	25’	10’
Side Yard Set-back	5’	5’	5’
Side Yard to Street	15’	15’	10’
Rear Yard Setback	15’	15’	10’

Masonry/Concrete Siding	80%	80%	80%
Fencing	Cedar	Backyards	Side Courts
Landscape – Front	Irrigated Xeri	Irrigated Grass	Irrigated Grass
Landscape – Side	Irrigated Xeri	Irrigated Xeri	Irrigated Xeri
Landscape – Rear	Irrigated Grass	Irrigated Xeri	Irrigated Grass
Landscape - Trees	One tree	Two trees	One tree

Masonry percentage may be reduced if architectural details, landscaping and other details are enhanced, as approved by City staff.

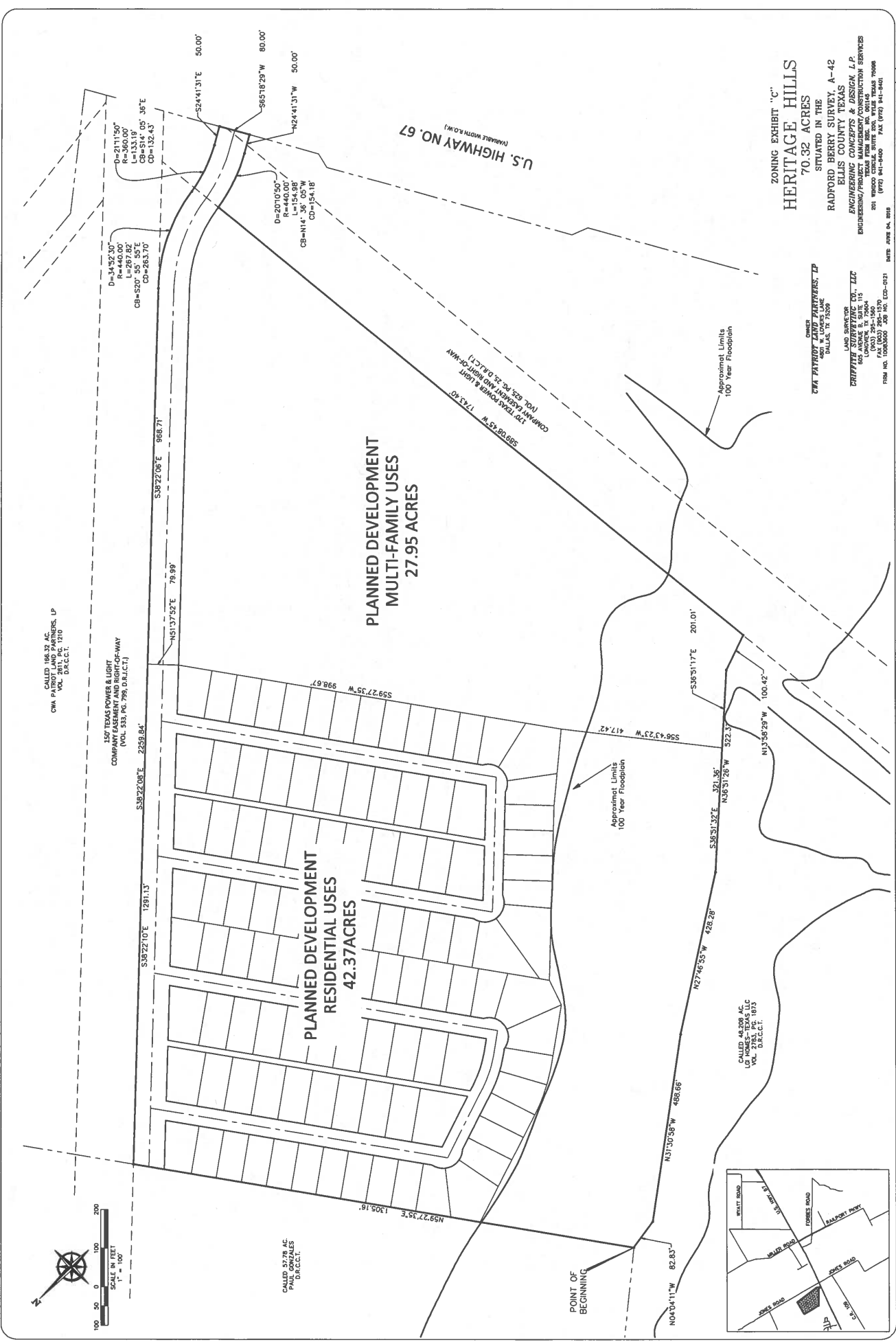
IV. Multifamily Residential District

Multifamily Uses	
Category	Provided
Max. Density	25 DU/AC
Max. Height	40' (3 Story) 55' (4 Story)
Min. Setbacks	Front Yard: 10' (3 Story)
	Rear Yard: 10' (3 Story)
	Interior Side: 20' (3 Story) 30' Adjacent to Single Family
	Side Yard on Street: 10' (3 Story)
Masonry Requirement	70% masonry; 30% other materials – stucco is a permissible use “other materials” Masonry percentage may be reduced if architectural details, landscaping and other details are enhanced, as approved by City staff.
Multifamily and Non-residential Screening Area	Fences are not required on internal streets and property lines. Fences required for all storage/utility purposes and to enclose a yard or screen parking on an exterior property line not to exceed 28 acres (density calculation shall be based on gross acres)
Building Façade	Building facades fronting on the bordering street and power line shall include some design consideration such as porches or patios to provide residential compatibility.
Minimum Unit Size	600 Sq. Ft.
Unit Mix	No more than 70% of the project can be one bedroom units
Parking	Minimum of 1.5 parking spaces per one bedroom unit, 2 parking spaces for each two bedroom unit, and .5 parking spaces for each additional bedroom.
Impact Fees	None
Landscaping	Perimeter Requirements: Where multifamily development is adjacent to the property line of single-family zoned property, a tree shall be planted every 30'. Where it is adjacent to commercial, industrial and powerline, trees shall be planted every 40'. Along the street frontage, a 15' wide landscaped area is required. Shrubs, and trees every 25' are required. Trees must

	have a 1 inch caliper size or greater at time of planting (3" for overstory), and may be grouped to facilitate site design. At least 50% of the required trees shall be overstory trees. Interior Requirements: Each parking space shall be within 50' of an overstory tree, and 20' of a landscaped area. All trees must be of a native variety.
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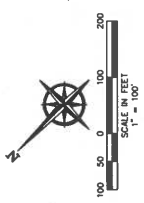
V. Commercial/Industrial District

Commercial/Industrial Uses	
Description	District is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas.
Buildings	Commercial/retail uses will comply with the City standard of 80% masonry. Industrial uses shall have either 500 sq. ft. of exterior masonry (enough to cover an office area/entrance) or be 15% masonry, whichever is lesser.
Residential Proximity	All buildings within 100 feet of a residential dwelling, except for motor vehicles in operable condition, shall be within completely enclosed buildings, or effectively screened with screening not less than 6 feet or more than 8 feet, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
Landscaping	Commercial and Industrial uses shall comply with City of Venus standards concerning landscaping.



150' TEXAS POWER & LIGHT
COMPANY EASEMENT AND RIGHT-OF-WAY
(VOL. 533 PG. 799, D.R.C.C.T.)

150' TEXAS POWER & LIGHT
COMPANY EASEMENT AND RIGHT-OF-WAY
(VOL. 533 PG. 799, D.R.C.C.T.)



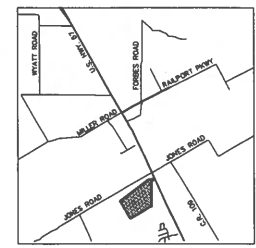
42.37 AC
PAUL GONZALES
D.R.C.C.T.

PLANNED DEVELOPMENT
MULTI-FAMILY USES
27.95 ACRES

PLANNED DEVELOPMENT
RESIDENTIAL USES
42.37 ACRES

U.S. HIGHWAY NO. 67
(VARIABLE WIDTH R.O.W.)

POINT OF
BEGINNING



44.208 AC
LO HINES-TEXAS LLC
VOL. 533 PG. 799, D.R.C.C.T.

ZONING EXHIBIT "C"
HERITAGE HILLS
70.32 ACRES

SITUATED IN THE
RADFORD BERRY SURVEY, A-42
ELLIS COUNTY, TEXAS
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TECHNICAL STAFF, INC. 001145
801 W. 10TH ST. SUITE 100
(972) 941-5400 FAX (972) 941-5401

CIA PATRICK LAND PARTNERS, LP
4000 LBJ FRIEDLAND BLVD.
DALLAS, TX 75204

LAND SURVEYOR
CRUTCHFIELD & ASSOCIATES, L.L.C.
LOUISVILLE, KY 40204
1005 ANNE B. SMITH, L.L.C.
FAX (502) 265-1370
FIRM NO. 1000000000 JOB NO. C02-0121

DATE: JUNE 04, 2015

VENUE 546.07 AC. PORTAL L&V/Venue Exhibit.dwg

LEGEND	
CIRS	1/2" IRON ROD SET WITH CAP STAMPED "ONEAL 6570"
I.R.F.	IRON ROD FOUND
PFC	POINT FOR CORNER
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ELLIS COUNTY, TEXAS
C.A.	COMMON AREA LOT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
M.P.E.	MOUNTAIN PEAK SUD EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
△	INDICATES POINT FOR CORNER
◇	INDICATES STREET NAME CHANGE

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 51°57'35" W	80.00'
L2	N 27°25'43" W	82.42'
L3	N 03°43'23" W	82.81'
L4	N 66°29'22" W	18.61'
L5	S 20°02'12" W	23.46'
L6	S 59°47'18" W	923.15'
L7	S 59°47'18" W	929.28'
L8	N 59°47'17" E	31.50'
L9	N 59°47'17" E	2.92'
L10	S 12°46'24" E	158.06'
L11	N 33°00'55" W	117.63'
L12	S 30°12'43" E	115.48'

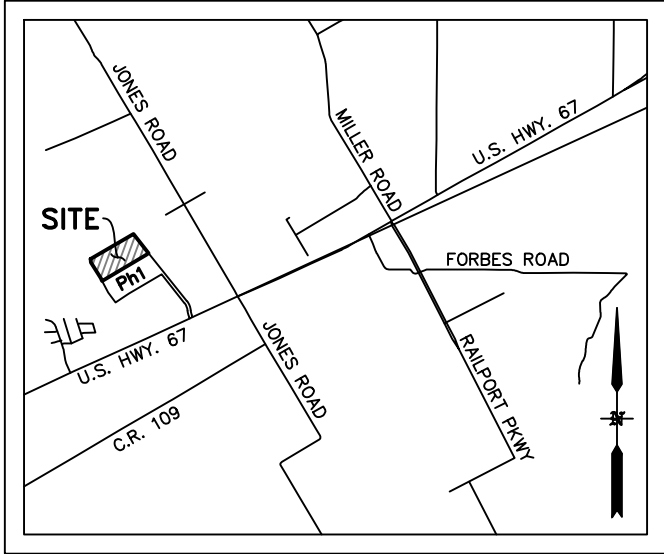
CALLED 60.078 AC.
 PAUL GONZALES & IRMA GONZALES
 VOL. 662, PG. 858
 D.R.E.C.T.

CALLED 2.032 AC
 BLACKHAWK VENUS TX LLC
 INSTR. 2157042
 D.R.E.C.T.

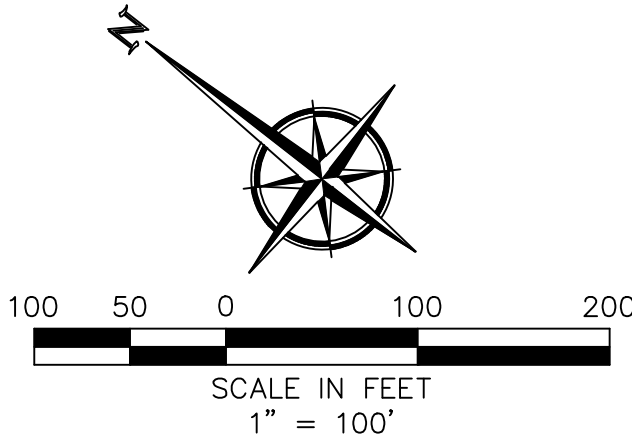
60' TEMPORARY
 ACCESS EASEMENT
 INSTR. 2157042
 D.R.E.C.T.

REMAINDER OF
 CALLED 546.87 AC. (TRACT 1)
 CWA PATRIOT LAND PARTNERS, LP
 VOL. 2558, PG. 297
 D.R.E.C.T.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	006°56'47"	400.00'	24.28'	48.49'	S 16°14'47" E	48.46'
C2	006°56'47"	455.00'	27.61'	55.16'	S 16°14'47" E	55.13'



VICINITY MAP
N.T.S.



