

Vacant

Place 2

JAMES HOPPER

Place 3

RONALD LEWIS

Place 4

DREW WILSON

Place 1 - Chair

MICHAEL WALKER

Place 5

KELSEY HAZARD

Place 6

TONY BOVINICH

Place 7 - Vice Chair



Planning & Zoning Commission

SPECIAL CALLED MEETING

Thursday, May 27, 2021, 7:00 PM

Venus Civic Center

210 South Walnut Street

Venus, Texas 76084

SPECIAL AGENDA

Page

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

2. Public Comment Period:

3. Consent Agenda

- 3.1. Consider and approve minutes of the Planning and Zoning Commission on May 20, 2021.

3 - 9

[Planning & Zoning Commission - May 20, 2021 - Minutes - Pdf](#)

I make a motion to approve the consent agenda as presented.

4. Items for Consideration:

- 4.1. Consider and act upon a Preliminary Plat Application by Donald J. Dykstra, Bloomfield Properties, Inc for approximately 112.38 acres in Starlight Meadows, Phase 1 - 3 subdivision; consisting of approximately 414 residential lots and 7 HOA/open space area tracts; generally located at the southwest corner of FM 157 and CR 506, Johnson County.

10 - 12



I make a motion to approve/deny the Preliminary Plat Application by Donald J. Dykstra, Bloomfield Properties, Inc for approximately 112.38 acres in Starlight Meadows, Phase 1 - 3 subdivision; consisting of approximately 414 residential lots and 7 HOA/open space area tracts; generally located at the southwest corner of FM 157 and CR 506, Johnson County.

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

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.

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.



Planning & Zoning Commission Minutes

Thursday, May 20, 2021 at 7:00 PM

Venus Civic Center

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

Vice Chair, Tony Bovinich called the meeting to order at 7:14 p.m.

Invocation was given by Mr. Lewis and Vice Chair, Bovinich lead the Pledge of Allegiance.

Members present: James Hopper, Ronald Lewis, Kelsey Hazard and Tony Bovinich.

Members absent: Place 2-vacant, Drew Wilson and Michael Walker.

2. Consent Agenda

- 2.1. Consider and approve minutes for Regular P&Z meeting dated [Planning & Zoning Commission - February 18, 2021 - Minutes - Pdf](#) 

[Planning & Zoning Commission - February 18, 2021 - Minutes - Pdf](#) 

I make a motion to approve the consent agenda.

Moved by: Kelsey Hazard

Seconded by: James Hopper

For: Unanimous. Motion carried 4-0-0.

3. Public Comment Period:

No public comments.

4. Items for Public Hearing and Consideration:

- 4.1. Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

City Planner, Robyn Flagg presented. City does not recommend zoning change.

Open Public Hearing.

Vice Chair, Bovinich opened the public hearing at 7:27 p.m.

James Burgess- 501 S. Locust St- Opposed to zoning change.

Benjamin Witts- 2391 CR 213- Opposed to zoning change.

Omar Sebita- 1501 FM 1807- In favor of zoning change.

Commissioner Hazard asked to see item # 4.3 for the location for this development before making a discussion on this area.

Close Public Hearing.

Vice Chair, Bovinich closed the public hearing at 7:42 p.m.

[11x17 combined #1.pdf](#)  [126.4474.00100 #1A.pdf](#) 

- 4.2. Discuss and consider a request by Adelina Properties LLC to change zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1 Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

I make a motion to deny a change in zoning classification of his property, generally located east of CR 213, north of FM 1807 and west of FM 157 and being an approximate 15.09 acre tract of land described as Lot 10, Plainview Acres Phase 1

Addition, Johnson County, Texas, Johnson CAD ID 126.4474.00100 changing the zoning classification from Single-Family Residential (R-1) to Multiple-Family Residential, High Density (R-4).

Moved by: Tony Bovinich

Seconded by: Kelsey Hazard

For: Unanimous. Motion carried 4-0-0.

- 4.3. Public Hearing: Conduct public hearing to consider a request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

City Planner, Robyn Flagg presented.

Open Public Hearing.

Vice Chair, Bovinich opened the public hearing at 7:52 p.m.

Omar Sebita- 1501 FM 1807- In favor of zoning change. Did state if not apartments this land will be a truck wash.

James Burgess- 501 S. Locust St- Has no recommendation either way.

Geronimo Hernandez- 20 Venus LaRue- Opposed to zoning change. States the neighbors in this area are also.

Christopher Coffman- 8 Venus LaRue- Opposed to zoning change.

