



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 state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
 IFLO033398
 Jul 22, 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 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 rfpresponses@trinitybasin.net or at www.trinitybasin.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 state 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 state 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.
 IFLO033791
 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
 Sheneka Gilles: 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 Amyou Kassl @ amyou.kassl@workforceolutions.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: Amyou 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

TABCO
 Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer) Seller's Permit with Food and Beverage Certificates, 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.
 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 1849, A, F, Al-bright Survey from Multi-family (MF) 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.
 IFLO034608
 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 permitted use table, Article 5, Section 6-1, 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 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, 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, TEXAS, 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/ Malesha B. McGinnis
 Malesha B. McGinnis, City Attorney
 IFLO034691
 Jul 29, 2021

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 (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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 IFLO034692
 Jul 29, 2021

Legals

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 IFLO034692
 Jul 29, 2021

Star-Telegram
 STAR-TELEGRAM.COM

ORDINANCE NO. 3702

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 214-438-0009 no text

Real Estate

COMMERCIAL

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 firststepnrg.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

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

817-715-6747 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

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 Darnmouth Ave 76114

Samsung top load washer, black, stainless, like new, \$600

817-905-4259

FREON WANTED: We pay \$\$\$ for

cylinders and cans of R12 R502 R11 R13 R14, Commercial, Certified Professionals. Call (312) 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 817-628-7631

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

WE POWDER COAT
 PATO FURNITURE
 LONGHORN 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 BARGE. 512-589-4541 vickibaker@gmail.com

HAVING A GARAGE SALE?

Let Classifieds Help
 22 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.

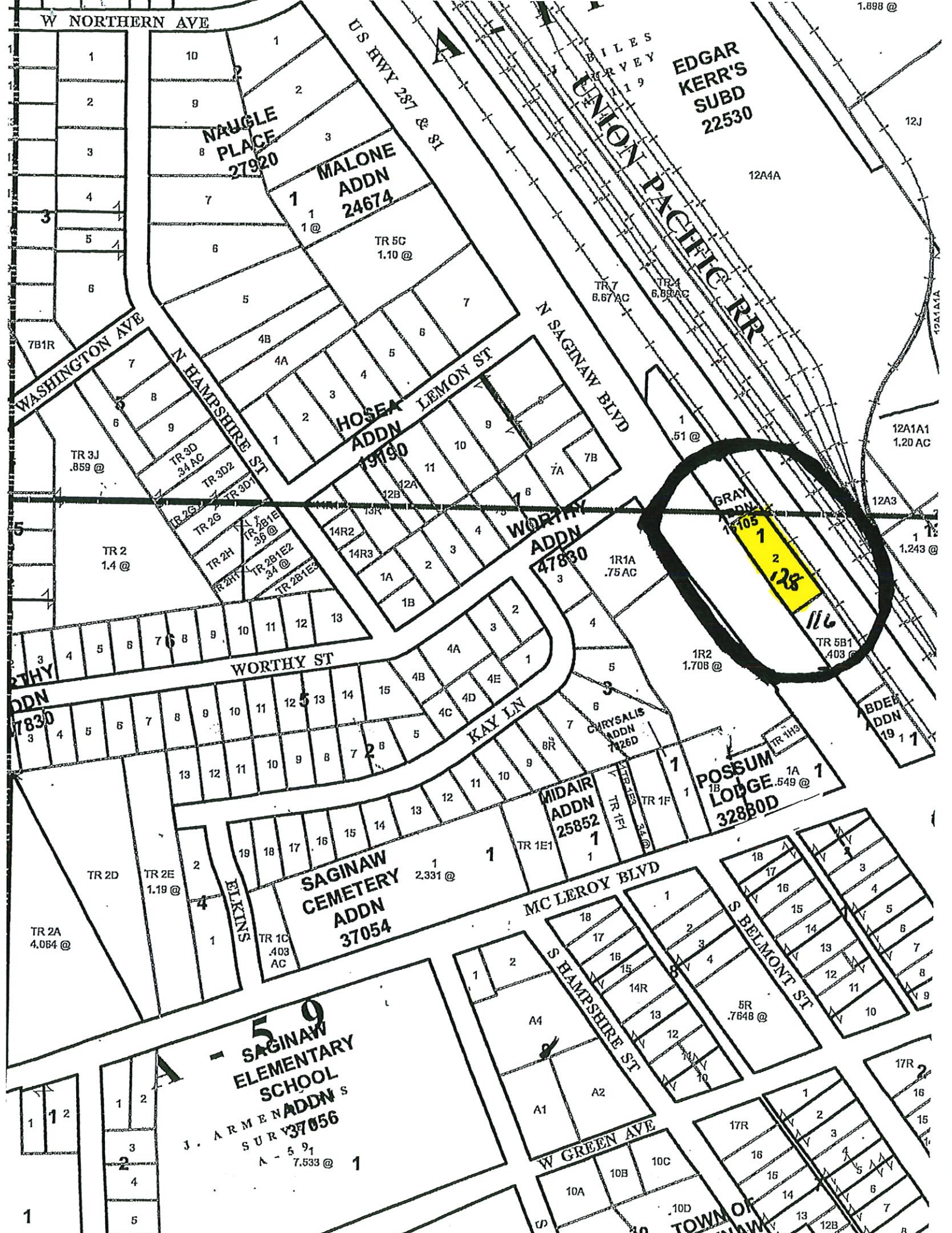
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If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, P. E., Director of Public Works at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



EDGAR
KERR'S
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22530

FILES
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UNION PACIFIC RR

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SAGINAW
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ELEMENTARY
SCHOOL
ADDN
37056

J. ARMEN
SURV
A - 591
7.533 @

MC LEROY BLVD

S HAMPSHIRE ST

S BELMONT ST

W GREEN AVE

TOWN OF
SAGINAW

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 17 232 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.

DATE RECEIVED _____

FILE RECEIVED

P&Z MEETING DATE

APPLICATION TAKEN BY

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



An aerial photograph of a residential neighborhood. A white circle is drawn around a house located in the center-right of the image. The house is a single-story structure with a light-colored roof. To the left of the circled house, there is a large, dark, irregularly shaped area that appears to be a body of water or a large garden. The surrounding area is filled with other houses, streets, and some commercial buildings. The image is in black and white and has a grainy, high-contrast appearance.

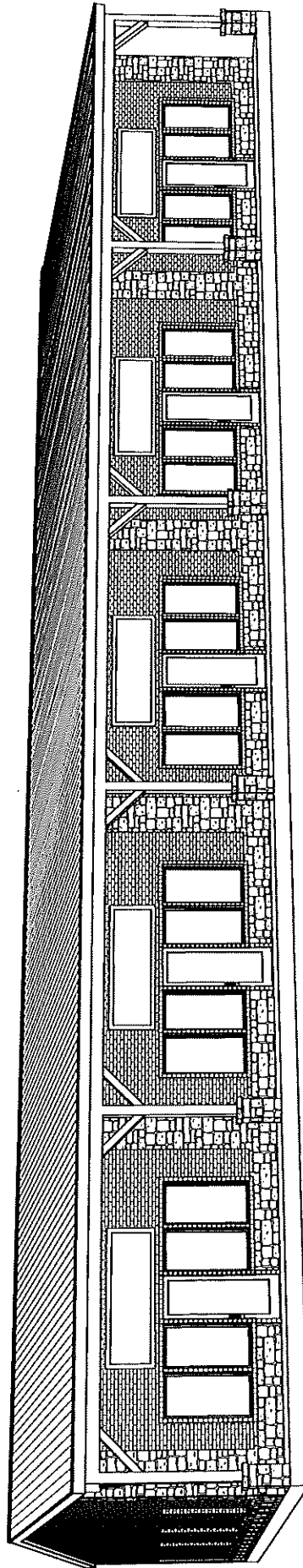
LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

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: 7,467 S.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTICE:

JOHN DEERE, INC. is a member of the American Commercial and Industrial Equipment Manufacturers Association (ACIEMA), a national trade association representing the interests of the American commercial and industrial equipment manufacturers. ACIEMA is a non-profit organization and is not affiliated with any political party or group. ACIEMA's primary purpose is to represent the interests of its members and to promote the development and use of commercial and industrial equipment in the United States. ACIEMA's activities include lobbying on behalf of its members, conducting research and development, and providing technical assistance to its members. ACIEMA's members include manufacturers of a wide variety of commercial and industrial equipment, including trucks, buses, construction equipment, and agricultural equipment. ACIEMA's members are committed to the highest standards of quality and safety in the manufacture and use of commercial and industrial equipment. ACIEMA's activities are designed to ensure that the interests of its members are protected and that the highest standards of quality and safety are maintained in the commercial and industrial equipment industry.



DRAWING INDEX	PROJECT COVER SHEET
	<u>ARCHITECTURAL</u>
	A1 SITE PLAN
	A2 FLOOR PLAN & SCHEDULES
	A3 ELEVATIONS
	A4 REFLECTED CEILING PLAN
	<u>M&P</u>
	E1.0 LIGHTING PLAN
	E2.0 POWER PLAN
	E3.0 PANELS
	E4.0 ELECTRICAL SPECIFICATIONS
	M1.0 HVAC PLAN
	M2.0 FLOOR PLAN SCHEDULES/DETAILS
	M3.0 MECHANICAL SPECIFICATIONS
	P1.0 PLUMBING PLAN

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817) 676-2306

BUILDING DESIGNER:



FLOOR PLAN

