

**CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING**

**Saginaw City Hall
333 West McLeroy Boulevard**

Tuesday, August 10, 2021

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
Regular Meeting and Public Hearing and On July 13, 2021 | Chairman Lewis |
| (5) | PZ 0821-01 PUBLIC HEARING
Consideration and Action Regarding a Request for Approval for A
Development Plan and A Change In Zoning On 20.86 Acres Out Of
Tracks 2H3 And 2H4, Abstract 1849, A. F. Albright Survey, From
Multi-Family (MF1) And Neighborhood Commercial (NC) To A
Planned Development (PD) Located South Of West McLeroy Boulevard
And West Of Woodcrest Drive | Matt McGhee
HHS Residential |
| (6) | PZ 0821-02 PUBLIC HEARING
Consideration And Action Regarding A Request For Approval Of A
Specific Use Permit To Be Allowed To Operate A Smoke Shop At 128
North Saginaw Boulevard, Suite 100 In Saginaw | Sultan Mohmand |
| (7) | PZ 0821-03 PUBLIC HEARING
Consideration And Action Regarding An Amendment To The Zoning
Ordinance (No. 2002-04), Amending Section 5-1 Of Article 5 To Provide
That "Special Event Venues" Are permitted by Specific Use Permit
(SUP) In Community Commercial (CC), Neighborhood Commercial (NC),
And Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12
Providing a definition for "Special Event Venue" | Rick Trice, P. E.
Public Works Director |
| (8) | 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 | |

(9) **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

(10) **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.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1 st Alternate	Term Expires May 2023
Brent Wooten	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
JULY 13, 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
Chief Building Official		Larry Little
Management Analyst		Susy Victor-Trevino
Management Analyst		John Cervantes
Management Analyst		Kevin Pantoja
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Alternate Member	Alt. No. 2	Brent Wooten

Visitors at the Meeting:

None

(1) Call to Order

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

(2) Roll Call to Establish Quorum

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

(3) Audience participation

This item was bypassed.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on June 8, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes for June 8, 2021, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(5) PZ 0721-01

Consideration And Action Regarding Approval Of A Final Plat For Beltmill Parkway and Millstone Road Right-Of-Way

DPW Trice reviewed the information included in the members' packets.

A motion was made by Member LaBruyere with a second by Vice Chairman Haney to recommend that the city council the final plat for Beltmill Parkway and Millstone Road Right of Way, being 9.112 acres out of the B Thomas Survey, Abstract No. 1497. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(6) PZ 0721-02

Consideration And Action Regarding Approval Of A Final Plat For The Grand At Saginaw, Lot 1, Block B, Beltmill, Being 9.840 Acres In The B. Thomas Survey, Abstract No. 1497, City Of Saginaw

DPW Trice reviewed the information the members received in their packets regarding this plat. He reminded them that the Commission recommended approval and the City Council approved a site plan for this project in April of this year.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the final plat for Grand at Saginaw, Lot 1, Block 1. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(7) PZ 0721-03

PUBLIC HEARING

Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 8-17 Of Article 8 "Supplemental District Regulations"; And Section 12-2 Of Article

12 “Definitions”; Providing A Deadline Compliance With The Regulations Set Forth Herein, Amending The Definitions Of Extended-Stay Hotel And Hotel/Motel

Chairman Lewis opened the Public Hearing at 6:16 p.m.

DPW Trice briefly explained this amendment and introduced Management Analysts Susy Victor-Trevino and John Cervantes.

Susy and John explained the details of this amendment with a power point presentation. They answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:31 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve this amendment to the Zoning Ordinance, Section 8-17 and 12-2 setting regulation and a definition for extended stay hotel/motel. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(8) PZ 0721-04 PUBLIC HEARING

Consideration And Action Regarding And Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 7-2, Carport Overlay District

Chairman Lewis opened the Public Hearing at 6:32 p.m.

DPW Trice reviewed the information furnished in the members’ packets and explained that this amendment was requested by the multifamily developers to allow covered parking in Multi-Family Zoning Districts.

Member Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the amendment to the zoning ordinance, Section 7-2 Carport Overlay District. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(9) Staff Report

- A. Discussion of Residential, Commercial, Industrial, and City Capital Projects**
- B. Previous Cases**

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

Chairman Lewis declared the meeting of July 13, 2021 closed at 6:43 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



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

DATE: August 10, 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 a Development Plan and Change in Zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at the south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek)

Planned Development – Villas at Willow Creek

This item is a new application form the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

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

On May 11, 2021, the Planning and Zoning Commission considered a previous proposal for a Planned Development (PD) for the Villas at Willow Creek Comments were received from the surrounding community primarily in opposition to the proposed development. The comments received included the following concerns:

- 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).

Based on the large number of concerns staff recommended that the item be continued to the June 8th meeting to allow time for the developer and the community to meet and seek resolution to the issues surrounding the project.

In response to increased traffic congestion, a memorandum has been provided 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.

A memo from Eagle Mountain Saginaw Independent School District is included regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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. The developer was responsive in trying to answer their questions and issues.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

- Shifting a private street to the south side of the developer and increasing distances between the Villas of Willow Creek dwelling units 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) 100% of the front façade as masonry with the exception of doors, windows and dormers.
- The new plan clarifies that the minimum floor area shown in the exhibits are exclusive of the garage. A corrected analysis sheet as an attachment.
- In addition to the Exhibits that will be used in the PD Ordinance, the developer has submitted a schematic comparison of the previous plan with the current proposal.

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

The Planning and Zoning Commission met on June 8, 2021. After receiving an update from the developer on the revised proposal and hearing additional comments from the public, the

Commission recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant's request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.
- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.
- The extension of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.
- The City will waive building permit fees within the development up to \$10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

RECOMMENDATION:

Staff believes that the Planned Development is substantially complies with the requests communicated by the neighborhood and therefore recommends approval of the Villas of Willow Creek Planned Development with the provision that the fire sprinkler system and the fire sprinkler monitoring system be provided as approved by the Fire Department.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and HHS Residential, a Texas _____ (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on July 20, 2021 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Villas at Willow Creek (the "Project") consisting of approximately 20.8587 acres located in the City of Saginaw as more particularly described on Exhibit A (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and establishing minimum setbacks from adjacent preexisting development, abandoning an existing right-of-way, and a waiver of certain building permit fees; and

WHEREAS, as a primary inducement for entering into this Agreement, the Developer desires to develop the Property such that the adjacent property owners are satisfied with the Project and withdraw a pending written protest of more than 20% of owners of real property within 200 feet of the Property; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Parties' Obligations.

- a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.
- b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.
- c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

- d. Perimeter Screening. The Developer agrees to install an eight foot (8") wood screening fence on the Property adjacent to the south and west property lines and an eight foot (8') masonry screening fence where homes back or side to a perimeter street prior to allowing the occupancy of any dwelling constructed on the Property.
 - e. Right-of-Way Abandonment. In consideration of the foregoing, the City agrees to abandon the right-of-way for that portion of Westwood Drive that extends north of the southern boundary line of the Property, which right-of-way was granted to the City, as more particularly depicted on "Exhibit D." Because the right-of-way was never constructed, the City agrees to abandon the right-of-way as a component of final plat approval for the Project.
 - f. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first \$10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.
2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.
 3. Termination. In the event Developer's pending zoning application, case #: PZ 0821-01 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.
 4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.
 5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.
 6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM

DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.
8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.
9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.
10. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

HHS Residential

Attn: _____

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.
13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.
14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.
15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards shall be a covenant running with the land that is binding on each owner of the Property.
16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.
17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.
18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

- Exhibit A Legal Description of the Property
- Exhibit B Architectural Standards
- Exhibit C Development Plan
- Exhibit D Depiction of Right-of-Way

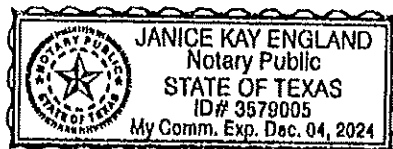
IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

By: Todd Flippo
Todd Flippo
Mayor, City of Saginaw

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 22nd day of July, 2021 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.



Janice Kay England
Notary Public, State of Texas

DEVELOPER:

HHS Residential

By: _____
Name: _____
Title: _____

STATE OF TEXAS

§

COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on this the ____ day of _____ 2021
by _____, the _____ of HHS Residential,
_____, on behalf of said company.

Notary Public, State of Texas

Exhibit A
Legal Description

LEGAL DESCRIPTION

BEING a 20.8587 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said 20.8587 acre tract of land 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 No. D211060065, Official Public Records, Tarrant County, Texas, said 20.8587 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of a called 1.292 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 12637, Page 1369, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of McLeroy Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 50 feet wide public right-of-way at this point)

THENCE along the said west right-of-way line of Woodcrest Drive the following courses and distances:

South 00°36'38" East, a distance of 162.63 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a curve to the left having a radius of 658.00 feet;

Along said curve to the left, an arc length of 240.19 feet, and across a chord which bears South 11°04'06" East, a chord length of 238.86 feet to an iron rod set;

South 21°31'33" East, a distance of 23.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase II, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas (P.R.T.C.T.), from which a 1/2 inch iron rod found bears North 68°51'27" East, a distance of 0.81 feet;

THENCE departing the said right-of-way line, and along the northwest block line of said Block 23 the following courses and distances:

South 68°28'55" West, a distance of 257.49 feet to an iron rod set; South 89°21'27" West, a distance of 302.49 feet to an iron rod set;

South 68°28'55" West, a distance of 254.39 feet to an iron rod set at the northwest lot corner of Lot 1, of said Block 23, same being on the east right-of-way line of Westwood Drive (being a 60 feet wide public right-of-way, as dedicated by the said plat of Parkwest Phase II), and being at the beginning of a curve to the right having a radius of 800.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 162.41 feet, and across a chord which bears North 05°59'49" West, a chord length of 162.13 feet to an iron rod set;

THENCE South $89^{\circ}49'07''$ West, along the north right-of-way line of said Westwood Drive, a distance of 60.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 860.00 feet;

THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South $06^{\circ}30'06''$ East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South $64^{\circ}28'14''$ West, along the northwest block line of said Block 23, Parkwest Phase IV, at a distance of 215.85 feet passing a 1/2 inch iron rod found, and continuing in all a total distance of 710.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 7, of said Block 23 (Parkwest Phase IV) bears South $64^{\circ}28'14''$ West, a distance of 127.35 feet;

THENCE North $00^{\circ}51'32''$ West, departing the said block line, over and across the said Boswell tract, a distance of 927.66 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract;

THENCE North $89^{\circ}22'04''$ East, along the south property line of the said 1.292 acre tract, said south property line being the said existing south right-of-way line of McLeroy Boulevard, a distance of 1,433.06 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 20.8587 acres (908,606 square feet) of land, more or less.

BEING A TRACTS OF LAND located in the Alexander P. Allright Survey, Abstract No. 3448, City of Eugene, Tazewell County, Texas, and being all of that certain tract of land conveyed to LOREN TAZEWELL, JR., ENTREPRENEUR, LLC, by deed thereof for record in Tarrant County Clerk's Instrument No. 0232000605, Criminal Public Record, Tarrant County, Texas, and TRACTS OF LAND being more particularly described by order and decrees as follows:

accreting at a 27 inch per second contracting movement at the southeast property corner of a called 1.95 acre tract of land conveyed to the City of Eugene, by deed dated and filed in Volume 2837, Page 1316, Deed Book, Tipton County, Tenn., same being at the intersection of the south boundary line of McIlroy Road (being a valuable public right-of-way) with the west right-of-way line at Woodcrest Drive (being a 50 feet wide public right-of-way) at this point.

[illegible]

South 22°12'30" East, a distance of 25.54 feet to a point for corner at the north lot corner of Lot 22, Block 23, Fairview Plots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836,

THENCE departing the said right-of-way line, and along the Northwest lobby line of said block to the following corners and distances:

South Carolina West, a distance of 257.43 feet to an iron rod set South

West, a distance of 300, 49 feet to an open road west.

South currency." What, a distance of 254.28 feet to the lake and we are at the northeast corner of Lot 1 of said block 23, same being on the west right-of-way line of "Winwood Drive (being a 60 foot wide public right-of-way, as indicated by the 1936 plat) at Winwood Plaza 42, and being at the beginning of a curve to the right having a radius of 602.00 feet."

TRIMBLE along the old railroad line, with tide gauge to the right, about length of 152.52 feet, and across a chord which bears North 72° 48' West, a chord length of 152.53 feet to an iron pin set in;

TRIMBLE South 10° 20' West, along the north right-of-way line of said Westwood Shire, a distance of 50.00 feet to

TRAFFIC along the west right-of-way line of Cold Waterbrook Drive will occur to the left of the north length of 284.21 feet, and about a third with town South of 2320'00" CUL. A third length of 289.23 feet to an intersection with the north length of 284.21 feet at the corner of Lot 20, Block 22, Fairview Drive, being an Addition to the City and Town of Ipswich 1981 at the beginning of a curve to the left having a radius of 282.00 feet.

[illegible]

THEIR NORTH 00°15'12" WAVE DETERMINED THE SAIL BLOCK LINE, OVER AND ABOVE THE SAIL BEYOND TRACT, A DISTANCE OF 0.2766 FIRST TO AN ION AND SET ON THE SOUTH PROPERTY, LINE OF THE ELECTRICITY, 0.2766 AND 0.2766.

THOMAS NORTH BRYANT, last, along the south property line of the said 1.222 acre tract, said south property line being the said existing south right-of-way line of Midway Boulevard, a distance of 2.4122 feet to the corner of said lot.

[illegible]

VILLAS AT WILLOW CREEK

20.8587 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SACINAW, TARRANT COUNTY, TEXAS

LORIN BOSWELL JR ENT'P LLC ETAL OWNER

3121 Amburst Avenue
Dallas, Texas 75225
Contact: Robert Korman
(817) 832-0031

APPLICANT	APPLYING FOR
HMS RESIDENTIAL, LLC	SENIOR MANAGEMENT DEVELOPMENT

best introductory course, call 800
PLANO, TEXAS 75074
Contact: Matt McGhee

JBI PARTNERS, INC.
2121 Midway Road, Suite 300
PLANNER/ENGINEER (972) 248-7678

Campton, Lakes 75006
Contact: Jerry Sylo
Phone No. F-506 TEL# WA 10070000

Submission	Submission
Submitted May 4, 2021	Submitted February 10, 2021

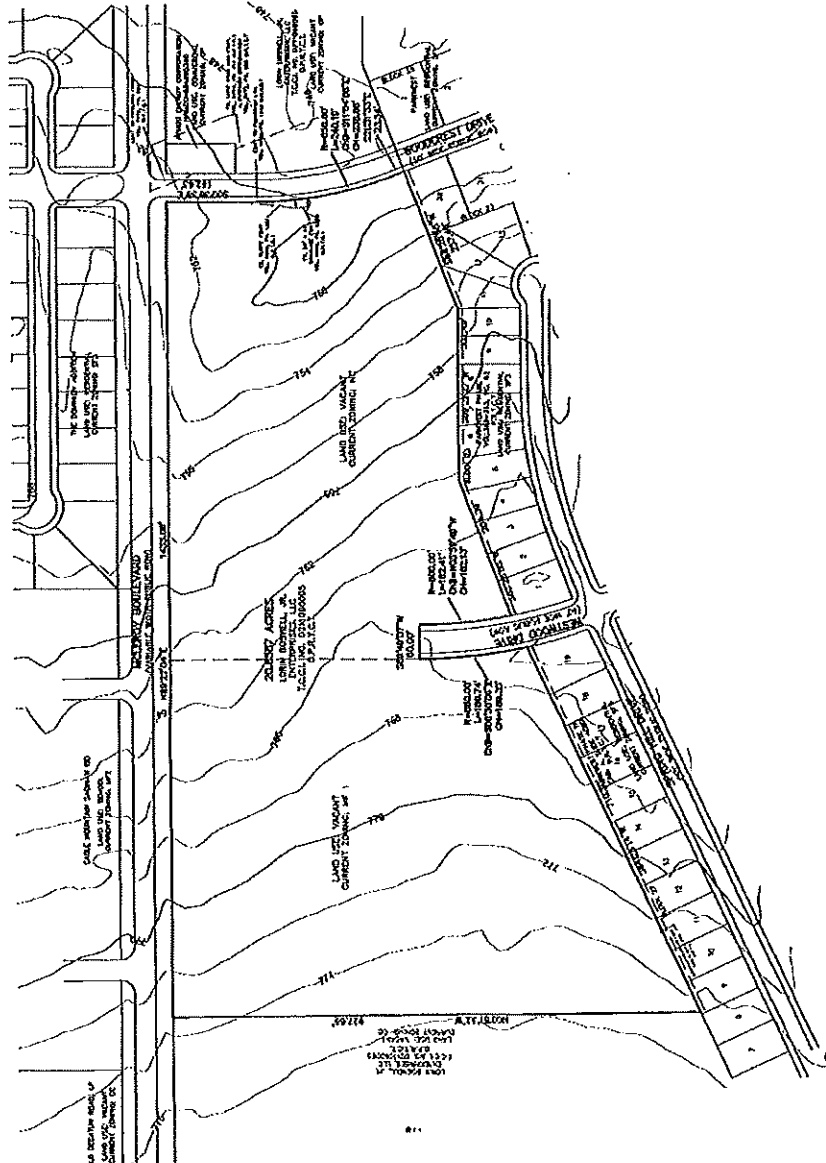
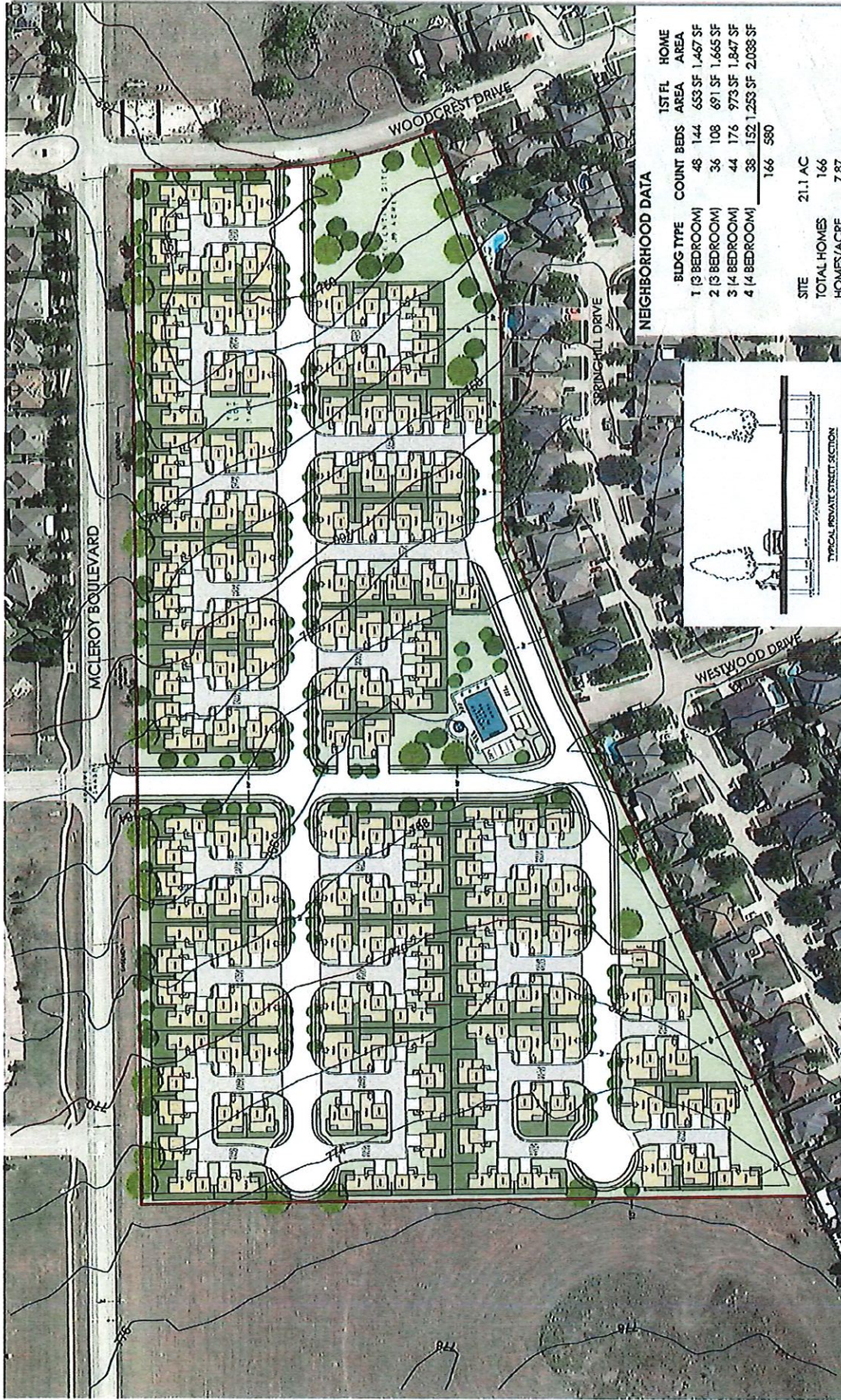


Exhibit B
Architectural Standards

Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

Exhibit C

Development Plan



NEIGHBORHOOD DATA

BLDG TYPE	COUNT	BEDS	AREA	1ST FL	HOME AREA
1 (3 BEDROOM)	48	144	653 SF	1,427 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

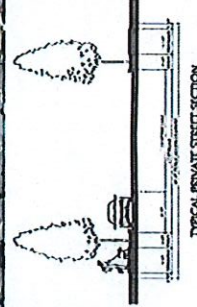


Exhibit D
Depiction of Right-of-Way

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Saginaw, Tarrant County, being a part of the Alexander F. Allbright Survey, abstract number 1849, and being a part of Westwood Drive, a 60 foot wide right-of-way dedicated by Parkwest Phase II plat an addition to The City of Saginaw as recorded in Volume 388-213 Page 62, Plat Records Tarrant County, Texas and being further described as follows:

BEGINNING at a point for corner at the Northeast corner of said Westwood Drive right-of-way;

THENCE Southeasterly, 162.41 feet along the east right-of-way line of said Westwood Drive following a curve to the left having a central angle of 11 degrees 37 minutes 54 seconds, a radius of 800.00 feet a tangent of 81.48 feet and whose chord bears South 05 degrees 59 minutes 49 seconds East, 162.13 feet to a point for corner at the northwest corner of Lot 1, Block 23 of said Parkwest Phase II plat;

THENCE South 63 degrees 59 minutes 16 seconds West, 61.75 feet to a point for corner, said point being in the west right-of-way line of said Westwood Drive, said point also being in the northeast corner of Lot 19, Block 27 Parkwest Phase IV, an addition to The City of Saginaw as recorded in Cabinet A, Slide 4080, Plat Records Tarrant County, Texas;

THENCE Northwesterly, 189.74 feet along the west right-of-way line of said Westwood Drive following a curve to the right having a central angle of 12 degrees 38 minutes 27 seconds, a radius of 860.00 feet, a tangent of 95.26 feet and whose chord bears North 06 degrees 30 minutes 06 seconds West, 189.35 feet to a point for corner, said point being the northwest corner of said Westwood Drive right-of-way;

THENCE North 89 degrees 49 minutes 07 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 10,565 square feet or 0.243 acres of land.

BASIS OF BEARING:

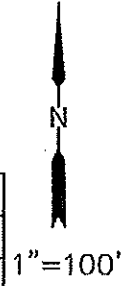
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE 07/19/2021	DRAWN drb	PROJECT HHR005 ROW EXHIBIT	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT D RIGHT-OF-WAY ABANDONMENT PAGE 2 OF 2

LORIN BOSWELL, JR.
ENTERPRISES, LLC
T.C.C.I. NO. D211060065
O.P.R.T.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°59'16"W	61.75'
L2	N89°49'07"E	60.00'

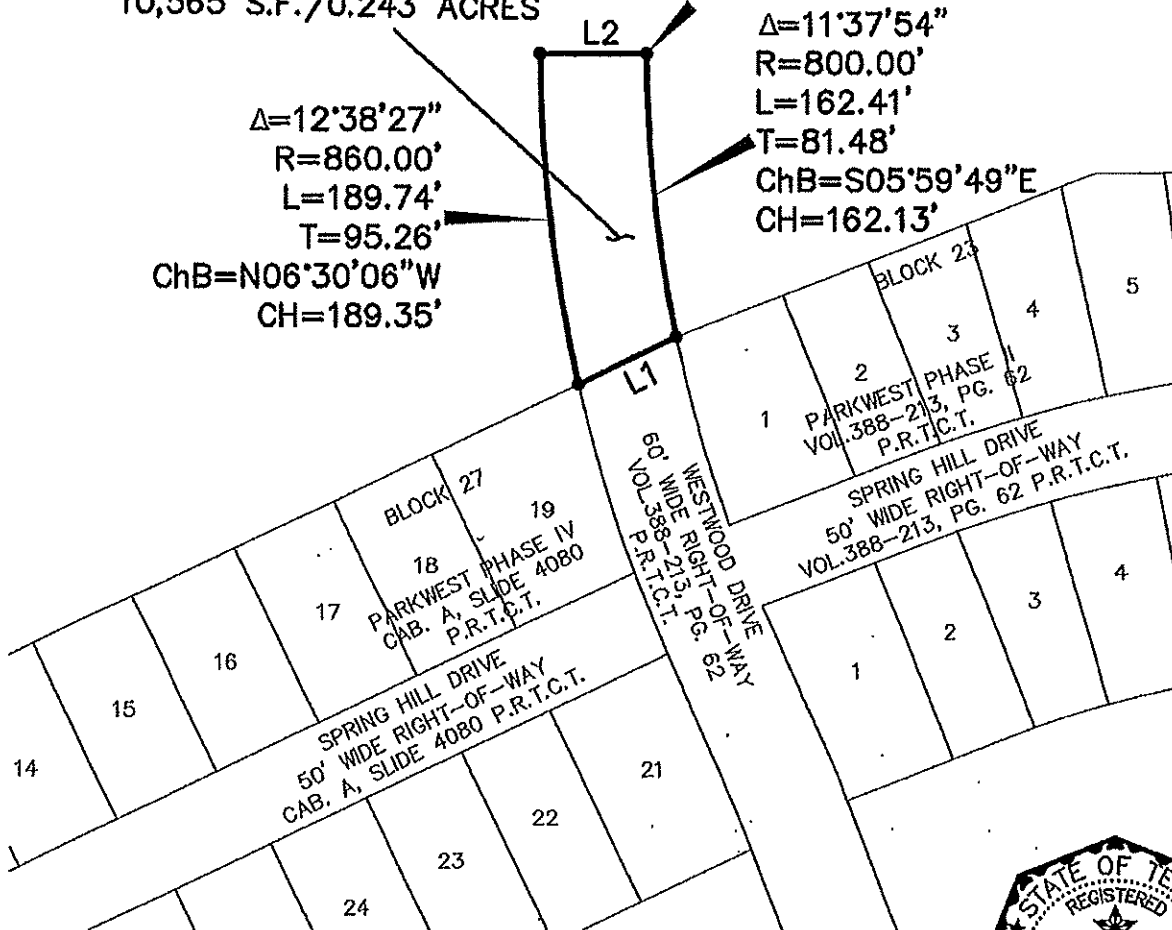


A PORTION OF WESTWOOD DRIVE
60' WIDE RIGHT-OF-WAY
VOL.388-213, PG. 62 P.R.T.C.T.
RIGHT-OF-WAY ABANDONMENT
10,565 S.F./0.243 ACRES

P.O.B.

$\Delta=12'38'27''$
 $R=860.00'$
 $L=189.74'$
 $T=95.26'$
 $ChB=N06'30'06''W$
 $CH=189.35'$

$\Delta=11'37'54''$
 $R=800.00'$
 $L=162.41'$
 $T=81.48'$
 $ChB=S05'59'49''E$
 $CH=162.13'$



LEGEND

POB POINT OF BEGINNING
SF SQUARE FEET

Mark W. Harp
MARK W. HARP, R.P.L.S. NO. 6425
JULY 19, 2021



SCALE:
1" = 100'

DATE
07/19/2021

DRAWN
drb

PROJECT
HHR005
ROW EXHIBIT

JB
PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 76006
972.240.7676
TBPE No. F-498
TBPLS No. 10076000

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
 - 2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Building Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.

Classified

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817-390-7400
VISA CB MASTERCARD

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's. Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

PL0033398
Jul 22, 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powerflex towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpsponses@trinitybasinprep.com or at www.trinitybasinprep.com/rfp
PL0033308
Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 - Tent Rental for Prairie Lights

This is a re-advertisement of 21121. Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

PL0033712
Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.PublicPurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 - Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

PL0033739
Jul 22, 2021

imately 212,203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extrajurisdictional jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247. All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing. A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

PL0033791
Jul 29, 2021

Notice of Public Sale

Forsuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landowner's lien. The sale will begin on or about the time indicated at www.SellStorageAuction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneika City misc. Items, Elizabeth Kisha: misc. Items.
PL0033839
Jul 22, 2021

Request for Proposals:

Security Guard Services
C2 Global Professional Services, LLC (C2 GPS), a private, for-profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amoyue.Kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS - Tarrant County
Attn: Amoyue Kassi
1520 S. University Dr, Suite 600 - Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
PL0034532
Jul 29, 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BQFB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
PL0034465
Jul 29, 2021

unified_development_code
PL0034402
Jul 29, 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.88 Acres out of Track 213 and 214, Abstract 1849, A/F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeary Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
PL0034606
Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permit use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venues".

Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0500.
PL0034607
Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition).

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
PL0034608
Jul 29, 2021

ORDINANCE NO. 3702
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8,508 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:
/s/ Mareshia B. McGinnis
Mareshia B. McGinnis, City Attorney
PL0034691
Jul 29, 2021

Legals

CITY OF NORTH RICHLAND HILLS

ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Mareshia B. McGinnis
Mareshia B. McGinnis, City Attorney
PL0034692
Jul 29, 2021

Star-Telegram
STAR-TELEGRAM.COM

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos. old, all shots, dewormed, \$600 817-525-0432

German Shepherd/Dachshund mix - Small black/brown guard dog, \$250, 817-938-1871

AUST. SHER TOY/SM MINI Blue Merle F & black T1M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks \$500 940-733-8630

Morkie Pups \$500 up, Reg, s/w. Cash Only 214-438-0009 no text

Real Estate

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

67010 BILLS PAID! \$100 DEP \$25 app fee, eff, 1, 2, & 3 bedrooms. Call 817-640-1051 for availability

Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepm.com

Room for rent between Lake worth & Saginaw \$700/month, \$200 dep. NO SMOKERS OR PETS, 817-851-2291

FSBO - 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res. & Out Buildings & Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

MAID IN TEXAS - CLEANING SERVICE. Reliable - Reasonable - References. Call 817-657-6534.

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact Florence at 817-454-9525, sylviaflorence83@gmail.com

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-716-6747 m-38913

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

Private art collection G. HARVEY, P. SALINAS, MLBIE BERGE. 512-589-4541 vczbaker@gmail.com

Brick, Stone Masonry AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

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Carpet repair & re-stretching Over 40yr exp. Call 817-641-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab \$25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

FREE SURGEON hauling, trim, removals, stump grind, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Samsung top load washer, black, stainless, like new. \$600 817-905-4259

FREON WANTED: We pay \$\$\$ for cylinders and cans of R12 R60 R11 R13 R14, R144, R144a. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTVs, Older Trucks & Trailers. Call Jimmy 817-629-7631

2 Plots Bluebonnet Colleyville have deed can be trailers to person whom purchase. 817-360-2951

WE POWDER COAT PATO FURNITURE LONGHORNS 817-759-2224

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopper, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

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City of Saginaw

July 30, 2021

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

NOTICE OF PUBLIC HEARINGS

**PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL
THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.**

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day of August 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 30, 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.

If you have any questions you may call me at 817-230-0441.

Sincerely,


Mary Ragle
Planning & Zoning Secretary



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

July 29, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day of August 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 30, 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.

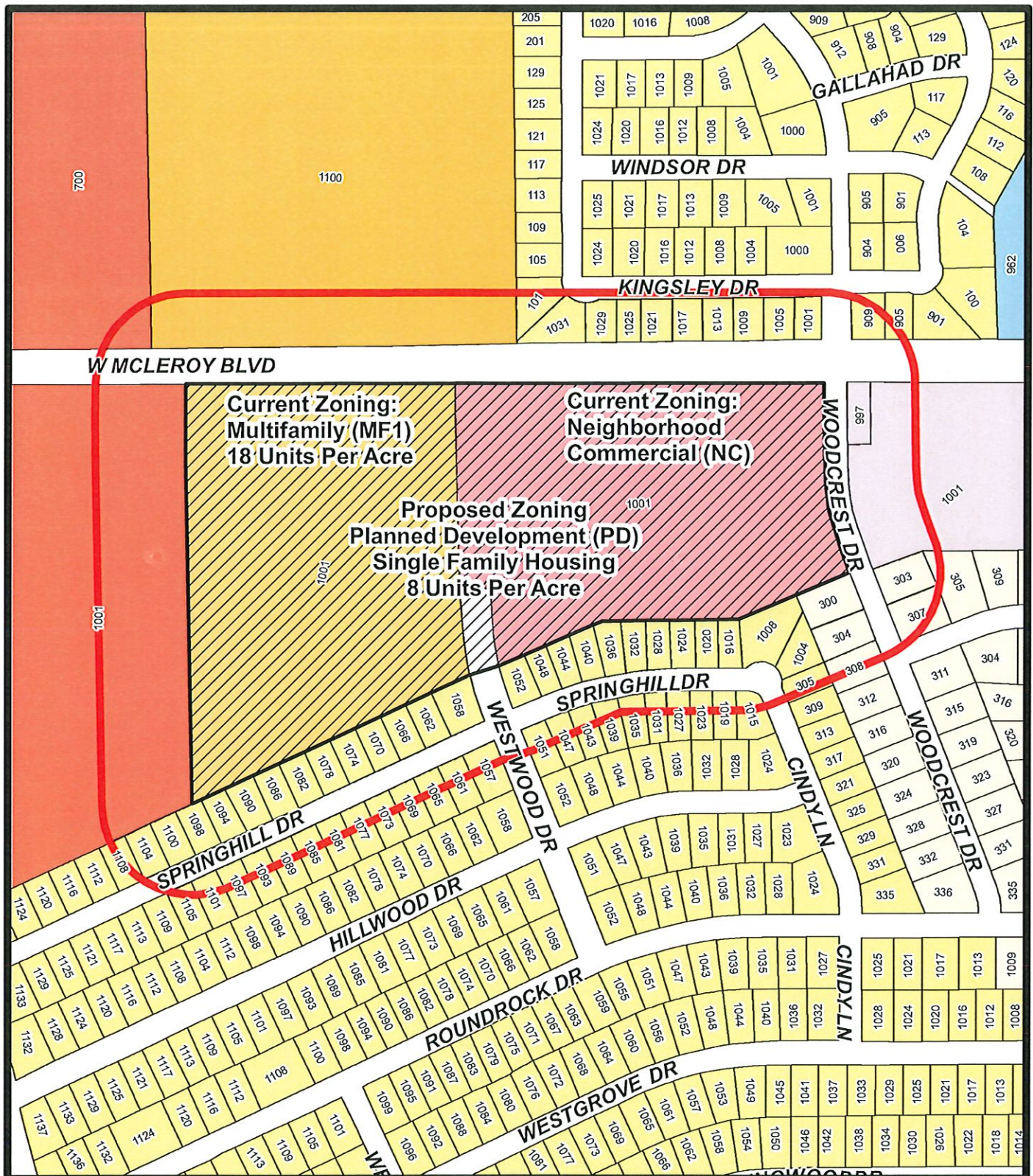
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449 or me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



Legend

-  Property of Interest
-  200ft Buffer

Villas of Wood Creek 200 ft Property Owner Notification



City of Saginaw

300 0 300 Feet

REPLY FORM

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

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

REPLY

RE: PZ 0821-01 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: _____

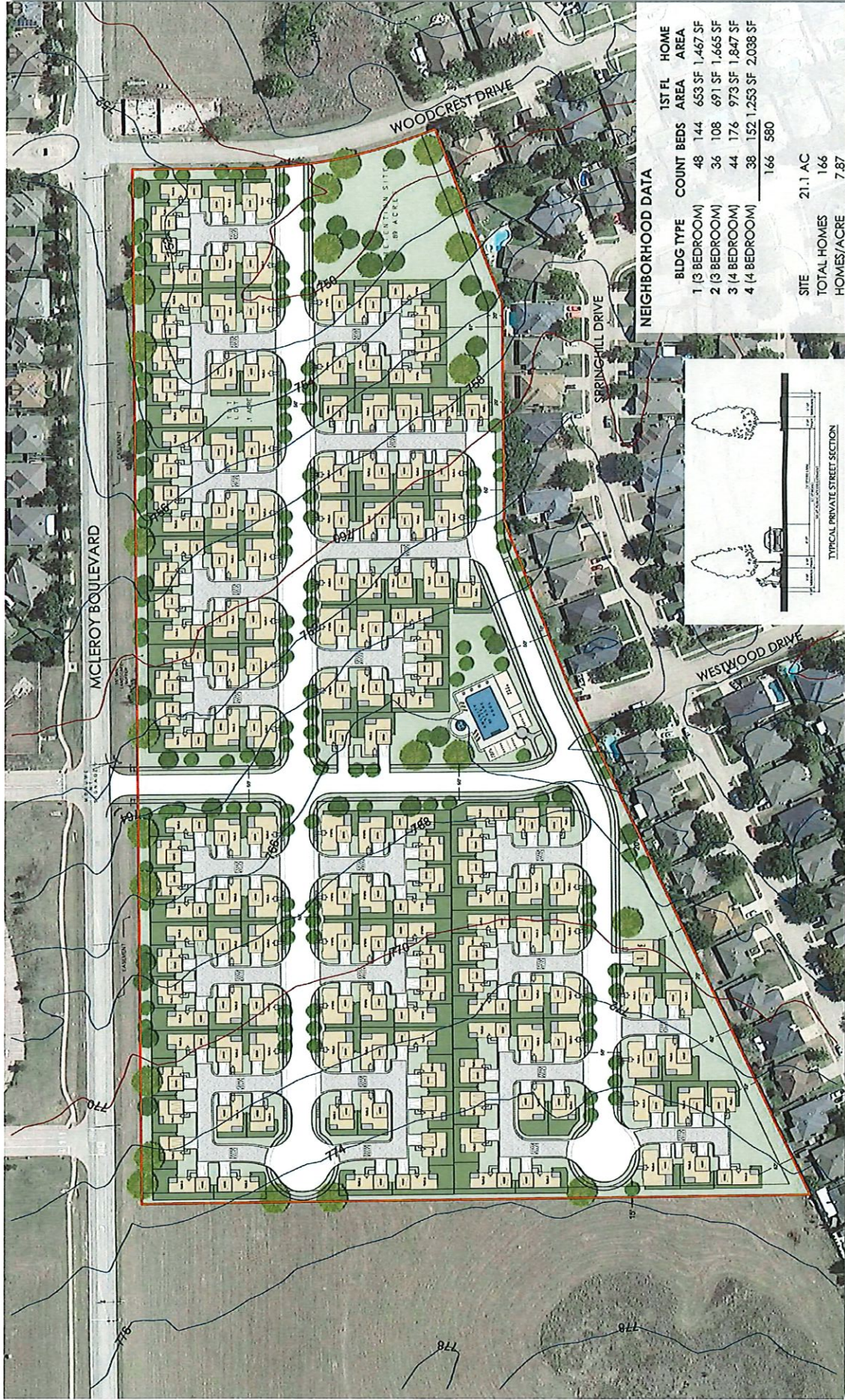
Address: _____

Phone Number: _____

() In Favor

() Opposed

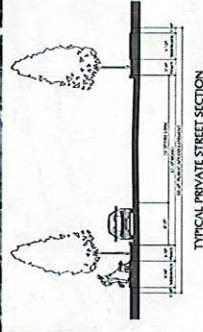
Reasons and/or Comments



NEIGHBORHOOD DATA

BLDG TYPE	COUNT	BEDS	1ST FL AREA	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



CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: PZ 0821-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

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.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE () PLANNED DEVELOPMENT (☒) DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: MF-1 & NC

PROPOSED ZONING: PD-Single Family Detached,
Med Density

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: _____ ABSTRACT: 1849 SURVEY: Alexander Allbright

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: South of McLeroy Blvd., West of Woodcrest Dr.

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 20.85 Acres

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.

(Use additional sheets and attach if necessary)

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 Korman Bicker, Cowles Real Estate

OWNER'S ADDRESS: On Behalf of the Boswell & Gordon Family
% 6525 Shoal 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: [Signature] DATE: 7-20-21 TIME: _____

FEE FOR APPLICATION: \$1720.00 RECEIPT #: 179431

SUBMITTED INFORMATION REVIEWED BY: Staff, Planning & Zoning

PLANNING AND ZONING COMMISSION MEETING DATE: 8-10-21

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 8-16-2021

ACTION TAKEN: _____

VILLAS AT WILLOW CREEK PLAN DEVELOPMENT

HHS Residential initiated discussions with the Saginaw staff in mid-January 2021 regarding the Villas at Willow Creek neighborhood.

The collaboration with the city resulted in a concept plan which was initially seen by the Planning and Zoning Commission at their May 11, 2021 meeting. During the meeting, it was very apparent the neighboring homeowners had concerns regarding the concept plan. As such, the Commission requested that HHS Residential work with the neighbors to address their concerns. Since then, two neighborhood meetings have taken place (May 19th and June 30th). Between those two meetings, the Planning and Zoning Commission had a second public hearing regarding the development.

Since the initial meeting in January, HHR Residential has worked collaboratively with the Saginaw staff and the neighbors to develop a design for the neighborhood which addresses concerns raised by all parties, while allowing for a financially feasible development. That plan (Dated July 16, 2021) is included in this information packet.

Below is a list of concerns raised by the neighbors and the action taken to amend the concept plan to address the concern.

NEIGHBORHOOD CONCERN WITH PROPOSED DESIGN	APPLICANT'S ACTION
1. Too many homes adjacent to the south property line.	1. Home count has been reduced from 12 to 4 within 40' of south property line.
2. Increase separation to 40' vs 20' along south property line.	2. 4 homes are between 20' and 38'. All others are farther than 40'.
3. The extension of Westwood Dr will encourage cut through traffic.	3. Westwood Dr does not extend through the property.
4. Eliminate the parking lot adjacent to the south property line.	4. The parking lot has been eliminated. Parking will be by the pool.
5. Provide screening between the villas and the south neighborhood.	5. A screening fence will be provided along the south property line.
6. The homes should have the same masonry content as other homes in the city.	6. The homes will meet the city's masonry requirements.
7. Rotate the pool to face the opposite direction.	7. The active area is oriented to the north. Rec building and fence will screen pool.
8. Establish a tree line along the greenways.	8. Trees will be planted throughout the neighborhood.
9. Provide a minimum 75% masonry on the homes to be compatible with the adjacent neighborhood.	9. It is anticipated the Development Agreement outlining this and other items will be adopted by the City Council at their July 20, 2021 meeting.



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

DATE: August 10, 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 a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

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

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G. have been found to exist. The applicant has provided his response to the conditions for consideration.

If there are any questions, please let me know.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com

SELL YOUR STUFF FAST!
 817-390-7400
 VISA MC

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
 RFB # 21157
 Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
 Further information and specifications may be obtained at www.PublicPurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through sale awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
 IFLO033698
 Jul 22, 2021

Public Notice

Trinity Basin Prep is requesting proposals for 60 Powerlites towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfp@trinitybasinprep.com or at www.trinitybasinprep.com/rfp
 IFLO033708
 Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
 BID # 21159 - Tent Rental for Prairie Lights

*This is a re-advertisement of 21121
 Further information and specifications may be obtained at www.PublicPurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through sale awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
 IFLO033712
 Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.PublicPurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
 RFP # 21122 - Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all proposals and to waive formalities. The city also reserves the right to purchase these items through sale awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
 IFLO033739
 Jul 22, 2021

imately 212,203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th Street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extrajurisdictional jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247. All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing. A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
 IFLO033781
 Jul 29, 2021

Notice of Public Sale
 Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landowner's lien. The sale will begin on or about the time indicated at www.SellStorageAuction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
 Wednesday, August 18, 2021
 12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
 www.SellStorageAuction.com
 Shareke Gills: misc. items, Elizabeth Kisha: misc. items.
 IFLO033839
 Jul 22, 2021

Request for Proposals: Security Guard Services
 C2 Global Professional Services, LLC (C2 GPS), a private, for-profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations. Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amye Kassl @ amyekassl@workforcesolutions.net. Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
 C2 GPS - Tarrant County
 Attn: Amye Kassl
 1320 S. University Dr, Suite 600 - Fort Worth, TX 76107
 No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
 IFLO034532
 Jul 29, 2021

Request for Proposals: Security Guard Services
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 IFLO034532
 Jul 29, 2021

TABC
 Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conervey dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
 IFLO034665
 Jul 29, 2021

unified_development_code
 IFLO034402
 Jul 29, 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 243 and 244, Abstract 1649, A, F, All-bright Survey from Multi-family (MFI) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeary Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
 IFLO034606
 Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 002-04, E, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
 IFLO034607
 Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition).

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
 IFLO034608
 Jul 29, 2021

ORDINANCE NO. 3702
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8,508 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.
 CITY OF NORTH RICHLAND HILLS
 By: /s/ Oscar Trevino
 Oscar Trevino, Mayor
 ATTEST:
 /s/ Alicia Richardson
 Alicia Richardson
 City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:
 /s/ Maresha B. McGinnis
 Maresha B. McGinnis, City Attorney
 IFLO034691
 Jul 29, 2021

Legals

CITY OF NORTH RICHLAND HILLS

ORDINANCE NO. 3703
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

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 By: /s/ Oscar Trevino
 Oscar Trevino, Mayor
 ATTEST:
 /s/ Alicia Richardson
 Alicia Richardson
 City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:
 /s/ Maresha B. McGinnis
 Maresha B. McGinnis, City Attorney
 IFLO034692
 Jul 29, 2021

Star-Telegram
 STAR-TELEGRAM.COM

CKC Standard Poodles Puppies
 dewclaws removed & tails docked.
 Call 817-964-3085

Boston Terrier pure bred, male, 8 mos. old, all shots, dewormed, \$600
 817-525-0432

German Shepherd/Dachshund mix-Small black/brown guard dog, \$250, 817-938-1071

AUST. SHER. TOY/SM MINI Blue Merle F & black trl M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7f Parents AKC register. Born May 26th 1st shots at 6wks \$500 940-733-8630

Morkie Pups \$500 up, Reg. s/w. Cash Only 214-436-0009 no text

Real Estate

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

76010 BILLS PAID! \$100 DEP
 \$25 app fee, eff. 1, 2, & 3 bedrooms.
 Call 817-640-1051 for availability

BAD CREDIT OK
 - Nice Brick Home 3-2-2 Owner Fin.
 817-447-0089 firststepnrg.com

Room for rent/between Lake worth & Saginaw \$700/month, 200 dep. NO SMOKERS OR PETS, 817-851-2291

FSBO - 510Ac, East Kansas Hunting/Crop Farm, Beautiful Res. & Out Buildings & Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

MAID IN TEXAS - CLEANING SERVICE. Reliable - Reasonable - References. Call 817-657-6534.

Experience Housekeeper
 Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact Florence at 817-454-9525, sylviaflorence83@gmail.com

BRICK, STONE MASONRY
 AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-716-6747 m-38913

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUIISOBIPO.COM

Carpet repair & re-stretching Over 40yr exp. Call 817-641-7889 or 469-831-3907

Buildings
 30x40x10 Metal Bldg 1 walk door & slab \$25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

FREE SURGEON hauling, trim, removals, stump grind, free est. fully insured, 32yrs exp. 817-428-8781

HAULING
 Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-299-6459

Garage Sale

Garage Sale
 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P
 5516 Darnmouth Ave 76114

Samsung log load washer, black, stainless, like new \$600
 817-905-4259

FREON WANTED: We pay \$\$\$ for cylinders and cans of R12 R600 R11 R113 R114. Convenient. Certified Professionals. Call 812 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip., UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7631

2 PLOTS Bluebonnet Colleyville have deed can be transfer to person whom purchase. 817-360-2951

WE POWDER COAT PATIO FURNITURE
 LONGHORNS 817-759-2224

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MLBIE BENGIE.
 512-585-4541 vzbaker@gmail.com

HAVING A GARAGE SALE?

Let Classifieds Help
 THE TRIBUNE
 SANLUIISOBIPO.COM



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

July 30, 2021

NOTICE OF PUBLIC HEARING

**PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL
THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.**

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

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

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

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



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

July 27, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

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

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

REPLY FORM

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

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

REPLY

RE: PZ 0821-02 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop (Cigar Shop) at 128 N. Saginaw Boulevard, Suite 100 in Saginaw.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 128 N SAGINAW BLVD SAGINAW TX 76179 #100

LEGAL DESCRIPTION: GRAY ADDITION-SAGINAW

LOT: 2 BLOCK: 1 ADDITION: GRAY ADDITION

TRACT: _____ ABSTRACT: _____ SURVBY: _____

ZONING: RETAIL CC

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT

APPLICANT INFORMATION: 524 HUNTSMAN LN
SULTAN MOHMAND FORT WORTH TX 76131 817-395-7351
APPLICANT NAME ADDRESS TELEPHONE

II. OWNER INFORMATION:

Kirk Bonds 128 n saginaw blvd #100 817 232 1511
DocuSigned by: _____
PROPERTY OWNER NAME ADDRESS TELEPHONE
(Property Owner Signature)

III. AGENT INFORMATION:

Kevin Goodman 1340 S Main St, Suite 305, Saginaw, TX 76051
DocuSigned by: _____
AGENT Kevin Goodman ADDRESS TELEPHONE
(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO

☐ YES, DATE _____

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

[Signature]
APPLICANT SIGNATURE

06/18/2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: RETAIL CIGAR SHOP (NO SMOKING ON PREMISES)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Our business will be a unique retail experience focusing on the sale of cigars, tobacco-related accessories, tobacco products, premium cigars, leaf tobacco. We are different from the typical "smoke shop" as a significant part of our business caters to an older demographic offering high end cigars all displayed inside a large walk-in humidor.

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

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

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

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

7-12-2012
DATE RECEIVED

\$750.00
FEE RECEIVED

8-10-2021
P&Z MEETING DATE

W. K. R. R.
APPLICATION TAKEN BY

179430
RECEIPT NUMBER

CITY COUNCIL MEETING DATE

- 1) The proposed use complies with all the requirements of the zoning district (CC) in which the property is located.
- 2) The proposed use and location will offer a convenient location for residents to buy cigars and for the city to collect taxes as well as bring employment.
- 3) The benefits of the city gains from the proposed use outweigh the loss of or damage to any homes business natural resources, agricultural lands historical or cultural landmarks or sites wildlife habitats Parks or natural scenic or historical features of significance and outweigh the personal and economic cost of any disruption to the lives business and property of individuals affected by the proposed use.
- 4) Adequate utilities road access drainage and other necessary supporting facilities have been provided.
- 5) The design location and arrangement of all public and private Street driveways parking spaces entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or Jason developments.
- 6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
- 7) As outlined in the side plan our location nature and height of building structure walls and fences are not out of scale with the neighborhood.
- 8) The proposed use will be compatible with and not dangerous to the use and enjoyment of neighboring property nor will it diminish or impair property values within the vicinity.
- 9) Adequate nuisance prevention measures are in place to prevent
- 10) Sufficient on-site lighting is provided for adequate safety of patrons employees and property and the lighting is adequately shielded and directed so as not to disturb or adversely affect neighboring properties
- 11) Our landscaping is sufficient and ensures Harmony and compatibility with adjacent properties.
- 12) The proposed operation is consistent with submitted plans and the benefits to the community outweigh the costs.
- 13) The proposed use is in accordance with the city of Saginaw comprehensive land use plan.



TARRANT COUNTY TAX OFFICE

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

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040034593
AD NUMBER: 16105 1 2
CERTIFICATE NO : 83690217

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

DATE : 7/12/2021

FEE : \$10.00

PROPERTY DESCRIPTION

GRAY ADDITION-SAGINAW BLOCK 1
LOT 2

0000128 N SAGINAW BLVD
0.4037 ACRES

PROPERTY OWNER

KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	\$0.00
2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	EAGLE MOUNTAIN/SAGINAW ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : KIRK D BONDS LLC
ACCOUNT NUMBER: 00040034593
TOTAL CERTIFIED TAX: \$0.00

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

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

M. Porty Deputy

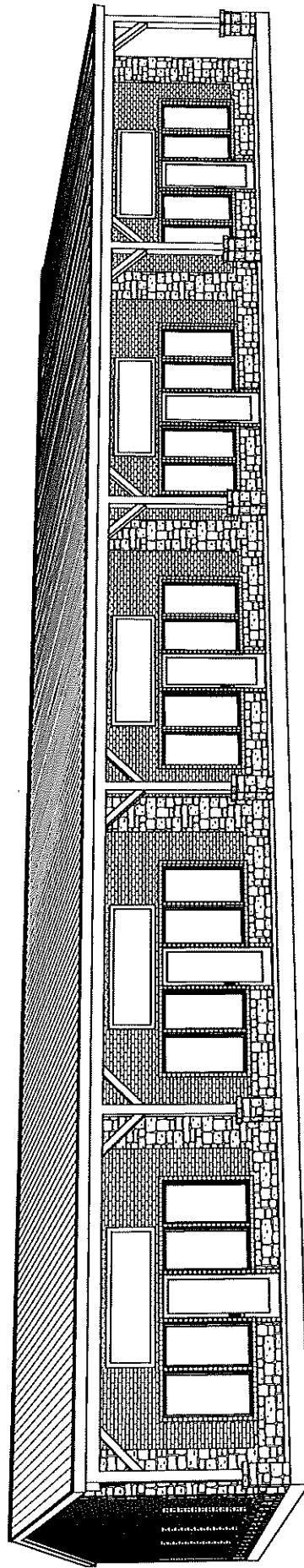


LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

TOTAL FINISH-OUT	= 2,847 SQ.FT.
TOTAL AVAILABLE	= 7,467 SQ.FT.
TOTAL PORCH AREA	= 669 SQ.FT.
TOTAL A.U.R.	= 8,136 SQ.FT.

OCCUPANCY GROUP: D
CONSTRUCTION TYPE: STEEL & MASONRY
BUILDING HEIGHT: 1 STORY
OCCUPANT LOAD: 7467 S.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTE:

[illegible]

DRAWING INDEX

PROJECT COVER SHEET	
ARCHITECTURAL	
A1	SITC PLAN
A2	FLOOR PLAN & SCHEDULES
A3	ELEVATIONS
A4	REFLECTED CEILING PLAN
MEP	
M1	LIGHTING PLAN
M2	POWER PLAN
M3	WATER
M4	PANELS
M5	ELECTRICAL SPECIFICATIONS
M6	HVAC PLAN
M7	MECHANICAL SCHEDULES
M8	MECHANICAL SPECIFICATIONS
M9	PLUMBING PLAN
M10	PLUMBING SPECIFICATIONS

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2006

BUILDING DESIGNER:



A2
SHEET
NUMBER

AI
BD
MICHAEL L. PIENKO
REGISTERED
ARCHITECT
ILLINOIS

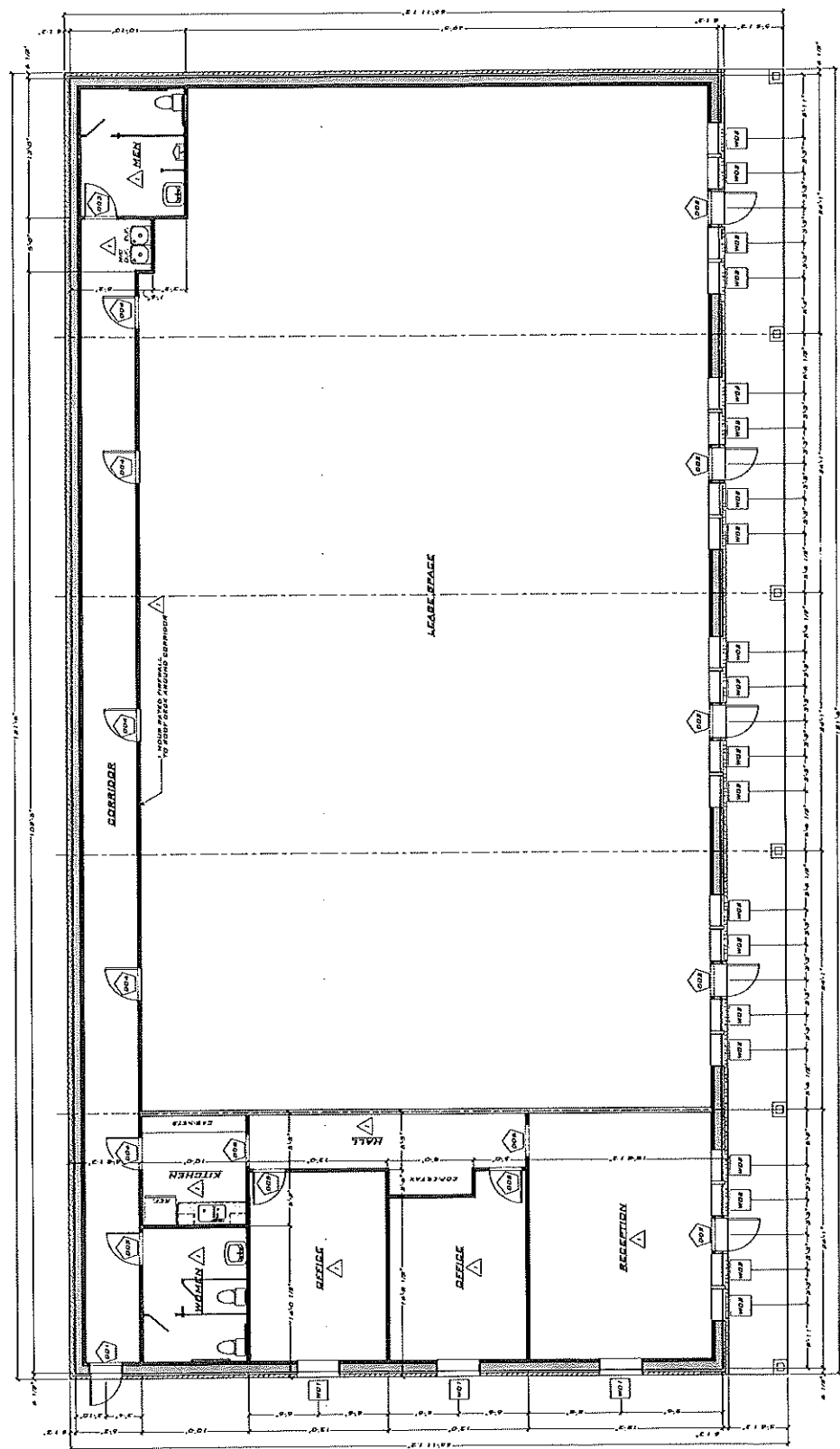
KIRK BONDS BUILDING
REMODEL
FLOOR PLAN

FLOOR PLAN

DATE: 09/14/13
DRAWN BY: JAS
AR - 13232

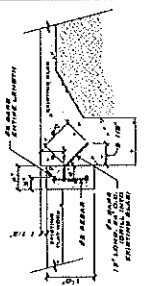
PERTECH ENGINEERING
& CONSULTING, LLC
100 N. MONT ST., SUITE 100, CHICAGO, IL 60606
(312) 467-1410

REVISION	DATE	COMMENTS
1	9/13/13	CHANGED RESTROOMS, ADDED JAS
2		DOORWAYS REDESIGNED
3		OFFICE AND KITCHEN



FLOOR PLAN

BRICK LEDGE DETAIL



RECEIVED: 10/1/13
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE BUILDING SECURE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIAL.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

A1

SHEET
NUMBER

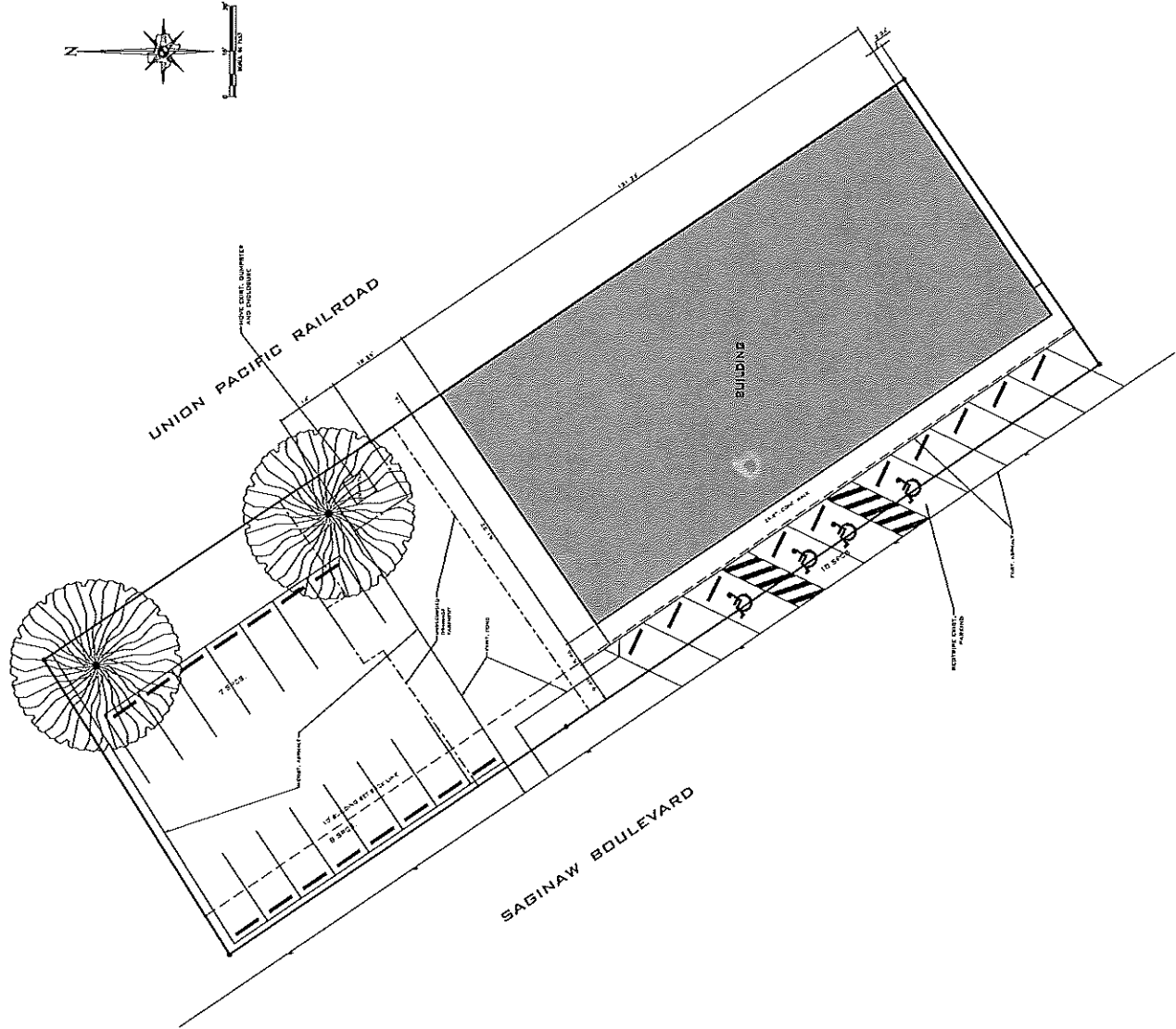
AR - 1323Z
DATE: 09/14/13
SCALE: 1"=10'

KIRK BONDS BUILDING
REMODEL

SITE
PLAN



PIERTECH ENGINEERING
& CONSULTING, LLC
18750 KALAMAZOO AVENUE, SUITE 200
KALAMAZOO, MI 49001-1103





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

DATE: August 10, 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 an Ordinance Amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue".

Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L	M H	M F 1	M F 2		O P	N C	C C	C F	L I	H I	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

"Special Event Venue. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

Please let me know, if you have any questions

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

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 SPECIAL EVENT VENUES ARE PERMITTED BY SPECIAL USE PERMIT IN COMMUNITY COMMERCIAL AND LIGHT INDUSTRIAL ZONING DISTRICTS; AMENDING SECTION 12-2, TO PROVIDE A DEFINITION FOR SPECIAL EVENT VENUES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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 Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

That, Section 5-1, "Permitted Use Table," of Article 5 "Permitted Uses," of Appendix A "Zoning" of the Saginaw City Code is hereby amended by permitting the use "Special Event Venue" by Special Use Permit in the Community Commercial and Light Industrial zoning districts, as follows:

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	C C	C F	L I	H I	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

"Special Event Venue. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code 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 4.

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 of 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 5.

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 6.

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, as amended, 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 7.

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 8.

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

PASSED AND APPROVED ON this the ____ day of _____, 2021.

TODD FLIPPO, MAYOR

ATTEST:

JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com



Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IFL0033698
Jul 22, 2021

Public Notice

Trinity Basin Prep is requesting proposals for 60 Powerlites towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to responses@trinitybasinprep.com or at www.trinitybasinprep.com/rfp
IFL0033708
Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 - Tent Rental for Prairie Lights
This is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IFL0033712
Jul 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or at www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 - Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpb.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IFL0033739
Jul 22, 2021

imately 212,203 acres in the District, which District is located in the corporate limits of the city, bounded by Oliver Creek on the North; FM 158 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extrajurisdictional jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247. All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing. A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IFL0033781
Jul 29, 2021

Notice of Public Sale
Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd. Managing Properties listed below will hold a public auction of property being sold to satisfy a landowner's lien. The sale will begin on or about the time indicated at www.Sell-StorageAuction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shenika Gillis: misc. items, Elizabeth Kisha: misc. items.
IFL0033839
Jul 22, 2021

Request for Proposals: Security Guard Services
C2 Global Professional Services, LLC (C2 GPS), a private, for-profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amyoue Kassl @ amyoue.kassl@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS - Tarrant County
Attn: Amyoue Kassl
1320 S. University Dr., Suite 600 - Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2889 (TDD) and 1-800-735-2888 (Voice) www.c2gps.net
IFL0034532
Jul 29, 2021

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a BO/BF (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Texas, Tarrant County, Texas.
IFL0034655
Jul 29, 2021

unified_development_code
IFL0034402
Jul 29, 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.88 Acres out of Track 2H3 and 2H4, Abstract 1649, A. F. Albright Survey from Multi-family (MFI) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeary Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
IFL0034606
Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, E. the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
IFL0034607
Jul 29, 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held in the Council Chambers at City Hall located at 333 West McLeary Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, at 817-230-0500.
IFL0034608
Jul 29, 2021

ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Malesha B. McGinnis
Malesha B. McGinnis, City Attorney
IFL0034691
Jul 29, 2021

ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Malesha B. McGinnis
Malesha B. McGinnis, City Attorney
IFL0034692
Jul 29, 2021

Legals

CITY OF NORTH RICHLAND HILLS

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Malesha B. McGinnis
Malesha B. McGinnis, City Attorney
IFL0034693
Jul 29, 2021

ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Malesha B. McGinnis
Malesha B. McGinnis, City Attorney
IFL0034694
Jul 29, 2021

Star-Telegram
STAR-TELEGRAM.COM

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos. old, all shots, dewormed, \$600 817-525-0432

German Shepherd/Dachshund mix - Small black/brown guard dog, \$250, 817-938-1071

AUST. SHER. TOY/SM MINI Blue Merle F & black tri M/F. Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F Parents AKC register. Born May 28th 1st shots at 6wks \$500 940-733-8630

Morkie Pups \$500 up, Reg. s/w. Cash Only 214-436-0009 no text

Real Estate

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 BILLS PAID! \$100 DEP \$25 app fee, eff. 1, 2, & 3 bedrooms. Call 817-640-1051 for availability

BAD CREDIT OK - Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepm.com

Room for rent between Lake worth & Saginaw \$700/month, \$200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO - 510Ac East Kansas Hunting/Crop Farm. Beautiful Res. & Out Buildings & Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

MAINTENANCE & REPAIRS

MAID IN TEXAS - CLEANING SERVICE. Reliable - Reasonable - References. Call 817-657-6534.

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact Florence at 817-454-9525. sylviaflorence83@gmail.com

REPAIRS & MAINTENANCE

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-716-6747 m-38913

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUIISOBIPO.COM

Carpet repair & Re-Stretching Over 40yr exp. Call 817-641-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab \$25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim, removals, stump grinding, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sale

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Northlake

Samsung top load washer, black, stainless, like new \$600 817-905-4259

Freon

FREON WANTED: We pay \$\$\$ for cylinders and cans of R12 R600 R11 R113 R114. Convenient. Certified Professionals. Call (817) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip., UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7631

2 Poles Bluebonnet Colleyville have deed can be trailers to person whom purchase. 817-360-2951

WE POWDER COAT PATIO FURNITURE LONGHORNS 817-759-2224

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopper, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-688-5926.

Private art collection G. HARVEY, P. SALINAS, MLBIE BERGE. 512-589-4541 vzbaker@gmail.com

HAVING A GARAGE SALE?

Let Classifieds Help THE TRIBUNE SANLUIISOBIPO.COM

July 31, 2021	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	Developer	# of Lots	Status
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	36 permits issued for new homes
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	Fall 2021	Construction began 8/10/2020. 81% complete.
W. J. Boaz and Old Decatur Road Intersection Construction	Construction underway	August 2021	Construction underway. 70% complete.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Design underway	April 2022	Design 90% complete
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2021
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 2021
NW Booster Pump IPO	IPO Approved 1/5/2021	Pending	Design complete
Saginaw Blvd 16" Water Line Phase 2	Under construction	Fall 2021	Construction is about 75% complete
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East McLeroy Reconstruction	Awaiting availability of County staff to complete	August 2021	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	Location	Status	Comments
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, \$6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Permit Issued
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Chipotle	1424 N Old Decatur Rd	Building Plans Submitted	Shell building and finish out permits issued.
Franklin Office Complex	Belmont Street	Permit Issued	Under construction

Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	Finish out office space
Fashion Hair Design	204 W J Boaz	Permit issued	Finish out
Whataburger 492	5455 S Blue Mound Rd	Demo Permit issued Remodel Permit Pending	Remodel permit pending
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Approved 7/20/21	Final Plat
The Square Final Plat and Civil Constructions Plans	North and West of Wal-Mart	Pending	Resolution for LOSA approved 1/5/21, P&Z recommended approval of final plat 1/12/21. Saginaw Square Blvd and TxDot improvement advertised for construction on 6/15/21. TxDot improvements awarded by City council 8/3/21
The Grand At Saginaw	Beltmill Multi Family Development	Final Plat Approved 7/20/21	Final Plat approved by City Council 7/20/21
Zoning Ordinance Amendment Carport Overlay Requirements for MF		Approved 7/20/21	City Council approved 7/20/21
Villas at Willow Creek HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	South of McLeroy, West of Woodcrest Dr.	Scheduled for P&Z 8/10 and City Council 8/16/21	Developer withdrew plan and submitted new proposal with changes that address citizens concerns
Zoning Ordinance Amendment Regulating Extended Stay Hotels		Approved 7/20/21	City Council Approved 7/20/21
Sultan Mahmand	128 N Saginaw Blvd Suite 100	Scheduled for P&Z 8/10/21 and City Council 8/26/21	Request for Specific Use Permit to operate a Smoke Shop (Tobacco)

Zoning Ordinance Amendment Adding Special Event Venues		Scheduled for P&Z 8/10/21 and City Council 8/26/21	Adding Special Event Venues with regulations and a definition to the Zoning Ordinance.
Assisted Living & Memory Care	820 W McLeroy Blvd	Pending	Replat and Civil Construction Plans. Civil Construction Plans under review.
Code Enforcement	Location		Comments
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	Location	Status	Comments
Asphalt Overlay	Saginaw Blvd, city limit to city limit	Projected Completion April 2021	Underway.
City Council Considerations			
Miscellaneous Items	Status	Completion Date	Comments
Water Resiliency and Response IPO	Water Resiliency Study, complete	Jun-21	Water Resiliency Study Certified to State, Emergency Response Plan due December 31, 2021
City Comprehensive Plan	IPO Approved 1/5/2021	Underway	Workshop conducted with P&Z 3/9/21

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JULY 2021

C/O ISSUED THIS MONTH						
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE	
7/1/21	PLANET FITNESS	608 SAGINAW BLVD S	CO-22-20/21	7/1/21	7/1/21	
7/1/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	CO-34-20/21	7/1/21	7/1/21	
7/19/21	K P STAFFING	1453 SAGINAW BLVD N 120	CO-35-20/21	7/19/21		
TEMP C/O						
DATE	NAME	ADDRESS	PERMIT #	COMMENTS		
COM/IND OPEN BUILDING PERMITS						
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS	
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL	
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIALS	
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE	
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA	
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA	
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL	
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD	
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE	
9/11/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING	
9/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT	
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE	
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE	
10/28/20	AGGREGATE CAPITAL & DEVELOPMENT	800 BLUE MOUND RD S	31257	REMODEL	ADDITION OF RESTROOM & STORAGE AREA	
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LOT	
11/13/20	D F W PLASTICS	901 INDUSTRIAL AVE E	31381	REMODEL	ADDITION OF 3 RESTROOMS	
12/10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS	
12/17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING	
12/29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT	
12/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING	
1/5/21	M L HEALTHCARE	848 MCCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY	
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS	
2/9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL	
2/10/21	BRIGHT LIVING SAGINAW	824 MCCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS	
2/10/21	BRIGHT LIVING SAGINAW	824 MCCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT	
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE	
3/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR	
3/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL	
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK	
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION	
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR	
4/9/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33109	NEW BUILDING	NEW SHELL BUILDING	
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX	
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDING	NEW 270 UNIT APARTMENT COMPLEX	
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT	
4/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN	
4/14/21	K & H TRUCKWELD	1300 INDUSTRIAL AVE E	34093	REMODEL	INSTALL OVERHEAD DOOR	
4/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS	
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING	

COMMERCIAL BUILDING REPORT

JULY 2021

4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/23/21	WAL MART	1401 SAGINAW BLVD N	33467	REMODEL	INTERIOR REMODEL
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
5/18/21	MCDANIEL	829 TOWNE CT	34143	REMODEL	INTERIOR REMODEL
5/25/21	T MOBILE	1453 SAGINAW BLVD N 100	34794	REMODEL	INTERIOR REMODEL
6/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
6/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
6/11/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33111	REMODEL	FINISH OUT
6/16/21	ATOLL INVESTMENTS	1248 INDUSTRIAL AVE E	35025	REMODEL	ROOF
6/21/21	TALKING TADPOLES	833 TOWNE CT	34889	REMODEL	INTERIOR REMODEL
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/29/21	A T & T MOBILITY	1504 WAGLEY ROBERTSON RD	34915	REMODEL	ANTENNA UPGRADE
COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
7/8/21	STEVEN BARBER INSURANCE	209 BELMONT ST S BLDG 1	35176	REMODEL	FINISH OUT
7/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
7/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34321	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/30/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL
4/19/21	AMERICAN NATIONAL BANK	825 SAGINAW BLVD N	34177	REMODEL	REMODEL AFTER STORM
4/21/21	S A C	5323 BLUE MOUND RD S	34321	REMODEL	ANTENNA UPGRADE
6/8/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/17/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
7/27/21	VERIZON	160 FAIRMOUNT ST	35349	REMODEL	ANTENNA UPGRADE
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
CLOSED PROJECTS					
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
1/5/21	WELLS FARGO ATM	504 SAGINAW BLVD S	31166	REMODEL	EXTERIOR LIGHTING UPGRADE
10/20/92	ASHTON APARTMENTS	681 SAGINAW BLVD N	33897	ADDITION	FAÇADE IN FRONT OF OFFICE
6/29/21	QUIKTRIP 988	1100 BLUE MOUND RD S	33337	REMODEL	INTERIOR REMODEL

**PLANNING AND ZONING COMMISSION
2020-2021 CASE REPORT**

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0521-01	Mayson Meier HHS Residential	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	05/11/21	Continued until 6/8/21, Recommended denial at 6/8/21 meeting	06/15/21	Applicant withdrew request. Will submit new request for August 10th P&Z meeting
PZ 0521-02	Rick Trice, City of Saginaw		approval of amendment to the zoning ordinance to add the use, Breweries	05/11/21	Recommended Approval	06/15/21	Approved
PZ 0721-01	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Beltmill Parkway and Millstone Road Right of Way	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-02	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Grand at Saginaw	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Regulations and definitions for an Extended Stat Motel/Hotel	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-04	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Section 702, Carport Overlay District	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0821-01	Matt McGhee	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	08/10/21			
PZ 0821-02	Sultan Mohmand	128 N Saginaw Blvd Suite 100	Approval of a Specific Use Permit to Operate a smoke Shop	08/10/21			
PZ 0821-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance to add Special Event Venues	08/10/21			