Dennis Roach- 10 Venus LaRue- Opposed to zoning change.

Phyllis Lewis- 101 S. Locust St- Opposed to zoning change. Worried about flooding and there must be better solutions.

Close Public Hearing.

Vice Chair, Bovinich closed the public hearing at 8:17 p.m.

[126.0026.00220 #2.pdf](#) 

- 4.4. Discuss and consider the request by Adelina Properties LLC to change zoning classification of his property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

I make a motion to approve the change zoning classification of this property, generally located south of HWY 67, west of FM 157 and north of CR 110 and being an approximate 9.89 acre tract of land situated in the R. Berry Survey, Abstract 26, Tract 7E, Johnson County, Texas, Johnson CAD ID 126.026.00220 changing the zoning classification from Commercial to Multiple-Family Residential, High Density (R-4).

Moved by: Kelsey Hazard

Seconded by: Ronald Lewis

For: Unanimous. Motion carried 4-0-0.

- 4.5. Public Hearing: Conduct public hearing to consider a request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of his property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

Clint Vincent-Vice President of Land with Bloomfield Homes presented.

Open Public Hearing.

Vice Chair, Bovinich opened the public hearing at 8:48 p.m.

Jeannie Prazak- 604 W. 5th St- in favor of zoning change.
Talked highly of the developers and their products. “The homes in Bloomfield communities are beautiful”

Close Public Hearing.

Vice Chair, Bovinich closed the public hearing at 8:53 p.m.

[Petition for Annexation 3-25-21 4810-3802-0325 1\[3550\]](#)

[#3.pdf](#) 

[GWD Bloomfield Homes, LP 3-12-21 4852-6856-5733 1\[3558\]](#)

[#3A.pdf](#) 

[126.0857.00021 #3B.pdf](#) 

- 4.6. Discuss and consider the request by Donald J. Dykstra, Bloomfield Properties, Inc to change the zoning classification of his property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

I make a motion to approve the change zoning classification of property, generally located at the southwest corner of FM 157 and CR 506 and being an approximate 112.38 acre tract of land situated in the Absalon Williams Survey, Abstract 857, Tract 2A, Johnson County, Texas, Johnson CAD ID 126.0857.00021 changing the zoning classification from Agricultural District (AG) to planned Development District (PD).

Moved by: Ronald Lewis

Seconded by: Kelsey Hazard

For: Unanimous. Motion carried 4-0-0.

- 4.7. Recommend approval or denial of Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, TX , Johnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas.

City Planner, Robyn Flagg presented.

[126.4430.02340 #4A.pdf](#) 

I make a motion to approve the Replat of Lot 5 and north 50 feet of Lot 6 Block 23 of Original Town of Venus Addition, being approximately 0.4956 acres of land located Johnson County, TX, Johnson CAD ID 126.4430.02340, within the City Limits of the City of Venus, Texas.

Moved by: Tony Bovinich

Seconded by: Kelsey Hazard

For: Unanimous. Motion carried 4-0-0.

- 4.8. Recommend approval or denial of Replat of Lot 18, Plainview Acres I, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, Tx, Johnson CAD, within the City Limits of the City of Venus, Texas.

City Planner, Robyn Flagg presented.

[11x17 single #5.pdf](#) 

[126.4474.00180 #5A.pdf](#) 

I make a motion to approve the Replat of Lot 18, Plainview Acres I, being approximately 19.371 acres of land situated in the J. Smith Survey, Abstract #758, Johnson County, Tx, Johnson CAD, within the City Limits of the City of Venus, Texas.

Moved by: Kelsey Hazard

Seconded by: James Hopper

For: Unanimous. Motion carried 4-0-0.

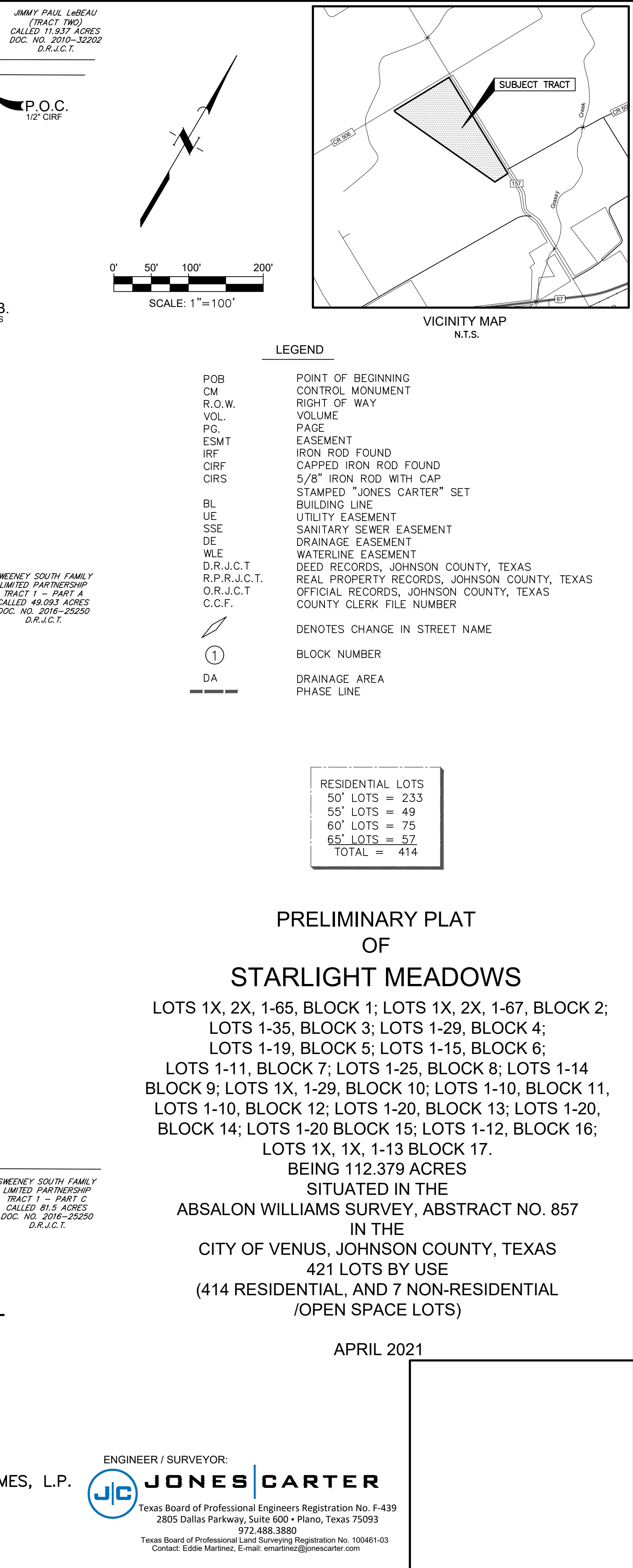
5. Adjournment

Vice Chair, Tony Bovinich adjourned the meeting at 9:06 p.m.

Chair

City Secretary

Draft



CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00	58.35	55.89	N 86°54'59" W	66°51'44"	33.01
C2	250.00	99.48	98.03	N 42°05'08" W	22°48'00"	50.41
C3	50.00	78.54	70.71	S 75°41'06" E	90°00'00"	50.00
C4	50.00	78.54	70.71	N 14°18'54" W	90°00'00"	50.00
C5	50.00	78.54	70.71	N 75°41'06" E	90°00'00"	50.00
C6	50.00	78.54	70.71	S 75°41'06" E	90°00'00"	50.00
C7	50.00	78.54	70.71	N 14°18'54" W	90°00'00"	50.00
C8	50.00	78.54	70.71	N 75°41'06" E	90°00'00"	50.00
C9	250.00	99.48	98.03	N 42°05'08" W	22°48'00"	50.41
C10	250.00	85.81	85.39	N 63°19'04" W	19°39'57"	43.33
C11	250.00	84.88	84.47	N 63°25'28" W	19°27'08"	42.85
C12	225.00	91.70	91.06	N 42°01'23" W	23°21'02"	46.49
C13	225.00	91.70	91.06	N 42°01'23" W	23°21'02"	46.49
C14	50.00	14.94	14.88	N 39°14'32" E	17°06'52"	7.52
C15	50.00	108.41	88.39	N 14°18'54" E	124°13'44"	94.49
C16	50.00	14.94	14.88	N 67°52'20" E	17°06'52"	7.52
C17	50.00	14.94	14.88	N 50°45'28" E	17°06'52"	7.52
C18	50.00	108.41	88.39	S 75°41'06" E	124°13'44"	94.49
C19	50.00	14.94	14.88	S 22°07'40" E	17°06'52"	7.52
C20	50.00	14.94	14.88	N 50°45'28" E	17°06'52"	7.52
C21	50.00	108.41	88.39	S 75°41'06" E	124°13'44"	94.49
C22	50.00	14.94	14.88	S 22°07'40" E	17°06'52"	7.52
C23	50.00	14.94	14.88	S 39°14'32" E	17°06'52"	7.52
C24	50.00	108.41	88.39	S 14°18'54" W	124°13'44"	94.49
C25	50.00	14.94	14.88	S 67°52'20" W	17°06'52"	7.52