BENCHMARKS:

- 5/8" CIRS on the north ROW of US HWY 67, about 342.5' east of the east line of Heritage Hills Parkway. ELEV. 529.36'
- SSMH rim elevation located south of the Patriot Estates, Phase 2 addition, near the floodplain line. ELEV. 611.05'

NOTES:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
- The Special Flood Hazard Area (SFHA) shall be identified by the Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) in process for this development. The 100-Year Floodplain shown on this plat is based on the Flood Study performed by Boyd Hydrology, PLLC, Job BH383, dated August 17, 2021. According to Federal Emergency Management Agency (FEMA) Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map No. 48139C0150F, dated June 3, 2013, revised by LOMR Case No. 20-06-1084P, dated January 4, 2021, a portion of this property lies within Flood Zone A (Special Flood Hazard Area) and a portion of this property lies within Flood Zone X (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the surveyor.
- The last land survey used for preparation of this plat was made in May, 2021.

FINAL PLAT HERITAGE HILLS ESTATES PHASE TWO 20.425 ACRES

SITUATED IN THE
 RADFORD BERRY SURVEY, A-42
 CITY OF VENUS, ELLIS COUNTY TEXAS
 ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

DATE: 10/18/2022

SHEET 1 OF 2

Z:\PROJECTS\07334 Venus North of US-67\dwg\Plats\7334 Final Plat Ph 2.dwg

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, HERITAGE HILLS DEVELOPMENT, LLC, BEING THE OWNER OF 20.425 ACRES OF LAND LOCATED IN THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 42, CITY OF VENUS, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 20.425–ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HERITAGE HILLS DEVELOPMENT, LLC, RECORDED IN INSTRUMENT 2007926, DEED RECORDS, ELLIS COUNTY, TEXAS (DRECT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1–INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 20.425 ACRE TRACT AND THE SOUTH CORNER OF THE PAUL GONZALES CALLED 60.078–ACRE TRACT, AS DESCRIBED IN DEED RECORDED IN VOLUME 662, PAGE 858, DRECT, SAME BEING IN THE NORTHEAST LINE OF PATRIOT ESTATES, PHASE 7B, AN ADDITION TO THE CITY OF VENUS, RECORDED IN CABINET K, SLIDE 49, PLAT RECORDS, ELLIS COUNTY, TEXAS (PRECT);

THENCE NORTH 59 DEGREES 47 MINUTES 32 SECONDS EAST, ALONG THE COMMON LINE OF SAID 20.425 ACRE TRACT AND SAID 60.078 ARE TRACT, A DISTANCE OF 1304.96 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” FOUND AT THE NORTH CORNER OF SAID 20.425 ACRE TRACT AND THE WEST CORNER OF THE BLACKHAWK VENUS TX, LLC CALLED 14.678–ACRE TRACT, RECORDED IN INSTRUMENT 2157041, DRECT;

THENCE SOUTH 38 DEGREES 02 MINUTES 25 SECONDS EAST, ALONG THE COMMON LINE OF SAID 20.425 ACRE TRACT AND SAID 14.678–ACRE TRACT, PASSING THE SOUTH CORNER OF SAID 14.678–ACRE TRACT AND CONTINUING A TOTAL DISTANCE OF 639.95 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED “GRIFFITH 4846” FOUND AT THE EAST CORNER OF SAID 20.425 ACRE TRACT AND THE NORTH CORNER OF HERITAGE HILLS ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF VENUS, RECORDED IN CABINET K, SLIDE 364, PRECT;

THENCE ALONG THE COMMON LINE OF SAID 20.425 ACRE TRACT AND SAID HERITAGE HILLS ESTATES, PHASE ONE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 51 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED “GRIFFITH 4846” FOUND;
- 2) SOUTH 59 DEGREES 47 MINUTES 18 SECONDS WEST, AT A DISTANCE OF 1018.20 FEET PASS A 1/2–IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 1345.65 FEET TO A POINT AT THE WEST CORNER OF SAID HERITAGE HILLS ESTATES, PHASE ONE AND THE SOUTH CORNER OF SAID 20.425 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID PATRIOT ESTATES, PHASE 7B;

THENCE WITH THE COMMON LINE OF SAID 20.425–ACRE TRACT AND SAID PATRIOT ESTATES, PHASE 7B, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 27 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF 82.42 FEET;
- 2) NORTH 31 DEGREES 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 488.59 FEET;
- 3) NORTH 03 DEGREES 43 MINUTES 23 SECONDS WEST, A DISTANCE OF 82.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.425 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HERITAGE HILLS DEVELOPMENT, LLC does hereby adopt this plat designating the hereinabove described property as HERITAGE HILLS ESTATES PHASE TWO, an addition to the City of Venus, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the easements strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time or procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Venus, Texas.

