

**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
MAY 11, 2021**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Randy Villarreal
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Cathy McCann	Jeff Klement
R L Morgan	Randall Miner
Jennifer Cutnight	Jimmy Burgdorf
Natalie Messick	Paul Felegy
Shen Haa	Burke Harvey
Neva Cotton	Carmen Drake
Brian Skate4s	Holman Harvey
Randy Morgan	Debra Smyser
Donna Skates	John Harrieff
Kathryn Johnson	Marilyn Tolbert
Brack St. Clair	Dan Tolbert
Nick Lawson	Mary Ann Bone
L Davis	Steve Bone
Mayson Meire	Starlyn Spar
Sefena Smith	Gloria Miner
Dianna Yvonne Bridges	Mark Bridges
James Shelton	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:25 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Barngrover, LaBruyere

(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 April 13, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Vice Chairman Haney to approve the minutes for April 13, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(5) PZ 0521-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The Comprehensive Plan And To Change The Zoning From Neighborhood Commercial (NC) and Multifamily (MF1) To A Planned Development (PD) With Single Family Uses For Land Described As Approximately 20.8587 Acres Of Land Out Of Abstract 1849, A. F. Albright Survey, Located South Of West McLeroy Boulevard And West Of Woodcrest Drive

Chairman Lewis read the request and opened the public hearing at 6:32 p.m.

DPW Trice reviewed the information included in the members' packets and called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning of a Single Family (SF3) district that this Planned Development includes.

Mayson Meier, Director of Land for HHS Residential, described the proposed development with a power point presentation that showed current zoning and the neighborhood concept for the Planned Development. This presentation showed some illustrations of what the homes would look like.

John Harriff, 1094 Springhill Drive, Mark Bridges, 1090 Springhill Drive, Dan Tolbert, 1058 Springhill Drive, Carmen Drake, 1070 Springhill Drive, Steve and Mary Ann Bone, 1024 Hillwood Drive, Randall Miner, 1008 Springhill Drive, Nick Lawson, 1056 Iron Horse Drive, Dianna Bridges, 1090 Springhill Drive, Aaron Blain, 1040 Springhill Drive, Paul Felegy, 1108 Springhill Drive, spoke to the members in opposition of this item. They voiced concerns and had questions regarding rental property, short term leases, increased traffic, impact on water, sewer, drainage, police, fire, higher crime rate, parking in streets, drug problems, decrease in surrounding area property values, 2 story houses overlooking yards along Springhill Drive, overpopulation of schools, retention pond breeding mosquitos, disturbing wildlife habitat, how it will affect city's tax base, density per square mile, building materials, and a screening wall between current residential and this development.

Brian Skates, 303 Woodcrest Drive, spoke in favor of the Planned Development, stating that even though he would like to see single family 2000 sf homes built there, this proposal has a lower density than the existing zoning so this is better than what the property is currently zoned.

Mr. Meier answered some questions and addressed some of the concerns

DPW Trice stated that an eight-foot wood or masonry fence would be a requirement. He also advised that some sort of approved retention would be required with any development and maintenance for the retention area would be the responsibility of the property owner. He told the members that Dana Shumard, with Kimley Horn, had run the numbers for traffic for the existing zoning when fully developed would generate over 9,000 trips per day, but the proposed Planned Development would be approximately 2000 per day. He stated that the proposed zoning would reduce density and traffic.

DPW Trice advised the members that staff recommends continuing this item until the next month to allow the developer the opportunity to hold a community forum for the neighborhood to discuss the concerns and answer their questions in more detail.

Chairman Lewis closed the public hearing at 7:25 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that this item be tabled until the June 2021 meeting. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(6) PZ 0521-02

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 Breweries 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 Brewery

Chairman Lewis read the request and opened the public hearing at 7:26 p.m.

DWP Trice said that city staff had received a request to add the use "Brewery" to the Zoning Ordinance, stating that this is similar to the amendment heard at last month's meeting to add the use for a "Winery".

Chairman Lewis closed the public hearing at 7:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use "Brewery" with regulations and a definition. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(7) 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.

(8) 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

(9) Adjournment

Motion was made by Member Barngrover with a second by Vice Chairman Haney to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of May, 2021 closed at 7:30 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary