



City Council Public Hearing Minutes City of Venus

March 14, 2016

I. Public Hearing Called to Order by Mayor James Burgess

Mayor James Burgess called to order the Public Hearing Session of the concerning the request of Josh Brooks, on behalf of Rudy Martinez, to change the zoning of a 50-acre tract of land at 0000 CR 214 from Agricultural to Mobile Home Subdivision at 6:03PM on March 14, 2016 at the City of Venus Council Chambers, 103 West 3rd Street, Venus, TX 76084. This is the second of two required public hearings.

II. Council Attendance

The following persons were present for this public hearing: Mayor James Burgess, Council members Jeannie Prazak, Robert Wood, Jeanie Toland-Scott and Geronimo Hernandez.

III. Public Comments – Summary of Discussion

- a) John Benjamin Clopton, 810 S. FM157, Venus, TX 76084 stated he supports the zoning change. Stated the city does not have cause nor is eligible to allow manufacturing housing in the city. The builder's proposal would offer low income/affordable housing on minimum lot size.
- b) Joe Russell, 10 Bulldog Drive, Venus, TX 76084 stated he opposes the zoning change. He stated the density of the 300 proposed homes on 50 acres would be too great; change would impede traffic flow and increase school population. He proposed 50-70 homes on 50 acres is more appropriated.
- c) Vicky Moreno, CR 214, stated she opposes the zoning change. She stated her concerns were: increased traffic flow, increased injury risk to children, property values would decrease, condition of roads would worsen, sewage problems would increase, increased problems at schools, heighten crime, juvenile delinquency and truancy, and unwanted pets. She also stated it would cause wildlife reduction, hawks hunt in the field (increased rodent population), 911 Identifier issues, depletion of well water.
- d) Buzz Brown, 1210 CR214, Venus, TX 76084 stated he opposes the zoning change. Restated density issues of properties.
- e) Tiffany Davy, 1209 CR214, Venus, TX 76084 stated she opposes the zoning change. She states she continues to gather petitions to oppose the manufacturing home development. She stated the well water will be depleted; concerns about the electric

pump and septic system issues. Concerns that the high utility billing would increase; and that city employment would increase. She requests that the land remain zoned as agricultural and that the city seeks more businesses prior to residents.

- f) Walker, Continental Trail, Venus, TX 76084 stated he opposes the zoning change. He stated that 300 homes will inundate the school system. A more reasonable target to build would be 75 – 100 – 100. He stated taxpayers will not approve an additional tax bond.
- a) Council Member Jeannie Prazak asked for confirmation whether Legacy Homes owns the land; 300 homes on 19 acres with streets and a park with a swimming pool.
- g) Council Member Geronimo Hernandez asked about utility service impact to residents in the proposed area.

IV. Responses

- b) Mayor Burgess responded that code enforcement protects...
- c) Randy Kirk addressed interconnection for water engineering and pressure concerns in the event of a fire. He also stated that the agreement is contingent upon all applications properly submitted and meets all requirements.
- d) Chief Boese addressed concerns for emergency response stating that Johnson County receives all emergency calls and routes them appropriately. The zone change would not negate response time or increase crime rate. Professional police staff is being built.
- e) Josh Brooks responded development concerns. He stated that sidewalks would be laid, streets developed, sewer system added, Mountain Peak water system, and well is state regulated.
- f) Josh Brooks further responded that Legacy Homes does not own the property, and is waiting for the zoning change prior to purchase. He stated they will partner with the community and plan to meet with VISD Superintendent to grow with city and school. The plan is to offer affordable housing over a 5 to 10-year period gradually.

V. Adjournment

Mayor James Burgess adjourned the public hearing at 6:48PM.

Minutes submitted by: Kathy Glynn

Minutes approved by:


Mayor James L. Burgess



City Council Public Hearing Minutes City of Venus

March 14, 2016

I. Public Hearing Called to Order by Mayor James Burgess

Mayor James Burgess called to order the Public Hearing Session of the concerning the City's abandonment of undeveloped streets and alleys platted as Walnut, Oak, Cherry and 9th Streets, south of 8th Street and between FM157 and Bulldog Drive at 6:48PM on March 14, 2016 at the City of Venus Council Chambers, 103 West 3rd Street, Venus, TX 76084. This is the second of two required public hearings.

II. Council Attendance

The following persons were present for this public hearing: Mayor James Burgess, Council members Jeannie Prazak, Robert Wood, Jeanie Toland-Scott and Geronimo Hernandez.

III. Public Comments – Summary of Discussion

- a) John Benjamin Clopton, 810 S. FM157, Venus, TX 76084 stated he opposes the City's abandonment of undeveloped streets and alleys platted. His concerns were the lack of circulation for traffic and emergency responders, and questioned who owned the property.
- b) Joe Russell, 10 Bulldog Drive, Venus, TX 76084 presented Mayor Burgess documents identified as property deed of platted land.

IV. Responses


- a) City Attorney Cass Calloway stated that the City Council had voted 3 months prior to abandon the streets and alley in discussion.
- b) Mayor Burgess reviewed a property deed presented by Joe Russell.

V. Adjournment

Mayor James Burgess adjourned the public hearing at 6:56PM.

Minutes submitted by: Kathy Glynn

Minutes approved by:


Mayor James L. Burgess