

ALEJANDRO GALAVIZ
Mayor
TERESA HOFFMAN
Councilmember, Place 1
TONY BOVINICH
Councilmember, Place 2



JESSICA KUYKENDALL
Councilmember, Place 3
GERONIMO HERNANDEZ
Councilmember, Place 4
DREW WILSON
Mayor Pro Tem/
Councilmember , Place 5

Board Of Adjustment

Venus Civic Center
210 S. Walnut Street
Venus, Texas 76084

Monday, September 18, 2023 at 6:00 PM

Page

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

2. Citizen Public Comment Period:

Citizens may sign up before the meeting begins and will be allowed up to 3 minutes to address the Board of Adjustment. The Board of Adjustment members and staff members may not respond or converse with speakers during this time. The comments from the speaker must be in the form of a statement. By State law, no questions may be asked or answered for items not appearing on the agenda.

3. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

- 3.1. Approval of meeting minutes for Board of Adjustment regular meeting on April 10, 2023.

4 - 6

[Board of Adjustment - Apr 10 2023 - Agenda - Html](#)

I make a motion to approve/deny the consent agenda.

4. Public Hearing and Consideration Item:

- 4.1. Conduct Public Hearing regarding an application for a variance for an encroachment of up to 3 feet and 4 inches into the 25-foot-front-yard setback for an existing single-family

7 - 24

home. The property is approximately 0.1360 acres (5,927 square feet). Lot 1A, Block 8, Truelove Addition, City of Venus, Texas 76084; (ZBOA2023-0003)

Open Public Hearing:

Close Public Hearing:

[1-A Staff Report.pdf](#)  [1-B Application.pdf](#)  [1-C Survey.pdf](#) 
[1-D Aerial Map.pdf](#)  [1-E Zoning Map.pdf](#)  [1-F Neighbor](#)
[Notice.pdf](#)  [1-G 200-foot property owners notification.pdf](#)  [1-H](#)
[Affidavit of Posting.pdf](#)  [1-I Site Pictures.pdf](#)  [602 S Main St-](#)
[Newspaper Publication.doc](#) 

- 4.2. Discuss and consider request of Manuel Rocha for the following variance to the City of Venus Zoning Ordinance, 34-62, Schedule of District Regulations to allow an encroachment of up to 3 feet and 4 inches into the 25-foot-front-yard setback for an existing single-family home. The property is approximately 0.1360 acres (5,927 square feet). Lot 1A, Block 8, Truelove Addition, City of Venus, Texas 76084; (ZBOA2023-0003)

I make a motion to approve/deny the Variance request for an existing single-family home encroaching 3 feet and 4 inches into the 25-foot-front-yard setback, Lot 1A, Block 8, Truelove Addition Subdivision.

5. Adjournment:

The Board of Adjustment reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67, Venus, Texas and at a place readily accessible to the general public at all time and the City's website www.cityofvenus.org, Thursday, September 14, 2023 by 5:00 pm.

Callie Green, TRMC
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair accessible. Any request for Interpretive services must be made 48 hours in advance of the scheduled meeting. To make arrangements please call 972-366-3348.

Removed: _____

Time: _____



Board of Adjustment - Minutes

Monday, April 10, 2023 at 6:00 PM

Venus Civic Center

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

The Chair, Burgess called the meeting to order at 6:55 pm, gave the Invocation and lead the Pledge of Allegiance.

Members present: James Burgess, Rita Bishop, Tony Bovinich and Jessica Kuykendall.

Members absent: Geronimo Hernandez and Drew Wilson.

Staff present: Tonya Roberts, Oscar Ortiz, Callie Green, City Attorney, Brandon Gazaway, Jenny Holt, Melissa Westen, Chief Allen, and Chief Groom.

2. Citizen Public Comment Period:

No public comments.

3. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

- 3.1 Approval of meeting minutes for Board of Adjustment meeting on March 27, 2023.

[Board of Adjustment - Mar 27 2023 - Minutes - Pdf](#) 

I make a motion to approve the consent agenda.

Moved by: Rita Bishop

Seconded by: Jessica Kuykendall

For: Unanimous. Motion carried 4-0-0.

