

CITY OF SAGINAW PLANNING AND ZONING COMMISSION

NOTICE OF REGULAR MEETING

**Saginaw City Hall
333 West McLeroy Boulevard**

Tuesday, June 8, 2021

AT 6:00 P.M.

- (1) **Call To Order** Chairman Lewis
- (2) **Roll Call To Establish Quorum** Chairman Lewis
- (3) **Audience Participation** Chairman Lewis
- (4) **Approval of Minutes** Chairman Lewis
Regular Meeting and Public Hearing On May 11, 2021
- (5) **PZ 0521-01 (continued from the May 11, 2021 meeting)**
Consideration And Action Regarding A Request For Approval To Matt McGhee
Amend The Comprehensive Plan And To Change The Zoning HHS Residential
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
- (6) **Staff Report** Rick Trice, P. E.
A. Discussion of Residential, Commercial and Industrial, and City Projects Public Works Director
B. Update Commission of City Council Action on Previous Cases
- (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
- (8) **Adjournment** Chairman Lewis

DATE POSTED: _____ TIME: _____ BY: _____

DATE RETRIEVED: _____ TIME: _____ BY: _____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Mary Ragle at 817-230-0441 a minimum of 72 hours in advance of the meeting.

PLEASE NOTE THAT IN ACCORDANCE WITH CURRENT CDC RECOMMENDATIONS REGARDING COVID-19 WE WILL BE OBSERVING SIX FEET DISANCING BETWEEN EVERYONE. THEREFORE, THERE WILL BE LIMITED SEATING AVAILABLE. FACE COVERINGS WILL BE REQUIRED

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2022
John Peet	1 st Alternate	Term Expires May 2021
Randy Villarreal	2 nd Alternate	Term Expires May 2022

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

**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 MCCLEROY 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 Skates	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 Harrieff, 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 11, 2021 closed at 7:30 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



DATE: June 8, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding a Request for Approval to Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard

Planned Development – Villas at Willow Creek

Owner: Lorin Boswell, Jr. Enterprises, LLC

Applicant: HHS Residential, LLC

Engineer: JBI Partners, Inc.

Existing Zoning: MF1 and NC

Ultimate Land Use Plan: CC and SF2

Proposed Zoning: PD/SF3

Background

This is a continuation of an item tabled at the May Planning and Zoning Commission meeting. On May 19, 2021 the developer convened a public meeting to share information and receive feedback regarding their proposal. In addition to staff and the developer, forty (40) people showed up for the meeting.

The developer reviewed the proposal with those in attendance. The attendees voiced concerns similar to those heard by the Commission in May. Those included:

- Increased neighborhood traffic and cut through traffic from Old Decatur.
- Decrease in property values.
- Increase in crime.
- Invasion of privacy from multi story structures overlooking backyards and increasing a buffer area between the development and the single family development to the south.
- Funding of infrastructure costs.

- Overcrowded schools.
- Impact of the loss of potential business.
- The quality of the completed product (e.g. building materials).

The developer was responsive in trying to answer their questions and issues.

The developer has submitted a revised development plan in response to the neighborhood. Major revisions include:

- Shifting a private street to the south side of the developer to increase distances between the rental dwellings and the neighborhood.
- Eliminating the extension of Westwood Drive through the development, thereby eliminating the cut through traffic.
- Providing exterior coverage on the dwellings with 75% masonry (brick).

In response to increased traffic congestion, I have included a memorandum from the City Engineer that compares trip generation that would be generated from the existing zoning with that of the proposed Villas of Willow Creek.

I have also included a memo from Eagle Mountain Saginaw Independent School District regarding the capacity of Willow Creek Elementary.

Exhibits

Exhibit “B” Land Use and Development Standards. The only changes from the May submittal is the addition of a requirement for 75% of the exterior of the structure as masonry with 100% of the front façade as masonry with the exception of doors, windows and dormers and clarification that the minimum floor area is exclusive of garage.

Exhibits “D” and “D-1”. The cluster diagrams are unchanged except that the minimum distance between structures has been reduced from 10’ to 9’ to account for masonry veneer. Setbacks to private streets has been reduced to 4.5’ for the same reason.

The developer has provided a schematic comparison of the previous plan with the current proposal.

Finally, staff recommends that a requirement for an 8’ masonry or wooden fence be installed around the perimeter of the development.

If you have any questions, please let me know.

Rick Trice, P.E.
Director of Public Works

Attachment



Memorandum

To: Rick Trice, P.E.
Director of Public Works
City of Saginaw, TX

From: Brandon Forsythe, P.E.
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: May 18, 2021

Re: McLeroy Trip Generation Memo
Saginaw, Texas

PURPOSE

Kimley-Horn was retained by the City of Saginaw, Texas to evaluate the potential impact to traffic volumes along McLeroy Boulevard considering a potential rezoning for the tracts located immediately east and west of the existing Westwood Drive stub out, just south of McLeroy Boulevard.

To the west of Westwood Drive, the existing zoning calls for MF1 (Multifamily (18 density units per acre)) zoning classification and to the east the existing zoning calls for NC (Neighborhood Commercial) zoning classification.

Based on information provided by the developer, the current site plan for the Villas at Willow Creek provided for rezoning calls for townhome land use and a density of approximately 8 dwelling units per acre. The proposed site plan is attached.

This memorandum will compare the anticipated trips projected under the existing zoning versus that proposed by the developer.

EXISTING ZONING

The area located west of Westwood Drive is zoned MF1. The acreage of this proposed zoning is approximately 11.5 acres. Applying the appropriate density (18 units per acre) results in approximately 207 multifamily units.

The area located east of Westwood Drive is zoned NC. The acreage of this proposed zoning is approximately 10.3 acres. Applying a typical planning level floor to area (FAR) ratio of 0.20 for retail use results in approximately 90,000 square feet of retail land use.

Table 1 provides the existing zoning trip generation table which is based on the assumptions outlined above. For the MF1 zoned area, ITE's mid-rise multifamily land use was utilized while for the NC zoned area, ITE's general shopping center use was utilized when estimating the site's trip generation.



Table 1. Existing Zoning Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Mid-Rise)	221	207 Dwelling Units	1,128	20	55	75	56	35	91
Shopping Center	820	90,000 Square Feet	3,398	53	32	85	165	178	343
Site Total			4,526	73	87	160	221	213	434

PROPOSED DEVELOPMENT

Based on information provided by the developer, the current site plan calls for townhomes with a density of approximately 8 dwelling units per acre. The site is proposed with 168 units. The land use assumed for the townhome use was ITE's low-rise multifamily land use. The anticipated trip generation for the proposed development is summarized in **Table 2**.

Table 2. Proposed Development Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Low-Rise)	220	168 Dwelling Units	1,230	18	59	77	59	35	94
Site Total			1,230	18	59	77	59	35	94

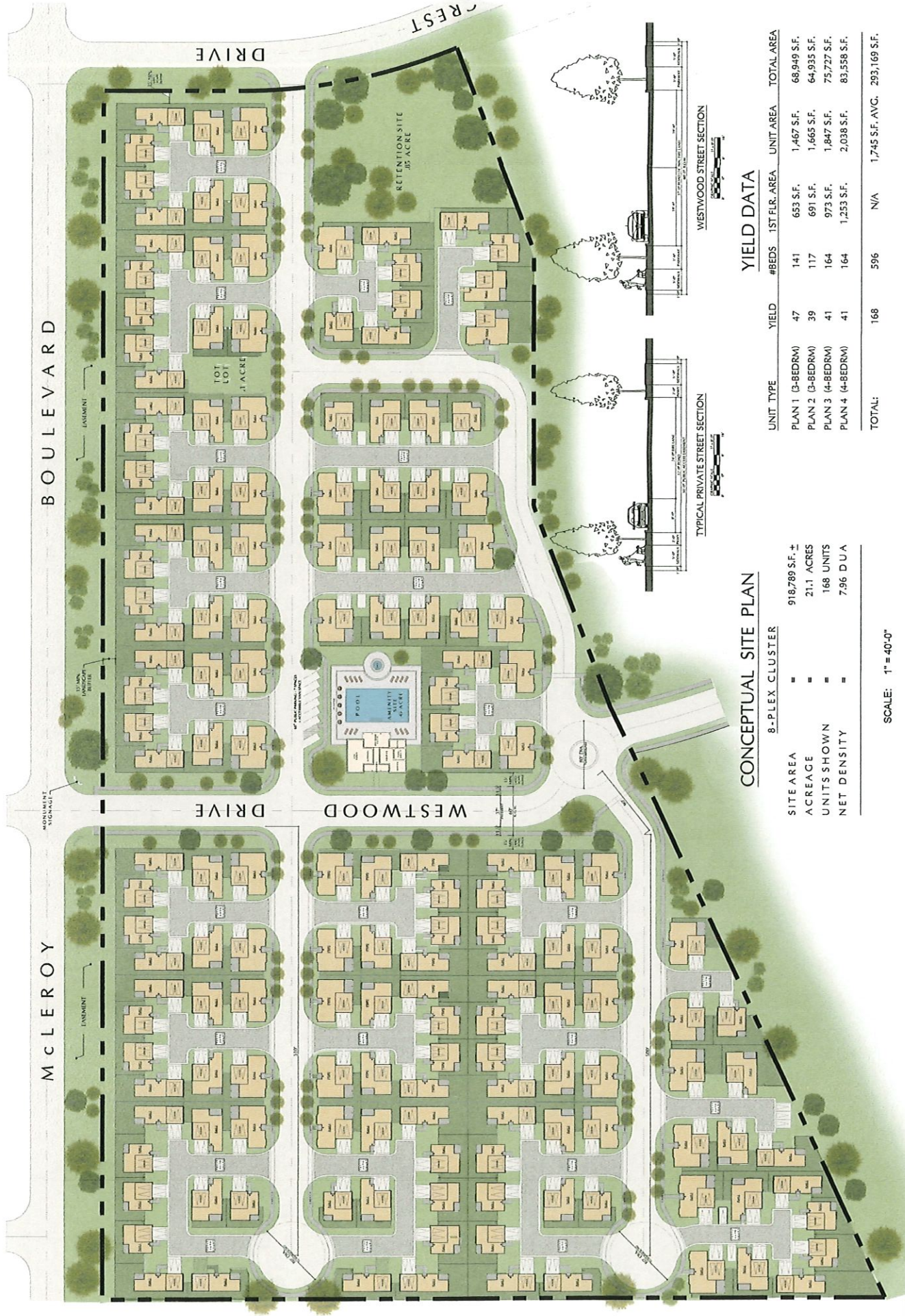
CONCLUSIONS

The proposed Villas at Willow Creek development is projected to generate less traffic than if the site was developed per the existing zoning. The daily traffic is projected to be approximately 30% of the daily and 50% of the morning peak hour. Therefore, volumes along McLeroy Boulevard would ultimately be lower with the proposed development versus what the site could be developed as under the existing zoning.

If you have any questions, please contact me at brandon.forsythe@kimley-horn.com or by phone at 817-339-2289.



Conceptual Site Plan



CONCEPTUAL SITE PLAN

8-PLEX CLUSTER	
SITE AREA	918,789 S.F. ±
ACREAGE	21.1 ACRES
UNITS SHOWN	168 UNITS
NET DENSITY	7.96 DUA

SCALE: 1" = 40'-0"

YIELD DATA

UNIT TYPE	YIELD	#BEDS	1ST FLR. AREA	UNIT AREA	TOTAL AREA
PLAN 1 (3-BEDRM)	47	141	653 S.F.	1,467 S.F.	68,949 S.F.
PLAN 2 (3-BEDRM)	39	117	691 S.F.	1,665 S.F.	64,935 S.F.
PLAN 3 (4-BEDRM)	41	164	973 S.F.	1,847 S.F.	75,727 S.F.
PLAN 4 (4-BEDRM)	41	164	1,253 S.F.	2,038 S.F.	83,558 S.F.
TOTAL:	168	596	N/A	1,745 S.F. AVG.	293,169 S.F.



EAGLE MOUNTAIN SAGINAW ISD

Fostering a Culture of Excellence

May 19, 2021

City of Saginaw
Attn: Gabe Reaume, City Manger
333 West McLeroy Blvd
Saginaw, Texas 76179

Mr. Reaume,

I was asked by a community member about the capacity of Willow Creek Elementary School. The information was related to the current zoning case. I wanted to share the information with you. Please see the information I provided below.

- Current enrollment is 585 with a capacity of 727.
- The existing MF1 is within growth projections for the future schools.
- The current growth model does not include the requested zoning change from neighborhood commercial to multifamily.
- We have routinely opposed or discouraged zoning changes from commercial to multifamily. As you understand from the city perspective, it is important that we have a balance between commercial and residential property. These changes can have a negative effect on overall taxable assessed values.
- There is the potential for two Pre-K classrooms for the 2022-2023 school year.
- The bottom line is that, under the existing growth model, Willow Creek ES will reach 95% capacity in 2025. If the two Pre-K classes are needed, then the capacity will could be reached in 2023.

Please reach out if you have any additional questions or if I can provide further clarification regarding the ability of Willow Creek ES to support additional enrollment growth as a result of the proposed zoning change.

Sincerely,

Clete Welch
Chief Operations Officer
Eagle Mountain-Saginaw ISD



DATE: May 11, 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 Approval to Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard

Planned Development – Villas at Willow Creek

Owner: Lorin Boswell, Jr. Enterprises, LLC

Applicant: HHS Residential, LLC

Engineer: JBI Partners, Inc.

Existing Zoning: MF1 and NC

Ultimate Land Use Plan: CC and SF2

Proposed Zoning: PD/SF3

Background

The applicant is requesting a zoning change from Neighborhood Commercial (CC) and Multi-Family (MF1) to PD/SF3.

The development plan is divided into two (2) Lots that will be bisected by the extension of Westwood Drive, a public street. The remainder of the streets planned within the subdivision will be private.

The plan proposes a maximum of 173 single family homes clustered across the two lots as "for rent" properties. The gross density is calculated at 8.3 D.U. per acre compared to a maximum density allowed for MF-1 of 18 D.U. per acre. Access to individual homes will be provided by a Fire Lane from a private street.

The single family homes will range in size from 1,467 square feet to 2,038 square feet. The average size will be 1,740 square feet.

The property has existing frontage on W. McLeroy Boulevard on the north, Woodcrest Drive on the east and undeveloped property zoned Community Commercial on the west.

The layout has been revised several times to comply with Fire Department concerns over access and fire protection and setbacks from the Fire Lane to provide sufficient depth for driveway parking. There will be a requirement during the platting phase to secure an offsite utility easement from the property to the west to provide for a loop of the public water system.

A spreadsheet has been attached to highlight the proposed variances from City Zoning requirements.

If you have any questions, please let me know.

Rick Trice, P.E.
Director of Public Works

Attachment

Villas at Willow Creek Analysis

Development Standard	City Code	Single Family Detached Villas
	Single-Family SF3	
Density		
Minimum Lot Area	6,600 s.f.	3000 s.f.
Minimum Lot Width	66 ft.	100 ft.
Minimum Lot Depth	100 ft.	200 ft.
Front Yards	25 ft.	20' from public ROW
Minimum Side Yard	7.5 feet interior of lot, 15 feet adjacent to street	15' from public ROW, 5' minimum from public access easement
Minimum Rear Yard	20 ft.	15 ft., 20 ft. if abutting SF District
Minimum Distance Between Buildings		
Maximum Lot Coverage	50%	
Building Height	36 feet or 2-1/2 stories	
Minimum Floor Area (s.f.)	1,600 s.f. living area, 800 s.f. ground floor	1,400 S.F. (inclusive of garage)
Studio Units		
1 Bedroom		
2 Bedroom		
3 Bedroom		
Parking		
Landscaping		
Signs		
Lighting		

ORDINANCE NO. 2021-

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS BY ESTABLISHING THE VILLAS AT WILLOW CREEK PLANNED DEVELOPMENT DISTRICT; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO SAID PROPERTY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, the City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and,

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the Ultimate Land Use Map; and,

WHEREAS, the owner of property consisting of approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr.

Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard, has filed an application to establish The Villas of Willow Creek Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on May 11, 2021 and the City Council of the City of Saginaw, Texas held a public hearing on May 18, 2021, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City Council has determined that an amendment to the Ultimate Land Use Map, as provided herein, redesignating the below described property from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and,

WHEREAS, the City Council finds that the requested Planned Development District as outlined herein is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and amendment of the Comprehensive Land Use Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2021- is hereby adopted on the hereinafter described property and area of the The Villas at Willow Creek Planned Development District as shown below:

Approximately 20.8587 acres of land, and described as Abstract 1849, , out of the Alexander F. Allbright Survey, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard as more fully described in Exhibit "A" hereto.

SECTION 2.

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Development Plan attached hereto as Exhibit "C" establishing The Villas at Willow Creek Planned Development District, the Zoning Ordinance of the City of Saginaw.

SECTION 3.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property described above from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD).

SECTION 4.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

The official zoning map of the City of Saginaw is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 6.

The City Secretary is directed to revise the Ultimate Land Use Map to reflect the revised land use designations as set forth above.

SECTION 7.

The use of property above shall be subject to all the applicable regulations contained

in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 9

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 10.

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) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 11.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in

court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 12.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 13

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED ON THIS 18th DAY OF MAY, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

Exhibit "A"
Property Description

CURRENT ZONING: MF-1 AND NC
PROPOSED ZONING: PD SINGLE FAMILY DETACHED,
MEDIUM DENSITY



**ZONING EXHIBIT
EXHIBIT A**

VILLAS AT WILLOW CREEK

20.6587 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

LORIN BOSWELL JR. ENTP. LLC ETAL..... **OWNER**
 3121 Amherst Avenue
 Dallas, Texas 75219
 (817) 832-0031

Division, TERC 75223
 Contact: Robert Koppman
 HHS RESIDENTIAL, LLC
 APPLICANT

5001 Democracy Drive, Suite 300
Plano, Texas 75024
Contact: Matt McGhee
(832) 326-7085

JBI PARTNERS, INC.
2121 Midway Road, Suite 300
Carrollton, Texas 75006
(972) 248-7876
PLANNER/ENGINEER

Contact: Jerry Siro
 TYPE No. F-438 TRIPLE No. 10576000
 Submitted: May 4, 2021
 Submitted: February 9, 2021

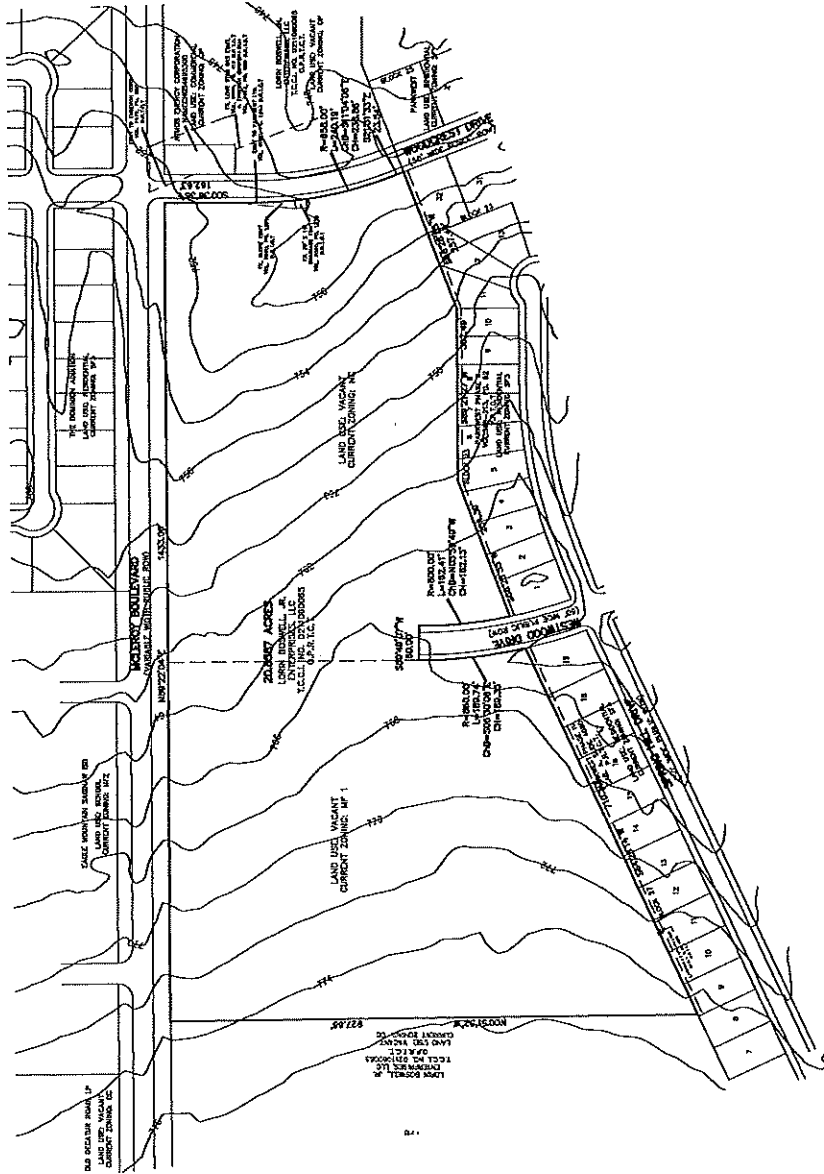


Exhibit "B"
Land Use and Development Standards

EXHIBIT "B"

LAND USE AND DEVELOPMENT STANDARDS

VILLAS AT WILLOW CREEK

PURPOSE

The purpose of this planned development is to create the Villas at Willow Creek neighborhood. Villas at Willow Creek will be a neighborhood of single-family homes developed in a cluster concept. Typically, each cluster contains 8 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garages.

The homes will be 2 stories in height and will either have 3 or 4 bedrooms, which is plan dependent. The homes will range in size from 1,467 square feet to 2,038 square feet. The average size home in Villas at Willow Creek will be 1,740 square feet. Each of the homes will have a fenced yard.

What sets Villas at Willow Creek apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood.

GENERAL STANDARDS

- A. The design and development of the Villas at Willow Creek neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
- B. Unless otherwise specified in this planned development, development within the Villas at Willow Creek neighborhood is governed by the Saginaw Zoning Ordinance. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- C. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
- D. The maximum number of homes in the Villas at Willow Creek neighborhood shall be 173.
- E. Exterior construction. Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

DEVELOPMENT STANDARDS

- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.
 - 2. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.

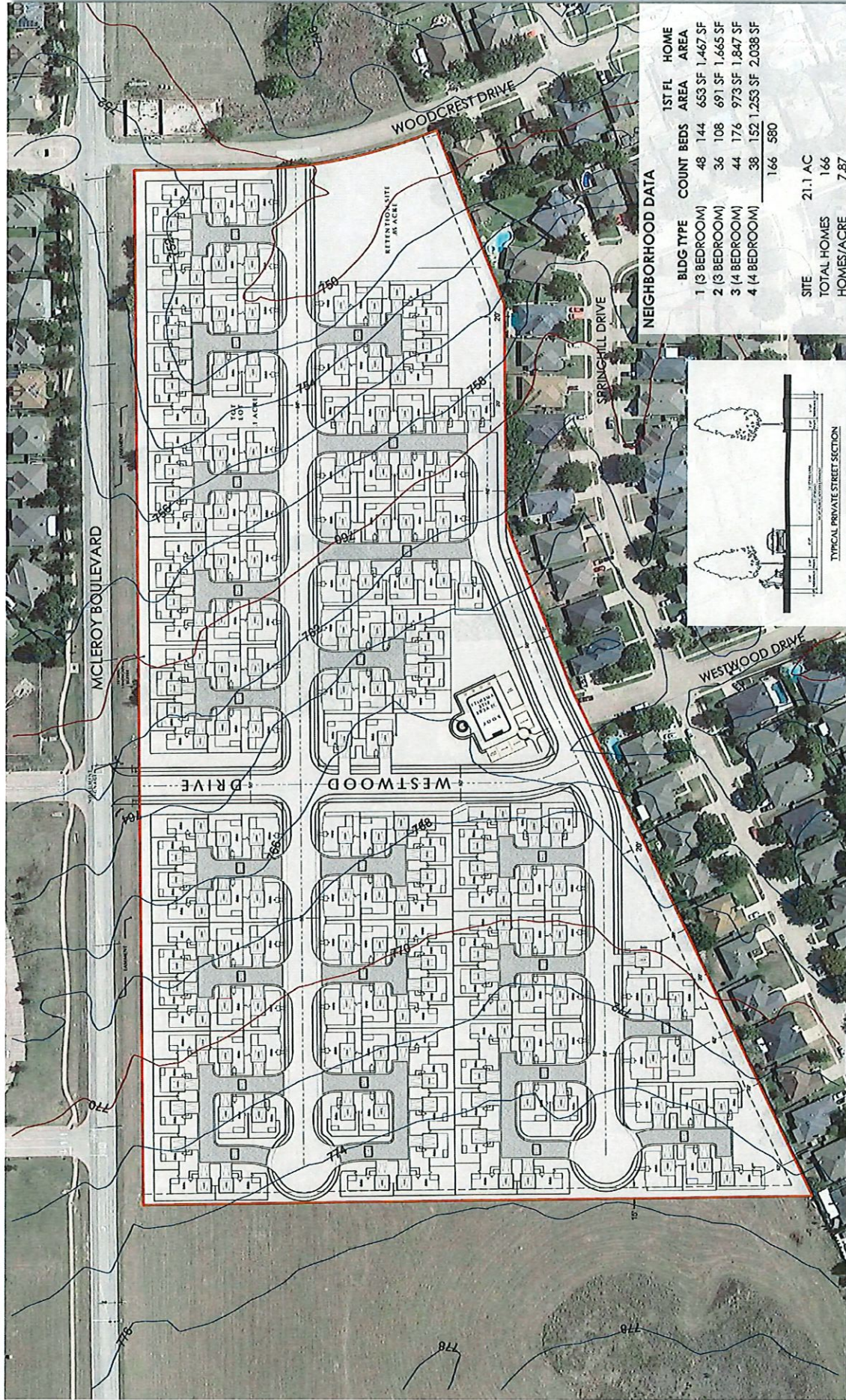
- B. Area Requirements: The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), maximum lot coverage, and minimum floor area, and other requirements as it pertains to this district shall be as outlined in the table below.

The requirements regulating the development of individual clusters within the Villas at Willow Creek neighborhood shall be governed by the diagrams shown on the Cluster Diagram Sheets (Exhibits D and D-1).

DEVELOPMENT STANDARD

DEVELOPMENT STANDARD	
Minimum Lot Area	3,000 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Front Yard	20', Measured from public ROW
Minimum Side Yard	15', Measured from public ROW
Minimum Rear Yard	15', 20' if abutting a SF District
Maximum Lot Coverage (Bldg)	50%
Maximum Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

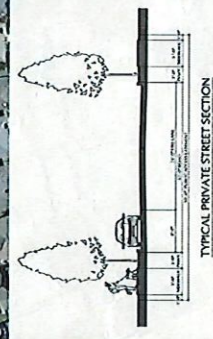
Exhibit "C"
Development Plan



NEIGHBORHOOD DATA

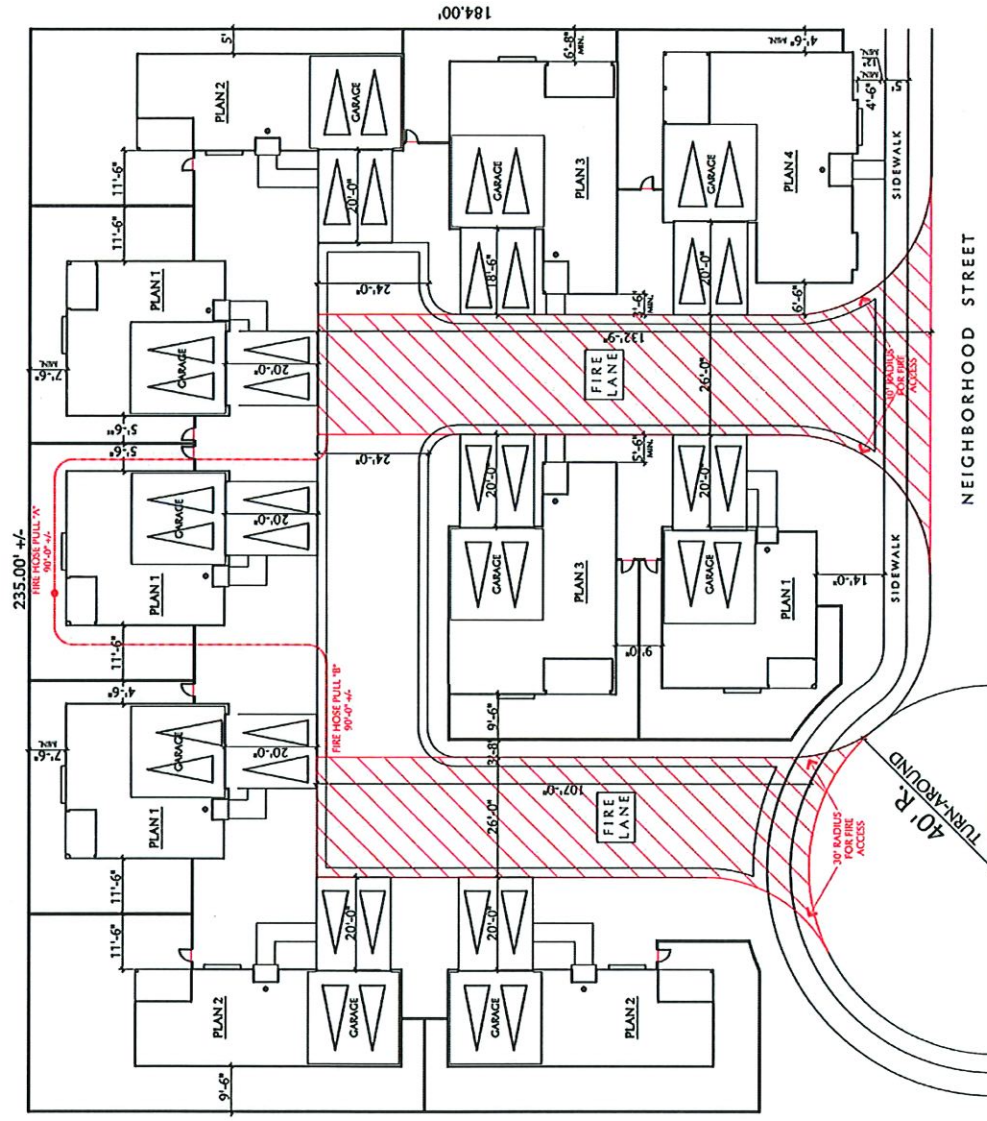
BLDG TYPE	COUNT	BEDS	AREA	1ST FL	HOME AREA
1 (3 BEDROOM)	48	144	653 SF	1,467 SF	
2 (3 BEDROOM)	36	108	691 SF	1,665 SF	
3 (4 BEDROOM)	44	176	973 SF	1,847 SF	
4 (4 BEDROOM)	38	152	1,253 SF	2,038 SF	
	166	580			

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87



VILLAS AT WILLOW CREEK

Exhibit "D" and "D-1"
Cluster Diagram Sheet



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

VILLAS AT WILLOW CREEK

CASE NUMBER: _____

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

REASON FOR ZONING REQUEST: (please be specific)

To create a single family neighborhood for families where the 3 and 4 bedroom detached homes
will be rented versus individually owned.

1

CURRENT ZONING: MF-1 (18 units/ac) and NC

REQUESTED ZONING: PD-Single Family Detached, Medium Density (8 homes/ac)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

Representative
OWNER'S SIGNATURE: [Signature] PHONE #: (817) 832-0031

and/or OPTION HOLDER: _____ PHONE #: _____

Representative
OWNER'S NAME: (Please Print) Robert R. Gordon, Jr., Conks Real Estate
on behalf of the Boswell & Gordon Family

OWNER'S ADDRESS: % 6525 Shady Creek Road, Fort Worth, TX 76132

APPLICANT'S SIGNATURE: [Signature] PHONE #: (832) 326-7085

APPLICANT'S NAME: Matt McGhee, HHS Residential, LLC

APPLICANT'S ADDRESS: 5601 Democracy Dr., Suite 300, Plano, TX 75024

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: Susy Victor DATE: 2-10-21 TIME: _____

FEE FOR APPLICATION: 41720 RECEIPT #: 179420

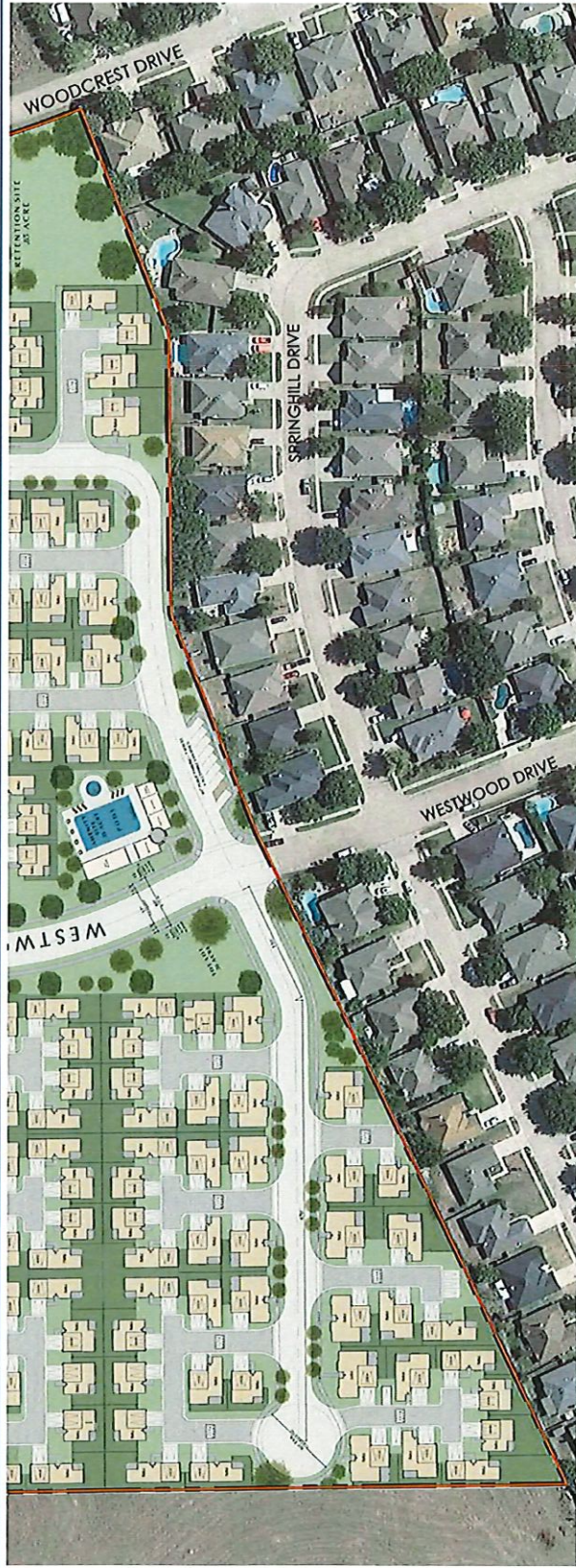
SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

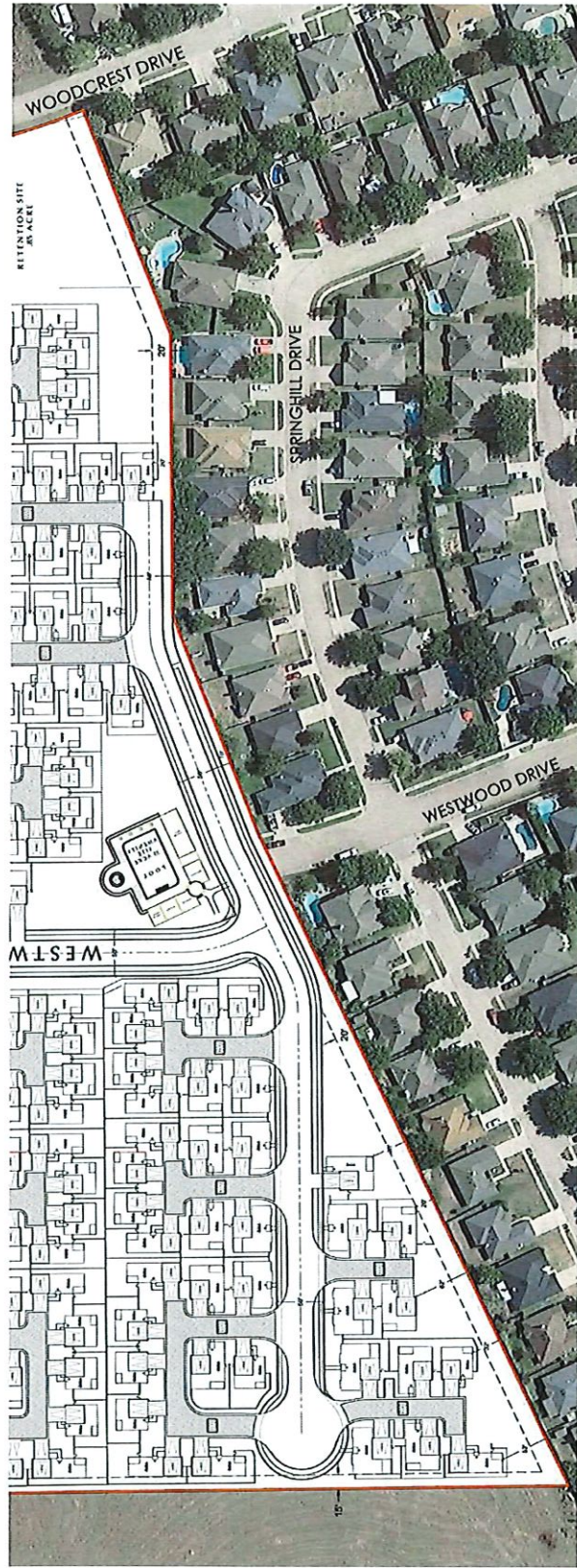
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____



PREVIOUS PLAN



CURRENT PLAN

VILLAS AT WILLOW CREEK

**INFORMATION
SUBMITTED AFTER THE
PACKETS WERE
PREPARED FOR THE
5/11/2021 P&Z
MEETING**

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

Name: Carmen F Drake

Address: 1670 Springhill Drive

Phone Number: 817-948-0081

() In Favor

☒ Opposed

Reasons and/or Comments

See attachment

PETITION

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

PZ 0521-01 UNAS OF WILLOW CREEK

We, the undersigned owners of property affected by the requested zoning change described in The referenced file, do hereby protest against any change of the Land Development Code which Would zone the property to any classification other than current status Community Commercial, Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

Strongly oppose to the proposed rezoning at the west quadrant of W Mc Leroy Blvd / Old Decatur Road.

Heleen DeLeon

Deonice Bell

Elizabeth Banfield 1073

Thorne Banfield 1073

Brandy Gottle 1069

Don Jalkut 1058

Maury Jalkut 1058

Steve Clarks

Seamus Seamus

1057

Shane Price

Caden Price

Janice

BRIAN LAND

ERICA HILL 1048

1043

Peggy Owens 1039

Wendy Smith 1035

Bonnie Smith 1035

Angie Neathery (Chapman) 1031

Jeff Smith

Jill Smith

Mike French

Mary Ann Bone
1024 Hillwood Dr.

