MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 10, 2021

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Fire Chief		Doug Spears
Management Analyst, Acting Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Recording Secretary		Mary Ragle

Visitors at the Meeting:

Brack St. Clair
Brandy Justice
Carmen Drake
Jerry Sylo
Jim Stanford
Jimmy Justice
Kathryn Johnson
Marilyn Tolbert
Paul Felegy
Randall Miner
Steven Bailey
Susan Bentley
Sutan M. Mohmand
Trey Gordon

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 p.m.

(2) Roll Call to Establish Quorum

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

(3) Audience participation

Chairman Lewis explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 13, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Vice Chairman Haney to approve the minutes for July 13, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(5) PZ 0821-01 PUBIC HEARING
Consideration and Action Regarding a Request for Approval for a Development Plan and a Change in Zoning on 20.86 Acres out of Tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD) Located South of West Mcleroy Boulevard and West of Woodcrest Drive

Chairman Lewis opened the Public Hearing at 6:04 p.m.

DPW Trice briefly explained the updated application, plans, and development agreement for the Villas of Willow Creek and proceeded by introducing Jerry Sylo, the developers' representative.

Jerry Sylo explained the details of this project with a power point presentation.

Three visitors from the audience, Marilyn Tolbert, Trey Gordon, and Carmen Drake made personal statements following the presentation.

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

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve this development plan and a change in zoning on 20.86 acres out of tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, from multi-family (MF1) and neighborhood commercial (NC) to a planned development (PD). Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(6) **PZ 0821-02 PUBLIC HEARING**
Consideration and Action Regarding a Request for Approval of a Specific Use Permit to be Allowed to Operate a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw

Chairman Lewis opened the Public Hearing at 6:36 p.m.

DPW Trice briefly explained this request and introduced the applicant, Sultan Mohmand.

Sultan Mohmand briefly explained the details of the proposed cigar shop and answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:39 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the specific use permit to allow the operation of a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(7) PZ 0821-03 PUBLIC HEARING
Consideration and Action Regarding an Amendment to the Zoning Ordinance (No. 2002-04), Amending Section 5-1 of Article 5 to Provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial (CC), Neighborhood Commercial (NC), and Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a Definition for "Special Event Venue"

Chairman Lewis opened the Public Hearing at 6:41 p.m.

DPW Trice briefly explained that this amendment was requested by the applicant to allow the usage of a special event venue which was not permitted nor mentioned in the City's current use table. He answered questions from the members.

Member Lewis closed the Public Hearing at 6:44 p.m.

A motion was made by Vice Chairman Haney with a second by Alternate Member Wooten to recommend that the City Council approve the amendment to the zoning ordinance, Section 5-1 Of Article 5. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

Chairman Lewis declared the meeting of August 10, 2021 closed at 6:50 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Management Analyst and
Acting Recording Secretary