



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 Due to substantial changes to the plan the previous item was withdrawn.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

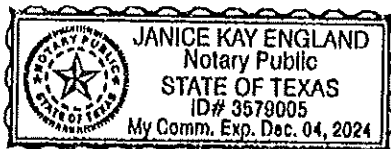
IN WITNESS WHEREOF, the parties hereto have caused this document to be executed
as of the Effective Date.

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°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°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°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°28'14" West, a distance of 127.35 feet;

THENCE North 00°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°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.

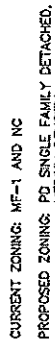
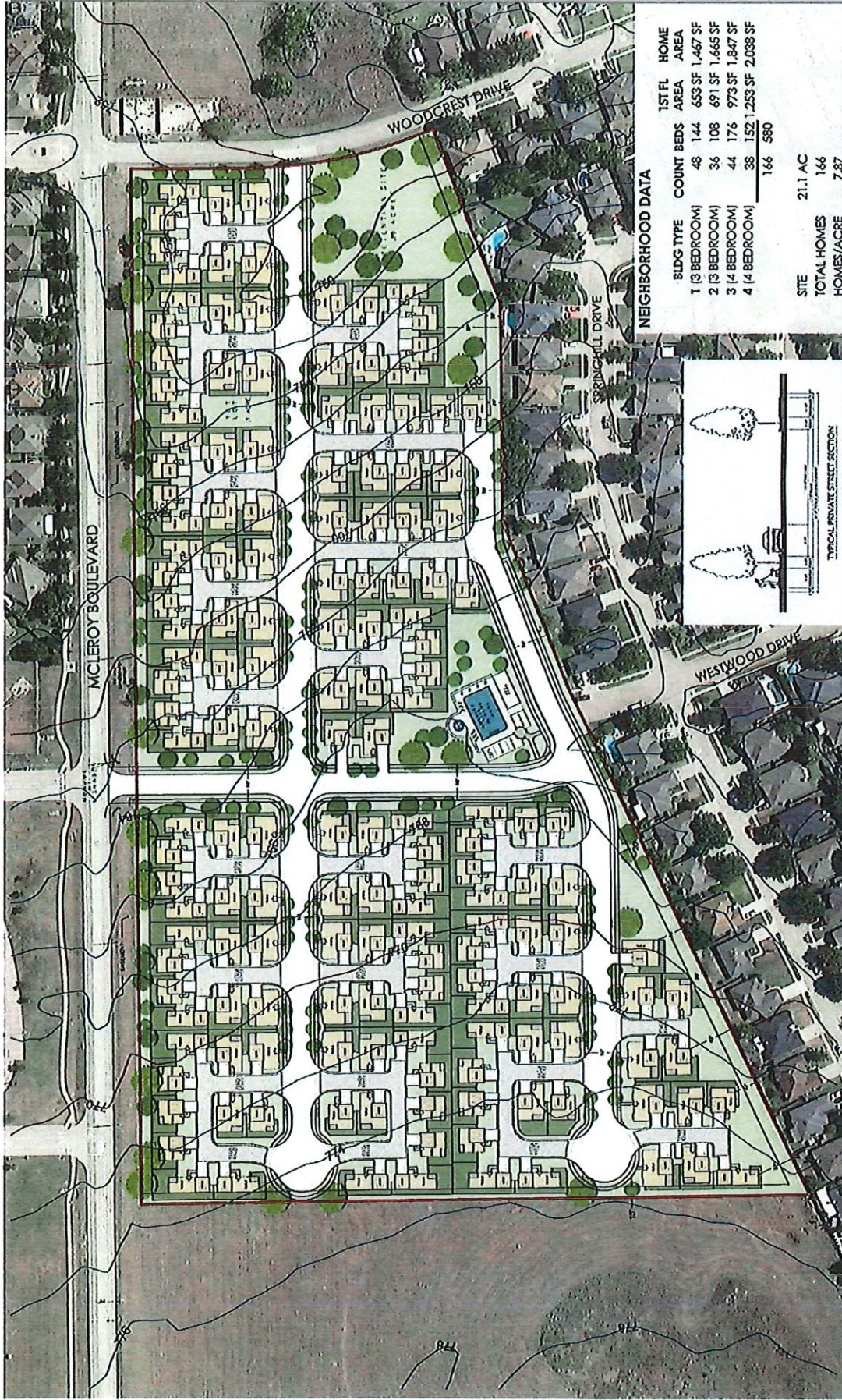


Exhibit B
Architectural Standards

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
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	2,088 SF	
		166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

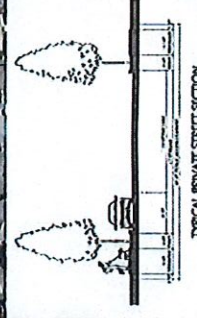


Exhibit D
Depiction of Right-of-Way

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:

