

JESSICA KUYKENDALL

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair

Vacant

Place 5

Vacant

Place 6

TONY BOVINICH

Place 7 - Vice Chair



Planning & Zoning Commission

REGULAR MEETING

Thursday, August 26, 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 on July 22, 2021.

Consent Action

3. Public Comment Period

4. Discussion & Consideration Items

- 4.1. Discuss and consider a Preliminary Plat for Horizons at Bankston Estates, a 106-lot residential subdivision, being 24.395 acres out of Moses Lapham Survey, Abstract 499, generally located south of FM 1807 and west of County Road 213, in the City of Venus.

3 - 7

[1A-Horizons at Bankston Estates Preliminary Plat.pdf](#)  [1B-Preliminary PLAT-.pdf](#)  [1C-Horizons Vicinity Map.pdf](#)  [1D-Horizons Aerial.pdf](#) 

I make a motion to approve/deny Preliminary Plat for

Horizons at Bankston Estates, 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 – Horizons at Bankston Estates – Preliminary Plat
Planning and Zoning Commission – August 27, 2021
City Council - September 13, 2021*

To: Planning and Zoning Commission
Mayor and City Council

From: David R. Gattis, FAICP

Request: Consider a Preliminary Plat for Horizons at Bankston Estates, a 106-lot residential subdivision, being 24.395 acres out of the Moses Lapham Survey, Abstract 499, generally located south of FM 1807 and west of County Road 213, in the City of Venus

Owners: Genesis Land, LLC, Venus, TX

Engineer/ Childress Engineers, Cleburne, TX
Surveyor: Trans Texas Surveying, Cleburne, TX

Location: Generally located south of FM 1807 and west of County Road 213

Zoning: The property was annexed in December 2020 and was zoned SF-1S Single Family Small Lot in March 2021.

Current Use: Generally vacant with a storage building at the corner of FM 1807 and CR 213.

Analysis: The preliminary plat covers 24.395 acres and creates 105 residential lots and one common area lot for detention and drainage. The SF-1S zoning district requires minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. The lots proposed are typically 60 feet wide and 6,900 square feet, so the proposed plat meets or exceeds the zoning requirements.

The subject property is adjacent to FM 1807 and County Road 213. The plat indicates that the existing right-of-way for FM 1807 is 80 feet wide. Along County Road 213, this plat is showing a right-of-way dedication of approximately 6.65 feet to provide 30 feet from the centerline of CR 213 for a full width of 60 feet. Until the City updates its Thoroughfare Plan, the existing and proposed rights-of-way are sufficient.

The property generally drains from east to west, and there is an existing stock tank near the center of the property. A swale has been graded through the center of the property from east to west. A small portion of proposed Lot 42 is within the FEMA-designated 100-year floodplain. Lot 42 is the location of a proposed detention pond. The swale will be relocated to the southern edge of the property to collect water from the south and divert it west toward the detention pond.

Water will be provided by Mountain Peak Special Utility District and wastewater will be handled by the City.

The applicant has complied with all planning and engineering comments on the preliminary plat. The engineer has additional comments on the construction plans, but they do not affect 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 Horizons at Bankston Estates, as presented.

Sample

Motion:

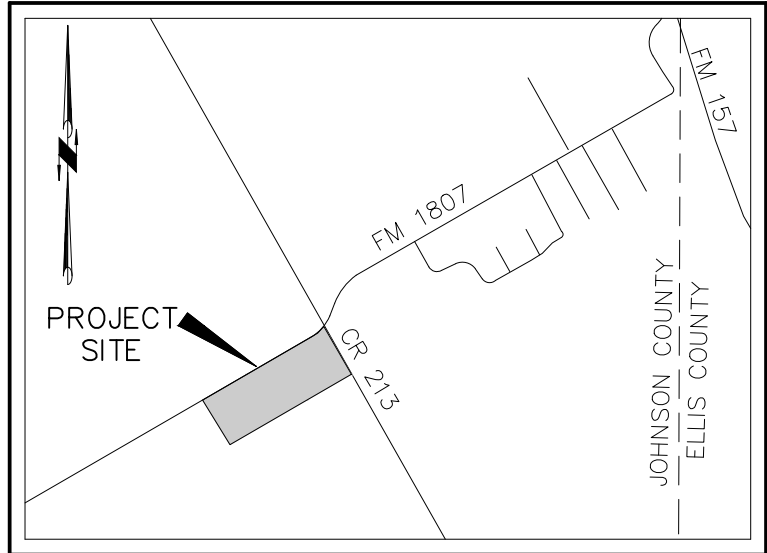
I move to approve/deny the Preliminary Plat for Horizons at Bankston Estates, as presented.

Attachments:

Preliminary Plat
Vicinity Map
Aerial Photo

LEGEND

- CIRS
5/8" IRON ROD SET WITH CAP
STAMPED "TRANS TEXAS SURVEYING"
5/8" IRON ROD SET WITH CAP
STAMPED "TRANS TEXAS SURVEYING"
UNLESS OTHERWISE NOTED.
IRON ROD FOUND
CAPPED IRON ROD FOUND
CONTROLLING MONUMENT
UTILITY EASEMENT
BUILDING SETBACK
MOUNTAIN PEAK WATER EASEMENT
SANITARY SEWER EASEMENT
10'X10' MOUNTAIN PEAK WATER EASEMENT
7.5' ON EACH SIDE OF LOT LINE UNLES
OTHERWISE NOTED.
- IRF
CIRF
C.M.
U.E.
B.L.
MPE
SSE



VICINITY MAP
(NOT TO SCALE)

APPROXIMATE LOCATION SURVEY LINE
APPROXIMATE CENTERLINE

F.M. HIGHWAY NO. 1807
(80' RIGHT-OF-WAY)

PHILIP P. BARNES SURVEY
ABSTRACT NO. 25

TYPICAL BUILDING
LINES

LOT 32, BLOCK 2
DARLENE ANITA COUTLER
INSTRUMENT NO. 2017-8955
O.P.R.J.C.T.
BRIGHTON ACRES
PHASE ONE
VOLUME 8, PAGE 903
P.R.J.C.T.

PLANVIEW ACRES
PHASE ONE
VOLUME 8, PAGE 246
P.R.J.C.T.
1 LOT
ANGLIN & ASSOC. NO. 17
VOLUME 8, PAGE 248
O.P.R.J.C.T.

RIGHT-OF-WAY
DEDICATION
0.096 Acre
4168 Sq. Ft.

THE BANKSTON FOURTH
FAMILY LTD PARTNERSHIP
O.P.R.J.C.T.
VOLUME 4438 PAGE 880
PHASE III - SECTION ONE
VOLUME 4, PAGE 84
P.R.J.C.T.

THE BANKSTON FOURTH
FAMILY LTD PARTNERSHIP
O.P.R.J.C.T.
VOLUME 4438 PAGE 880
PHASE III - SECTION ONE
VOLUME 4, PAGE 84
P.R.J.C.T.

JOHN C. WILLIAMS
FAMILY LTD PARTNERSHIP
O.P.R.J.C.T.
VOLUME 4438 PAGE 880
PHASE III - SECTION ONE
VOLUME 4, PAGE 84
P.R.J.C.T.

BEING A TRACT OF LAND LOCATED IN THE M. LAPHAM SURVEY, ABSTRACT NO. 499, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 24.401 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-393, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 24.401 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1859, PAGE 786, O.P.R.J.C.T., SAID 1/2" IRON ROD FOUND ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1807;

THENCE, WITH THE NORTH LINE OF SAID 24.401 ACRE TRACT AND WITH THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 1807, THE FOLLOWING BEARINGS AND DISTANCES:

N 59°24'32"E, A DISTANCE OF 1465.60 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RECER & FOX" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET;

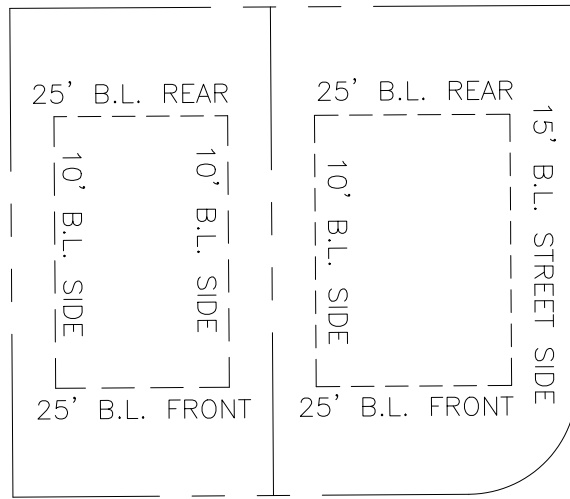
NORTHEASTERLY WITH SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF N 51°16'33"E, A DISTANCE OF 281.51 FEET AND AN ARC LENGTH OF 282.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RECER & FOX";

N 59°24'32"E, A DISTANCE OF 53.55 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WEST LINE OF COUNTY ROAD NO. 213, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RECER & FOX" BEARS N 19°44'08"E, A DISTANCE OF 4.19 FEET;

THENCE, S 30°26'05"E, WITH THE WEST LINE OF SAID COUNTY ROAD NO. 213, A DISTANCE OF 626.66 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 24.401 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-963, O.P.R.J.C.T.;

THENCE, S 59°21'30"W, A DISTANCE OF 1799.25 FEET TO A 1/2" IRON WITH A CAP STAMPED "RECER & FOX" FOUND FOR THE SOUTHWEST CORNER OF SAID 24.401 ACRE TRACT;

THENCE, N 30°17'12" W, A DISTANCE OF 588.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.395 ACRES OF LAND.



PLACE OF
BEGINNING
1/2" IRF
N: 6829520.73
E: 2396941.57

DAVID LEONARD BEELER
VOLUME 1859, PAGE 786
O.P.R.J.C.T.

APPROXIMATE LOCATION
FLOODWAY AREA
(SEE NOTE 3)

RENITO SILVA AND
SANDRA Y. RODRIGUEZ
INSTRUMENT NO. 2021-704
O.P.R.J.C.T.

DETECTION
AREA

MOSES LAPHAM SURVEY
ABSTRACT NO. 499

JOHN F PASS
CALLED 30.778 ACRES
VOL. 2820, PG. 771
O.P.R.J.C.T.

MICHAEL J. LOGOZZO AND
WIFE DONNA J. LOGOZZO
CALLED 5.00 ACRES
INST. NO. 2017-963
O.P.R.J.C.T.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT _____ AS _____ OF GENESIS LAND, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS LOTS 1-11, BLOCK 1, LOTS 1-49, BLOCKS 2, LOTS 1-46, BLOCK 3, HORIZONS AT BANKSTON ESTATES, HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-DESCRIBED PROPERTY AS, 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 PAYING 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.

GENESIS LAND, INC
BY: _____

STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

PLAT RECORDED IN

INSTRUMENT NO. _____ SLIDE _____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011)
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48251C02504, EFFECTIVE DATE DECEMBER 04, 2012. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- () DENOTES RECORD DATA