Date: _____ Contact Name: _____

Phone Number: _____

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

PZ 0521-01 VILLAS OF WILLOW CREEK

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Community Commercial, Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

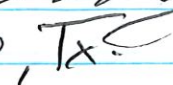
Signature and Address

Strongly oppose to the proposed rezoning of area along W Mc Leroy Blvd from Woodcrest Drive to Old Decatur Road.

Thomas R. Rasmussen 117 Canterbury
David S. Sams 905 KINGSLEY
John 908 Grafton Dr.
John 509 Edwards Dr.
Quanda Haynes 509 Edwards Dr.
Steve M. M... 211 Sansom Blvd Saginaw
Robert C. C... 501 Fox Dr Saginaw

Date: _____ Contact Name: _____
Phone Number: _____

Candall McNeil	1008 Springhill Dr.
Melanie Davis	1004 Springhill Dr
Matt Nickm	305 Cindy Ln
Jahny Nickm	305 Cindy Ln
Robin Nickm	309 Cindy Ln
Mark Nickm	309 Cindy Ln
Charlene Mahan	304 Cindy Lane
Jessica Dargan	313 Cindy Lane
Terry Dargan	313 Cindy Lane
Vanessa Cabrera	317 Cindy Lane
Steve Bone	1024 Hillwood Dr.
Dwain Kenyon	1028 Hillwood Dr.
Joanna Kingston	1028 Hillwood Dr.
George & Dorra Payre	1031 Hillwood Dr.
Derek Robinson	1037 Hillwood Dr.
Nora Roden	1039 Hillwood Dr.
Todd Davis	1047 Hillwood Dr.
Mudt Buz	1052 Hillwood Dr
Valen Buz	1057 Hillwood Dr
J. E. Buz	1062 Hillwood Dr.
Bayle Abbott	1066 Hillwood Dr
Yggelina Voss	1068 Hillwood Dr
Land Proctor	1090 Hillwood Dr
Hector MARQUEZ	1124 Hillwood Drive
Marian Zorger	1129 Hillwood Dr.
Josh Schut	1133 Hillwood
Kelly Wanyer	1100 Springwood Dr.
Marshall Peason	1128 Springhill Dr.
Biv Yager	1128 Springhill Dr.
Julien	1117 Springhill Drive

James Bongdorf 1112 Springhill Dr.
PAUL RELEGY 1108 Springhill Dr. 
Mark Bridges 1090 Springhill Dr. Saginaw, TX 

John Harkruff
1094 Springhill
Saginaw TX 76179

Debra Smyser
1094 Springhill
Saginaw TX 76179

Mike Strange
1086 Roundrock Dr
Saginaw, TX 76179

Jon Hatch
1090 Round Rock Dr.
Saginaw TX 76179

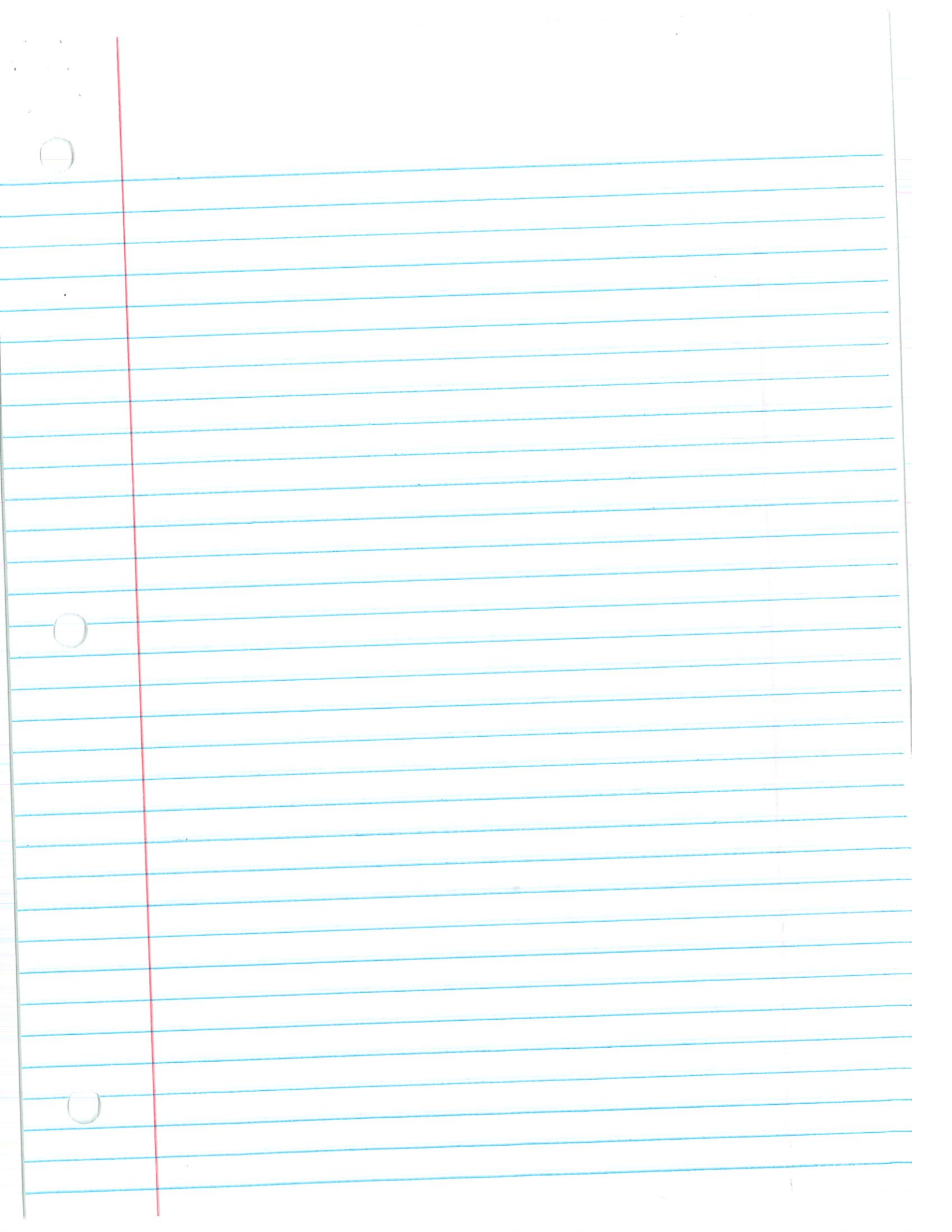
James M. S. yde
1083 Roundrock Dr.
Saginaw TX 76179

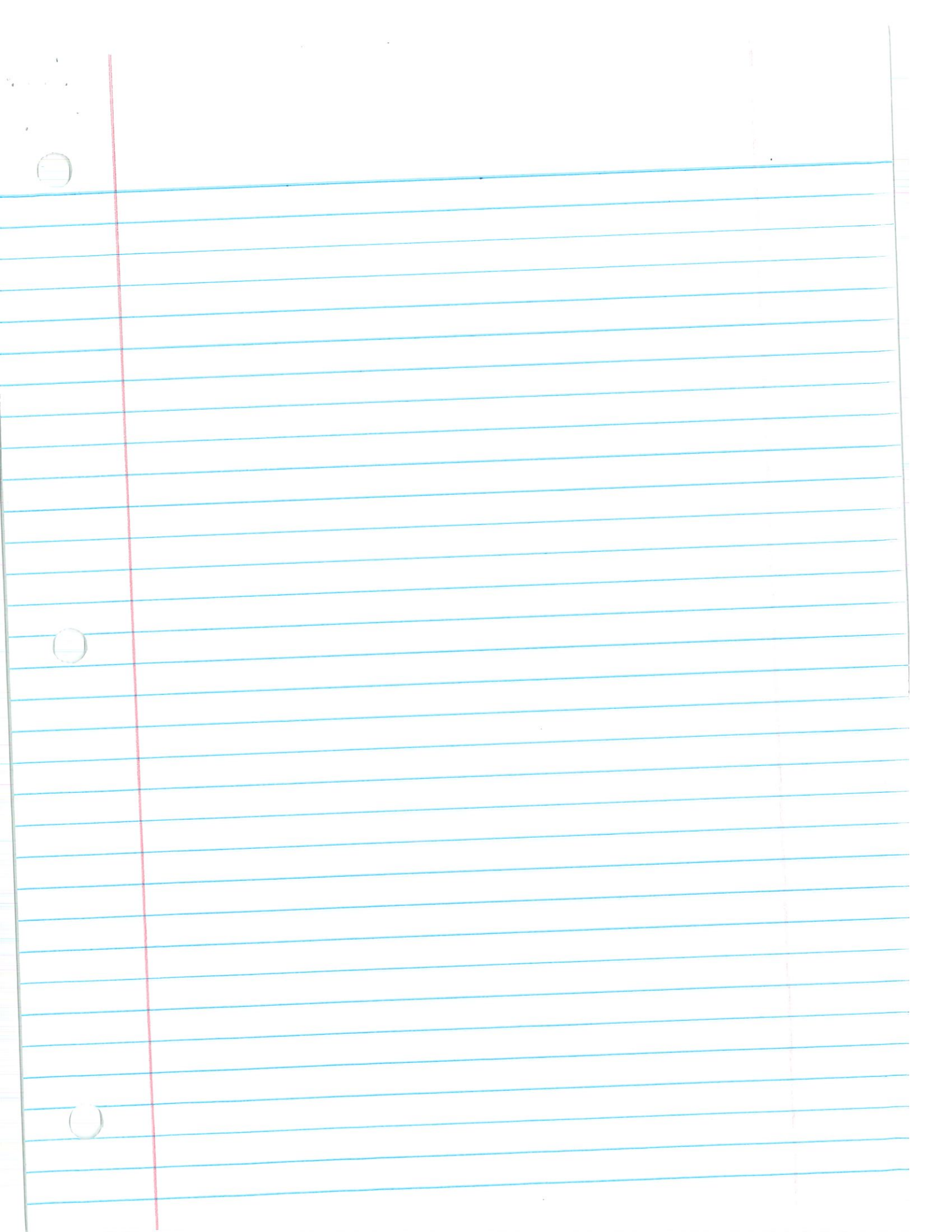
Thomas Doniphan 1082 Roundrock Drive

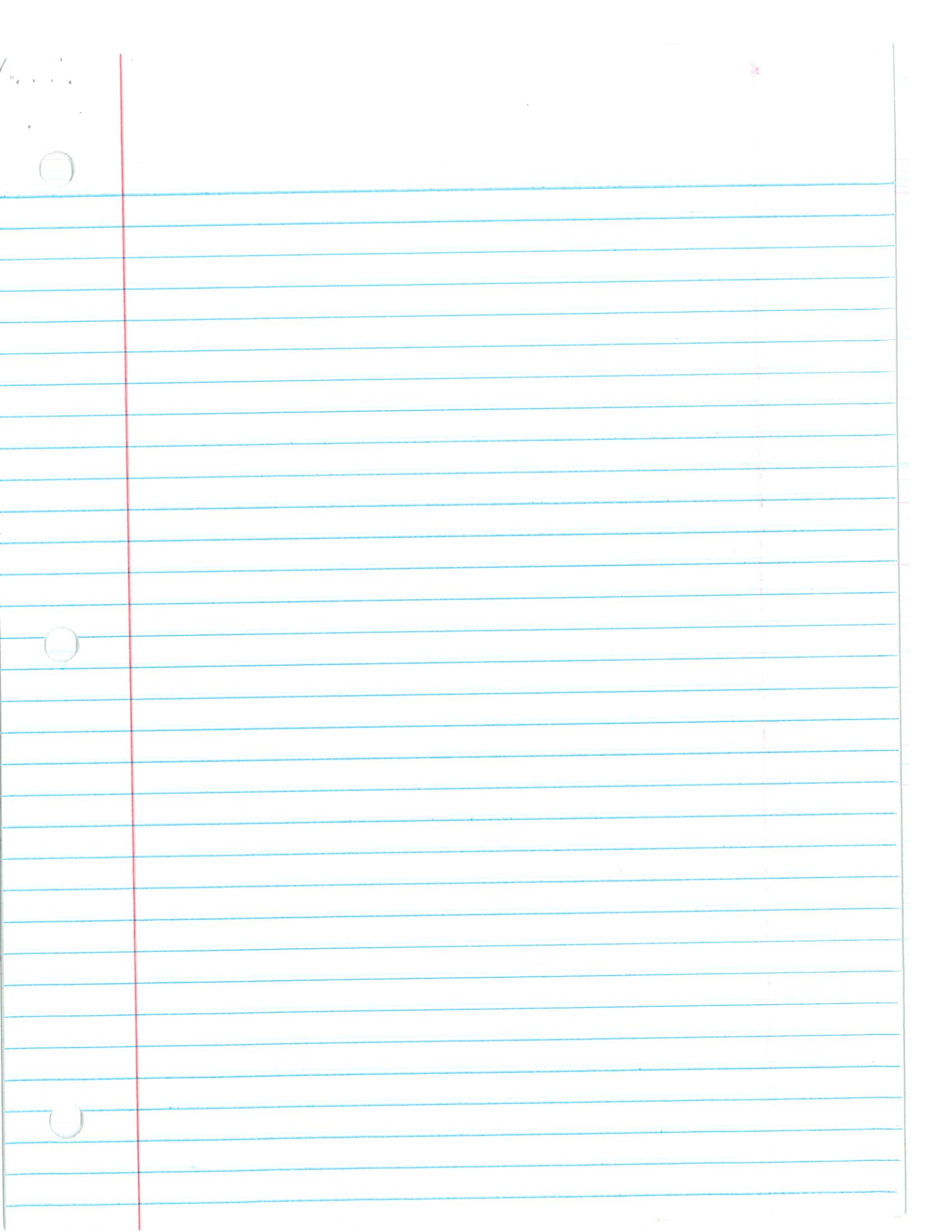
Casey Temerson 1093 Hillwood

Cindy Temerson 1093 Hillwood

David Warner 1097 Hillwood







PETITION OPPOSING ZONING CHANGES
ALONG WEST McLEROY BLVD.

From: Drake, Carmen
Sent: Sunday, May 9, 2021 9:37 PM
To: greame@saginawtx.org
Subject: Saginaw Impact statement Zoning Change.

Dear Mary Ragle ,

I am writing to you to express my strong opposition to the proposed rezoning on W Mc Leroy Blvd. I live at 1070 Springhill Drive. I just refinanced my home and I am very invested in my home and the community I live in. This is a quiet residential neighborhood. Traffic backs up during rush hours and when elementary school children let out of school. While the community may be unable to prevent development, that in itself will be detrimental to the area, my neighbors residents I spoke to and collected signatures from in the neighborhoods are completely opposed to the addition of multi-family housing. Which will increase traffic through residential streets since the entrance to the multifamily homes on the side street which is currently a dead end at Springhill / Westwood Dr. I am concerned about the safety of children playing in the neighborhood. In Addition, it will create even more problems with Willow Creek Elementary School which is already over-capacity, destroy local wildlife habitat, and lowering the property values of the existing home owners on Springhill Drive, Hillwood Drive, Cindy Lane.

Traffic jams off Old Decatur road / W Mc Leroy Blvd, Knowles and Saginaw Main the intersection is routinely blocked by traffic during rush hour. While the traffic is already heavily impacted, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing even more of a traffic issues during critical times for the existing neighborhoods along the Old Decatur Road exiting 820 West. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuously increase, and heavy traffic is already common at times from Old Decatur Road through Bailey Boswell which may not have been anticipated during the last rezoning approval.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat.

Any planned development of the property should consider the continuing impact to local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.

Property values will go down in the area if multi-family apartments or condominiums are built.

Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only a few residents received a zoning proposal in the mail with less than 4- 5 days notices to respond. I know none were delivered into our neighborhoods who would be impacted by this zoning change. No signage posted at parcel of land where the developer is seeking a zoning change. No newspaper notification of proposed zoning change. The community has been kept in the dark the entire process has been discriminatory and extremely non – transparent.

I urge you to disapprove the proposed rezoning.

Thank you for your continued service and support of our communities.

Best regards,

Carmen F Drake

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: Kaitlin Miller

Address: 308 Woodcrest Dr. Saginaw 76179

Phone Number: (602) 769-3368

() In Favor

☒ Opposed

Reasons and/or Comments

Absolutely NOT! That will bring
more traffic/congestion, more cars going
WAY too fast, and increased property
taxes!

HECK NO!

REPLY FORM

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REPLY

RE: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: Roger Brandt

Address: 120 W. McLeroy Blvd.

Phone Number: 817 232-9550

☐ In Favor

☒ Opposed

Reasons and/or Comments

I do not believe that Saginaw
has the infrastructure to handle
this —

REPLY FORM

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REPLY

RE: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: James Shelton

Address: 1044 Springhill Dr., Saginaw 76179

Phone Number: 817-983-4404

() In Favor

☒ Opposed

Reasons and/or Comments

I am opposed to more rental properties in this area.

REPLY FORM

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REPLY

RE: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: DANNY & MARILYN TOLBERT

Address: 1058 SPRINGHILL DRIVE, FORT WORTH, TX
76179

Phone Number: 817-909-4880

() In Favor

☒ Opposed

Reasons and/or Comments

- TOO MANY HOMES IN SMALL AREA - 8 UNITS
- WILL CAUSE PROPERTY VALUES TO ^{PER ACRE} GO DOWN
- RENTALS WILL DEVALUE EXISTING PROPERTIES
- MORE THEFT, CRIME
- MORE TRAFFIC - CONGESTED
- WHEN WE BOUGHT OUR PROPERTY - ZONED NEIGHBORHOOD
COMMERCIAL
- MORE PEOPLE
- NO HOMEOWNERS - WILL NOT TAKE CARE OF
HOUSES, ETC -

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: John Harrieff + Debra Smyser

Address: 1094 Springhill Dr. FW, TX 76179

Phone Number: 817-253-7677

() In Favor

☒ Opposed

Reasons and/or Comments

- Invasion of privacy w/ 2 story homes.
- Increased traffic when it's already difficult to leave Springhill Dr.

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: PAUL + PATTY FELEBY

Address: 1128 SPRINGHILL DR

Phone Number: CELL 407-840-3228 Home 682-708-5046

☐ In Favor

☒ Opposed

Reasons and/or Comments

SEE ATTACHED

Proposed zoning case PZ 0521-01 Villas of Willow Creek

Planning and Zoning Commission,

I am writing regarding the proposed zoning change that I am not in favor of based on the information I received on 5/5/21.

In either 2001 or 2002 I applied and received a building permit for an above ground swimming pool. While at the building inspection office the Head Building Inspector, I believe it was Kevin McMillan and he explained to me on the zoning map in the office that the area behind my home was Neighborhood Commercial and would never have homes behind us.

Fast forward to 2020. My wife and I debated moving out of Saginaw into the country or stay in Saginaw. I am continually active in the community with Saginaw CERT and other activities so after much thought we decided to refinance, add a pool and outdoor kitchen with weighing in on our privacy by not have homes behind our house. Now there is a proposed change to the zoning that will not be directly behind us but will be close enough for people to gawk over the fence with the proximity 2 story homes.

Other questions, comments or concerns I have listed below:

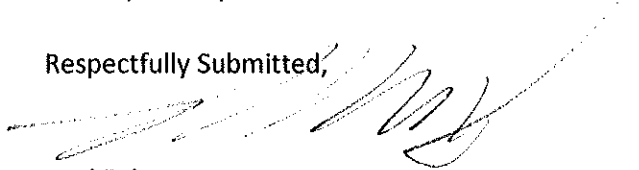
- Traffic- traffic already backs up on Old Decatur during peak hours and I fear that people will start cutting through to the proposed Westwood Dr extension to avoid the back up and the intersection at Old Decatur and West McElroy using Springhill, Hillwood, & Round Rock Drives. Additionally, there are already traffic issues when kids are being picked up from Willow Creek Elementary.
- West McElroy Blvd is already deteriorating and will be a few years before it is reconstructed with the current bond funds. There are no turn lanes in the drawing we received.
- Schools- Willow Creek Elementary is already near capacity and if this is approved for the number of homes listed the school will be over capacity thus causing them to possibly have to redistrict, eliminate programs, or increase class sizes which does not provide a good learning environment.
- City Infrastructure- I ask does the city have enough water and sewer capacity or addition funding be required to add additional water supply and sewer capacity tie ins with Ft. Worth at a cost to the Saginaw Taxpayers? Additionally, will the city need to increase fire department personnel and apparatus to maintain current ISO rating and can we get enough police staffing as we are already short and with more retiring? All & all who will pay for this if needed.
- Is the Westwood Drive extension being installed by the developer or the city?
- What type if any fencing will be installed? This will become a maintenance, repair, and replacement issue if they are planning to use the existing rear fencing of the residents on Springhill Dr that will back up to this.
- I feel putting 2 story homes within 15' of the residents of Springhill Dr is too close and will destroy their privacy and reduce their property values. I would like to see a green space or setback of 50' from the property lines, a masonry privacy wall, and homes to only be single story that border the homes on Springhill Dr. In addition, the privacy wall is needed to reduce noise from traffic coming in and out and to block the headlights of cars as well.

- Drainage- I am concerned that this will cause drainage issues especially the lower east section of the proposed development and the homes behind them. There are already drainage issues in the Round Rock Loop area. I see there is a retention area but where will that water go?
- Fire Protection- I am concerned that fire apparatus will have difficulties maneuvering through this proposed development especially if aerial operations would be needed with 2 story homes. Another issue with this is additional vehicles from guests and such blocking access for emergency vehicles. The drawing we were provided is not to scale and diagram of street layout print is so small we cannot tell. Will these be sprinklered?
- Utilities – will the transformers, phone, & Spectrum boxes that are in the back yards of the homes in Saginaw be used or will additional utilities be brought in not using these. Again a setback or greenspace be provided so that those utilities can be serviced especially of a transformer needs to be replaced.

With these concerns and suggestions, I ask that you deny or table this request until answers and revisions can be made.

Thank you for your time and consideration in this matter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Paul Felegy', is written over a horizontal line.

Paul Felegy
1108 Springhill Dr.
Saginaw, Texas 76179

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: RANDALL & GLORIA MINER

Address: 1008 SPRINGHILL DR. SAGINAW

Phone Number: 817) 232-1375 817) 800-0091

() In Favor

☒ Opposed

Reasons and/or Comments

- SEVERE IMPACT ON PROPERTY VALUES TO NEGATIVE
- ADDING TO AN ALREADY CONGESTED TRAFFIC SITUATION
- RENTAL PROPERTY INSTEAD OF OWNERSHIP RESULTING
IN AN INCREASE IN CRIME
- AN IMMEDIATE LACK OF PRIVACY WITH 2-STORY
STRUCTURES OVERLOOKING MY BACKYARD AND POOL
- COST OF ADDITIONAL INFRASTRUCTURE RESULTING
IN AN INCREASE IN TAXES

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: David Sollic

Address: 1016 Springhill Dr

Phone Number: 682-225-0588

() In Favor

☒ Opposed

Reasons and/or Comments

- 1.) Will decrease our property value
- 2.) Traffic on Springhill will become dangerous.
- 3.) A 2nd story house will be overlooking my backyard with pool. Lack of privacy.
- 4.) Rental will create more crime.

Of all the things you could put there, this is the worst! How about just keeping it residential, or offices, nursing homes, etc. McElroy can't handle the additional traffic either.

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: Trey & Amy Teel

Address: 1031 Kingsley Dr.

Phone Number: 817-703-4720 / 817-307-1367

() In Favor

☒ Opposed

Reasons and/or Comments

see attached

We are writing to express our strong opposition to the proposed zoning change off of McLeroy Blvd and Old Decatur Rd due to traffic problems, privacy issues, school issues, and potentially lowering property values nearby.

Traffic problems – the infrastructure within this city (specifically the roads) is already stretched too thin as it is. Without additional lanes and road improvements, I don't think it is wise to allow such a large number of people moving into such a concentrated and already congested area. There are already traffic issues with Willow Creek Elementary especially during pickup on a daily basis. I hate to imagine what would happen with apartments across the street.

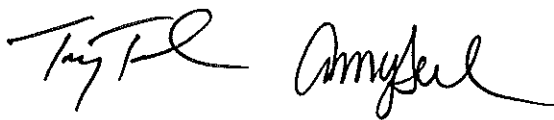
Privacy issues – with the proposed apartments being multi-level, I have grave concerns about apartment residents being able to look down into homeowners' backyards located in the Dominion subdivision across the street.

School issues – As you know, Willow Creek Elementary (along with other schools I'm sure) are over-capacity. We don't seem to have enough schools for those who already live here much less the large amount of new residents that this apartment complex will bring.

We're for the development of Saginaw but we don't think the infrastructure or the school system is ready for this apartment complex. In addition, I believe the location of this apartment complex is not good for the city or the residents around it.

Again, we would like the zoning to remain the same and oppose the proposed zoning change.

Sincerely,

Handwritten signatures of Trey Teel and Amy Teel in black ink. The signature of Trey Teel is on the left and Amy Teel is on the right.

Trey Teel and Amy Teel

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name:

Erica Hill

Address:

1048 Springhill Dr.

Phone Number:

682-351-8392

() In Favor

(x)

Opposed

Reasons and/or Comments

Increased traffic through Parkwest subdivision with Westwood Dr. being used as a cut through to avoid Olddecatur which already has enough Traffic.

Increased traffic on McElroy during school drop off + pickup we already have to use police to direct traffic there @ some points. The traffic increase would also be dangerous to us that have children whom play outside & go to Willow Creek Elementary.

DO NOT REZONE!!!

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: DONNIE M^{RS} KINNEY

Address: 304 WOODCREST SAGINAW, TX 76179

Phone Number: 817-992-7527 (CELL) 817-847-8201 (HOME)

() In Favor

☒ Opposed

Reasons and/or Comments

IT'S A BAD THING. PROPERTY VALUES
WILL GO DOWN IN THE NEIGHBORHOOD IN TIME.
THERE WILL BE MORE CRIME. THINGS WILL
GET MORE CONGESTED IN THE AREA. I SEE NO
BENEFIT WHATSOEVER!! STRONGLY OPPOSED!!

Donnie M^{RS} Kinney

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: Planning and Zoning Meeting on 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name:

Roy Deke

Address:

355 Lott Ln. Saginaw 76179

Phone Number:

817 521 9588

☐ In Favor

☒ Opposed

Roy Deke

Reasons and/or Comments

Too Dense A Population - No owner responsibility
Knowles is already saturated in Traffic as
is Mc Leroy. Traffic is already Blocked
on School days - twice a day.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com

**SELL
YOUR STUFF
FAST!**

817.390.7400



Legals

Devon Self Storage: PUBLIC AUCTION NOTICE

Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the item name, unit number and properly description are identified by location below. The Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storagetreasures.com. Online bidding for both sites will begin at 10:00am on 5-19-2021 and will continue until 10:00am on 6-3-2021 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storagetreasures.com for all other terms and conditions governing the bidding and auction process. Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116 2213 Jessica Williams - Suitcases, boxes, hamper 2213 Williams, Jessica - suitcases, boxes, hamper 2281 Danny Lewis - boxes, household items, bags 2281 Danny Lewis Jr. - boxes, household items, bags Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131 619 Cecilia Valles - boxes, tables, chairs 628 Phillip O Pratt - laptop, toys, toys IFLO023798 May 19, 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 10th of June, 2021 for:

BID NUMBER: 21-0096

Purchase of UAS Command Vehicle Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidline.com>. net/LogIn.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jeff Williams
Mayor
s/s Alex Busken
City Secretary

IFLO024402
May 19, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until June 11, 2021 at 10:00 AM, and publicly opened and read via teleconference for the purchase of the following: RFB # 21105 - Locksmith Services Further information and specifications may be obtained at www.PublicPurchase.com, www.gpc.org, or from the Purchasing division at (972) 237-8269. The city reserves the right to reject

ORDINANCE NO. O-2021-008-15

AN ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS AMENDING ARTICLE V "FOOD ESTABLISHMENTS" OF CHAPTER 46 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES, CITY OF HALTOM CITY, TEXAS BY DEFINING MOBILE FOOD UNITS; PROVIDING REGULATIONS RELATING TO THE LOCATION, PERMITTING AND OPERATION OF MOBILE FOOD UNITS WITHIN THE CITY; AMENDING APPENDIX C "FEE SCHEDULE" ADDING A FEE FOR A MOBILE FOOD UNIT PERMIT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

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) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

The City Secretary of the City of Haltom City is hereby directed to publish at least twice in the official newspaper of the City of Haltom City, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND ADOPTED ON FIRST READING THIS 10th DAY OF May, 2021.

IFLO024404
May 19, 2021

NOTICE OF PENDANCY OF ACTION

STATE OF NEW MEXICO COUNTY OF VALENCIA THIRTEENTH JUDICIAL DISTRICT

CASE NO. D1314 DM2021-117 State of New Mexico to Mark D. Stephens JR

GREETINGS:

You are hereby notified that the above named Petitioner/Plaintiff (Elizabeth Jordan) has filed an action against you in the above titled court and case, the general object thereof being: DISSOLUTION OF MARRIAGE

If you do not file a response in this case on or before thirty days after the third publication of this Notice, a default judgment may be entered against you. Your response must be filed with the above-titled court.

IFLO024547
May 19, 2021, Jun 9 2021

CITY OF SAGINAW PUBLIC NOTICE

Contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission, the Saginaw City Council will conduct Public Hearings at 6:00 p.m. on June 15, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2-33 and 2H4, Abstract 1849, A, F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located south of West McLeroy Boulevard and West of Woodcrest Drive. The meeting will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

IFLO025285
May 26, 2021

CITY OF ARLINGTON ORDINANCE

The Arlington City Council passed the following ordinance at a meeting on May 18, 2021. This ordinance to become effective with second publication in accordance with the City Charter.

Ordinance No. 21-028

An ordinance changing the zoning classification on certain property known as 6214 Roby Drive to Planned Development (PD) for Residential Medium Density (RM-12) uses, with a Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, and publication; and an effective date.

IFLO025309
May 25-26 2021

Ordinance amending Fee Schedule

The Benbrook City Council will consider the following ordinance on Thursday, June 3, 2021 at 7:30 PM in the City Council Chambers at City Hall, 911 Wiscott Road, Benbrook, Texas 76126. All interested citizens are invited to attend.

Adopt Ordinance amending Chapter 1.12 - Fees for City Services, Title 1 - General Provisions of the Benbrook Municipal Code, as amended, by amending Section 1.12.030(1) Ambulance Service Fee, amending Section 1.12.080 Building and Construction Fees, and further amending Section 1.12.020(A5) repealing Credit Card Service Fees IFLO025323 May 26 2021

Legal Notice

FIRSTSERVICE RESIDENTIAL IS SOLICITING BIDS FOR AN UPCOMING privacy wall rehabilitation project within Public Improvement District #6.

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, May 18th, 2021.

ORDINANCE NO. 24839-05-2021 AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH (2015), BY AMENDING CHAPTER 6, "DEVELOPMENT STANDARDS" OF ARTICLE 3, "LANDSCAPING, BUFFERS, AND URBAN FORESTRY" TO REVISE SECTION 6.302 "URBAN FORESTRY" REGULATIONS RELATING TO PENALTIES FOR VIOLATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 4.

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) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 8.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND

LEGALITY:

/s/ Melinda Ramos

Sr. Assistant City Attorney

Adopted: May 11th, 2021

A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth

Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.

/s/ Mary J. Kayser

City Secretary

IFLO025426

May 26-27 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 10th of June, 2021 for:

BID NUMBER: 21-0122

Annual Requirements Contract for Maintenance of Operable Doors for Esports Stadium Arlington and Expo Center

MANDATORY PRE-BID MEETING: Monday, June 7, 2021 @ 10:00am 1200 Balpark Way, Exhibit Hall 2, Arlington, Texas, 76019

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidline.com>.

net/LogIn.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, May 18th, 2021.

ORDINANCE NO. 24839-05-2021 AN ORDINANCE AMENDING THE CODE OF THE CITY OF FORT WORTH (2015), AS AMENDED, CHAPTER 12.5 "ENVIRONMENTAL PROTECTION AND COMPLIANCE," BY AMENDING ARTICLE VI "INDUSTRIAL WASTEWATER"; SECTION 12.5-658 "NOTIFICATION OF VIOLATION BASED ON SELF-MONITORING"; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

Section 4.

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) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

APPROVED AS TO FORM AND LEGALITY:

/s/ Christa R. Lopez-Reynolds

Sr. Assistant City Attorney

Adopted: May 18th, 2021

A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.

/s/ Mary J. Kayser

City Secretary

IFLO025427

May 26-27 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of June, 2021 for:

RFO NUMBER: 21-0124

Request for Qualifications for Architectural/Engineering Design Services for the Police Evidence Storage Crime Lab

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidline.com>.

net/LogIn.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231.

The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jeff Williams

Mayor

s/s Alex Busken

City Secretary

IFLO025475

May 26 2021

Application has been

PUBLIC HEARING NOTICE CITY OF SOUTHLAKE, TEXAS

Notice is hereby given to all interested persons that the City of Southlake, Texas, will consider the following items in the Council Chambers at Town Hall, 1400 Main Street, Southlake, Texas for:

Zoning Board of Adjustment on Thursday, June 10, 2021 at 6:30 p.m. will hold a public hearing and consider: ZBA21-0020, Special Exception Use per Ord. No. 480, as amended, Section 44.12(6) for a reduction in the required setback from property lines for a residential accessory structure on property described as Lot 3, Block 1, Miracle Pointe, an addition to the City of Southlake, Tarrant County, Texas, and located at 2109 Miracle Pointe Dr., Southlake, Texas. Current Zoning: "SF-20A" Single Family Residential District.

The City Council on Tuesday, June 15, 2021, at 5:30 p.m. will hold a public hearing and consider:

Resolution No. 21-020, (ZA21-0040), Specific Use Permit for a Mass Gathering Event for Dwellfast on property described as Phase I Southlake Town Square Addition, City of Southlake, Tarrant County, Texas and located between E Southlake Blvd, Main Street, State Street, and Grand Avenue, Southlake, Texas. Current Zoning: "DT" Downtown District SPN Neighborhood #8.

All interested persons are urged to attend.

City of Southlake

Amy Shelley, TRWC

City Secretary

IFLO025583

May 26 2021

CITY OF FORT WORTH

Sealed bids/proposals will be received until 1:30pm on the dates listed below at the Purchasing Office located at City Hall, 200 Texas St, Fort Worth TX. All bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Bids will be accepted by US Mail, courier, FedEx, UPS, or hand delivery from 8:30am - 1:30pm on the dates listed below at the South End Lobby of City Hall. To hand deliver a bid on a date earlier than the due date listed below please make an appointment by calling 817-392-2462. Bids will be opened and read aloud publicly via live stream on FortWorthTV at 2:00pm on the dates listed below.

ITB 21-0073 CLASS 3 CAB & CHAS-

SIS

6/3/2021

ITB 21-0074 CLASS 4 CAB & CHAS-

SIS

6/3/2021

ITB 21-0075 CLASS 5 CAB & CHAS-

SIS

6/3/2021

ITB 21-0130 PRECAST MODULAR

BLOCKS

6/3/2021

ITB 21-0133 JET BOAT AND TRAILER

COMBO

6/3/2021

ITB 21-0126 LIEBERT UPS SYSTEM &

MAINTENANCE

6/10/2021

ITB 21-0129 CEMENT LIME & CE-

MENT SLOPS AT CITY



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

June 3, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD) on 20.86 acres of land out of Abstract 1849, A. F. Albright Survey, Tracts 2H3 and 2H4 located at the southwest corner of West McLeroy Boulevard and Woodcrest Drive.

Dear Property Owner:

The City Council of the City of Saginaw, Texas, will hold Public Hearings on the 15th day of June 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 Matt McGhee, HHS Residential, LLC, 5601 Democracy Drive, Suite 300, Plano, Texas 75024 to change the zoning on the above mentioned property from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD).

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.

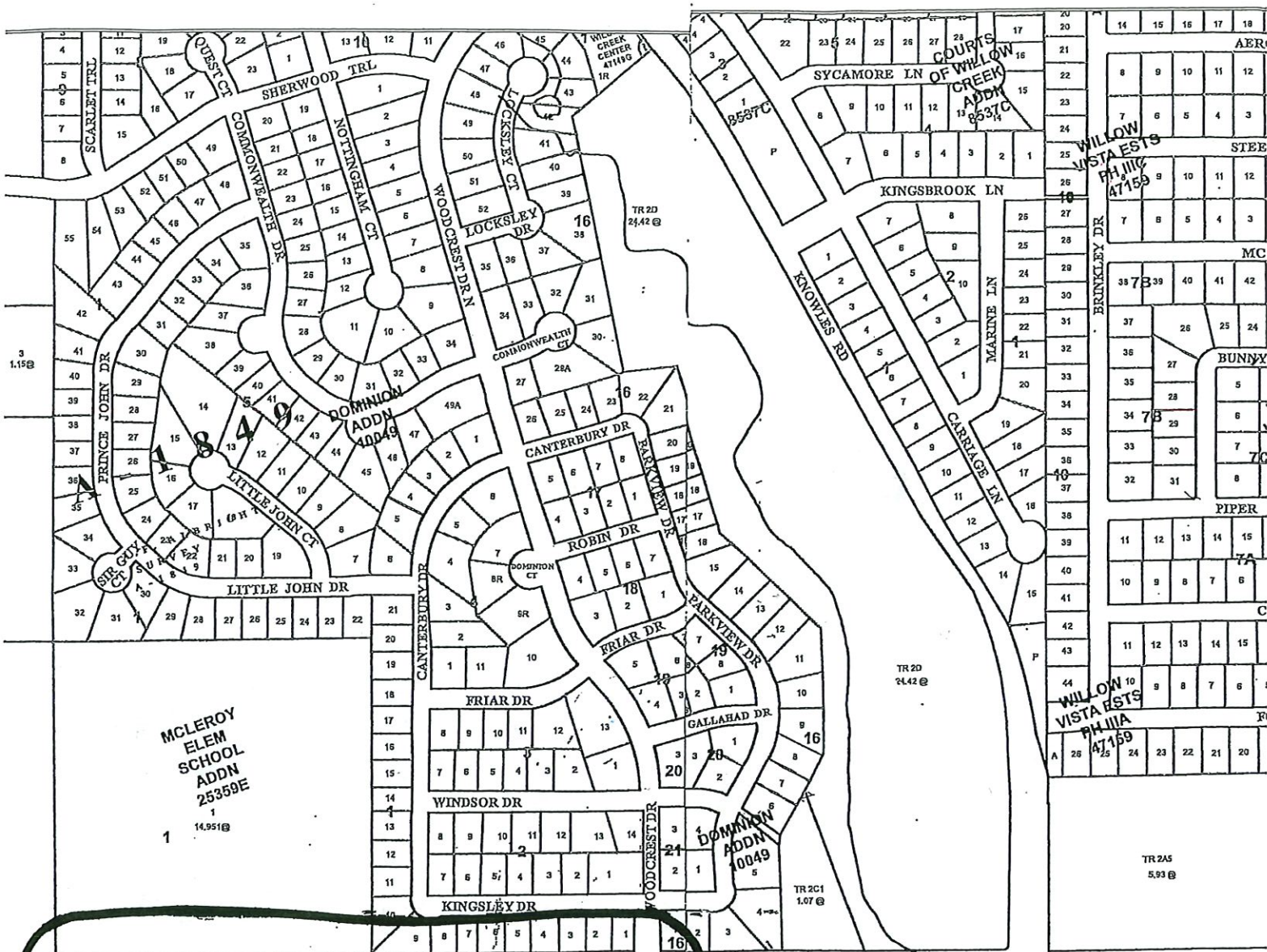
The enclosed map (highlighted area) shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



MCLEROY
ELEM
SCHOOL
ADDN
25359E
1 14,951 @

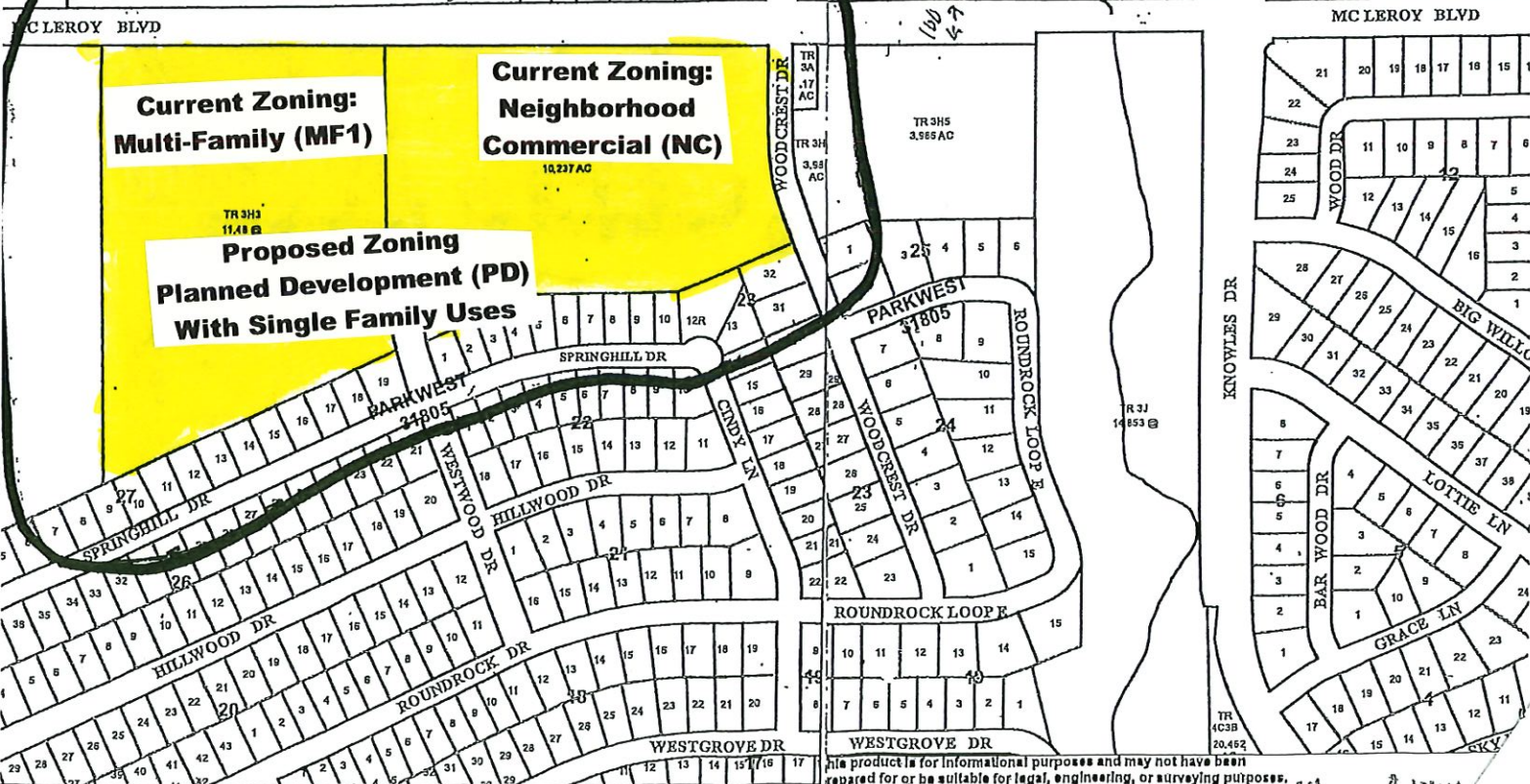
WILLOW
VISTA ESTS
PH IIIA
47159

WILLOW
VISTA ESTS
PH IIIA
47159

TR 2A5
5.93 @

TR 20
24.42 @

TR 2C1
1.07 @



Current Zoning:
Multi-Family (MF1)

Current Zoning:
**Neighborhood
Commercial (NC)**

Proposed Zoning
Planned Development (PD)
With Single Family Uses

TR 3H3
11.41 @

10,237 AC

TR 3H5
3.565 AC

TR 3A
.17 AC

TR 3H
3.58 AC

R 3J
14,853 @

KNOWLES DR

MCLEROY BLVD

BIG WILLOW

LOTTE LN

GRACE LN

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments

**INFORMATION
SUBMITTED AT
THE 6/8/2021
PLANNING &
ZONING
MEETING**

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)
)

Name: Brent Warren

Address: 1100 Springhill Dr.

Phone Number: (817) 992-0934

() In Favor

(☒) Opposed

Reasons and/or Comments

I oppose this development because of the traffic
it will bring to the neighborhood. Also, the
history of complaints by the tenants who
rent these properties. I believe Saginaw
would benefit from the tax revenue
if it was rezoned to all commercial, or
even single family dwellings.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Carmen Drake

1070 Springhill Drive

RANDALL MINER

1008 SPRINGHILL DR

Van Sijfert

1058 Springhill Dr.

Elizabeth Gonnereit

1073 Springhill Dr.

Kenneth Smith

1035 Springhill Dr.

Donald Neatheney (Chapman)

1031 Springhill Dr

Erica Hill

1048 Springhill Dr.

Phillip & Lara Soriano

105 Kingsley Dr.

Brandy Justice

1069 Springhill Dr.

25. V. M. (Jimmy/K. Justice)

1069 Springhill Dr.

Jimmy + Brandy Justice

1069 Springhill Drive

XORICA BRUNER

1066 Springhill Drive

Shelley J. J. J.

1061 SPRINGHILL DRIVE

William Allen

1051 Springhill Dr.

Robert G. G.

1020 Springhill Dr.

Reba Jojono

1045 Springhill Dr.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

John and Robin Nichols	817-703-9559	305 Cinch
RANDALL & GLORIA MINER	1008 SPRINGHILL DR	Saginaw, TX
Charles & Melanie Davis	1004 Springhill Dr	
David Solli	1016 Springhill Dr	Saginaw

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Carmen Drake

1070 Springhill Drive

RANDALL MINER

1008 SPRINGHILL DR

Nan Jahn

1058 Springhill Dr.

Elizabeth Gonnert

1073 Springhill Dr.

Annmarie Smith

1035 Springhill Dr.

Carol Neathery (Chapman)

1031 Springhill Dr

Phil & Lora Soriano

1048 Springhill Dr.

Phillip & Lora Soriano

105 Kingsley Dr.

Virginia & James Wade (EABCTA)

1052 Springhill Dr.

Virginia Garcia

1052 Springhill Dr.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Josh / Laurie Geer	(405) 777-9604 649 Creek Point Dr
Jess / Lisa Blackwell	817 372-3561 529 Cambridge Dr.
Crystal Vee	817-343-1299 Nottingham
Bryan Khamphouy	(682) 777-8440 Nottingham Trl
Nora Aguirre	817-300-2131 205 Lottie Ln
Elizabeth Rodriguez	817-739-5429
Shawn Fintley	817-615-7313 677 Fossil Wood Dr.
William / Heather Wells	817-210-5059 Fossil Wood Drive
Karen Moore	817-287-9694 626 Fossil Wood
Taylor Boich	817-513-5817 1056 Fossil Wood Dr
BRETT GAUSE	320 Woodcrest Dr
Ann Durrell	320 Woodcrest
Ruth Ann Pasham	
Don Pasham	
Gloria Miner	1008 Springhill DR.
Kelly Stewart	817-480-8813
Tricia Bailey	332 Roundrock Loop E
STEVEN BAILEY	" 817 816 0035
Tina & Shawn Foulks	1057 Springhill Dr
Fred Stewart	404 Mustang Dr
Richelle Aston	817-602-8187 312 Woodcrest Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Jan Young 725 Parkwest Blvd Saginaw 817-203-5859
JEREE REAMES 812 ROCKLEDGE 817-658-1816
DAVID REAMES 812 ROCKLEDGE DR.
Amber Halton 912 Sherry Ln.
Paul KUZOVY 1108 SPRINGBROOK DR 407-840-3228

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

DEANNA DODD *[Signature]* 1074 SPRINGHILL DR SAGINAW TX 76179
Amanda Newman *[Signature]* 1074 Springhill Dr Saginaw, TX 76179

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

<i>Kevin DeJoy</i>		817 647-0802
<i>John Salter</i>		817-713-8086
<i>Abraham Nover</i>		817-521-0034
AARON T. FARNUM	1024 KINGSLEY DR SAGINAW TX	
COURTNEY BAILEY	1009 KINGSLEY DR SAGINAW TX	
DANNA BEISER	1009 KINGSLEY DR SAGINAW TX	
Jennie Carpenter	909 LOCKLEY DR. SAGINAW TX	
Stacey Carpenter	" " " "	
Gavin Millsap	900 Kingsley Dr Saginaw, TX	
Tiffany Milkap	" " " "	
Connie Henry	81089 Springhill Dr. Saginaw	
Richard Henry	1089 Springhill Dr. Saginaw	
DAT. MARTIN	1140 WESTGROVE DR.	
NEEL KLOOR	817-688-5511	
Heather Wesolowski	817 483 9317	
Andrew Schullerts	687-205-0904	
	817-501-7240	
	" "	
<i>Kathleen Harris</i>	1100 Westcliff	817 504-5801
<i>D. Miller</i>		682-552-3346
<i>B. Miller</i>		817-566-1529
<i>Kelley Lawrence</i>	1064 Westgrove	773-368-4145
	1069 Westgrove Dr.	817-456-7628

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

We, the undersigned owners of property affected by the requested zoning change described in The referenced file, do hereby protest against any change of the Land Development Code which Would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Savend Smith
STARLIN A. Smith
Carrie Daniels
Roger Brandt II
Ken Daniels
Carol Bailey
Neal Bailey

649 McNeill Ln. (future)
649 McNeill Ln. (future)
113 Roberts Dr
120 W. Mcleeroy Blvd.
113 Roberts Dr
1113 Springhill Dr
1113 Springhill Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

Donna Davis

1047 Hillwood Drive; Saginaw

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

JEREMY BRIDGES	1093 WESTGROVE DRIVE
Meghan Bridges	1093 Westgrove Dr
Lauren Applegate	1097 Westgrove Dr
James Schwader	1133 Westgrove Dr.
Jan Jeffries	1141 Westgrove Dr
Chris Day	1141 Westgrove Dr
Mike	1048 Millwood Dr
Javier Enriquez Jr	1021 Springwood Dr
Javier Enriquez	621 Aronca Dr.
Brandy Law	813 Hialeah Court
Shane Tamm	813 Hialeah Court
Nicki Morgan	1001 Roundrock Drive
Randy Morgan	" " "
Judy Deller	540 Willowview Dr
MIKE MOMPÉR	" " "
ANDREW CASTILLO	904 PARKVIEW DR
J.N. COCHRAN	903 WINDSOR DR
Kelly Olsen	324 Woodcrest Dr.
Alexandra	376 Woodcrest Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Susan Bentley	8005704500
Justin Bentley	8102826774
Andy Aston	8176765491
Bronay Juste	682-365-4273
Jimmy Juste	682-227-4315
Veronica Enriquez	817 586 9399
Rita Collins	817 909 2756
Kathin Miller	602.769.3368
Michael Miller	602.769.7969
Venesa Cabrera	682 465 2124
	317 Cindy Ln.

Garage Grab 6/5/2021

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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Contact Name:

Phone Number: or Home Address.

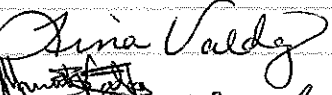
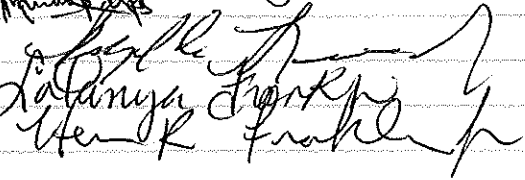
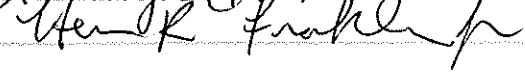
James Chewoweth	817 296 4753	824 Oak Ct
Debbie Chewoweth	817 306 0728	824 Oak Ct
Chris Chewoweth	817 306 0728	824 Oak Ct
PATRICIA VARDUEKA	325 212 7966	820 OAK CT
HECTOR VARDUEKA	~~825~~	820 OAK CT
Samuela Bolliger	817 229-6179	826 OAK CT
Rick Bolliger	817-841-9747	816 OAK CT.
Brian Austin	807-306-8657	804 OAK CT.
Holly Austin	817-306-8657	804 OAK CT.
Bernie Gilliam	817-296-9331	808 Oak Ct
PHILIP BENEDA	817-995-8166	817 OAK CT.
ANGELIO MONTELONGO	817-528-8546	805 OAK CT
Carrie Montelongo	817 874 1562	805 OAK CT
Barbara Davis	817 443 7642	220 Lottie Ln
Suzanne Vico	813-367-4884	274 LOTTIE LN.
Tom Mead	817.880.5857	222 LOTTIE LN.
Greg Alvey	432-288-4548	300 LOTTIE LN
Cheryl Alvey	432-887-1705	300 LOTTIE LN.
Michael Alvey	682 200 0055	316 LOTTIE LN
Frederick Valdes	682-263-5044	328 LOTTIE LN
Mark Dwyer	682-225-2430	305 LOTTIE LN.
Lynthia Anguiano	(817) 988-0970	829 Grace Lane
Sara Gilliam	(817) 944-6472	808 OAK CT.

