



DATE: January 12, 2021

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Specific Use Permit to allow the operation of a Smoke Shop on Property Located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center

Owner Information: TSCA 253 LP

301 S. Sherman #10017776 Preston Road, #100
Richardson, Texas 75081

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 1453 N Saginaw Blvd Ste. 110. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

Tobacco shop. A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

If there are any questions, please let me know.

Toll Free
800-222-FWST (3978)

Place newspaper and online ads at:
www.star-telegram.com/classifieds

Legal & public notices

Request for Proposals
Fort Worth to Dallas Trail Branding and Wayfinding Project
The North Central Texas Council of Governments (NCTCOG) is requesting proposals for branding and marketing of the world-class trail that will connect five cities from

Sectional sofa good cond
both ends recliner \$295
78016 area 813-573-2021

ROLEX President yellow gold, cond. \$17,000, Radiant cut Diam 1 1/2", 18K yellow gold & Green Oaks

2020 YAMAHA MOTORCYCLE
JYARN66E1LA000694
You are hereby informed that
the described motor vehicles are
in custody of the Police Depart-
ment City of Arlington and are
presently being held at Kelly
McKnight Wrecker Service at
1108 Harrison Avenue, Arling-
ton, Texas.

**A REGISTERED OWNER OR
LIENHOLDER HAS A LEGAL
RIGHT TO RECLAIM A VEHICLE**

WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS NOTICE, UPON PAYMENT OF ALL TOWING, PRESERVATION AND STORAGE CHARGES, RESCUE IT IN FROM THE PLACING OF SUCH VEHICLE IN CUSTODY, FAILURE TO EXERCISE SUCH RIGHT WITHIN THE TIME PROVIDED SHALL BE DEEMED, AS A WAIVER OF ALL RIGHTS, TITLE AND INTEREST IN THE VEHICLE, AND
(2) CONSENT TO THE SALE OF THE VEHICLE AT PUBLIC AUCTION.
THIS NOTICE IS GIVEN PURSUANT TO THE AUTHORITY OF V.C.S. ARTICLE 4497-9A SECTION 5, KEVIN KOLBYE, INTERIM CHIEF OF POLICE
SGT. REBECCA MARTIN, POUND OPERATIONS MANAGER

ORDINANCE NO. 2021-001
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE
Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:

s/William D. Tate
Mayor
Attest:
s/Tara Brooks
City Secretary
Approved as to form:
s/William C.G. Boyle
City Attorney

ORDINANCE NO. 2021-002
AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AMEND-
ING ORDINANCE NO. 82-73,
THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF
GRAPEVINE, TEXAS, THE SAME BE-
ING ALSO KNOWN AS APPEN-
DIX "D" OF THE CITY CODE OF
GRAPEVINE, TEXAS, GRANT-
ING ZONING CHANGE Z20-04
ON A TRACT OF LAND OUT OF
THE THOMAS MAHAN SUR-
VEY, ABSTRACT 1050 DESCRIB-
ED AS BEING A TRACT OF
LAND LYING AND BEING SITUA-

ATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (3) NORTH OF CUE ROAD AND BEYOND A CHANGE IN THE USE OF SAID PROPERTY FROM "P-O" PROFESSIONAL OFFICE DISTRICT TO "R-TH" TOWNHOUSE DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESENTING AN ALTERNATIVE TO THE EXISTING ZONING ORDINATIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A FINDING OF NECESSITY AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY; PROVIDING AN EFFECTIVE DATE

Passed and approved by the City

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

PASSED AND APPROVED ON
THIS 19th DAY OF JANUARY
2021, MAYOR TODD FLIPPO

PUBLIC NOTICE *
CITY OF SAGINAW
The Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a request for a change in zoning from Neighborhood Commercial (NC) to Community Facility (CF) on the 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeill Addition, more commonly known as 700 W. McLeroy Boulevard, Saginaw, Texas 76179.

ers, economic development organizations, community-based partners, and other service providers.

Our proposed 2021-2024 Local Plan and 2021 TOL may be accessed on the dfwjobs.com/homepage under News and Events, and comments may be submitted in the same location. The public comment period for both documents ends on Monday, February 08, 2021.

Our mission is to advance business-driven solutions that promote economic growth, opportunity, and a skilled workforce. The programs we oversee are designed to ensure that the businesses in the 14-county North Central Texas Workforce Development Area remain competitive and grow jobs, that workers have the opportunities to obtain skills that will help them become or remain self-sufficient, and that our communities are economically resilient. Your input is invaluable to the work we do every day.

garage/yard sale

76126 - M&S Estate Sales, Furn,
Glassware, Record Albums,
1984 SL Mercedes, Too Much To
List. Bly Sale. 10264 Fieldcrest
Dr., Thurs-Sat, 9-4.
FLEA MARKET OPEN!
4443 River Oaks Blvd
Sat & Sun 9-5
Earl From The Hide
MOVING SALE Sat 7am-1pm
clothes, furn, wall art, kitchen
appliances pottery and more. Cash
only 2724 CRYSTAL GLENN CR

appliances

WORKING GE gas dryer & Kenmore
dishwasher both \$80. 817-831-
2508

STATE SALE - 70034 8512 Champion
on Way, Thur-fri 9a-4p / Sat 9a-2p

DALLAS

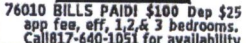
**TEXAS' BIGGEST
GUN SHOW!**

**"Includes the Lone Star
Republic Militaria Show"**
Sat. Jan. 23rd, 9am-5pm
Sun. Jan. 24th, 10am-4pm
Dallas Market Hall
2200 N Stemmons Fwy
817-732-1194
premiergunshows.com

1501 W Henderson St, Cleburne TX
Sat. 9am-5pm, Sun. 9am-4pm
For Info 918-658-4500

**ORIGINAL
FORT WORTH
GUN SHOW
SINCE 1972!**
Sat. Jan. 30th, 9am-5pm
Sun. Jan. 31st, 10am-4pm
Will Rogers Center
3401 Burnett Tandy
817-732-1194 FWGunShow.com

NEW WHEELCHAIR, WARRANTY,
\$95 817-249-8064

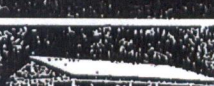


Hunting/Investment/recreational property. We have some of the best in Texas! From the Hill

Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9220.



EXECUTIVE OFFICES for Lease
\$595-\$625 200-300SF Call Christy
cjordan@realtysappreciation.com
.. 817-861-8442 x2002



STORAGE / CABIN / WORKSHOP
 12X16 \$3,125.....12X24 \$4,260
 14X24 \$5,765.....16X32 \$6,895
 24X28 \$10,915.....30X40 \$18,680
 (BUILT ON SITE) 817-505-6215

STAR-TELEGRAM
CLASSIFIED

CLASSIFIED.
" " "

Hire, Sell

& Buy

817.332.333



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

This item was tabled by the Planning and Zoning Commission on 1/12/2021 and rescheduled for 2/9/2021

January 29, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a smoke shop 1453 N Saginaw Blvd Suite 110 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 9th day of February 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day February 2021 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from **Ahmad Abdallah** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 1453 N Saginaw Boulevard, Suite 110 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, P. E., Director of Public Works at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817/230-0441.