4. Public Hearing and Consideration Item:

- 4.1. Public Hearing: Regarding an application for a variance for the property known as 604 & 606 S. Main Street located on the east side of S. Main Street and north side of E. 7th Street to allow an encroachment of up to 14 feet into the 25-foot-front-yard setback for two existing duplexes . The property is approximately 0.6427 acres (28,000 square-feet). Lots 2 & 3, Block 8, Truelove Addition, City of Venus, Texas 76084.

[1-A Staff Report 604 & 606 Main St.pdf](#)  [1-B Aerial Map.pdf](#)

 [1-C Zoning Map.pdf](#)  [1-D NeighborNotice.pdf](#)  [1-E](#)

[Affidavit of Posting.pdf](#)  [1-F Site Plan.pdf](#) 

[1-G Pictures.pdf](#) 

Open Public Hearing: At 6:59 pm. No public speakers.

Close Public Hearing: At 7:00 pm.

- 4.2. Discuss and consider a request from Chad Starks for the following variance to the City of Venus Zoning Ordinance to allow an encroachment of up to 14 feet into the 25-foot-front-yard setback for two existing duplexes. The property is approximately 0.6427 acres (28,000 square-feet). Lots 2 & 3, Block 8, Truelove Addition, City of Venus, Texas 76084.

I make a motion to approve the variance request for the existing duplexes encroaching 14 feet into the 25-foot-front-yard setback, lots 2 & 3, block 8, Truelove Addition Subdivision.

Moved by: Rita Bishop

Seconded by: Tony Bovinich

For: Unanimous. Motion carried 4-0-0.

5. Adjournment:

Chair, Burgess adjourned the meeting at 7:12pm.

Chair

City Secretary

Draft



*Case Report – 602 S Main St – Variance
ZBOA –September 18, 2023*

To: Zoning Board of Adjustment & Appeals (ZBOA)

From: Oscar Ortiz, CNU-A

Request: Request of Manuel Rocha for the following variance to the City of Venus Zoning Ordinance, 34-62, Schedule of District Regulations to allow an encroachment of up to 3 feet and 4 inches into the 25-foot-front-yard setback for an existing single-family home. The property is approximately 0.1360 acres (5,927 square feet). Lot 1A, Block 8, Truelove Addition, City of Venus, Texas, 76084; (ZBOA2023-0003)

Reason for Appeal:

The applicant is requesting a Variance for an encroachment of up to 3 feet and 4 inches into the 25-foot-front-yard setback for an existing single-family home. The applicant states that Texas Department of Transportation (TxDOT) is acquiring a strip of land that measures 20 feet by 50 feet (1,000 sq. ft.) from the front of his property for right-of-way (ROW) because of this; the home front-yard setback is 3 feet and 4 inches short of the required 25-foot setback.

Location and Vicinity:

The subject property is located on the east side of S Main Street and south side of E 6th Street. The property is Lot 1A, Block 8; the frontage along S Main Street is 50 feet and a depth of 118.55 feet for a lot size of 5,927 sq. ft. (0.1360 acres). The property is zoned R-1 (Single-Family Residential) District and single-family home is located on the property. Adjacent zoning is R-1 District to the north, and east, R-2 (Two-Family Residential) District to the south.

Setbacks:

Setbacks are as follows as established and noted on Chapter 34 “Zoning”, Section 34-62 Schedule of District Regulations.

Front Setback: 25 feet	Minimum Lot Width: 80 feet
Side Setback: 8 feet	Minimum Lot Depth: 100 feet
Rear Setback: 25 feet	Maximum Building Area (Percent) 50
Corner Setback: 15 feet	

Zoning:

R-1 (Single-Family residential) District

Background and History:

Truelove Addition Subdivision was recorded on February 14, 1914. The required front-yard setback is 25 feet. An application for a Variance was submitted to the Planning Department on August 8, 2023. If granted this Variance will allow the single-family home to have a reduced front-yard setback.

Analysis:

Approval of the variance request would allow an encroachment of 3 feet and 4 inches into the 25-foot-front-yard setback for an existing home. The front-yard setback will be 21.8 feet. The applicant states that TxDOT plans the expansion of Main St. and that is the reason to request a variance.