LAND USE	ACREAGE	LOTS
RESIDENTIAL	66.41	414
HOA/OPEN SPACE	26.77	7
STREET - ROW	19.20	-
TOTAL	112.38	421

ENGINEER / SURVEYOR:

 **JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

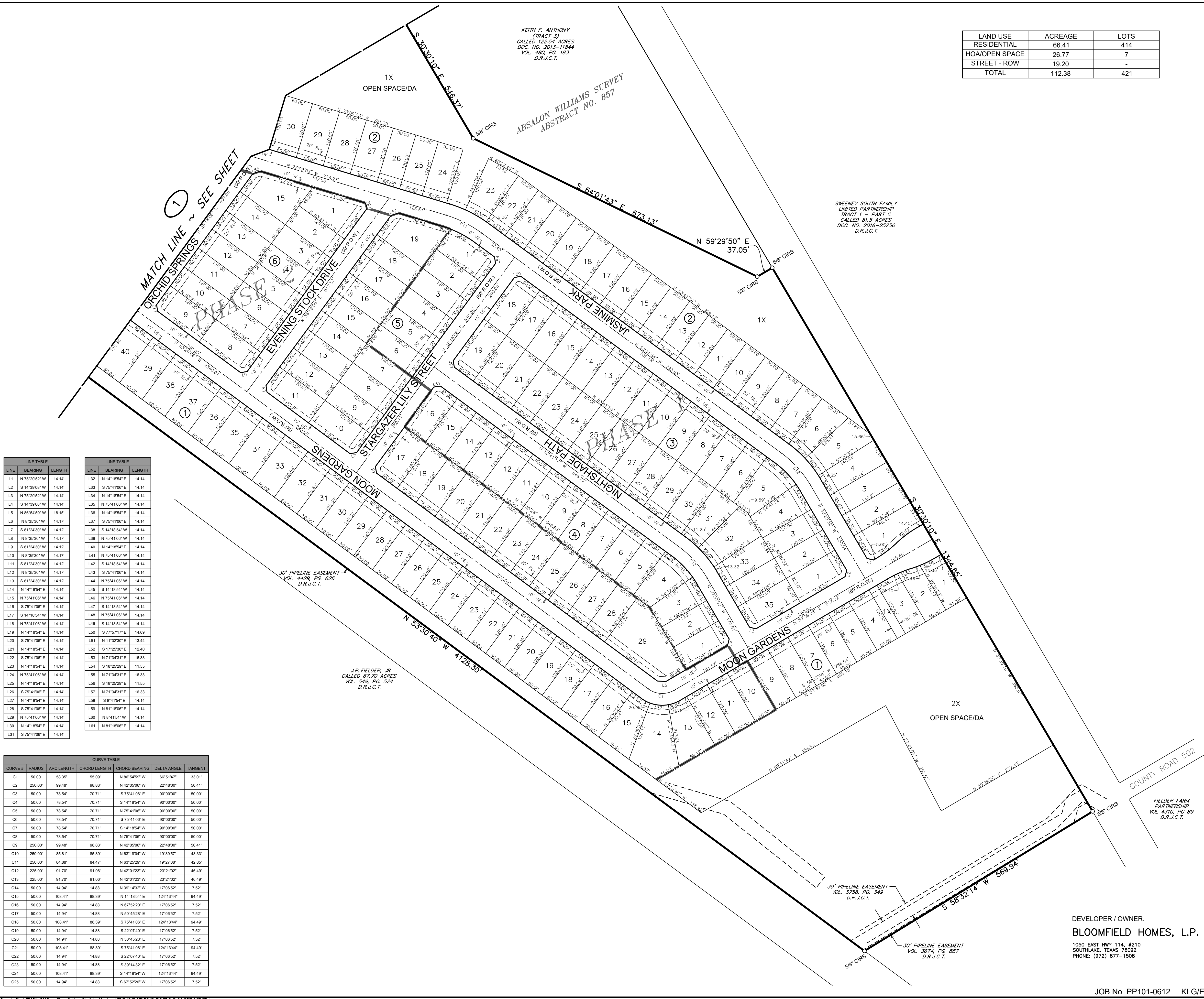
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 75°20'52" W	14.14'
L2	S 14°39'08" W	14.14'
L3	N 75°20'52" W	14.14'
L4	S 14°39'08" W	14.14'
L5	N 86°54'59" W	18.15'
L6	N 8°35'30" W	14.17'
L7	S 81°24'30" W	14.12'
L8	N 8°35'30" W	14.17'
L9	S 81°24'30" W	14.12'
L10	N 8°35'30" W	14.17'
L11	S 81°24'30" W	14.12'
L12	N 8°35'30" W	14.17'
L13	S 81°24'30" W	14.12'
L14	N 14°18'54" E	14.14'
L15	N 75°41'08" W	14.14'
L16	S 75°41'08" E	14.14'
L17	S 14°18'54" W	14.14'
L18	N 75°41'08" W	14.14'
L19	N 14°18'54" E	14.14'
L20	S 75°41'08" E	14.14'
L21	N 14°18'54" E	14.14'
L22	S 75°41'08" E	14.14'
L23	N 14°18'54" E	14.14'
L24	N 75°41'08" W	14.14'
L25	N 14°18'54" E	14.14'
L26	S 75°41'08" E	14.14'
L27	N 14°18'54" E	14.14'
L28	S 75°41'08" E	14.14'
L29	N 75°41'08" W	14.14'
L30	N 14°18'54" E	14.14'
L31	S 75°41'08" E	14.14'

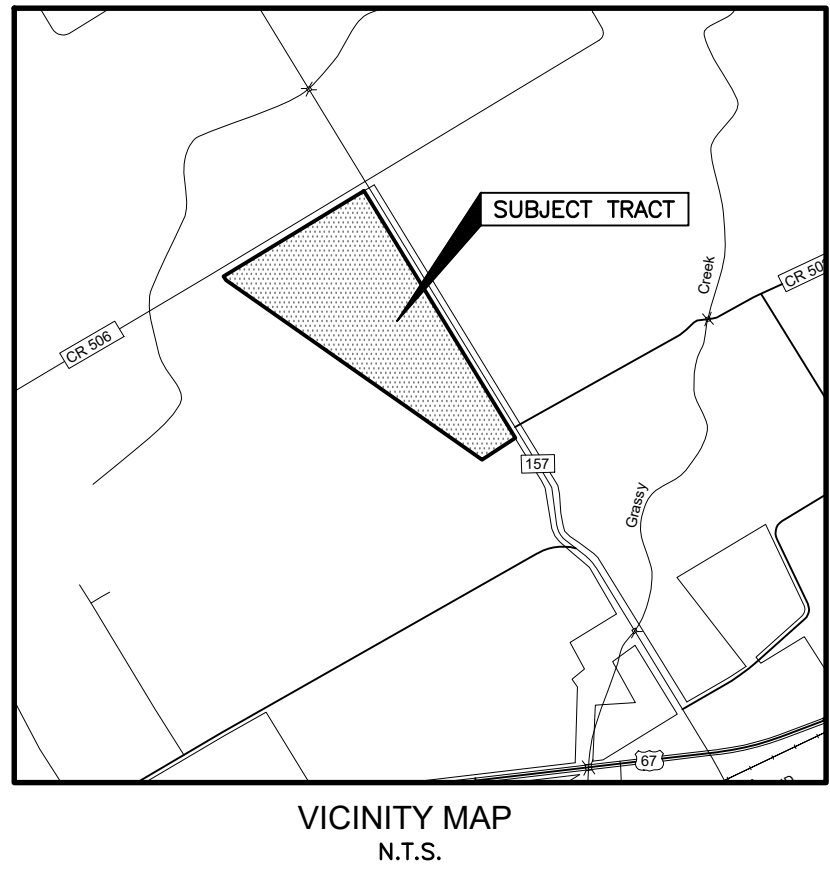
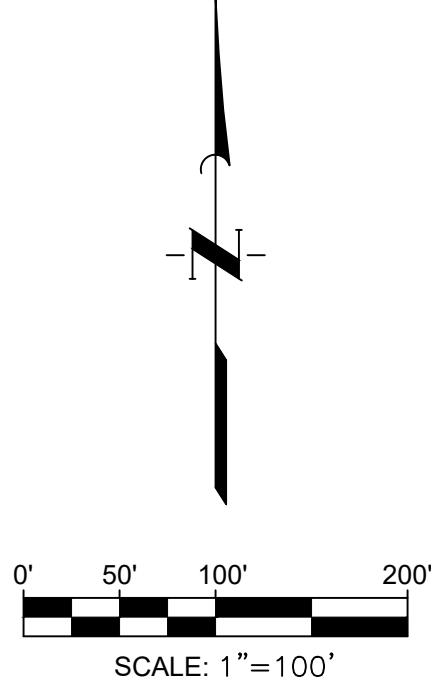
LINE TABLE		
LINE	BEARING	LENGTH
L32	N 14°18'54" E	14.14'
L33	S 75°41'08" E	14.14'
L34	N 14°18'54" E	14.14'
L35	N 75°41'08" W	14.14'
L36	N 14°18'54" E	14.14'
L37	S 75°41'08" E	14.14'
L38	S 14°18'54" W	14.14'
L39	N 75°41'08" W	14.14'
L40	N 14°18'54" E	14.14'
L41	N 75°41'08" W	14.14'
L42	S 14°18'54" W	14.14'
L43	S 75°41'08" E	14.14'
L44	N 75°41'08" W	14.14'
L45	S 14°18'54" W	14.14'
L46	N 75°41'08" W	14.14'
L47	S 14°18'54" W	14.14'
L48	N 75°41'08" W	14.14'
L49	S 14°18'54" W	14.14'
L50	S 77°57'17" E	14.69'
L51	N 11°32'30" E	15.44'
L52	S 17°25'30" E	12.40'
L53	N 71°34'31" E	16.33'
L54	S 18°25'29" E	11.55'
L55	N 71°34'31" E	16.33'
L56	S 18°25'29" E	11.55'
L57	N 71°34'31" E	16.33'
L58	S 8°41'54" E	14.14'
L59	N 81°18'06" E	14.14'
L60	N 8°41'54" W	14.14'
L61	N 81°18'06" E	14.14'

CURVE TABLE					
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23\Opportunities\PP101-0612 - Bloomfield - Starlight Meadows\STARLIGHT MEADOWS PHASING PLAN ROW UPDATE.dwg



LAND USE	ACREAGE	LOTS
RESIDENTIAL	66.41	414
HOA/OPEN SPACE	26.77	7
STREET - ROW	19.20	-
TOTAL	112.38	421



LEGEND

- POB POINT OF BEGINNING
- CM CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8" IRON ROD WITH CAP
- BL BUILDING LINE
- UE UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- WLE WATERLINE EASEMENT
- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- R.P.R.J.C.T. REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
- O.R.J.C.T. OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS
- C.C.F. COUNTY CLERK FILE NUMBER
- DA DENOTES CHANGE IN STREET NAME
- ① BLOCK NUMBER
- DA DRAINAGE AREA
- PHASE LINE

RESIDENTIAL LOTS	
50' LOTS	= 233
55' LOTS	= 49
60' LOTS	= 75
65' LOTS	= 57
TOTAL	= 414

PRELIMINARY PLAT
OF
STARLIGHT MEADOWS
LOTS 1X, 2X, 1-65, BLOCK 1; LOTS 1X, 2X, 1-67, BLOCK 2;
LOTS 1-35, BLOCK 3; LOTS 1-29, BLOCK 4;
LOTS 1-19, BLOCK 5; LOTS 1-15, BLOCK 6;
LOTS 1-11, BLOCK 7; LOTS 1-25, BLOCK 8; LOTS 1-14
BLOCK 9; LOTS 1X, 1-29, BLOCK 10; LOTS 1-10, BLOCK 11,
LOTS 1-10, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-20,
BLOCK 14; LOTS 1-20 BLOCK 15; LOTS 1-12, BLOCK 16;
LOTS 1X, 1X, 1-13 BLOCK 17.
BEING 112.379 ACRES
SITUATED IN THE
ABSALON WILLIAMS SURVEY, ABSTRACT NO. 857
IN THE
CITY OF VENUS, JOHNSON COUNTY, TEXAS
421 LOTS BY USE
(414 RESIDENTIAL, AND 7 NON-RESIDENTIAL
/OPEN SPACE LOTS)

APRIL 2021

DEVELOPER / OWNER:
BLOOMFIELD HOMES, L.P.

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1x	1	2,400	0.055
2x	1	147,728	3.391
1	1	5,541	0.127
2	1	5,739	0.132
3	1	5,990	0.138
4	1	6,000	0.138
5	1	6,000	0.138
6	1	6,000	0.138
7	1	6,000	0.138
8	1	6,000	0.138
9	1	6,000	0.138
10	1	6,000	0.138
11	1	6,000	0.138
12	1	6,000	0.138
13	1	8,048	0.185
14	1	11,058	0.254
15	1	7,517	0.173
16	1	6,013	0.138
17	1	6,014	0.138
18	1	6,015	0.138
19	1	6,016	0.138
20	1	6,018	0.138
21	1	6,019	0.138
22	1	6,020	0.138
23	1	6,021	0.138
24	1	6,022	0.138
25	1	6,023	0.138
26	1	6,024	0.138
27	1	6,026	0.138
28	1	6,027	0.138
29	1	6,028	0.138
30	1	6,029	0.138
31	1	6,030	0.138
32	1	7,238	0.166
33	1	7,239	0.166
34	1	7,241	0.166
35	1	7,243	0.166
36	1	6,037	0.139
37	1	7,246	0.166
38	1	7,247	0.166
39	1	7,249	0.166
40	1	7,251	0.166
41	1	6,043	0.139
42	1	7,254	0.167
43	1	7,255	0.167
44	1	7,257	0.167
45	1	7,259	0.167
46	1	6,050	0.139
47	1	7,262	0.167
48	1	7,869	0.181
49	1	7,870	0.181
50	1	6,661	0.153
51	1	6,662	0.153
52	1	6,664	0.153
53	1	6,665	0.153
54	1	6,667	0.153
55	1	7,881	0.181
56	1	7,882	0.181
57	1	6,730	0.154
58	1	7,807	0.179
59	1	8,983	0.206
60	1	10,072	0.231
61	1	14,366	0.330
62	1	8,050	0.185
63	1	7,425	0.170
64	1	7,425	0.170
65	1	9,730	0.223
1X	2	402,620	9.243
2X	2	87,121	2.000
1	2	8,296	0.190
2	2	7,017	0.161
3	2	7,010	0.161
4	2	7,266	0.167
5	2	7,920	0.182
6	2	7,038	0.162
7	2	6,000	0.138
8	2	6,000	0.138
9	2	6,000	0.138
10	2	6,000	0.138
11	2	6,000	0.138
12	2	6,000	0.138
13	2	6,000	0.138
14	2	6,000	0.138
15	2	6,000	0.138
16	2	6,000	0.138

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
17	2	6,000	0.138
18	2	6,000	0.138
19	2	6,000	0.138
20	2	6,000	0.138
21	2	6,000	0.138
22	2	6,106	0.140
23	2	7,418	0.170
24	2	6,600	0.152
25	2	6,000	0.138
26	2	6,000	0.138
27	2	7,200	0.165
28	2	7,200	0.165
29	2	7,200	0.165
30	2	7,200	0.165
31	2	6,000	0.138
32	2	7,200	0.165
33	2	7,200	0.165
34	2	7,200	0.165
35	2	7,200	0.165
36	2	6,000	0.138
37	2	6,546	0.150
38	2	7,516	0.173
39	2	13,071	0.300
40	2	7,800	0.179
41	2	7,800	0.179
42	2	7,800	0.179
43	2	7,800	0.179
44	2	7,800	0.179
45	2	7,200	0.165
46	2	7,200	0.165
47	2	7,200	0.165
48	2	7,200	0.165
49	2	6,550	0.150
50	2	6,600	0.152
51	2	6,600	0.152
52	2	6,600	0.152
53	2	7,800	0.179
54	2	7,807	0.179
55	2	7,881	0.181
56	2	7,419	0.170
57	2	7,442	0.171
58	2	7,449	0.171
59	2	7,950	0.183
60	2	13,427	0.308
61	2	7,542	0.173
62	2	5,905	0.136
63	2	7,106	0.163
64	2	6,533	0.150
65	2	6,552	0.150
66	2	6,570	0.151
67	2	7,196	0.165
1	3	7,150	0.164
2	3	6,000	0.138
3	3	6,000	0.138
4	3	6,918	0.159
5	3	7,916	0.182
6	3	6,000	0.138
7	3	6,000	0.138
8	3	6,000	0.138
9	3	6,000	0.138
10	3	6,000	0.138
11	3	6,000	0.138
12	3	6,000	0.138
13	3	6,000	0.138
14	3	6,000	0.138
15	3	6,000	0.138
16	3	6,000	0.138
17	3	6,000	0.138
18	3	7,150	0.164
19	3	7,150	0.164
20	3	6,000	0.138
21	3	6,000	0.138
22	3	6,000	0.138
23	3	6,000	0.138
24	3	6,000	0.138
25	3	6,000	0.138
26	3	6,000	0.138
27	3	6,000	0.138
28	3	6,000	0.138
29	3	6,000	0.138
30	3	6,000	0.138
31	3	6,761	0.155
32	3	8,157	0.187
33	3	6,258	0.144
34	3	6,000	0.138