REPLY

RE: PZ 0121-04 Planning and Zoning Meeting on 02-09/2021 and City Council Meeting on 02/16/2021 to consider a request to approve a Specific Use Permit to be allowed to operate a Smoke Shop at 1453 N Saginaw Blvd, Suite 110 in Saginaw.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

PZ 012021 37083-A-2RB
IDEAL AUTO CORP
13810 HILLSIDE AVE.
JAMAICA NY 11435

PZ 012021 A1497-3B03, 3B04
AM & JK DEVELOPMENT, LLC
927 CONDOR DR.
COPPELL TX 75019

PZ 012021 44956-A-3R1
COMPASS BANK
15 20TH ST S
BIRMINGHAM AL 35233

PZ 012021 44956-A-1RA1
WAL-MART
PO BOX 8050
BENTONVILLE AR 72712

PZ 012021 37083-A-2RA
TSCA-253 LP
301 S SHERMAN ST #100
RICHARDSON TX 75081



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 1453 N Saginaw Blvd.
LEGAL DESCRIPTION: Saginaw Retail Center Addition
LOT: 2R-A BLOCK: A ADDITION: _____
TRACT: _____ ABSTRACT: _____ SURVEY: _____
ZONING: F1 Commercial

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

Commercial Retail Building

APPLICANT INFORMATION:

<u>Ahmed Abdallah</u>	<u>1805 Augustus Dr., Ft. Worth, TX 76120</u>	<u>817-881-4682</u>
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

<u>TSCA-253 LP</u>	<u>301 South Sherman St., Richardson, TX 75081</u>	<u>972-669-8440</u>
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

TSCA-253 Holdings, Inc. General Partner

(Property Owner Signature) Tica Passino

III. AGENT INFORMATION:

<u>(Agent Signature)</u>	<u></u>	<u></u>
AGENT	ADDRESS	TELEPHONE

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☐ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL

Ahmed Abdallah
APPLICANT SIGNATURE

01-26-2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED:

Smoke Shop

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located. Yes
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city. Yes
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use. Yes
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided. Yes
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments. Yes
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property. Yes
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood. Yes
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity. Yes
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight. Yes
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties. Yes
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties. Yes
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs. Yes
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan. Yes