PRELIMINARY PLAT

LOTS 1-11, BLOCK 1,
LOTS 1-49, BLOCK 2,
LOTS 1-46, BLOCK 3,

HORIZONS AT BANKSTON ESTATES
AN ADDITION TO THE E.T.J. OF THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS.
BEING 24.395 ACRES OF LAND LOCATED IN THE MOSES LAPHAM
SURVEY, ABSTRACT NO. 499, JOHNSON COUNTY, TEXAS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	994.93'	282.46'	281.51'	N 51°16'33" E	18°15'58"
C2	55.00'	86.39'	77.78'	N 75°38'30" E	90°00'00"
C3	55.00'	86.39'	77.78'	N 14°21'30" E	90°00'00"
C4	55.00'	86.39'	77.78'	N 75°38'30" W	90°00'00"
C5	55.00'	86.39'	77.78'	N 14°21'30" E	90°00'00"
C6	30.00'	47.12'	42.43'	N 75°38'30" W	90°00'00"
C7	30.00'	47.12'	42.43'	N 14°21'30" E	90°00'00"
C8	30.00'	47.12'	42.43'	S 14°21'30" W	90°00'00"
C9	30.00'	22.43'	21.91'	S 52°03'30" E	42°50'00"
C10	45.00'	39.72'	38.44'	S 48°11'24" E	50°34'12"
C11	45.00'	23.64'	23.37'	N 07°51'09" W	30°06'18"
C12	45.00'	27.54'	27.11'	S 24°43'59" W	35°03'58"
C13	45.00'	46.26'	44.25'	S 71°43'03" W	58°54'09"
C14	45.00'	0.80'	0.80'	N 78°19'11" W	1°01'23"
C15	30.00'	22.43'	21.91'	S 60°46'30" W	42°50'00"
C16	30.00'	47.12'	42.43'	N 14°21'30" W	90°00'00"
C17	30.00'	47.12'	42.43'	N 75°38'30" W	90°00'00"
C18	30.00'	47.12'	42.43'	N 14°21'30" W	90°00'00"
C19	30.00'	47.12'	42.43'	S 75°38'30" E	90°00'00"
C20	30.00'	22.43'	21.91'	S 37°56'30" W	42°50'00"
C21	45.00'	34.95'	34.07'	S 38°46'20" W	44°29'41"
C22	45.00'	31.53'	30.89'	N 81°05'40" E	4°08'59"
C23	45.00'	43.64'	41.48'	N 58°46'10" W	40°07'21"
C24	45.00'	39.98'	38.68'	S 13°15'30" E	50°54'00"
C25	30.00'	22.43'	21.91'	S 09°13'30" E	42°50'00"
C26	30.00'	22.43'	21.91'	N 80°46'30" E	42°50'00"
C27	45.00'	43.11'	41.44'	N 74°44'54" E	54°53'12"
C28	45.00'	45.96'	43.99'	S 18°02'42" W	58°31'13"
C29	45.00'	48.90'	46.53'	N 42°20'42" W	62°15'36"
C30	30.00'	20.05'	19.68'	N 54°19'54" W	38°17'13"

SURVEYOR'S CERTIFICATION

PRELIMINARY. FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6462

OWNERS:

GENESIS LAND, LLC
C/O DON BANKSTON
P.O. BOX 4
VENUS TX 76084
PHONE: 817-332-7639



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.trans-texas-surveying.com

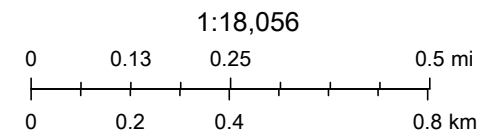
Scale: 1"=60' Date: 08/18/21 DWG: 20210001 FINAL PLAT
Drawn: LGB Checked: JW Job: 20210001

Horizons at Bankston Estates-Vicinity



8/20/2021, 11:32:03 AM

- Parcels
- Farm To Market
- County Boundary
- Road Centerlines
- City Boundaries
- County Road
- VENUS



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

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

Horizons at Bankston Estates-Aerial

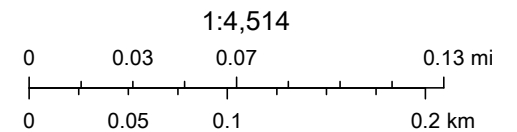


8/20/2021, 11:34:24 AM

Site Structure Address Points Road Centerlines County Boundary

Residential County Road

Parcels Farm To Market



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