Staff has not received any phone calls, emails or letters in opposition to the Variance request.

Recommendation:

Staff recommends approval of the Variance request since the single-family home was built prior to TxDOT acquiring the ROW.

Sample

Motion:

I move to approve/deny the Variance request for an existing single-family home encroaching 3 feet and 4 inches into the 25-foot-front-yard setback, Lot 1A, Block 8, Truelove Addition Subdivision.

Attachments:

Variance Application
Survey
Aerial Map
Zoning Map
Neighbor Notice
200-foot notification list
Affidavit of posting
Site Pictures



Planning Department
 700 W US Highway 67
 Venus, Texas 76084
 972-366-3348 extension 206
www.cityofvenus.org

Variance Application

APPLICANT INFORMATION

Property Owner: Manuel D. Rocha and Crystal A. Ortega - Rocha Signature: _____

Street: 602 South Main Street City: Venus State: Texas Zip Code: 76084

Phone: (469) 337-2433 Email Address: mannyroc623@gmail.com

Authorized Agent: _____ Signature _____

Street: _____ City: _____ Zip Code: _____

Phone: _____ E-mail Address: _____

PROPERTY INFORMATION:

Legal Description: South 1/2 of Lot 1, Block 8 of the William Hill Survey Abstract No. 379, Johnson County Texas.

Subdivision Name: L.B. Truelove's Addition recorded February 14, 1914 Volume 178 Page 640 Deed Records

Street: South Main Street City: Venus State: Texas Zip Code 76084

Parcel ID #: 126-4420-00811 Approximate Acreage: 0.161

Present Property Zoning: Residential Existing Land Use: Residential

REASON FOR APPEAL:

A variance will not be granted to relieve a self-created or personal hardship, nor shall be based solely on economic gain or loss. Information provided here by the applicant does not guarantee the variance will be granted. Answer these questions in regards to satisfying the variance criteria set forth by state law:

- Explain how the enforcement of the zoning ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property.
- Explain how the situation causing the hardship or difficulty is or is not self-imposed
- Explain how the relief sought will or will not injure any permitted use of adjacent conforming property
- Explain how the granting of a variance be in harmony with the purpose of these regulations

A 20' wide by 50' long strip of land was granted to TXDOT for their planned expansion of the road. Because of this, the home is 3' short of the necessary 25' distance from the road. We are applying for a 3' variance.

Variance Application Requirements

Please submit the following items along the completed application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete.

ITEM	DESCRIPTION	MARK	INITIALS
1	Variance Application	<input checked="" type="checkbox"/>	MR
2	Application Fee	<input checked="" type="checkbox"/>	MR
3	Property Survey	<input checked="" type="checkbox"/>	MR
4	Metes & Bounds Description	<input checked="" type="checkbox"/>	MR
5	Warranty Deed	<input type="checkbox"/>	
6	Site Plan/ landscape/fencing plans, etc.	<input type="checkbox"/>	
7	If not owner, Authorization Letter from Owner	<input type="checkbox"/>	
8	Written statement describing variance(s) request	<input checked="" type="checkbox"/>	MR
9	Any other information (elevations, pictures, etc.).	<input type="checkbox"/>	

I understand that in accordance with State Law and Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:

A notice will be published in the Midlothian Mirror describing the request and the date, time, and location of the public hearing; and

Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.

I understand that while all requirements for the submittal or a variance request may be complete, the Planning Commission and City Council are the only authorities for the consideration and approval or denial of the request.

OFFICE USE ONLY

Staff Recommendation	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied
Planning & Zoning	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied
City Council	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied

Case #

Comments:

PRINT

CLEAR

SAVE

CITY OF VENUS

***** REPRINT RECEIPT*****

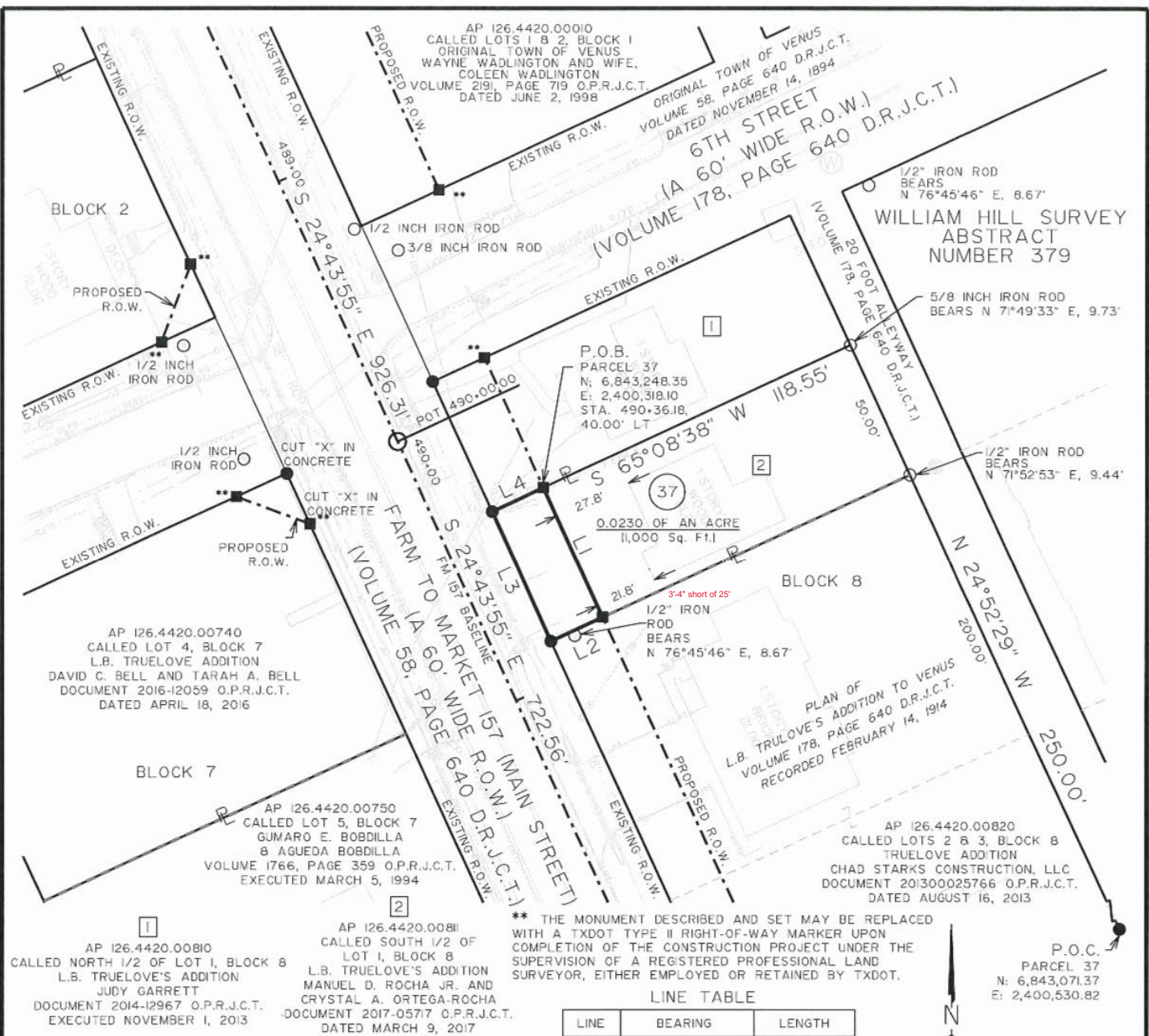
REC#: 00171897 9/05/2023 4:45 PM
OPER: MT TERM: 001
REF#: 19-554743667

TRAN: 999.0000 MISCELLANEOUS
MANUEL ROCHA-VARIANCE APP
602 S MAIN STREET
ZONING FEES 500.00CR

TENDERED: 500.00 MONEY ORDER
APPLIED: 500.00-

CHANGE: 0.00

THANK YOU AND HAVE A GREAT DAY!
NOW AVAILABLE: ONLINE UTILITY BILL AND
CITATION PAYMENTS.
GO TO: payvenus.com

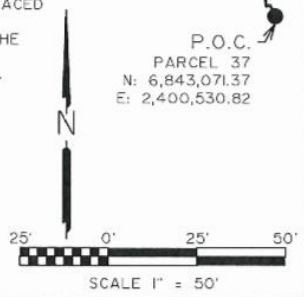


NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT) BASED ON TXDOT GPS VRS NETWORK OBSERVATIONS.
 NOTE: ALL COORDINATES AND DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00012.
 NOTE: A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 24°43'55" E	50.00'
L2	S 65°08'38" W	20.00'
L3	N 24°43'55" W	50.00'
L4	N 65°08'38" E	20.00'



LEGEND:

AP APPRAISAL DISTRICT
 D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY TEXAS
 P.R.J.C.T. PLAT RECORDS OF JOHNSON COUNTY TEXAS
 O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY TEXAS
 O.P.R.R.P.J.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF JOHNSON COUNTY TEXAS
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 R.O.W. RIGHT-OF-WAY
 P PROPERTY LINE

■ : 5/8 INCH IRON ROD WITH TXDOT PLASTIC ROW CAP SET (UNLESS NOTED OTHERWISE)
 □ : 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND (UNLESS NOTED OTHERWISE)
 ● : 5/8 INCH IRON ROD WITH JONES CARTER CAP SET (UNLESS NOTED OTHERWISE)
 ○ : FOUND PROPERTY CORNER (AS INDICATED)
 △ : CALCULATED POINT



PARCEL 37
 MANUEL D. ROCHA JR. &
 CRYSTAL A. ORTEGA-ROCHA
 0.0230 OF AN ACRE

DATE: OCTOBER 2021 Page 4 of 4

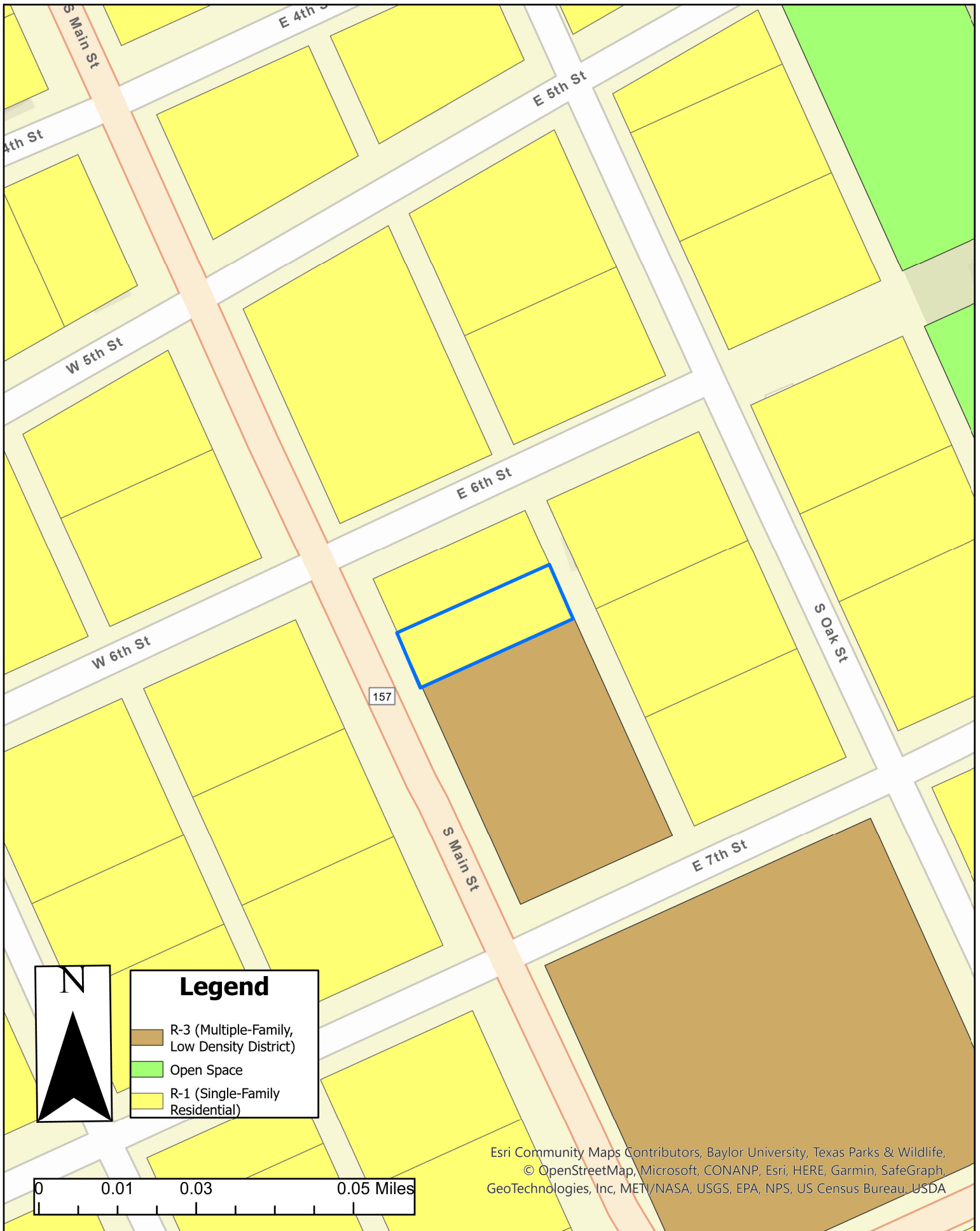
STATE	DIST.	COUNTY		
TEXAS	FTW	JOHNSON		
	CONT.	SECT.	JOB	HIGHWAY NO.
	0747	05	042	
	RCSJ	0747	05	045