WITNESS MY HAND THIS ____ DAY OF _____ , 2022.

FOR: HERITAGE HILLS DEVELOPMENT, LLC

Tony Sanders, General Partner

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Tony Sanders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ , 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR’S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I Daniel Chase O’Neal, Registered Professional Land Surveyor, State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land on May 2021 and that the monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Venus.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2022.

DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O’Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

I hereby certify that the above and foregoing plat of HERITAGE HILLS ESTATES PHASE TWO, was approved by the City of Venus, Texas, on this ____ day of _____ , 2022.

Mayor, Venus, Texas

Date

Attested City Secretary

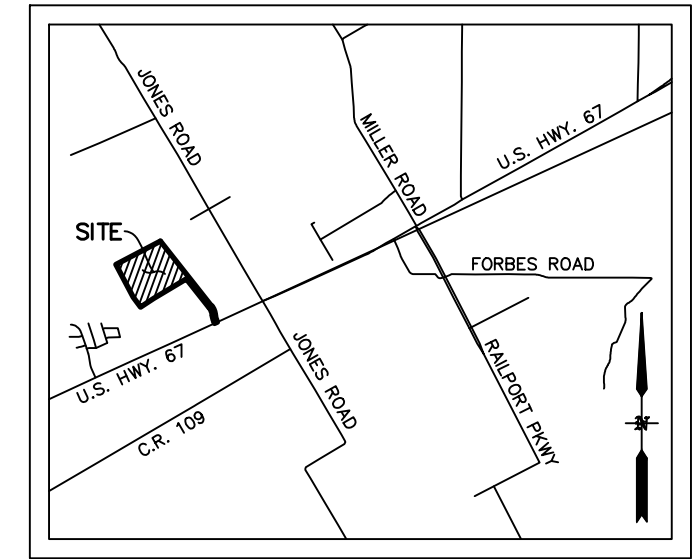
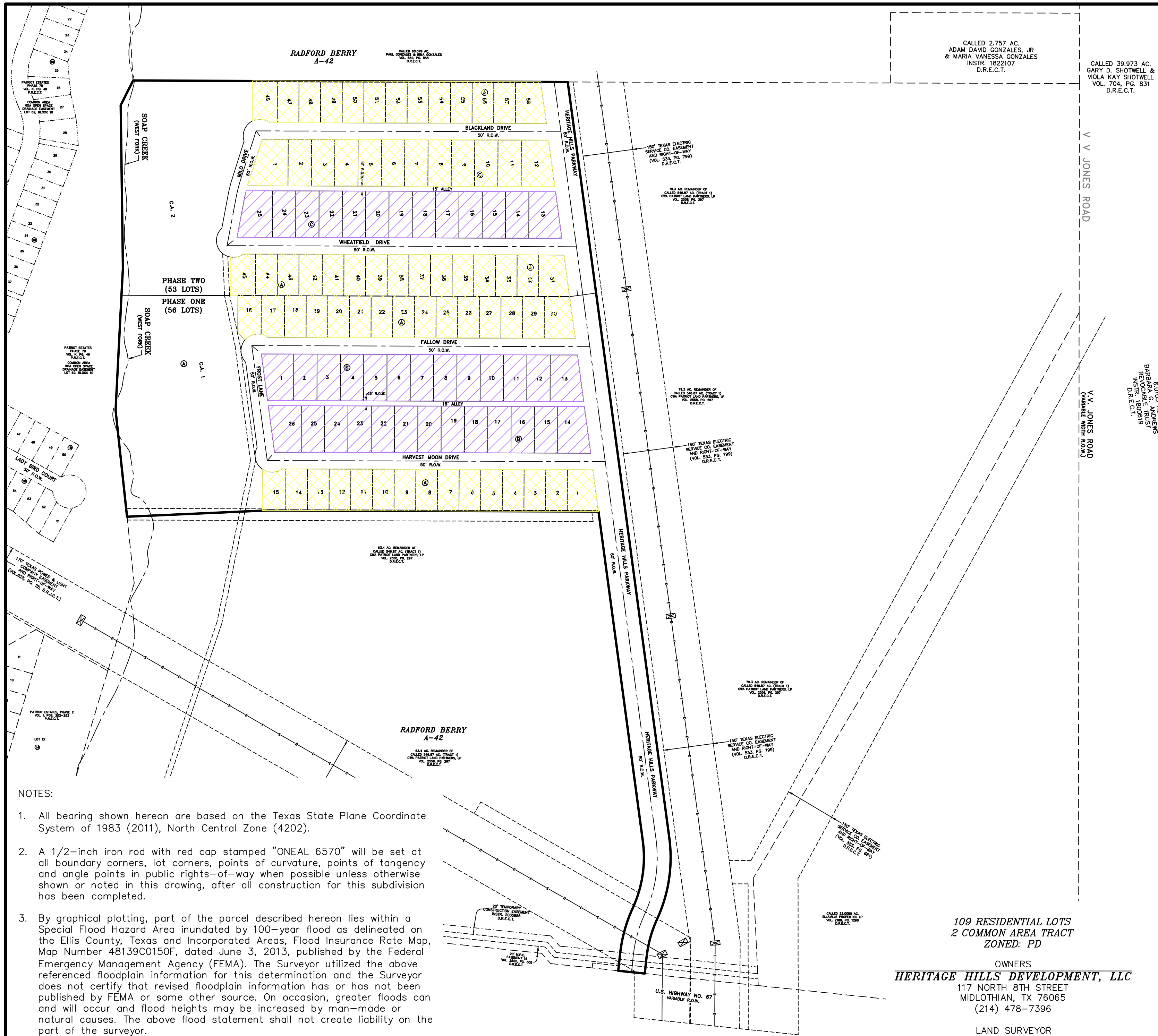
Date

53 RESIDENTIAL LOTS
1 COMMON AREA TRACT

OWNER/DEVELOPER
HERITAGE HILLS DEVELOPMENT, LLC
117 NORTH 8TH STREET
MIDLOTHIAN, TX 76065
(214) 478–7396

LAND SURVEYOR
O’NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19079
daniel.oneal@onealsurveying.com
(903) 804–2891

FINAL PLAT
HERITAGE HILLS
ESTATES
PHASE TWO
20.425 ACRES
SITUATED IN THE
RADFORD BERRY SURVEY, A–42
CITY OF VENUS, ELLIS COUNTY TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401



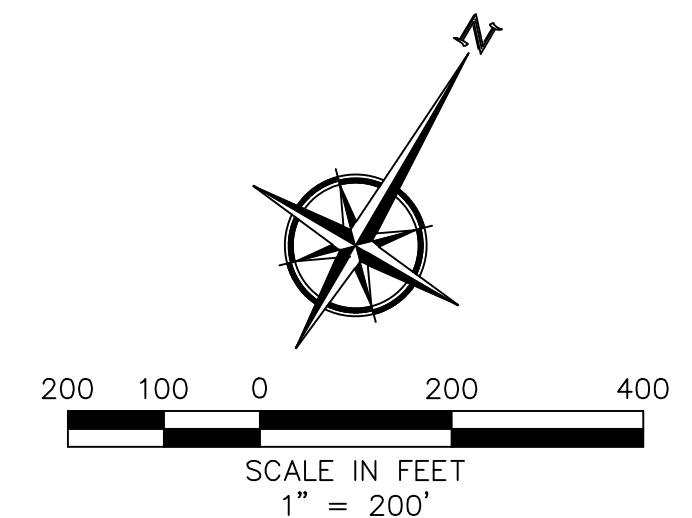
VICINITY MAP
N.T.S.

BENCHMARKS:

1. 5/8" CIRS on the north ROW of US HWY 67, about 342.5' east of the east line of Heritage Hills Parkway.
ELEV. 529.36'
2. SSMH rim elevation located south of the Patriot Estates, Phase 2 addition, near the floodplain line.
ELEV. 611.05'

LOT TYPE LEGEND

	QUADPLEX
	DUPLEX



NOTES:

1. All bearing shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. A 1/2-inch iron rod with red cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way when possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood as delineated on the Ellis County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48139C0150F, dated June 3, 2013, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. An Outdoor Siren will be constructed prior to completion of Phase 2 of this subdivision.
5. The Common Area Tracts will be owned and maintained by the home owners association.

109 RESIDENTIAL LOTS
2 COMMON AREA TRACT
ZONED: PD

OWNERS
HERITAGE HILLS DEVELOPMENT, LLC
117 NORTH 8TH STREET
MIDLOTHIAN, TX 76065
(214) 478-7396

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 19127
daniel.oneal@onealsurveying.com
(903) 804-2891

DATE: 8/1/2021

SHEET 1 OF 1

Z:\PROJECTS\07334 Venus North of US-67\dwg\Plots\7334 Preliminary Plat (Ph 1-2).dwg