

## AGENDA

**PLANNING AND ZONING COMMISSION  
CITY OF MANSFIELD, TEXAS  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, JANUARY 16, 2018, 6:30 PM**

**1. CALL TO ORDER**

**2. APPROVAL OF LAST MEETING MINUTES**

- 3. CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

In order to be recognized during the “Citizens Comments” or during a public hearing (applicants included), please complete a yellow “Appearance Card” located at the entry to the Chambers and present it to the Planning Secretary.

- 4. CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#17-037: Final Plat of Lot 1, Block 1, Mansfield-Webb Office Center

**END OF CONSENT AGENDA**

**5. COMMISSION ANNOUNCEMENTS**

**6. STAFF ANNOUNCEMENTS**

**7. ADJOURNMENT OF MEETING**

**8. NEXT MEETING DATE: Monday, February 5, 2018**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, January 11, 2018**, in accordance with Chapter 551 of the Texas Government Code.

---

Delia Jones, Planning and Zoning Secretary

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

*City of Mansfield  
Planning and Zoning Commission  
Agenda Items for January 16, 2018*

**SD#17-037: Mansfield-Webb Office Center**  
**1 non-residential lot**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF MANSFIELD**

**January 2, 2018**

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

**Present:**

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Larry Hudson	Commissioner
Kent Knight	Commissioner

**Absent:**

Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

**Staff:**

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	P&Z Secretary
Sammy Cox	Fire Department

**Call to Order**

Chairman Wilshire called the meeting to order at 6:30 p.m.

**Minutes**

Chairman Wilshire called for approval of the December 4, 2017, minutes. Vice-Chairman Smithee made a motion to approve the minutes. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 4** - Wilshire, Smithee, Hudson and Knight  
**Nays: 0**  
**Abstain: 0**

**Citizen Comments**

None

**Consent Agenda**

**SD#17-053: Final Plat of Lot 1, Block 1, Heritage Mansfield K-8 School**

Commissioner Hudson made a motion to approve plat. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes: 4** – Wilshire, Smithee, Hudson and Knight  
**Nays: 0**  
**Abstain: 0**

**SD#17-046: Public hearing on a replat to create Lot 1R, Block 1, Mansfield ISD Athletic Complex and Lots 2R and 3, Block 2, Jacob Back Addition**

The applicant was not available.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Commissioner Knight made a motion to approve the replat as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

**Ayes:** 4 – Wilshire, Smithee, Hudson and Knight  
**Nays:** 0  
**Abstain:** 0

**Commissioner Announcements**

Commissioners wished everyone a Happy New Year. Chairman Wilshire had questions regarding fences.

**Staff Announcements**

Ms. Sudbury stated that Mayor Cook raised \$75,084 for the Salvation Army/Mayoral Red Kettle Challenge and a trophy will be presented Monday, January 8, 2018.

**Adjournment**

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Hudson seconded the motion which carried by the following vote:

**Ayes:** 4 – Wilshire, Smithee, Hudson and Knight  
**Nays:** 0  
**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 6:39 p.m.

---

Wayne Wilshire, Chairman

---

Delia Jones, Planning & Zoning Secretary

## **PLANNING AND ZONING COMMUNICATION**

Agenda: January 16, 2018

Subject: SD#17-037: Final Plat of Lot 1, Block 1, Mansfield-Webb Office Center

### **GENERAL INFORMATION**

Applicant:	Mansfield Webb LLC, owner Macatee Engineering, engineer
Location:	Immediately east of the Villaggio Apartments and west of the Northside Church of Christ
Existing Zoning:	PD
Proposed Use:	Office
Size:	3.296 acres
Total Number of Lots:	1
R.O.W. Dedication:	35 feet from the center of Mansfield-Webb Road
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The purpose of this plat is to create a lot to accommodate an office condominium development.  
The plat conforms to the approved development plan.