PETITION OPPOSING ZONING CHANGE

SAGINAW CITY COUNCIL
1001 W MCLEROY BLVD
SAGINAW TX 76179

RE: Zoning Case PZ 0521-01 Villas of Willow Creek

Please use black ink when signing.
Include: Signature, Print Name & address

SIGNATURE	PRINTED NAME & ADDRESS
	Tina Valdez 309 Roundrock Loop N 76179
	Manuel Valdez 309 Roundrock Loop N 76179
	Reynaldo Lema 308 Roundrock Loop N 76179
	Latanya Franklin 336 Roundrock Loop E 76179
	Herman Franklin Jr, 336 Roundrock Loop E, 76179

6

To: Saginaw City Council

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Phone Number: or Home Address.

KEVIN WALLS	817-913-5962
AMANDA WALLS	817-913-2529
Berhard Pieper	801-745-7031
Kyung Sun Pieper	801-745-7032
Elizabeth Angela Harland	214-589-5107
Rachel Morrison	936-355-1971
MATT BECKHAM	682-309-3399
Casey Staples	817-992-1490
Emily Staples	817-937-3670
Kyung Sun	801-745-7034

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

Stacy Edington	(817) 319-1242	229 Lottie Ln
Jane Dose	817-995-5241	233 Lottie Ln
John Dose	572 765 7606	237 Lottie Ln
Allen Dose	817-266-2800	333 Lottie Ln
Alexandra Dose	817 223-6724	320 Lottie Ln
John Dose	817 269-8774	329 Lottie Ln
Amelia Sharp (Dagsharp)	817-903-1190	329 Lottie Ln
Gerald Sharp	817-228-9860	337 Lottie Ln
Matthew H. Hill	817-253-8113	337 Lottie Ln
Darrell Thomas	808-330-7793	351 Lottie Ln
Cheryl J. Thomas	(817) 584-7210	344 Lottie Ln
Finnie Lease	281 312 9761	" " "
Harold Lease	817-798-8944	808 Grace Ln
Dave Lee	817-705-9328	808 Grace Ln
Sarah Paloma	817 729 0858	" " "
Nelda May	817-995-8766	Barwood Dr
	817 239 1894	" " "

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

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Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

Joanne & GERALD FERRELL	553 PARK CENTER BLVD 817 825 3307
DAVID Thornton	1109 Georgian 817 995 0139
CJ Gamble	481 N. SAGINAW BLVD 482 203 7047
Teresa Allen	713 Park Center Blvd, 76179
Todd Allen	713 Park Center Blvd, 76179
BRAD Decker	517 PARK CENTER BLVD SAGINAW, TX 76179
Jean DeFrancisco	944 Chestnut lane Saginaw TX 76179
Joseph DeFrancisco	944 CHESTNUT LANE, SAGINAW TX 76179
Harold Fulton	933 Fenway Ln Saginaw TX 76129
Jay Fulton	933 Fenway Ln Saginaw 76129
TODD LUNEY	936 FENWAY LN SAGINAW TX. 76129
JOHN W. CESTARE	937 FENWAY LANE, SAGINAW TX 76179
Russella Vance	10089 Belmont Stakes Saginaw TX 76179
Richard Sparks	4904 Sugarcane lane Saginaw TX 76179
Gatu Sparks	1033 West Hills Ter Saginaw TX 76179
Tim Hamkin	1033 West Hills Terrace Saginaw, TX 76179
Cardace Hamkin	500 Greenway Dr. Saginaw TX 76179
	500 Greenway Dr Saginaw TX 76179

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

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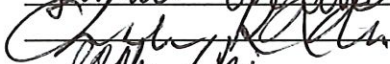
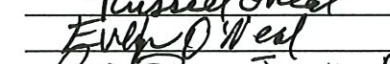
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

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Contact Name:

Phone Number: or Home Address.

	Linda Adams	513 Fox
	Charles Adams	513 Fox
	Joshua Ch	513 Fox
	Lori Kay	685 Fossil Wood Dr
	Russell Oneal	685 Fossil Wood Dr
	Evelyn O'Neil	817-907-1673
	Jonathan Russell	11
	Brandon Hamby	817 917 4127
	517 FOX BRANDONHAMBY	

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

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Contact Name:

Phone Number: or Home Address.

~~Angela Siller~~

1104 Springhill Dr.

~~Patricia Foley~~

1104 Springhill Dr.

~~Don C. Ward~~

1108 Springhill Dr.

~~Launce Ballard~~

1086 Springhill drive

1086 Springhill drive

~~Kelli Foley~~

Kelli Foley

1108 Springhill Dr.

~~Kelly Warren~~

1108 S

Brent Warren

Brent Warren

1100 Springhill Dr.

1		EMS ISD	1200 N OLD DECATUR ROAD
2	10049-1-10	ERIK & DEISY RAUTIOLA	101 CANTEBURY DR.
3	10049-1-9	HAROLD & AMY TEEL	1031 KINGSLEY DR.
4	10049-1-8	LON & KATHERINE NICOL	1029 KINGSLEY DR.
5	10049-1-7	LANNY & SANDRA DICKENSON	1025 KINGSLEY DR.
6	10049-1-6	ABRAHAM NAVA	1021 KINGSLEY DR.
7	10049-1-5	LOUIS & JOANN SALAZAR	1017 KINGSLEY DR.
8	10049-1-4	RANDY NORMAN	1013 KINGSLEY DR.
9	10049-1-3	MIKE & M CARMEN LOPEZ	1009 KINGSLEY DR.
10	10049-1-2	MARVIN COX	1005 KINGSLEY DR.
11	10049-1-1	PEGGY BAILEY	1001 KINGSLEY DR.
12	10049-16-1	GUSTAVO VALENTIN	909 KINGSLEY DR.
13	10049-16-2	PHILIP & LARA SORIANO	905 KINGSLEY DR.
14	A1849-MUTLI	LORIN BOSWELLJR. ENTP	3121 AMHERST AVE.
15	A1849-3A	ATMOS ENERGY CO.	PO BOX 650205
16	A1849-2C	OLD DECATUR ROAD LP	3905 ALAMO AVE.
17	31805-25-1	BRIAN & DONNA SKATES	303 WOODCREST DR.
18	31805-25-2	DONALD & RUTH PARHAM	307 WOODCREST DR.
19	31805-25-3	ROBERT & ETAL GIDEON	305 ROUNDROCK LOOP N.
20	31805-23-30	KAITLIN & MICHAEL MILLER	308 WOODCREST DR.
21	31805-23-31	DONNIE MCKINNEY	304 WOODCREST DR.
22	31805-23-32	CHRIS STEPHENSON	300 WOODCREST DR.
23	31805-23-14	JOHN & ROBIN NICHOLS	305 CINDY LN.
24	31805-23-13	CHARLES & MELANIE DAVIS	1004 SPRINGHILL DR.
25	31805-23-12R	RANDALL & GLORIA MINER	1008 SPRINGHILL DR.
26	31805-23-10	DAVID SOLID	1016 SPRINGHILL DR.
27	31805-23-9	ROBERT CRAMER	1020 SPRINGHILL DR.
28	31805-23-8	SHARON SHEARMAN	1024 SPRINGHILL DR.
29	31805-23-7	CHRISTOPHER & NATALIE MESSICK	1028 SPRINGHILL DR.
30	31805-23-6	LEIGH ANNE WARD	1032 SPRINGHILL DR.
31	31805-23-5	KENNETH & JENNIFER CURTIS	1036 SPRINGHILL DR.
32	31805-23-4	AARON & CHRISTI J BLAIN	1040 SPRINGHILL DR.
33	31805-23-3	JAMES SHELTON	1044 SPRINGHILL DR.
34	31805-23-2	ERICA HILL	1048 SPRINGHILL DR.
35	31805-23-1	VIRGINIA GARCIA	1052 SPRINGHILL DR.
36	31805-27-19	DANNY TOLBERT	1058 SPRINGHILL DR.
37	31805-26-21	TINA & SHAWN FOULKS	1057 SPRINGHILL DR.
38	31805-27-18	DAVID & JANIS BURNS	1062 SPRINGHILL DR.
39	31805-27-17	VERONICA ENRIQUEZ	1066 SPRINGHILL DR.
40	31805-27-16	CARMEN DRAKE	1070 SPRINGHILL DR.
41	31805-27-15	HOCKING TRUST	370 BRIARCLIFF DR.
42	31805-27-14	AMMONS PROPERTY LLC	6008 PORTRIDGE DR.
43	31805-27-13	AMH 2014-2 BORROWER LCC	23975 PARK SORRENTO STE 300
44	31805-27-12	LEONCE III, HELEN BELLARD	1086 SPRINGHILL DR.
45	31805-27-11	MARK & DIANNA BRIDGES	1090 SPRINGHILL DR.
46	31805-27-10	JOHN HARRIF	1094 SPRINGHILL DR.

Larry
2

1021
Enrique

1069

Sign

Design

Design

47	31805-27-9	GARY DAVIS	1098 SPRINGHILL DR.	✓
48	31805-27-8	MARVIN & KELLY WARREN	1100 SPRINGHILL DR.	✓
49	31805-27-7	JANET SELLERS	1104 SPRINGHILL DR.	✓
50	31805-27-6	PAUL & PATTI FELEGY	1108 SPRINGHILL DR.	✓
51	31805-26-33	NICHOLAS LEE SELF	1105 SPRINGHILL DR.	✓
52	31805-26-32	DOMINIK BUJAK-SOCHALSKI	1101 SPRINGHILL DR.	✓
53	31805-26-31	SCOTT BOWEN	1097 SPRINGHILL DR.	✓
54	31805-26-30	THOMAS CAMPBELL	1093 SPRINGHILL DR.	✓
55	31805-26-29	RICHARD & CONNIE HENRY	1089 SPRINGHILL DR.	✓
56	31805-26-28	MICHAEL & KIMBERLY COLLINS	1085 SPRINGHILL DR.	✓
57	31805-26-27	SERAFIN & MARIBEL ARRIOLA	1081 SPRINGHILL DR.	✓
58	31805-26-26	RAY GARCIA	1077 SPRINGHILL DR.	✓
59	31805-26-25	ELIZABETH GOMMERT	1073 SPRINGHILL DR.	✓
60	31805-26-24	JIMMY & BRANDY JUSTICE	1069 SPRINGHILL DR.	✓ Again
61	31805-26-23	REBA LOZANO	1065 SPRINGHILL DR.	✓
62	31805-26-22	SHELLY PEIFFER	1061 SPRINGHILL DR.	✓
63	3180S-22-1	WILLIAM BALLEW	1051 SPRINGHILL DR.	✓
64	31805-22-2	LORINDA PRICE	1047 SPRINGHILL DR.	✓
65	31805-22-3	DAVID SMITH***	1043 SPRINGHILL DR.	✓
66	31805-22-4	PEGGY OWENS	1039 SPRINGHILL DR.	✓
67	31805-22-5	RONNIE & WENDY SMITH	1035 SPRINGHILL DR.	✓
68	31805-22-6	ANGEL CHAPMAN	1031 SPRINGHILL DR.	✓
69	31805-22-7	JILL SMITH	1027 SPRINGHILL DR.	✓
70	31805-22-8	THOMAS LAURO	1023 SPRINGHILL DR.	✓
71	31805-22-9	AFJER KABA	1019 SPRINGHILL DR.	✓
72	31805-22-10	ROBERT & NORMA COLE	1015 SPRINGHILL DR.	✓

1043?

call next door neighbor

4

20%=14.4; 15 sigs reqd

*** Mr. Smith's name doesn't appear to be on the petition

SAGINAW		TX	76179	
SAGINAW		TX	76179	
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SAGINAW		TX	76179	
DALLAS		TX	75225	1001W. MCLEROY BLVD.
DALLAS		TX	75265	997 W. MCLEROY BLVD.
FORT WORTH		TX	76107	700 N. OLD DECATUR RD.
SAGINAW		TX	76179	
SAGINAW		TX	76179	
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SAGINAW	TX		76179	
PROSPER	TX		75078	1074 SPRINGHILL DR.
FORT WORTH	TX		76135	1078 SPRINGHILL DR.
CALABASAS	CA		91302	1082 SPRINGHILL DR.
SAGINAW	TX		76179	
SAGINAW	TX		76179	
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Received in mail 6/9/2021

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)
)

Name: LOUIS + JOANN Salazar

Address: 1017 Kingsley Dr

Phone Number: 817-647-0802

() In Favor

☒ Opposed

Reasons and/or Comments

This development will add to the
congestion and traffic in the neighborhood.
It will also destroy our peace + common.
Please vote against it.