



MINUTES
PUBLIC HEARING
MONDAY, NOVEMBER 13, 2017 AT 6:30 PM

Pursuant to the provisions of Chapter 551 Texas Government Code, notice is hereby given of a Public Hearing of the Venus City Council, to be held in the City Council Chambers at 103 West 3rd Street, Venus, Texas 76084 on Monday, November 13, 2017 at 6:30PM

James Burgess	Mayor
Jeannie Prazak	Councilmember Place 1
Lurna Guidry-Shaw	Councilmember Place 2- <i>absent</i>
Jeanie Toland-Scott	Mayor Pro Tem Place 3
Geronimo Hernandez	Councilmember Place 4
Robert McCurdy	Councilmember Place 5

PUBLIC HEARING AGENDA

Mayor Burgess called the hearing to order at 6:30 PM, then leading the invocation, and the pledge of allegiance.

ZONING CHANGE APPLICATION

THE CITY OF VENUS WILL HOLD A PUBLIC HEARING AT VENUS CITY COUNCIL CHAMBERS, 103 W. 3RD STREET, VENUS, TEXAS, REGARDING THE FOLLOWING ZONING CHANGE APPLICATION FILED BY ADELINA PROPERTIES, ADEL SEBITA, PROPERTY OWNER, REQUESTING THAT 9.98 ACRES LOCATED AT THE 00 E. HWY 67, A TRACT IDENTIFIED BY JOHNSON COUNTY CAD, GEO ID NUMBER 126.0026.00220 REZONED FROM AGRICULTURAL (AG) TO COMMERCIAL (C-2). IF THE ZONE CHANGE IS GRANTED, MR. SEBITA INTENDS TO DEVELOP THE PROPERTY AS A SHOPPING CENTER THAT INCLUDES SPACES FOR RETAIL STORES AND RESTAURANTS.

Property owner Adel Sebita presented his future plans for developing the tract of land. Councilmembers asked questions regarding the location and building a privacy wall.

Mayor Burgess asked City Administrator/Chief of Police, Michael Boese to read Venus citizen, Evelyn Bell's letter indicating she did not support the zone change. Mayor Burgess informed the council of another citizen that was concerned about the drainage.

John Benjamin Clopton Jr. who resides at 810 S. FM 157, Venus, Texas spoke supporting the zone change.

Mr. Sebita spoke again to explain he already pays commercial taxes on the property. Director of Economic Development, Zach Goodlander explained the Central Appraisal District zoning codes are not the same as the city's zoning.

Adjournment

7:04 PM

ATTEST:

APPROVED:

Rana Gamel, City Secretary

James Burgess, Mayor