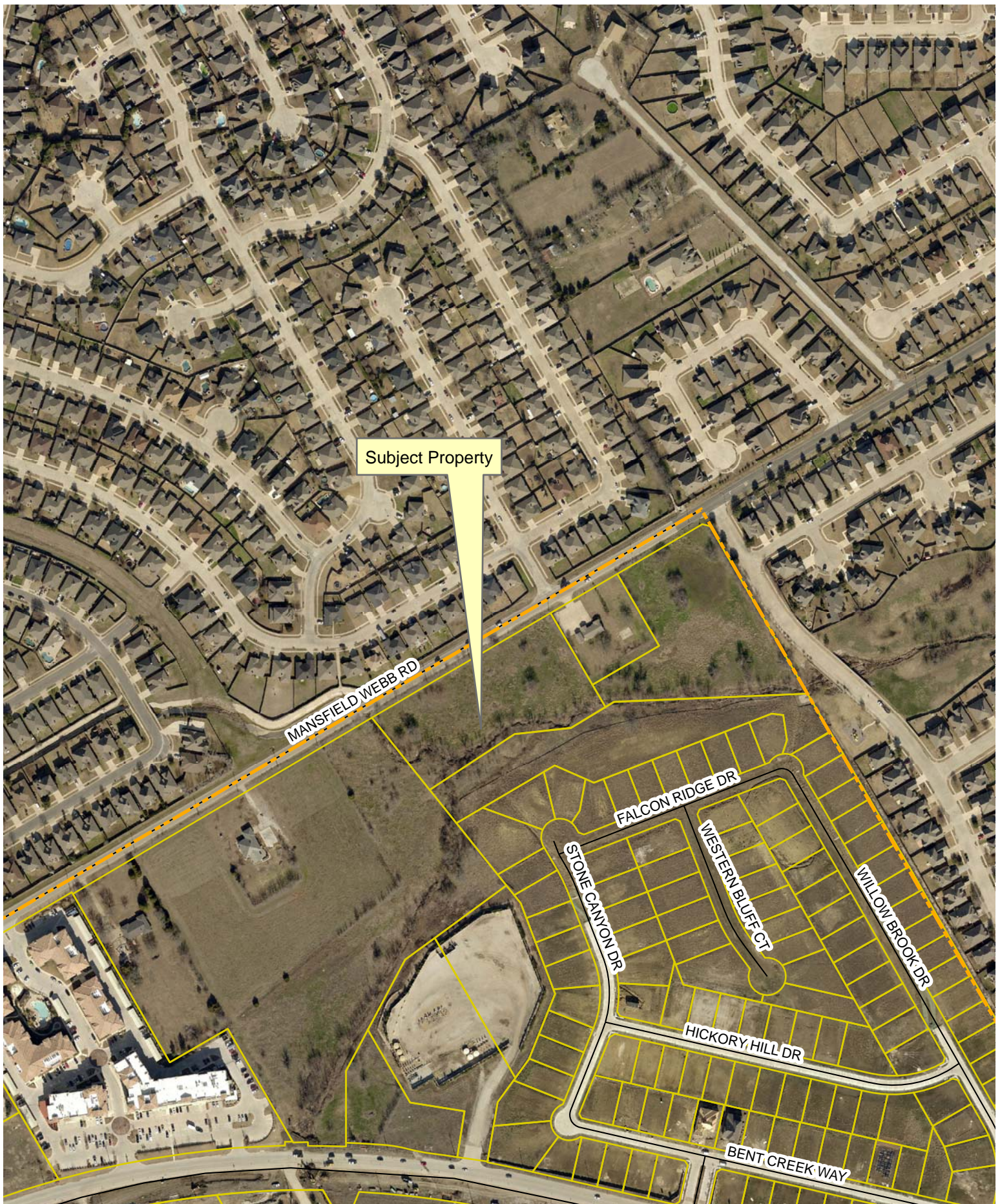
Staff recommends approval.

#### **Attachments:**

Location map

Approved Development Plan

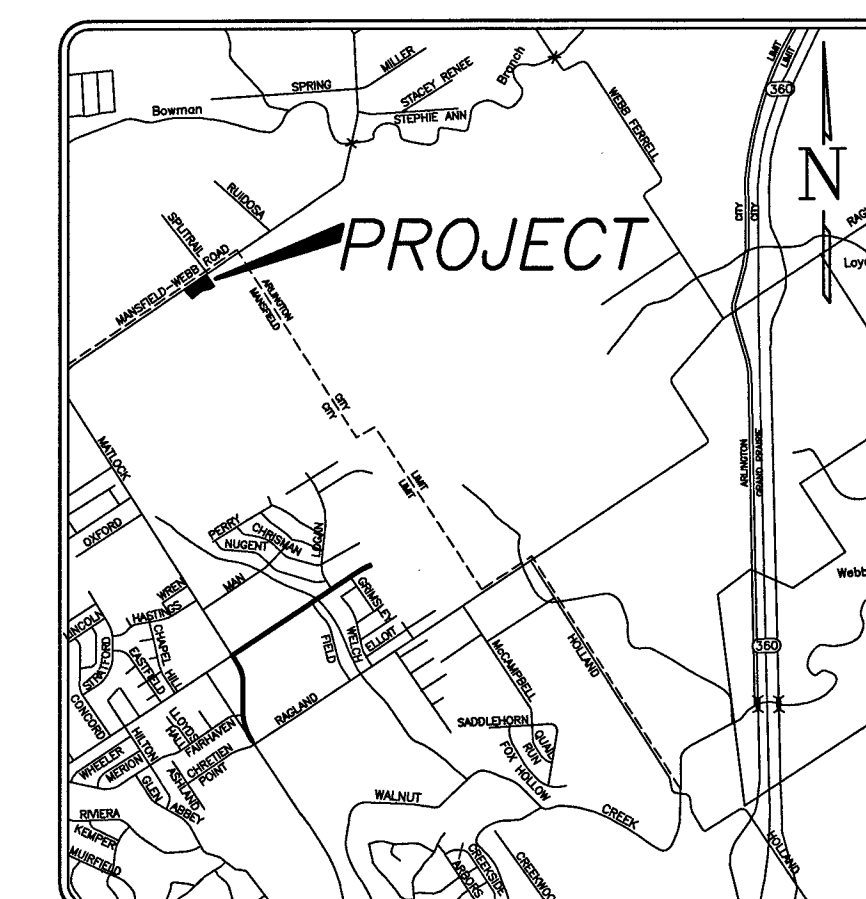
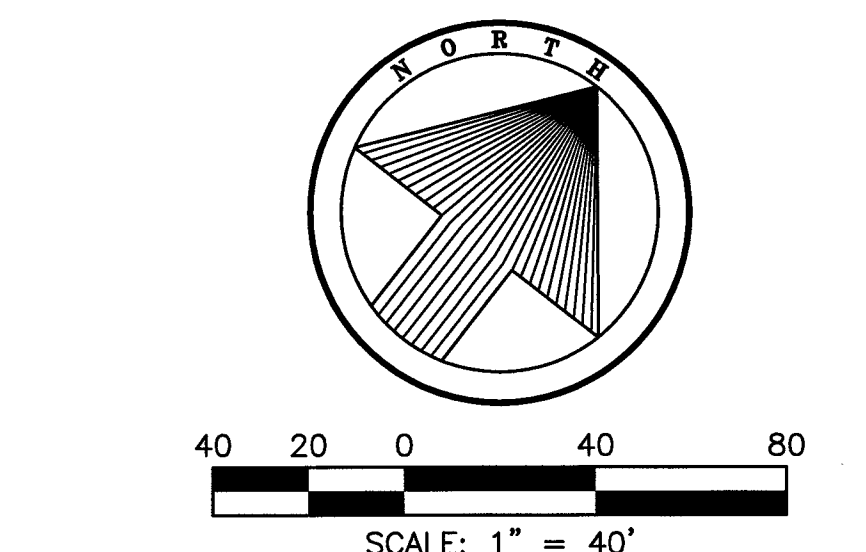
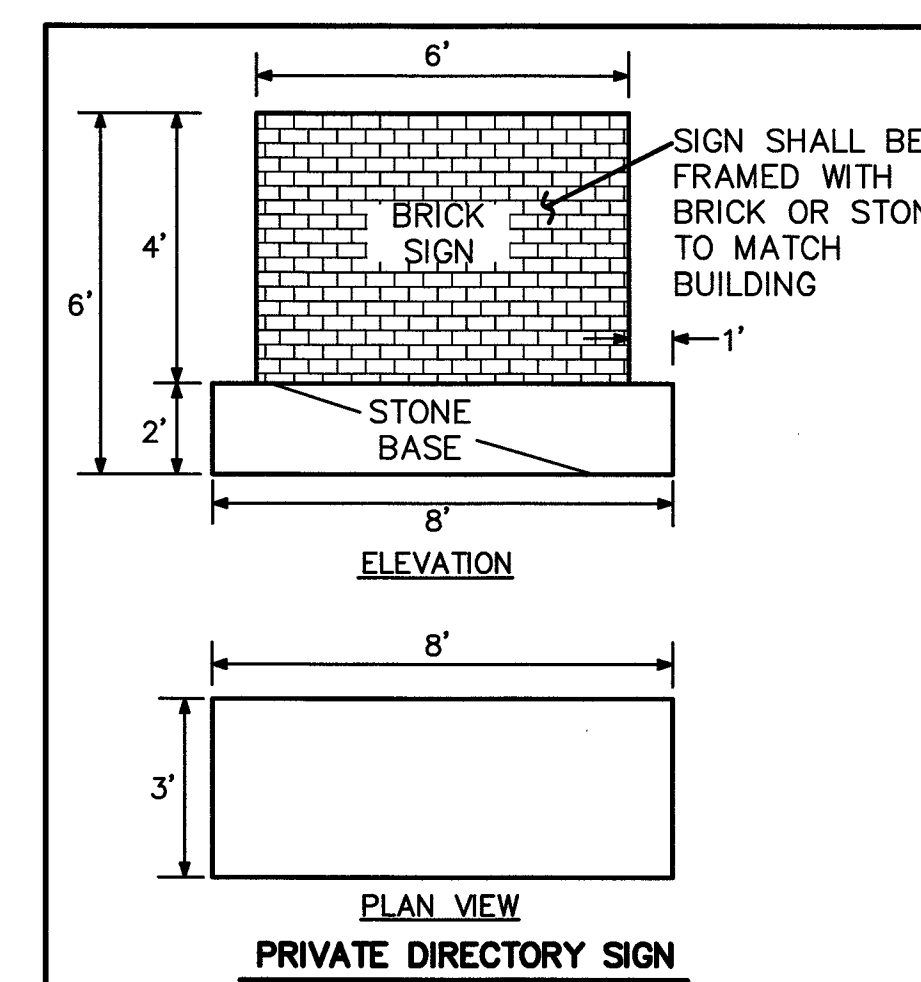
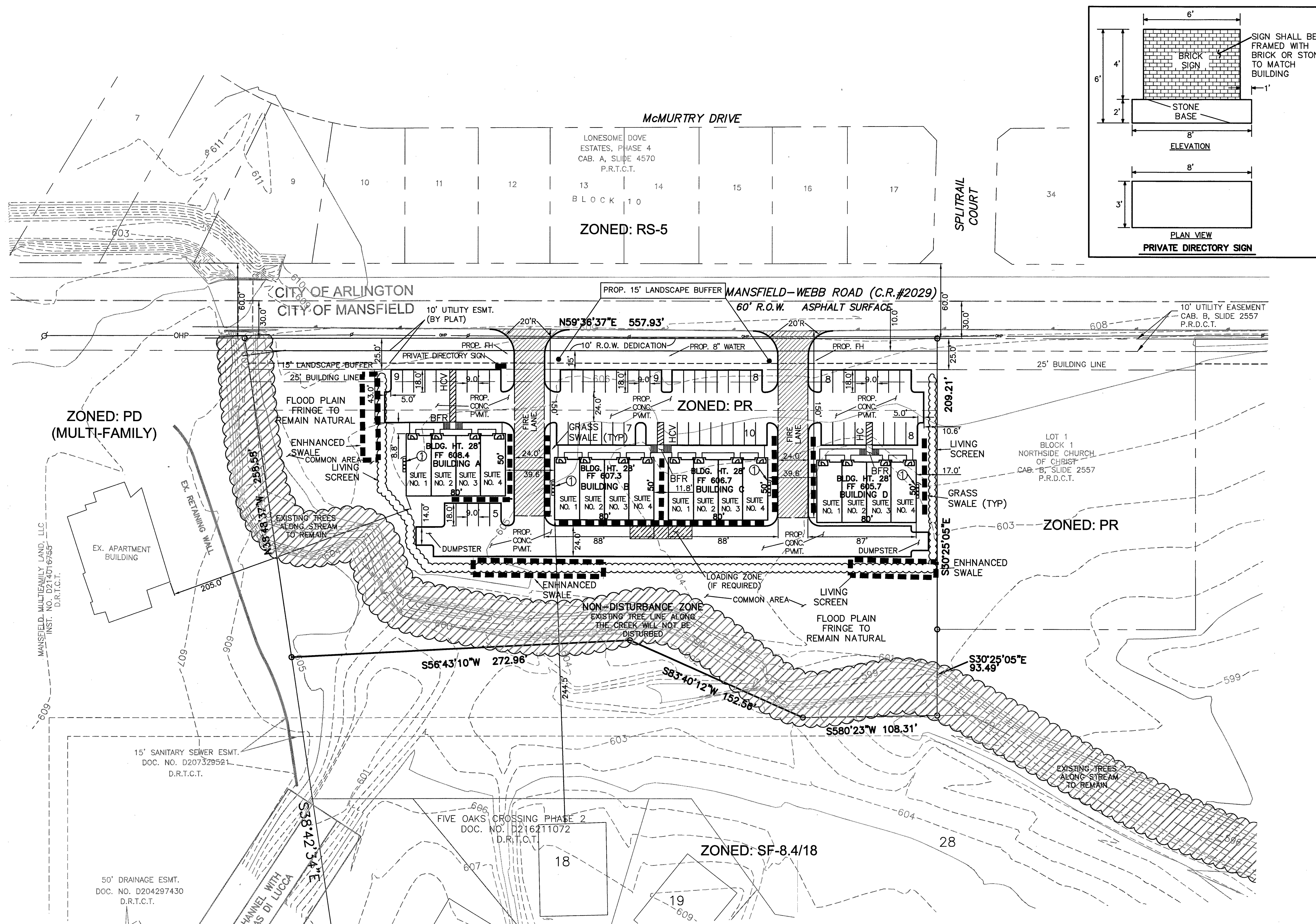