FM 157



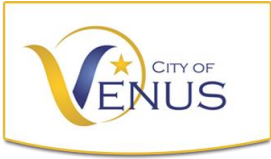
Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Aerial Map



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife,
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 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Zoning Map



August 31, 2023

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed project to the Zoning Board of Adjustment (ZBOA). The input and opinions of residents and neighboring property owners provide valuable feedback to the ZBOA, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type: **Variance:** The ZBOA will hear and decide a variance to the terms of City of Venus Zoning Ordinance, Chapter 34, Sec. 34-62 District Regulations.

Summary: **Request:** Request of Manuel Rocha for the following variance to the City of Venus Zoning Ordinance 34-62, Schedule of District Regulations to allow an encroachment of up to 3 feet and 4 inches into the 25-foot-front-yard setback for an existing single-family home. The property is approximately 0.1360 acres (5,927 square feet). Lot 1A, Block 8, Truelove Addition, City of Venus, Texas, 76084; (ZBOA2023-0003)

Location/Site Plan: Generally located on the east side of S Main Street and south side of E 6th Street. – *See the reverse side for vicinity map.*

Reviewing Body: The ZBOA will decide on the variance request.

Public Hearing: **September 18, 2023 at 6:00 p.m.**
The hearing will take place at Civic Center, 210 S Walnut St, Venus, TX 76084.

Official Notice Publication: August 31, 2023, on the Cleburne Times newspaper.

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

Applicant: Manuel Rocha, *Property Owner*
602 S. Main St.
Venus, TX, 76084
(469) 337-2433
mannyroc623@gmail.com

Property Owner: Same as above

Additional Info: This review process allows the Planning Department to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will be reviewed by the ZBOA.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Best regards,
Oscar Ortiz, City Planner

Vicinity Map



Property owner notification (200-foot buffer)

Property Owner	Address	Legal Description	Parcel ID number
Billie Sutton Fern	503 S Main St Venus, TX 76084	Lot 4, Block 2, Truelove Addition	126.4420.00140
Wayne Wadlington Etux Coleen Wadlington	100 E 6 th St. Venus, TX 76084	Lot 1 & 2, Block 1, Truelove Addition	126.4420.00010
Herrera Israel Etux Martha Joanna	503 Oak St Venus, TX 76084	Lot 4, Block 1, Truelove Addition	126.4420.00040
David Bell C. Etux Tarah A	601 S Main St Venus, TX 76084 P O Box 154 Venus, TX 76084	Lot 4, Block 7, Truelove Addition	126.4420.00740
Gumaro Bobadilla E Etux	603 S Main St. Venus, TX 76084 P O Box 561 Venus, TX 76084	Lot 5, Block 7, Truelove Addition	126.4420.00750
Judy Garrett	600 S Main St Venus, TX 76084	Lot 1, Block 8, Truelove Addition	126.4420.00810
Manuel Rocha D Jr. Etux Crystal A Ortega	602 S Main St Venus, TX 76084	Lot 1A, Block 8, Truelove Addition	126.4420.00811
Chad Starks Construction LLC	604 S Main St 111 Marion Rd. Venus, TX 76084	Lot 2 & 3, Block 8, Truelove Addition	126.4420.00820