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
35	3	7,150	0.164
1	4	6,122	0.141
2	4	5,611	0.129
3	4	5,999	0.138
4	4	7,098	0.163
5	4	5,808	0.133
6	4	5,803	0.133
7	4	5,798	0.133
8	4	5,794	0.133
9	4	5,789	0.133
10	4	5,784	0.133
11	4	5,780	0.133
12	4	5,775	0.133
13	4	5,770	0.132
14	4	5,766	0.132
15	4	5,761	0.132
16	4	6,282	0.144
17	4	7,433	0.171
18	4	5,762	0.132
19	4	5,766	0.132
20	4	5,771	0.132
21	4	5,776	0.133
22	4	5,780	0.133
23	4	5,785	0.133
24	4	5,789	0.133
25	4	5,794	0.133
26	4	5,799	0.133
27	4	5,803	0.133
28	4	5,808	0.133
29	4	15,336	0.352
1	5	7,007	0.161
2	5	6,000	0.138
3	5	6,000	0.138
4	5	6,000	0.138
5	5	6,000	0.138
6	5	6,000	0.138
7	5	6,000	0.138
8	5	6,000	0.138
9	5	6,000	0.138
10	5	7,118	0.163
11	5	7,064	0.162
12	5	6,000	0.138
13	5	6,000	0.138
14	5	6,000	0.138
15	5	6,000	0.138
16	5	6,000	0.138
17	5	6,000	0.138
18	5	6,000	0.138
19	5	9,801	0.225
1	6	8,412	0.193
2	6	6,000	0.138
3	6	6,000	0.138
4	6	6,000	0.138
5	6	6,000	0.138
6	6	6,000	0.138
7	6	6,000	0.138
8	6	7,177	0.165
9	6	7,123	0.164
10	6	6,000	0.138
11	6	6,000	0.138
12	6	6,000	0.138
13	6	6,000	0.138
14	6	6,000	0.138
15	6	9,326	0.214
1	7	7,991	0.183
2	7	6,000	0.138
3	7	6,000	0.138
4	7	6,000	0.138
5	7	6,000	0.138
6	7	7,177	0.165
7	7	7,124	0.164
8	7	6,000	0.138
9	7	6,000	0.138
10	7	6,000	0.138
11	7	8,905	0.204
1	8	6,949	0.160
2	8	7,826	0.180
3	8	7,800	0.179
4	8	6,600	0.152
5	8	6,600	0.152
6	8	6,600	0.152
7	8	6,600	0.152
8	8	6,600	0.152
9	8	7,200	0.165
10	8	7,200	0.165

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
11	8	6,761	0.155
12	8	9,390	0.216
13	8	7,381	0.169
14	8	5,835	0.134
15	8	5,500	0.126
16	8	6,600	0.152
17	8	6,600	0.152
18	8	6,050	0.139
19	8	6,050	0.139
20	8	6,050	0.139
21	8	6,050	0.139
22	8	6,050	0.139
23	8	7,150	0.164
24	8	7,150	0.164
25	8	6,074	0.139
1	9	6,586	0.151
2	9	6,000	0.138
3	9	6,000	0.138
4	9	6,000	0.138
5	9	6,000	0.138
6	9	6,000	0.138
7	9	6,550	0.150
8	9	6,550	0.150
9	9	6,000	0.138
10	9	6,000	0.138
11	9	6,000	0.138
12	9	6,000	0.138
13	9	6,000	0.138
14	9	6,586	0.151
1X	10	1,796	0.041
2X	10	84,795	1.947
1	10	6,950	0.160
2	10	8,245	0.189
3	10	8,211	0.188
4	10	7,549	0.173
5	10	7,520	0.173
6	10	7,491	0.172
7	10	8,076	0.185
8	10	8,029	0.184
9	10	7,484	0.172
10	10	14,063	0.323
11	10	9,145	0.210
12	10	6,594	0.151
13	10	6,593	0.151
14	10	6,978	0.160
15	10	6,597	0.151
16	10	7,197	0.165
17	10	7,198	0.165
18	10	7,198	0.165
19	10	7,198	0.165
20	10	7,340	0.169
21	10	7,802	0.179
22	10	7,740	0.178
23	10	12,446	0.286
24	10	13,315	0.306
25	10	7,819	0.179
26	10	7,878	0.181
27	10	7,857	0.180
28	10	7,836	0.180
29	10	7,221	0.166
1	11	6,643	0.153
2	11	7,800	0.179
3	11	7,800	0.179
4	11	7,800	0.179
5	11	6,642	0.152
6	11	6,642	0.152
7	11	7,800	0.179
8	11	7,800	0.179
9	11	7,800	0.179