SD#17-037: Mansfield-Webb Office Center







**PROJECT SITE DATA:**

**GENERAL:**

Name of Project:	Mansfield-Webb Office Center
Proposed Use:	C-2 Commercial Business District
Existing Zoning District:	PR (Pre-Development District)
Proposed Zoning District:	PD
County:	Tarrant

**OVERALL SITE:**

FAR (Floor Area Ratio)	11%
Gross Site Area:	3.296 Acres
Open Space (Greenbelt, Flood Plain Fringe)	1.55 Acres
Landscape Buffer	0.206 Acres

**PARKING**

4 Buildings @ 4,000 S.F.	TOTAL	16,000 S.F.
Parking ratio:		1:250
Parking req'd:		Varies by use per section 7200B plus modification herein
Parking provided:		64 Spaces

**ZONING (CITY OF MANSFIELD)**

PR	Pre-Development District
PD	Planned Development
SF-8.4/18	Single Family Residential District - (Min. 8,400sf lots)

**ZONING (CITY OF ARLINGTON)**

RS-5	Single-Family Detached Residential (Min. 5,000sf Lots)
------	--

**MODIFICATIONS TO ZONING:**

Perimeter Screening:

- 1) A living screen will be used in lieu of a masonry screening wall.

Parking:

- 1) Required parking for medical office shall be 1 space per 250 sq. ft. of building area.

Street Landscape Setback:

- 1) Street Landscape setback shall be 15 feet.

**WATER QUALITY NOTES:**

1. POST-CONSTRUCTION WATER QUALITY SYSTEMS WILL BE PROVIDED AS A TREATMENT TRAIN:
  - A. GRASS SWALES FOR PRIMARY TREATMENT
  - B. ENHANCED SWALES FOR WQV TREATMENT
2. THE IMPROVEMENTS SHOWN ARE CONCEPTUAL. ACTUAL SIZES AND LOCATION OF WATER QUALITY SYSTEMS WILL BE ESTABLISHED IN FINAL DESIGN.

**NOTES:**

1. There will be no Outside Storage as part of this development.
2. A mandatory owners association will be responsible for the maintenance of the landscaping and common areas shown hereon.
3. The owners association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
4. The proposed development will be in accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

THE 40 YEAR SHINGLES FOR EACH ROOF WILL BE ARCHITECTURAL SHINGLES.

**LEGEND**

HCV	Handicap Van Accessible
HC	Handicap
BFR	Barrier Free Ramp
1	Parking Spaces
①	A/C units w/screening

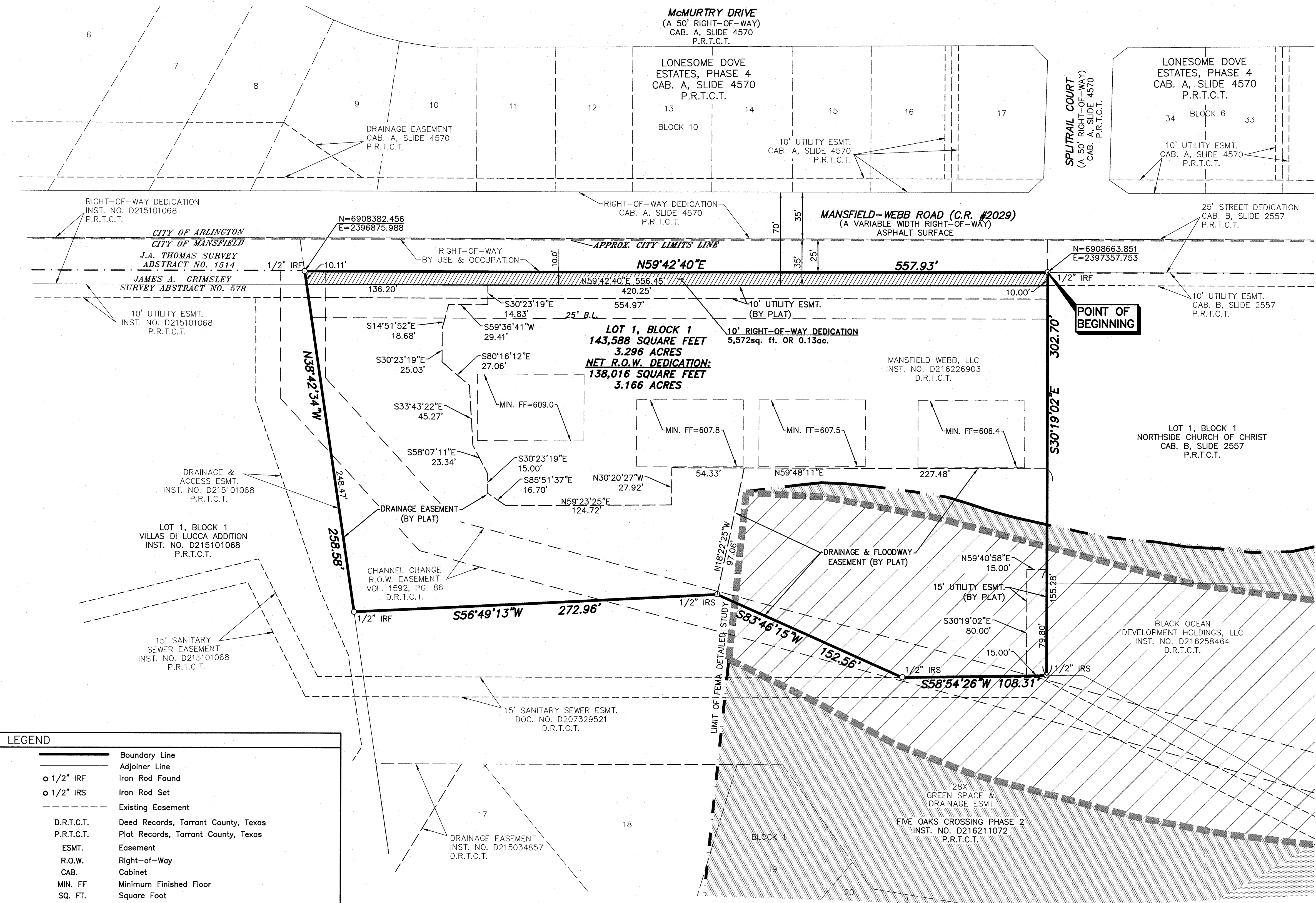
**OWNER/APPLICANT:**  
JAMES JOHNSTON  
21 TRANQUIL POND  
FRISCO, TEXAS 75034  
972-668-7710

**ENGINEER:**  
MACATEE ENGINEERING, LLC  
3519 MILES ST.  
DALLAS, TEXAS 75209  
(214) 373-1180

APPROVED DEVELOPMENT PLAN


**EXHIBIT "B"**  
CASE NO. ZC#16-016  
**DEVELOPMENT PLAN**  
**SITE PLAN**  
**MANSFIELD-WEBB OFFICE CENTER**  
JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
3.296 AC. OR 143,488 SQ. FT.  
1 LOT  
JANUARY 2017

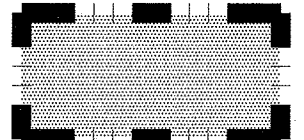


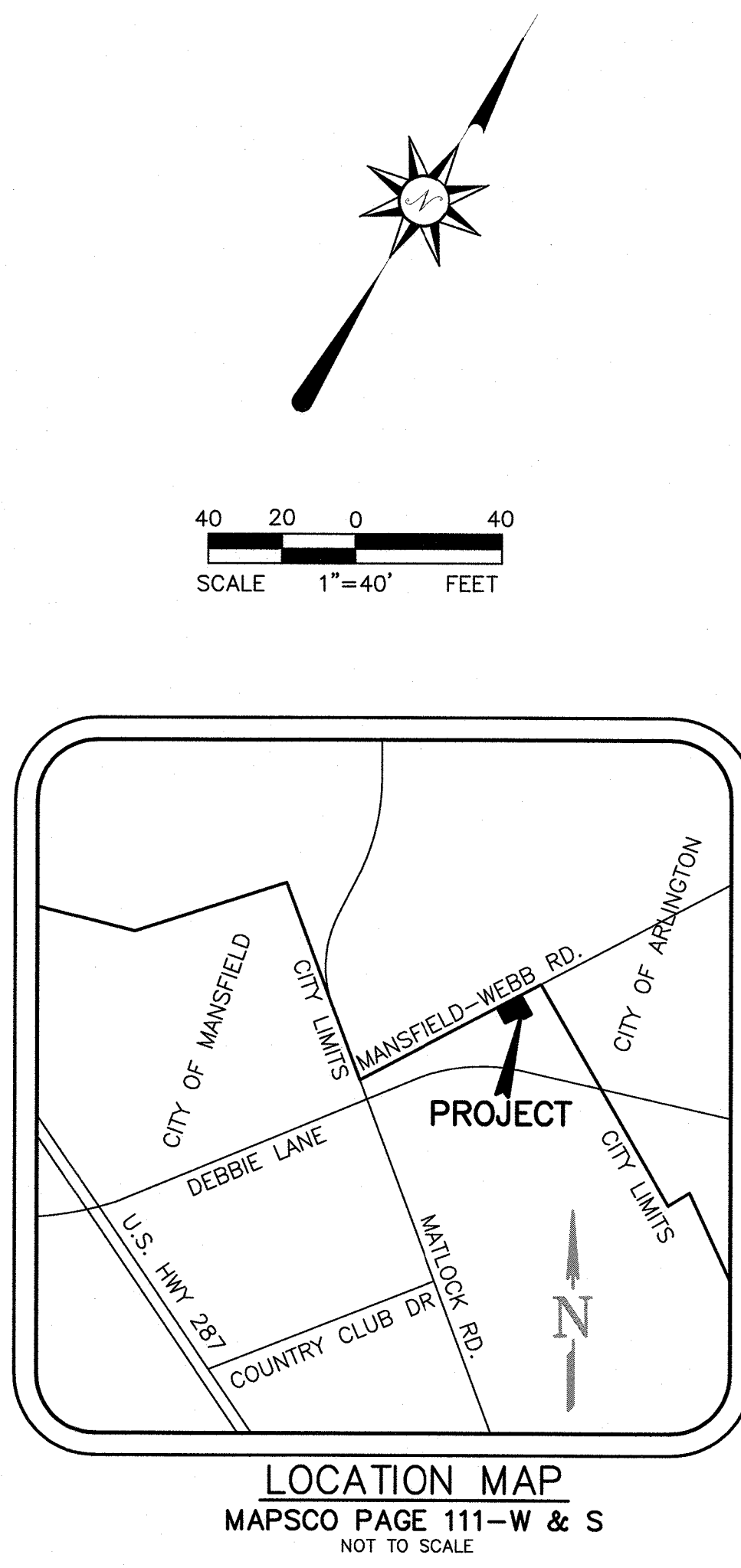


**LEGEND**

—	Boundary Line
—	Adjoiner Line
○ 1/2" IRF	Iron Rod Found
○ 1/2" IRS	Iron Rod Set
- - -	Existing Easement
D.R.T.C.T.	Deed Records, Tarrant County, Texas
P.R.T.C.T.	Plat Records, Tarrant County, Texas
ESMT.	Easement
R.O.W.	Right-of-Way
CAB.	Cabinet
MIN. FF	Minimum Finished Floor
SQ. FT.	Square Foot
Ac.	Acres
U.E.	Utility Easement (By Plat)
B.L.	Building Line

 FEMA FLOODWAY DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48439C0480K, DATED SEPTEMBER 25, 2009

 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN BASED ON COMMUNITY PANEL 48439C0480K, ZONE AE



- GENERAL NOTES:**
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  - BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, NORTH CENTRAL ZONE (4202), NAD83.  
THE COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83, GRID VALUES.
  - BENCHMARK**  
CITY OF MANSFIELD MONUMENT NO. 8-07 LOCATED AT THE CENTER MEDIAN OF DEBBIE LANE AT THE INTERSECTION OF MATLOCK ROAD, 15.3' SOUTHWEST OF THE WEST MEDIAN NOSE, AND THE NORTH CORNER OF ROCK RUNNER.
  - DRAINAGE EASEMENTS BASED ON FLOOD STUDY PREPARED BY CARDINAL STRATEGIES, DATED JANUARY 2018.**

**FINAL PLAT**  
**Lot 1, Block 1**  
**MANSFIELD-WEBB**  
**OFFICE CENTER**  
3.296 ACRES OUT OF THE JAMES A. GRIMSLEY SURVEY, ABSTRACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
1 LOT  
01/05/2018

<b>OWNER:</b> MANSFIELD WEBB LLC 4532 OLD POND DRIVE PLANO, TEXAS 75024 CONTACT: ROBERT HAN EMAIL: roberthan66@gmail.com TEL: (972) 200-0853	<b>ENGINEER:</b> MACATEE ENGINEERING LLC 3519 MILES STREET DALLAS, TEXAS 75209 CONTACT: PHILLIP FISHER EMAIL: phillip@macatee-engineering.com TEL: (214) 373-1180
--	---

SHEET 1 OF 2  
CASE NO. SD#17-037  
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO.



STATE OF TEXAS }  
COUNTY OF TARRANT }

OWNER'S CERTIFICATE

WHEREAS, Mansfield Webb, LLC., acting by and through the undersigned, its duly authorized agent, is the owner of 3.296 acres of land located in the JAMES A. GRIMSLEY SURVEY, ABSTRACT NO. 578, City of Mansfield, Tarrant County, Texas, being that tract of land conveyed by deed to Mansfield Webb, LLC as recorded in Instrument No. D216226903, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of Lot 1, Block 1 of Northside Church of Christ, as recorded under Cabinet B, Slide 2557, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said corner being the northeast corner of said Mansfield Webb tract, said corner being in the southeast line of Mansfield-Webb Road (a variable width right-of-way);

THENCE South 30 degrees 19 minutes 02 seconds East, departing the southeast line of said Mansfield-Webb Road, along the common line between said Mansfield Webb tract and said Lot 1, Block 1, passing at a distance of 232.85 feet a 1/2-inch iron rod found for the common line between said Lot 1, Block 1 and the northwest line of a tract of land conveyed by deed to Black Ocean Development Holdings, LLC, as recorded under Instrument No. D216258464 (D.R.T.C.T.), and continuing for a total distance of 302.70 feet to a 1/2-inch iron rod set for a corner, said corner being in the northwest line of Lot 28X, Block 1 of Five Oaks Crossing Phase 2, an addition to the City of Mansfield as recorded under Instrument No. D216211072 (P.R.T.C.T.);

THENCE along the common line between said Mansfield Webb tract and said Lot 28X, for the following three (3) calls:

South 58 degrees 54 minutes 26 seconds West, a distance of 108.31 feet to a 1/2-inch iron rod set for a corner;

South 83 degrees 46 minutes 15 seconds West, a distance of 152.56 feet to a 1/2-inch iron rod set for a corner;

South 56 degrees 49 minutes 13 seconds West, a distance of 272.96 feet to a 1/2-inch iron rod found for a corner, said corner being in the northeast line of Lot 1, Block 1 of Villas Di Lucca Addition, an addition to the City of Mansfield as recorded under Instrument No. D215101068 (P.R.T.C.T.);

THENCE North 38 degrees 42 minutes 34 seconds West, along the common line between said Lot 1, Block 1 and said Mansfield Webb tract, a distance of 258.58 feet to a 1/2-inch iron rod found for a corner, said corner being the most westerly corner of said Mansfield Webb tract, said corner being in the southeast line of said Mansfield-Webb Road;

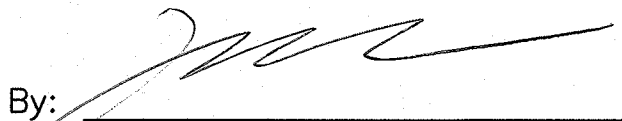
THENCE North 59 degrees 42 minutes 40 seconds East, along the common line between said Mansfield Webb tract and said Mansfield-Webb Road, a distance of 557.93 feet to the POINT OF BEGINNING, containing 143,588 square feet or 3.296 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD WEBB, LLC, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOT 1, BLOCK 1, MANSFIELD-WEBB OFFICE CENTER**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.


MANSFIELD WEBB, LLC  
a Texas Limited Liability company

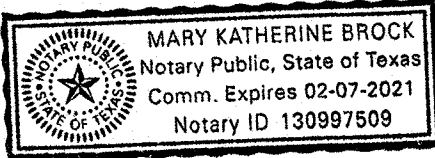
By:   
HONG HAN, PARTNER

STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Hong Han, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5<sup>th</sup> of January, 2018.

  
Notary Public, State of Texas



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.


THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

SURVEYOR'S STATEMENT

This is to certify that I, Candy Hone, a Registered Professional Land Surveyor of the State of Texas, having platted the above 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 that survey made by me or under my direction and supervision.

Dated this the Fifth day of January, 2018


  
Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

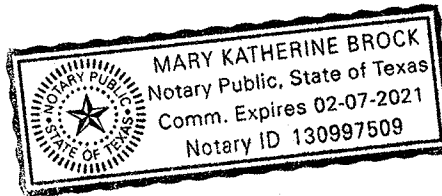


STATE OF TEXAS }  
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5<sup>th</sup> of January, 2018.

  
Notary Public, State of Texas



APPROVED BY THE CITY OF MANSFIELD	
_____ APPROVED BY: _____ 20____	_____ P&Z COMMISSION CHAIRMAN
_____ ATTEST: _____ 20____	_____ PLANNING & ZONING SECRETARY

FINAL PLAT  
Lot 1, Block 1  
**MANSFIELD-WEBB  
OFFICE CENTER**  
3.296 ACRES OUT OF THE JAMES A. GRIMSLEY  
SURVEY, ABSTRACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
**1 LOT**  
01/05/2018

<b>OWNER:</b> MANSFIELD WEBB LLC 4532 OLD POND DRIVE PLANO, TEXAS 75024 CONTACT: ROBERT HAN EMAIL: roberthan66@gmail.com TEL: (972) 200-0853	<b>ENGINEER:</b> MACATEE ENGINEERING LLC 3519 MILES STREET DALLAS, TEXAS 75209 CONTACT: PHILLIP FISHER EMAIL: phillip@macatee-engineering.com TEL: (214) 373-1180
--	---

SHEET 2 OF 2 CASE NO. SD#17-037

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO.

## Summary of City Council Actions

**January 8, 2018**

**Third and Final Reading on an ordinance approving a zoning change from SF-7.5/12 to PD for office, retail, artist studio, and live-work unit uses and retaining the existing Historic Landmark Overlay District on approximately 0.3 acres located at 303 E. Broad Street (ZC#17-020)**

Tabled at the request of the applicant

**Third and Final Reading on an ordinance approving a zoning change from PD, Planned Development District to PD for Grocery Store, Office and Retail, on approximately 11.01 acres, generally located at 3000 E. Broad Street, 1,075 feet east of Miller Road and south of East Broad Street, OSK Investments (ZC#17-006)**

Withdrawn by applicant

**Consideration of a request to remove from the table Item #16-2127, related to a zoning change from PR, Pre-Development to PD, Planned Development for Single-Family Residential use on approximately 15.5 acres, generally located east of Newt Patterson Road and south of Sabine Trail, Peycos Court and Columbia Court; Bloomfield Homes (ZC#16-022)**

Removed from the table and will go to City Council's next meeting (January 22, 2018)