

**MINUTES OF A REGULAR MEETING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JUNE 8, 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. 4	Malinda Julien
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Fire Chief		Doug Spears
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Marilyn Tolbert	Jill Stanford
Dan Tolbert	Aubrey Miller
Linda Adams	Annie Geer
Debbie Johnson	Josh Geer
Jennifer Casey	Carmen Drake
William Golaz	Allen Raff
Elizabeth Harland	Charles Adams
Jon Julien	Mary Ann Bone
Cindy Gutierrez	Steve Bone
Starlyn Smith	Trey Gordon
Carrie Daniels	Karen Fruhwate
Sarena Smith	Steven Bailey
Patrick Farr	Tricia Bailey
Paul Felegy	Mayson Meier
Kate Pendleton	Jerry Sylo
David Solled	Amberligh Noewl
Susan Bentley	Randall Miner
Charles Adams	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:03 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, 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 May 11, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Alternate Member Villarreal to approve the minutes for May 11, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

(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 reminded members that this is an item that was tabled at the May 11, 2021 meeting.

DPW Trice reviewed the information included in the members' packets and advised the members that the developer had met with members of the neighborhood at the recreation center on May 19, 2021. He said the developer has submitted a revised plan to accommodate some of the concerns.

Jerry Sylo, with JBI Partners a representative for the developer, showed a power point presentation and explained the differences in the current proposal and the previous plan that was presented at last month's meeting.

Trey Gordon, 5105 Cuesta Lane, Benbrook, Tx, 76126 advised that he was present as a representative for the Boswell family who owns the property at this time. He talked briefly about the Boswell family's connection with the City of Saginaw. He said the property owners had received several offers for the property but this plan is more desirable than the current zoning of Multifamily and Neighborhood Commercial.

Patrick Farr, 213 Dominion Ct, spoke in favor of the project and advised that his residence is within 1500 feet of this development.

Paul Felegy, 1108 Springhill Drive, Linda and Charles Adams, 513 Fox Drive, Carmen Drake, 1070 Springhill Drive, Randall Miner, 1008 Springhill Drive, Susan Bentley, 128 Roberts, Allen Raff, 333 Lottie Lane, and Joshua Geer, 649 Creek Point Drive, spoke to the members in opposition of this item. They voiced many of the same concerns as the ones mentioned at last month's meeting.

Jerry Sylo addressed the concerns and answered questions.

Chairman Lewis reminded the members that the only item for the members to decide is the recommendation on zoning at this meeting.

A motion was made by Member Haney with a second by Alternate Member Villarreal to recommend that the city council deny the request to change the zoning on property located south of West McLeroy Boulevard, and west of Woodcrest Drive, 20.857 acres out of Abstract 1849, A. F. Albright Survey. Motion carried.

For: Vice Chairman Haney, Member Barngrover, Alternate Member Villarreal

Against: Chairman Lewis, Member Julien

Absent Member LaBruyere, Alternate Members Peet,

(6) 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.

(7) 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

(8) Adjournment

Motion was made by Member Barngrover with a second by Member Julien to adjourn the meeting. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of June 8, 2021 closed at 7:30 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary