

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

SPECIAL CALLED MEETING

Thursday, September 9, 2021, 6:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

Page

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

2. Consent Agenda

- 2.1. Consider and approve minutes for Regular P&Z meeting August 26, 2021.

I make a motion to approve consent agenda as presented.

3. Public Comment Period

4. Discussion and Consideration

- 4.1. Discuss and consider a Final Plat LOT 1, Block A, Palladium Venus Addition, a one-lot multifamily residential subdivision, being 8.0 acres out of the Radford Berry Survey, Abstract 26, generally located west of FM 157 and north of U.S. 67, in the City of Venus.

3 - 7

[01 - 1A-Palladium Venus Final Plat.pdf](#)  [1B-18088-FP-Page 1.pdf](#)  [1C-18088-FP-Page 2.pdf](#)  [1D-Palladium Aerial.pdf](#) 

I make a motion to approve/deny the Final Plat for Lot 1,

Block A, Palladium Addition, as presented.

5. Adjournment

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

Callie Green,
City Secretary

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



*Case Report – Palladium Venus Addition – Final Plat
Planning and Zoning Commission – September 9, 2021
City Council - September 13, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Final Plat for Lot 1, Block A, Palladium Venus Addition, a one-lot multifamily residential subdivision, being 8.0 acres out of the Radford Berry Survey, Abstract 26, generally located west of FM 157 and north of U.S. 67, in the City of Venus

Owners: Palladium Venus, Ltd., Dallas, TX

Engineer/ Cross Engineering, McKinney, TX
Surveyor: Ringley and Associates, McKinney, TX

Location: Generally located west of FM 157 and north of U.S. 67

Zoning: The property was annexed in February 2019 and was zoned PD-Planned Development on May 13, 2019.

Current Use: Four three-story buildings containing 120 multifamily units and one one-story club house.

Analysis: The final plat covers 8.0 acres and creates one residential lot for four three-story buildings containing 120 multifamily units, one one-story club house, a swimming pool and a dog park. The project is partially funded through the Low Income Housing Tax Credit program. Dwelling units range in size from 725 square feet for a one bedroom unit to 1,160 SF for a three bedroom, two-bath unit.

The property was annexed into the City in February 2019 and was zoned PD-Planned Development (Ord. 678-2019-04) for R-4 Multifamily uses in May 2019. The PD Ordinance included a “General Location Map” that was a site plan, but there were no additional design regulations included. A Preliminary Plat was not submitted or approved by the City.

The City’s Public Work’s staff reports that all of the required public infrastructure shown in the approved construction plans (including a detention pond) has been completed.

The subject property is adjacent to FM 157, which provides access through a single drive approach. The existing right-of-way for FM 157 is 80 feet wide. No additional right-of-way was required by the PD Site Plan.

The property generally drains from east to west into an unnamed tributary to Grassy Creek. A portion of the lot lies within the FEMA-designated 100-year floodplain. The approximate limits of the floodplain are shown on the Final Plat and none of the improvements were constructed within the floodplain.

Water and sewer will be provided by the City of Venus.

The applicant has complied with all provisions of the Preliminary Site Plan.

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

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

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

Staff

Recommendation:

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

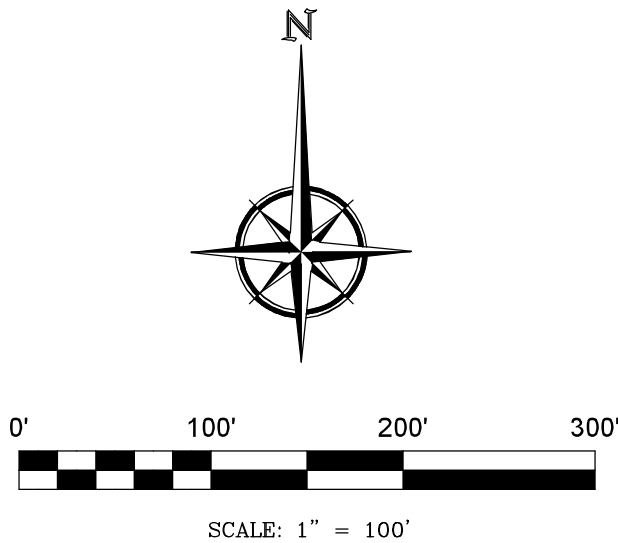
Sample

Motion:

I move to approve/deny the Final Plat for Lot 1, Block A, Palladium Venus Addition, as presented.

Attachments:

Final Plat
Aerial Photo



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic (Grid) and are referenced to the Texas State Plane Coordinate Grid, Texas North Central Zone (4202), NAD83 as establish by GPS observations and measurements from the Topcon TopNet Network.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48251C0250J (effective date December 4, 2012) published by the Federal Emergency Management Administration for Johnson County, Texas and based upon said scaled map and graphic plotting, such review indicates that a small portion of the Subject Tract lies with in "Shaded Zone A" (Subject to inundation by 1% Annual Chance Flood) and the larger southeastern portion of the Subject Tract lies within "Zone X" (No-shading) and is an area determined to be outside the 0.2% Annual Chance Flood, as shown hereon.

EASEMENT NOTE:

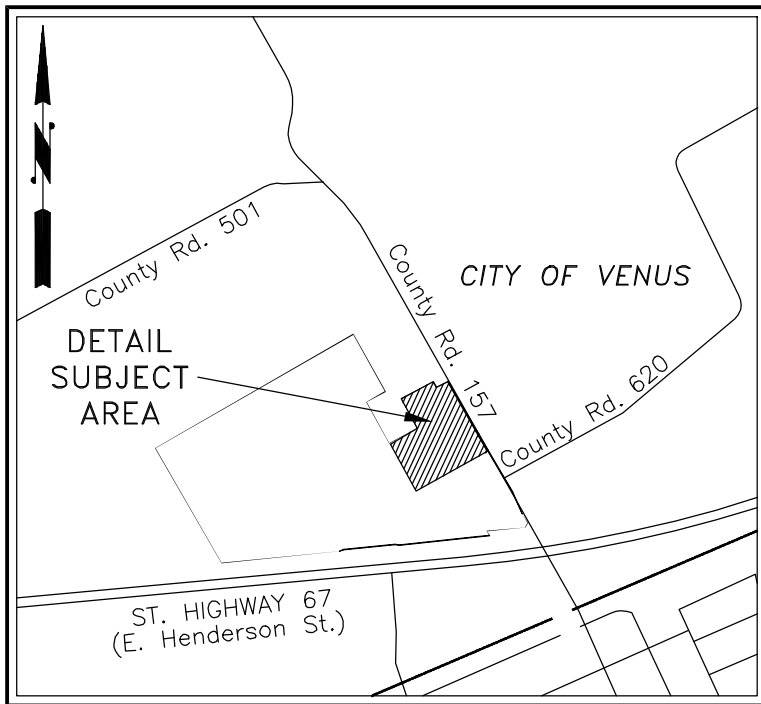
Easements shown hereon are created by this plat unless otherwise noted.

MONUMENT NOTE:

All corner monuments set by this Surveyor are 1/2 inch diameter rebar, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

VICINITY MAP

NOT TO SCALE



SALDENA PROPERTIES, L.P.
Called 71.80 Acres (Tract I)
Vol. 3570, Pg. 136
D.R.J.C.T.

CITY OF VENUS
Called 8.0 Acres
Vol. 546, Pg. 357
D.R.J.C.T.

LONE STAR GAS COMPANY
Vol. 289, Pg. 506
Vol. 359, Pg. 523
D.R.J.C.T.

POINT OF BEGINNING

1/2" IRF W/Cap
Area Surveying (CM)
N:6,845,608.815
E:2,398,263.223
NAD-83
State Plane Grid Coordinates
Texas North Central Zone

VENUS INDEPENDENT
SCHOOL DISTRICT
Called 26.74 Acres (Tract 1)
Doc. No. 2019-22930
D.R.J.C.T.

PALLADIUM VENUS, LTD
Doc. No. 2020-15351
D.R.J.C.T.

LOT 1, BLOCK A
348,480 Sq. Ft.
8.000 Acres

RADFORD BERRY SURVEY
A-26

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	47°47'31"	20.00'	16.68'	S 37°24'08" W	16.20'
C2	48°15'13"	20.00'	16.84'	S 06°33'31" E	16.35'
C3	50°51'07"	46.00'	40.83'	S 05°15'35" E	39.50'
C4	40°32'53"	46.00'	32.55'	S 40°26'26" W	31.88'
C5	90°08'29"	46.00'	72.37'	N 74°12'53" W	65.13'
C6	51°24'39"	46.00'	41.28'	N 03°26'19" W	39.90'
C7	38°40'38"	46.00'	31.05'	N 41°36'19" E	30.47'
C8	88°22'14"	46.00'	70.95'	S 74°52'15" E	64.12'
C9	53°29'45"	20.00'	18.67'	S 57°26'01" E	18.00'
C10	9°15'30"	44.00'	7.11'	S 79°33'04" E	7.10'
C11	47°50'32"	20.00'	16.70'	N 81°09'28" E	16.22'
C12	68°34'01"	20.00'	23.93'	S 64°58'08" E	22.53'
C13	50°51'07"	20.00'	17.75'	S 05°15'35" E	17.17'
C14	40°32'53"	20.00'	14.15'	S 40°26'26" W	13.86'
C15	90°08'29"	20.00'	31.47'	N 74°12'53" W	28.32'
C16	51°24'39"	20.00'	17.95'	N 03°26'19" W	17.35'
C17	38°40'38"	20.00'	13.50'	N 41°36'19" E	13.25'
C18	88°22'13"	20.00'	30.85'	S 74°52'15" E	27.88'
C19	64°07'39"	20.00'	22.38'	S 01°22'41" W	21.23'
C20	132°41'40"	44.00'	101.90'	S 32°54'19" E	80.61'
C21	180°00'00"	20.00'	62.83'	N 89°49'03" E	40.00'
C22	180°00'00"	20.00'	62.83'	S 89°49'03" W	40.00'

ABBREVIATIONS

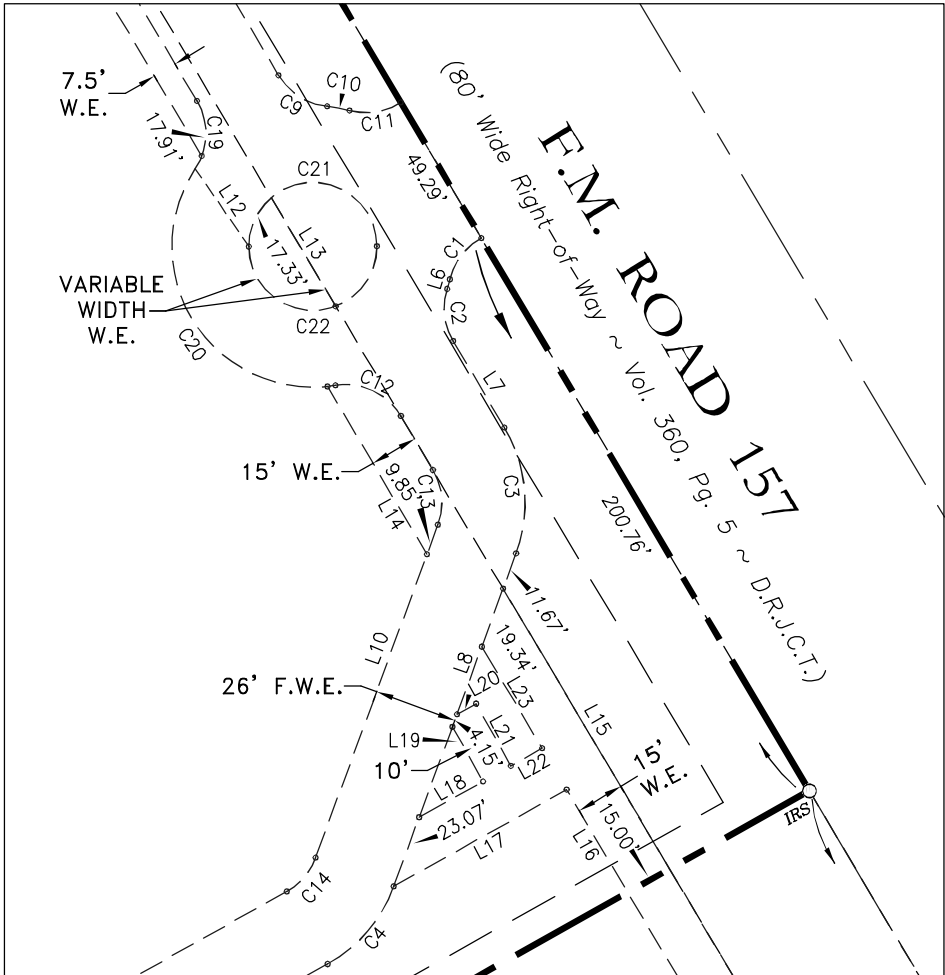
Vol. = Volume
Pg. = Page
Doc No. = Document Number
D.R.J.C.T. = Deed Records, Johnson County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
TxDOT = Texas Department of Transportation
BRM = Brass Right-of-way Monument
ARM = Aluminum Right-of-way Monument
CIRF = 1/2" dia. x 18" long Iron Rod Found, topped with a red plastic cap, stamped "RPLS 4701".
W.E. = Water Easement
G.E. = ATMOS Energy Gas Line Easement
F.W.E. = Fire lane & Water Easement

LINE TABLE

LINE	BEARING	DISTANCE
L6	S 15°32'08" W	3.12'
L7	S 30°39'22" E	31.43'
L8	S 20°09'59" W	110.77'
L9	S 30°38'18" E	19.61'
L10	S 20°09'59" W	110.77'
L11	S 30°41'08" E	155.46'
L12	S 34°30'39" E	29.50'
L13	S 30°41'14" E	39.41'
L14	N 30°41'14" W	60.96'
L15	S 30°41'14" E	101.88'
L16	N 30°41'14" W	37.37'
L17	S 60°42'52" W	61.93'
L18	N 60°42'52" E	22.86'
L19	N 29°17'08" W	19.56'
L20	N 60°42'52" E	6.85'
L21	S 29°17'08" E	22.25'
L22	N 60°42'53" E	11.17'
L23	N 30°41'14" W	36.90'
L24	S 67°44'00" E	10.00'
L25	S 22°16'00" W	10.00'
L26	N 67°44'00" W	7.20'
L27	N 29°03'21" W	7.48'
L28	N 60°56'39" E	10.00'
L29	S 29°03'21" E	6.03'
L30	S 29°08'38" E	10.00'
L31	N 60°51'22" E	10.00'
L32	N 29°08'38" W	8.43'

OWNER

PALLADIUM VENUS, LTD.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Contact: Thomas E. Huth
(972) 774-4400
thuth@palladiumusa.com

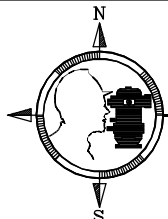


DETAIL
Scale: 1"=60'

FINAL PLAT

LOT 1, BLOCK A
PALLADIUM VENUS ADDITION
8.000 Acres
situated in the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas

OWNERS REPRESENTATIVE/SURVEYOR



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Huth	09/02/2021	1" = 100'	18088	18088-FP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, PALLADIUM VENUS, LTD. is the owner of that certain tract of land, situated in the Radford Berry Survey, Abstract No. 26 of Johnson County, Texas and being all of that certain called 8.000 acre tract of land described in a Special Warranty Deed to Palladium Venus, Ltd., dated June 3, 2020, and recorded in Document No. 2020-15351, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "Area Surveying", found on the southwesterly right-of-way line of F.M. Highway 157, for the most easterly northeast corner of the above described 8.000 acre Palladium Venus tract and same being the most southeastern corner of that certain called 50' x 100' tract of land described in a deed to Lone Star Gas Company, recorded in Volume 359, Page 523, D.R.J.C.T.;

THENCE: South 30 deg. 41 min. 14 sec. East, along the southwesterly right-of-way line of said F.M. Highway 157 and the northeasterly line of said Palladium Venus tract, a distance of 615.01 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap"), found for the southeasterly corner of said Palladium Venus tract and said point bears North 30 deg. 41 min. 14 sec. West – 374.19 feet from a found aluminum TxDOT right-of-way disc;

THENCE: South 60 deg. 46 min. 52 sec. West, departing from said F.M. Highway 157, along the southern line of said Palladium Venus tract, a distance of 633.22 feet to a 1/2 inch iron rod with cap, found for the most southerly corner of said 8.000 acre Palladium Venus tract;

THENCE: North 29 deg. 10 min. 53 sec. West, along the westerly line of said Palladium Venus tract, a distance of 407.84 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5614", found for the most westerly northwest corner of said Palladium Venus tract and same being the most southwesterly corner of that certain called 8.0 acre tract of land described in a deed to the City of Venus, recorded in Volume 546, Page 357, D.R.J.C.T.;

THENCE: North 60 deg. 46 min. 52 sec. East, along the common line of said Palladium Venus tract and said 8.0 acre City of Venus tract, a distance of 241.84 feet to a 1/2 inch iron rod with cap, found for an inside ell corner of said Palladium Venus tract and most westerly southeast corner of said City of Venus tract;

THENCE: North 29 deg. 32 min. 13 sec. West, continuing along said common line, a distance of 258.20 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5614", found for the most northerly northwest corner of said Palladium Venus tract and an inside ell corner of said City of Venus tract;

THENCE: North 60 deg. 56 min. 38 sec. East, continuing along said common line, a distance of 275.70 feet to a 1/2 inch iron rod found for the northwest corner of the above described Lone Star Gas Company tract;

THENCE: South 30 deg. 27 min. 44 sec. East, along the common line of said Palladium Venus tract and Lone Star Gas Company tract, a distance of 50.00 feet to a 1/2 inch iron rod with cap, found for the southwesterly corner of said Lone Star Gas Company tract;

THENCE: North 61 deg. 02 min. 35 sec. East, continuing along said common line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 348,479 square feet or 8.000 acres of land.

SURVEYOR’S CERTIFICATE

This is to certify that I, Lawrence H. Ringley, a Registered Professional Land Surveyor of the State of Texas, have platted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

DATED this the _____ day of _____, 2021.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas

DECLARATION OF COVENANTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PALLADIUM VENUS, LTD., does hereby adopt this plat designating the herein-described property as LOT 1, BLOCK A, PALLADIUM VENUS 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.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Venus, Texas.

WITNESS OUR HAND at Waxahachie, Texas, this the _____ day of _____, 2021.

Thomas E. Huth
President and CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **THOMAS E. HUTH**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public, State of Texas

FINAL PLAT

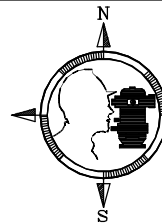
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PALLADIUM VENUS ADDITION
8.000 Acres

situated in the
Radford Berry Survey, Abstract No. 26
City of Venus, Johnson County, Texas

OWNERS REPRESENTATIVE/SURVEYOR

OWNER

PALLADIUM VENUS, LTD.
13455 Noel Road, Suite 400
Dallas, Texas 75240
Contact: Thomas E. Huth
(972) 774-4400
thuth@palladiumusa.com



RINGLEY & ASSOCIATES, INC.
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	09/02/2021	1" = 200'	18088	18088-PP.DWG	2 of 2

Palladium Venus Aerial



9/2/2021, 1:48:10 PM

- Parcels

Road Centerlines

Interstate/US Highway
- City Street

County Road

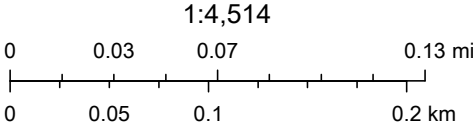
Farm To Market
- FEMA Flood Zones 2019

A

X
- City Boundaries

VENUS

County Boundary



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

ArcGIS Web AppBuilder

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Texas Historical Commission | United States