DATE RECEIVED

APPLICATION TAKEN BY

FEE RECEIVED

RECEIPT NUMBER

P&Z MEETING DATE

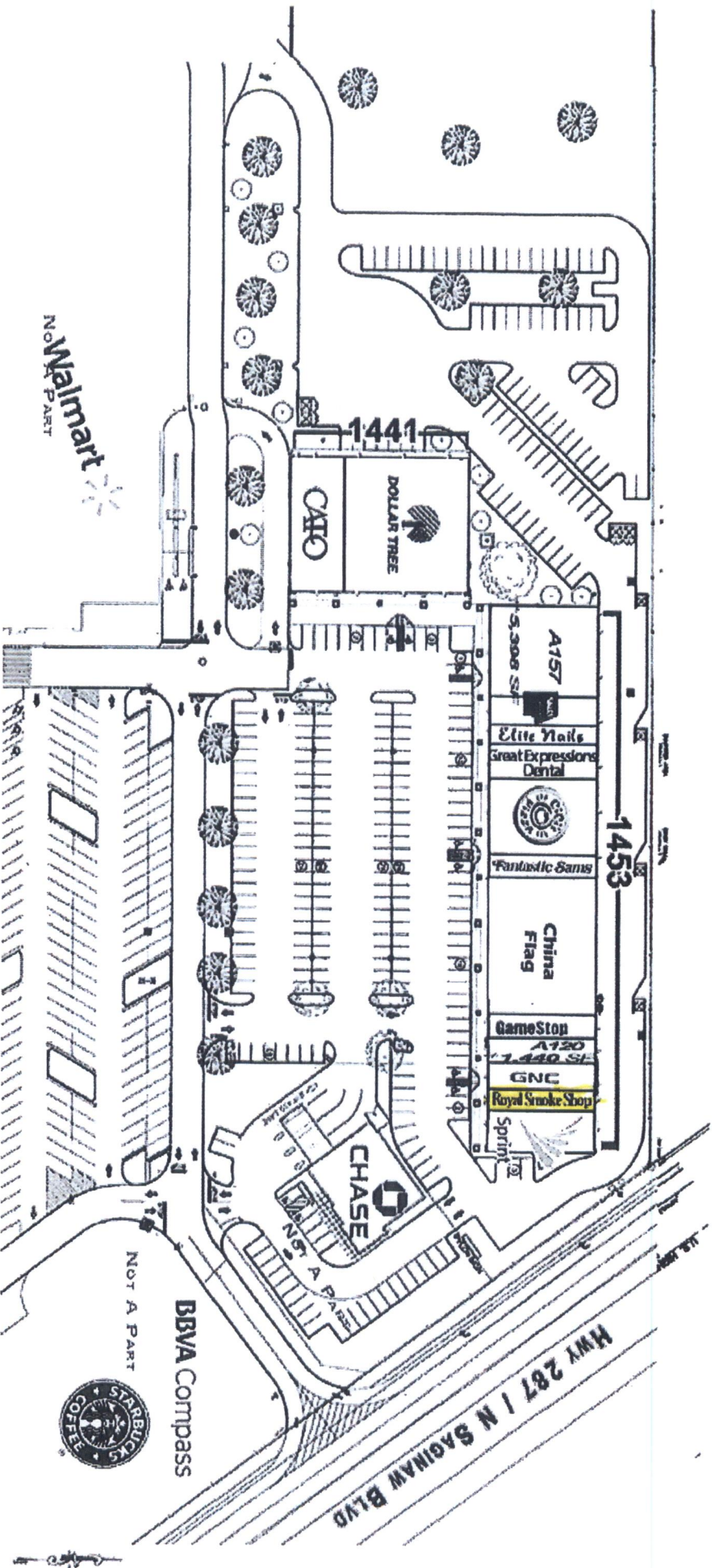
CITY COUNCIL MEETING DATE

13 Question

- 1) Yes it complies with the zoning district the shopping center were the shop it located in has different types of businesses that had passed the requirement
- 2) Yes It should it will be selling product that helps smokers to stop smoking, cigarettes ,
By offering vapes that has different levels of nicotine , and make them stop smoking in stages
- 3) Yes, by offering more available jobs
- 4) Yes , this is a shopping center that already have businesses running and have the necessary to start
- 5) Yes , it has a good amount of parking spots and also it has a good drive way
- 6) Yes it wont effect any vacant property ,
- 7) Yes,
- 8) Yes , it will give the shopping center high value by having more customers coming into the area
- 9) Yes,
- 10) The lighting is great in the shop and also the shopping center has good lighting
- 11) Yes
- 12) Yes
- 13) Yes it should be by right

CROSS POINTE CENTER
1441-1453 N SAGINAW BLVD ■ SAGINAW TX 76179

SITE PLAN



301 S SHERMAN ST, #100 • RICHARDSON TX 75081 • 972.669.8440 • F 972.783.8901 • WWW.QUINE.COM

REALTOR/PROFESSIONALIST



The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041040074
AD NUMBER: 37083 A 2RA
CERTIFICATE NO : 82768822

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
TSCA-253 LP

301 S SHERMAN ST # 100
RICHARDSON TX 75081

DATE : 12/8/2020
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

SAGINAW RETAIL CENTER ADD BLOC
K A LOT 2RA

0001453 N SAGINAW BLVD
6.36 ACRES

PROPERTY OWNER

TSCA-253 LP

301 S SHERMAN ST # 100
RICHARDSON TX 75081

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	\$37,057.41
2020	Tarrant County	\$18,786.46
2020	JPS HEALTH NETWORK	\$18,018.06
2020	TARRANT COUNTY COLLEGE	\$10,450.57
2020	EAGLE MOUNTAIN/SAGINAW ISD	\$120,136.99
TOTAL		\$204,449.49

ISSUED TO : TSCA-253 LP

ACCOUNT NUMBER: 00041040074

TOTAL CERTIFIED TAX: \$204,449.49

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.


Deputy