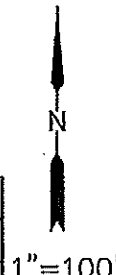
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE 07/19/2021	DRAWN drb	PROJECT HHR005 ROW EXHIBIT	JB PARTNERS 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'

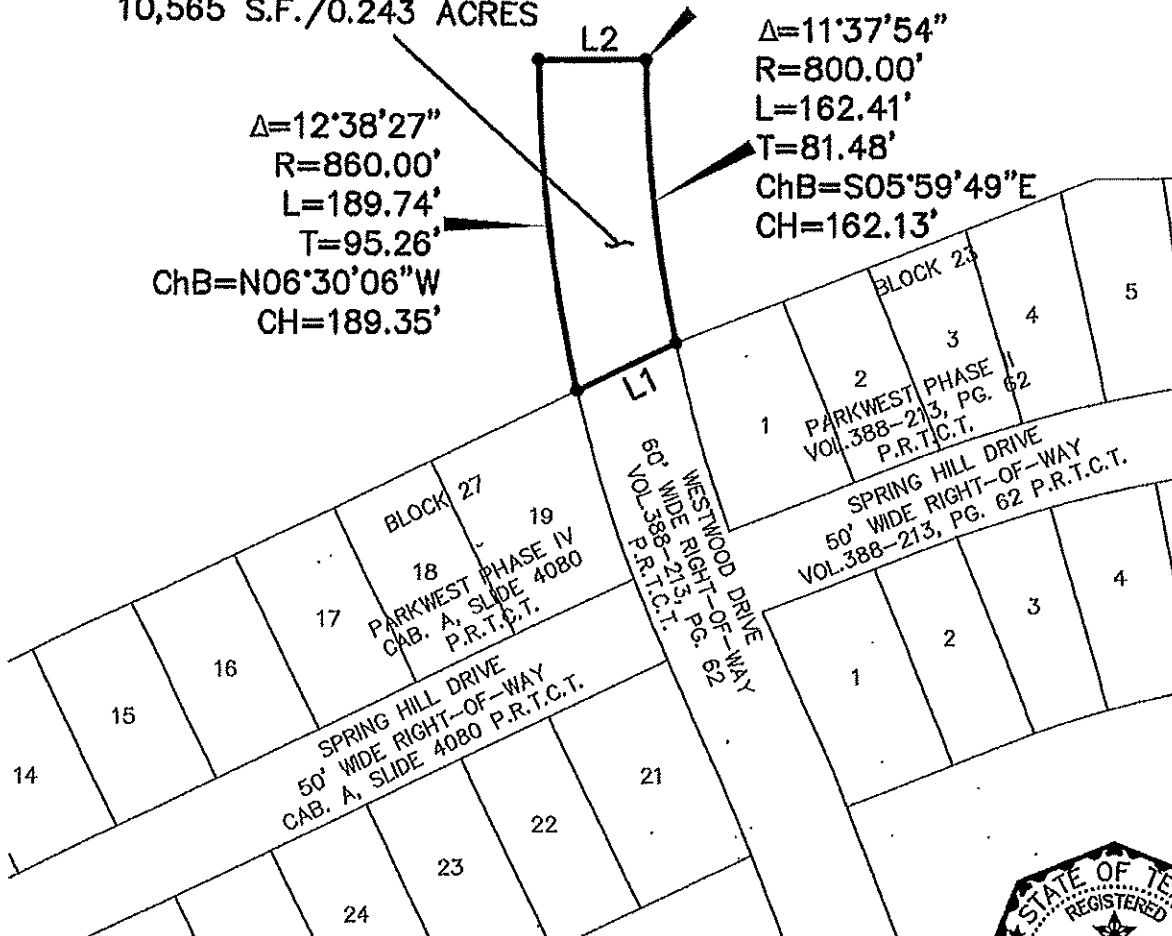


A PORTION OF WESTWOOD DRIVE
60' WIDE RIGHT-OF-WAY
VOL.388-213, PG. 62 P.R.T.C.T.
RIGHT-OF-WAY ABANDONMENT
10,565 S.F./0.243 ACRES

P.O.B.

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

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



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	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.246.7670 TBPE No. F-498 TBPLS No. 10076000
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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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 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
 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 Powerglide 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@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 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.
 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 126 on the east, 1,300 feet north of 126th 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 Justice 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

Fursuant 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 landlord's lien. The sale will begin on or about the time indicated at www.SellStorage.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.SellStorage.com
 Shaneka Gillis: misc. items. Elkabeth Store: 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 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
 IFL0034352
 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 Cornerway dba Taste of Society, to be located at 3810 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
 IFL0034565
 Jul 29-30, 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 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F. Albright Survey from Multi-family (MF) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy 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 request 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 McLeroy 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

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 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 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 McLeroy 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.
 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 McLeroy 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. 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 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO R1-FD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERALITY; 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
 IFL0034691
 Jul 29-30, 2021

Legals
CITY OF NORTH RICHLAND HILLS
ORDINANCE NO. 3703
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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

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

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

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76010 BILLS PAID! \$100 DEP \$25 app fee, eff, 12, & 3 bedrooms. Call 817-640-1051 for availability

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

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

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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. syvlaflorence83@gmail.com

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

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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

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

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

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

Freon Wanted: We pay \$\$\$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. 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 817-629-7531

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

WE POWDER COAT PATIO FURNITURE
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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 432-686-9926.

Private art collection G. HARVEY, P. SALINAS, MLBE BENGIE.
 512-589-4541 vczbakerg@gmail.com

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 SANLUIISOBIPO.COM



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.

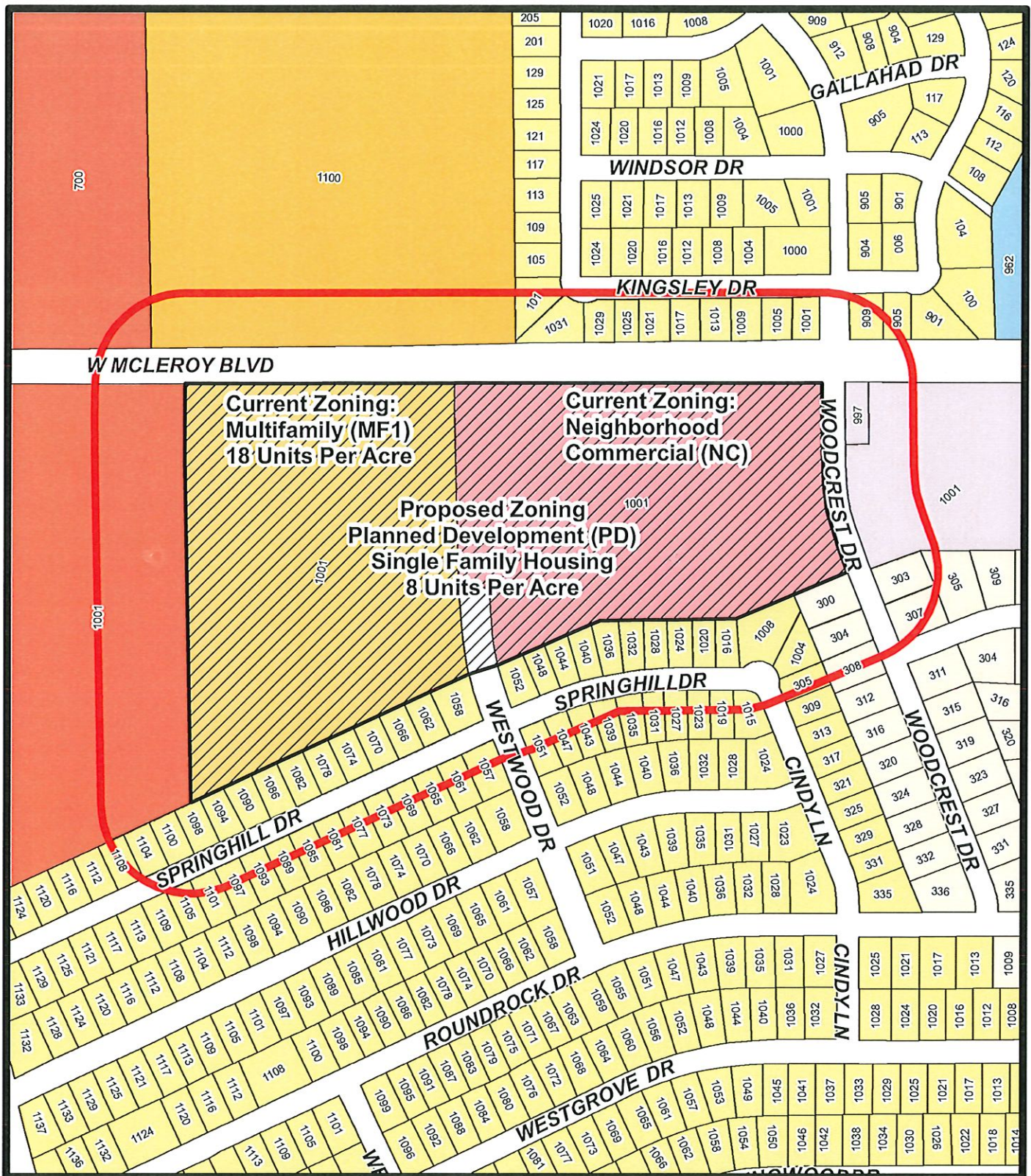
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

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.



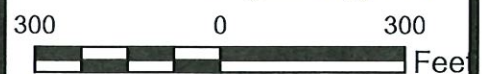
Legend

-  Property of Interest
-  200ft Buffer

Villas of Wood Creek 200 ft Property Owner Notification



City of Saginaw



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: _____

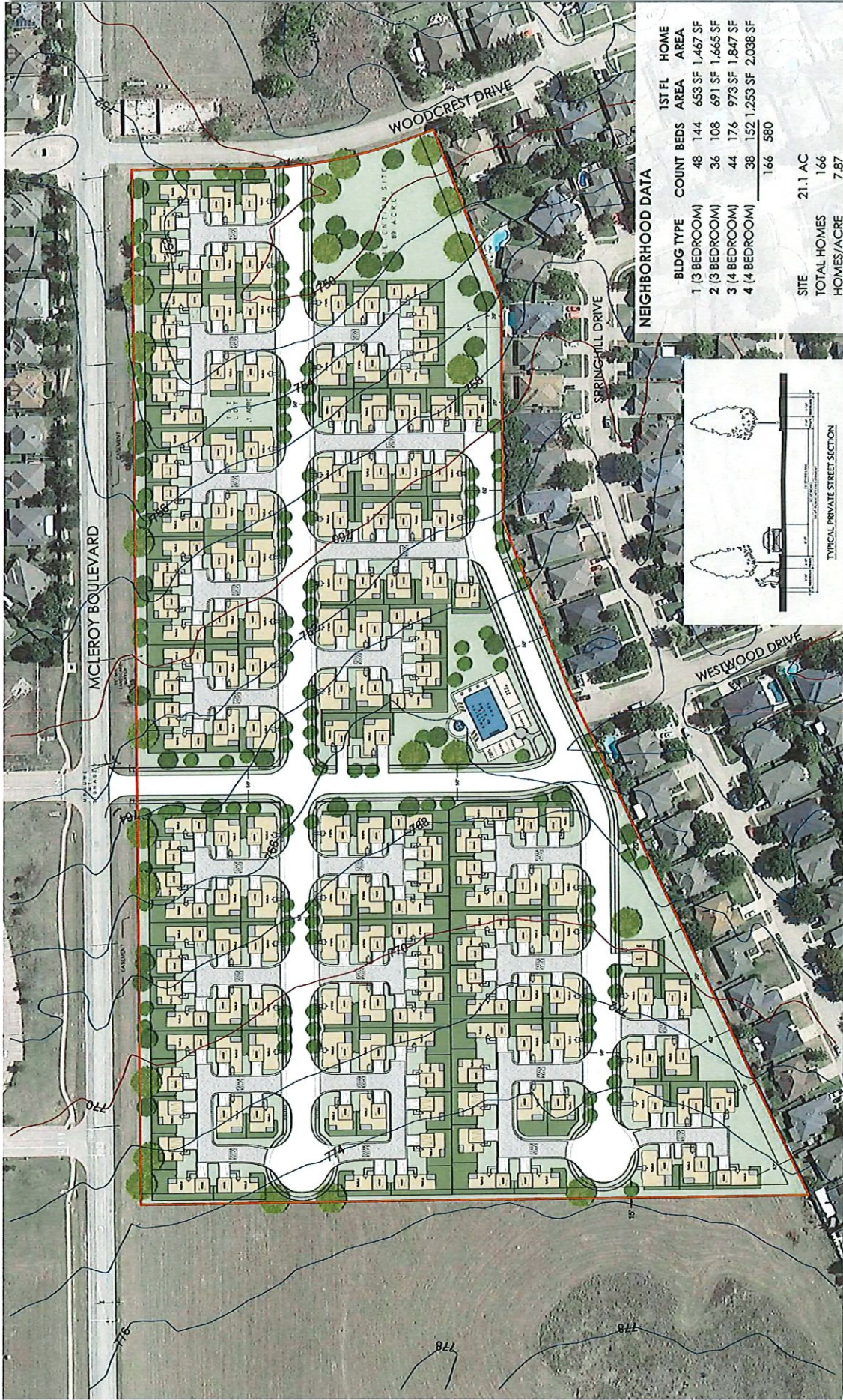
Address: _____

Phone Number: _____

() In Favor

() Opposed

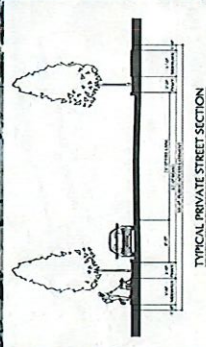
Reasons and/or Comments



NEIGHBORHOOD DATA

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

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87



**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 R. Gordon, Broker, Condos 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.