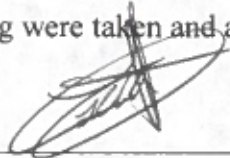
Sheridan Milliman Elayne	601 Oak St 3032 Nob Hill Dr. Burleson, TX 76028	Lot 4, Block 8, Truelove Addition	126.4420.00840
Randall Buck Etux Kimberley	605 Oak St Venus, TX 76084	Lot 5, Block 8, Truelove Addition	126.4420.00850
Randall Buck Etux Kimberley	605 Oak St Venus, TX 76084	Lot 6, Block 8, Truelove Addition	126.4420.00860
Chambers Creek Holdings LLC	605 S Main St P O Box 375 Venus, TX 76084	Lot 6, Block 7, Truelove Addition	126.4420.00760

AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on September 6, 2023, I posted signage on the east side of S Main Street and south side of E 6th Street for the Zoning Board of Adjustment Public Hearing on September 18, 2023. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:
TRUELOVE ADDITION, BLOCK 8, LOT 1A

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



Oscar Ortiz

Date: September 6, 2023

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

)

The foregoing instrument was acknowledged before me this 6th day of Sept., 2023, by Oscar Ortiz (name), planning (title)

Witness my hand and official seal.

My commission expires: 10/30/2025

(SEAL)



Jennifer K Holt
Notary Public

Exhibit A





NOTICE
PUBLIC HEARING
VARIANCE FOR THIS
PROPERTY
CONTACT 409-693-0000

Sep 6, 2023 2:14:41 PM
601 South Main Street
Venus
Johnson County
Texas




NOTICE
 PUBLIC HEARING
 VARIANCE FOR THIS
 PROPERTY
 ZBA2023-0003
Please visit:
<https://cityofvenus.texas.com/portal/objects/230818489>
 Venus, TX

Sep 6, 2023 2:15:10 PM
 601 South Main Street
 Venus
 Johnson County
 Texas



 **NOTICE**
PUBLIC HEARING
VARIANCE FOR THIS
PROPERTY
ZBA2023-0003
Please visit:
<https://www.ci.venus.tx.us/Community/Transparency>
199804066

Sep 6, 2023 2:15:09 PM
601 South Main Street
Venus
Johnson County
Texas

NOTICE OF PUBLIC HEARING

ZONING BOARD OF ADJUSTMENT CITY OF VENUS, TEXAS

602 S MAIN STREET VARIANCE

Notice is hereby given that the Zoning Board of Adjustment (ZBOA) of the City of Venus will hold a public hearing regarding an application for a variance for the property known as 602 S Main Street located on the east side of S Main Street and south side of E 6th Street. Request of Manuel Rocha for the following variance request to the City of Venus Zoning Ordinance, Sec. 34-62 Schedule of District Regulations to allow an encroachment of up to 3 feet and four inches into the 25-foot-front-yard setback. The property is approximately 0.1360 acres (5,927 square feet). Lot 1A, Block 8, Truelove Addition, City of Venus, Texas, 76084; (ZBOA2023-0003)

The ZBOA will hold a public hearing to consider the application for a variance at 6:00 p.m. on Monday, September 18, 2023. The hearing will take place at Venus Civic Center, 210 S Walnut St. Venus, TX 76084. The ZBOA will hear evidence from City staff, the applicant, and any interested parties and will decide on the application thereafter.

Further information may be obtained from the City of Venus Planning Department by calling (972) 366-3348 extension 206.

For publication on newspaper: Tuesday, August 29, 2023.