

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
APRIL 13, 2021**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Darren Andrews
Doug Powell
Todd Finley
Brennan Couey

(1) Call to Order

Chairman Lewis called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Members Barngrover, Julien, Alternate Member Villarreal.

(3) Audience participation

Chairman Lewis explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 9, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for March 9, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(5) PZ 0421-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Plan From Agriculture (AG) To A Planned Development (PD) With Community Commercial, Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey, Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts And To Change The Zoning On The Same Property To A Planned Development (PD) From Agriculture (AG), Also Approving The Development Plan.

Chairman Lewis read the request and opened the public hearing at 6:05 p.m.

DPW Trice reviewed the information included in the members' packets and reminded the members that they had recommended approval of a conceptual plan for this development in November of 2020. He also called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning that this planned development includes.

Doug Powell, Planner, for the project with McAdams, reviewed the development plan with a power point presentation and discussed how the development plan presented at this meeting differs from the conceptual plan.

Chairman Lewis closed the public hearing at 6:12 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the request to amend the 2016 Comprehensive Plan, changing the zoning from Agriculture (AG) to a Planned Development (PD) and also approving the development plan on 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(6) PZ 0421-02

Consideration And Action Regarding A Request For Approval Of A Preliminary Plat For Beltmill Addition Blocks A-L, 115.432 Acres Out Of Abstract 1497, Tract 3A, 3D, 3G3, Benjamin Thomas Survey

Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts

DPW Trice advised the members that this is the preliminary plat for the previous item.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the preliminary plat for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(7) PZ 0421-03

Consideration And Action Regarding Request For Approval Of A Site Plan For The Grand At Saginaw (Proposed Lot 1, Block B, Beltmill Addition)

DPW Trice told the members that this is a site plan for a multi-family development on Lot 1, Block B proposed in the Beltmill Planned Development.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the city council approve the site plan for The Grand at Saginaw Multi-Family development in the Beltmill development. Motion carried

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(8) PZ 0421-04

PUBLIC HEARING

Consideration And Action Of An Ordinance Amending Ordinance No. 2002-04, The Zoning Ordinance Of The City Of Saginaw, Texas, Amending The Permitted Use Table, Section 5-1, To Provide That Wineries Are Permitted By Special Use Permit In Community Commercial, Light Industrial, And Heavy Industrial Zoning Districts; Amending Section 12-2 To Provide A Definition For Winery

Chairman Lewis read the request and opened the public hearing at 6:19 p.m.

DWP Trice said that city staff had received a request to add the use “Winery” to the Zoning Ordinance.

There was a discussion regarding state regulations for this use.

Chairman Lewis closed the public hearing at 6:20 p.m.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use “Winery” with regulations and a definition. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

DPW Trice reviewed several of the current projects under construction in the City.

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(11) Adjournment

Motion was made by Alternate Member Villarreal with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of April 13, 2021 closed at 6:25 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary