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

MEETING DATE: September 14, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 1029 N. Saginaw Boulevard, Suite # E-7 (Lot ARA, Block 1, Saginaw North Addition).

Owner Information: KBS Business Group, LLC
2480 Avondale Haslet Road

Existing Zoning: Neighborhood Commercial

The applicant is requesting that a smoke shop or use be allowed at 1029 N. Saginaw Boulevard, Suite # E-7 (Lot ARA, Block 1, Saginaw North Addition). Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Neighborhood Commercial (NC). The City Zoning Ordinance allows a "Tobacco shop" within Neighborhood Commercial (NC) 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.

als

CITY OF FORT WORTH
PUBLIC NOTICE

is hereby given that the following ordinance was adopted by the Fort City Council at their regular meeting held on Tuesday, August 10th, 2021.

ORDINANCE NO. 24981-08-2021

RDINANCE AMENDING ORDINANCE NO. 23736-08-2019 EFLECT THE CORRECT ZONING INFORMATION FOR ZONING

OVED AS TO FORM AND LEGALITY: /s/ Melinda Ramos
istant City Attorney
d: August 10th, 2021
of this ordinance may be reviewed in the City Secretary's Office, Fort Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
ald P. Gonzales
City Secretary
9212
2 2021

EQUEST FOR PROJECT ANAGEMENT SERVICES STATEMENT OF ALIFICATIONS NO. 2021-41-01-05

e Intent of the City of Mansfield, to select a consultant to provide m/project management services or a new headquarters building Police Department, as well as vation of the existing Law Enent Center that will merge the to a single facility to serve the of the City. Services will be for ases, Preconstruction and Con-on phase services.

documents may be obtained in cuments section for the project ://www.civcastusa.com . Search field".

ons about this RFQ should be ed to Wade McLaurin, Director ilding Services at (817) 276- or through the project page on itusa.com.

e respondent's responsibility to e that they have secured and ighly reviewed all aspects of FQ documents prior to submittatements of qualification. Any ns or clarifications to be inrated into this document will be ned in writing prior to the due No verbal responses will oth- alter the specifications, terms onditions as stated.

d qualifications (eight hard copnd one electronic copy) will be ed by the City of Mansfield, Tex- or before **2:00 p.m. on Sep-er 16, 2021** in the City Sec-'s Office, 1200 E Broad Street, field Texas 76063. Clearly mark **ement of Qualifications – ct Management Services Mansfield New Police Denent Headquarters Proj-** and directed to the attention of e Department HQ". Statements alification will be publicly opened he names of the firm submitting e read aloud on **September 2021 at 2:00 p.m.The City rves the right to reject any all qualifications, or accept combination of statements ualification deemed advanous to it.**Published in the **Fort h Star Telegram** and on **CIVTUSA.com**
39373
,8 2021

City of North Richland Hills Substandard Building Board Order

In a Substandard Building Board hearing held on August 10, 2021, the Board made the following determinations:

SBB 2021-81: The property at 7405 Hightower Drive also known as Tracts 4B, 4B1 & 4B1B Abstract No. 311 of the John Condra Survey in the City of North Richland Hills, Tarrant County, Texas, the residential structure and accessory garage structure are substandard and in violation of the minimum standards set forth in Section 98-462 and the property is in violation of Section 34-33 of the Code of the City of North Richland Hills. The Board agreed to Approve the agreed order entered into by the Neighborhood Services Director and the property owner.

SBB 2021-82: The property at 5600 Newman Drive also known as Block 6, Lot 21, Irish Meadows Addition, North Richland Hills, Texas is in violation of Section 34-33 of City of North Richland Hills Ordinances. The Board order that all unlawful accumulations of garbage, rubbish, rubble or debris, grass trimmings, building materials, building rubbish, discarded furniture, tree limbs, leaves, household waste items, ashes, household appliances, vehicle tires, scrap metal or automobile parts be removed from the property within thirty (30) days to comply with the standards set forth in the City of North Richland Hills Code of Ordinances. If the owner fails to comply fully with this order in the time prescribed, the City is authorized to enter onto the property and abate the nuisance; remove the unlawful accumulation. The costs associated to the cleanup and removal will be assessed against the property owner without any further notice given to the owner. If the actual charge and the administrative fee are not paid to the city within 30 days after billing, the city shall file a lien against the property. The charges shown on the lien shall bear interest at the rate of ten percent per annum from the due date until paid.

A complete copy of these orders can be obtained at 4301 City Point Drive, North Richland Hills, TX 76180.
IPL0039331
Sep 1 2021

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
2035 FUTURE LAND USE PLAN MAP AMENDMENT REQUEST
PLANNING & ZONING CASE #PZ-2021-20

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, September 21, 2021, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the

enhancements to specified pubic areas within the District. The District was established in 2016.

The estimated cost of maintenance and improvements of the district's operations for calendar year 2022 is $520,062 of which approximately $529,000 will be funded through assessments against owners of real property located in the PID.

The general boundaries of the assessment district are as follows: the area generally located south of Heritage Parkway; east and north of Highway 287; and west and north of Highway 360.

Citizens may present written or oral objections at the Public Hearing.

At the hearing, the City Council will consider levying the following assessment against real property in the District: $1,000 for a single family residence within the District and $120 for each multifamily unit within the District. This will continue the existing assessment for a one-year period (October 1, 2022 – September 30, 2023) for all properties in accordance with state law.

A five – year service plan, to be adopted by the City Council, will define the nature and projected cost of the improvements to be funded by the assessment. The proposed apportionment of cost will be totally borne by the Public Improvement District for those improvements identified in the five-year service plan.
IPL0039411
Sep 1 2021

PUBLIC NOTICE - CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on September 14, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 1029 N. Saginaw Boulevard, Suite # E-7 (Lot ARA, Block 1, Saginaw North Addition).

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 21, 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 at the City of Saginaw City Hall located at 333 W McLeroy Boulevard, Saginaw, Texas, 76179.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice, Public Works Director at 817-230-0500.
IPL0039069
Sep 1 2021

before the due date and time listed above.

The proposed project consists of additions to Broadway Park, including a sprayground, playground, trails, shade structures, site amenities, etc. Also included in the construction will be demolition/removals of existing trails, trees and misc. amenities. The estimated total construction cost is $968,000.

Proposal forms for the project, construction plans, and specifications may be viewed and downloaded free of charge at www.civcastusa.com. The documents may also be examined without charge at the office of MHS Planning & Design, LLC, 212 West 9th Street, Tyler, Texas.

A pre-proposal meeting is scheduled at 1:00 p.m. on September 8, 2021. The meeting is not mandatory, but attendance is strongly recommended. The meeting will be held virtually at: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDYzZjMxMTgtZDI0Mi00OGY0LWEzNDMtZGRkMjA2ZWQ4ZjBl%40thread.v2/0?context=%7b%22Tid%22%3a%22d80579c5-3383-4778-a729-8b1cc1d125aa%22%2c%22Oid%22%3a%22fe1eeb33-8c1a-4657-a906-c0da675e256a%22%7d or you can call in at:
+1 903-705-1186 (103065740#)

Inquiries about the project and the request for proposal should be addressed to our Consultant: William H. Spencer, P.E., MHS Planning and Design, LLC, 212 W. 9th Street Tyler Texas, 75701, whs@mhsplanning.com, (903) 597-6606.
IPL0039216
Sep 1,8 2021

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud.

SOLICITATION: 7007140 – Aircraft Deicing Services

BID DUE DATE AND TIME: Monday, September 13, 2021 @ 10:00 AM (Central Time)

MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%

BID OPENING LOCATION: DFW Airport Headquarters, Procurement Department, 2400 Aviation Drive, DFW Airport, TX 75261. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dfwairport.com or by calling 972-973-5600.
IPL0039317
Sep 1,8 2021

CITY OF LAKE
NOTICE OF PUBL
PLANNING AND ZONI
AND CITY C
ZONING DISTRICT CLASSIFICA
PLANNING & ZONING C

The Planning and Zoning Commission of conduct the first of two public hearings a 21, 2021, at the Lake Worth City Council Worth, Texas 76135 to hear public comm

128	2014	Dodge	Charger	
257	2014	Dodge	Charger	
259	2014	Dodge	Charger	
351	2015	Dodge	Charger	
356	2015	Dodge	Charger	
451	2016	Dodge	Charger	
560	2018	Chevrolet	Tahoe	
569	2018	Chevrolet	Tahoe	
603	2010	Chevrolet	Tahoe	
651	2009	Chevrolet	Tahoe	
705	2011	Dodge	Charger	
808	2012	Dodge	Charger	
916	2013	Dodge	Charger	
921	2013	Dodge	Charger	
1146	2005	Spartan Fire Equip	GA41M-2142	
1216	2006	Spartan Fire Equip	GA40M-3164	
1300	2014	Club Car IR	295 SE	
1329	2004	Navistar Truck	7400 SFA	P
1382	2010	Club Car IR	295 SE	P
1554	2008	Ford	F-350	
1689	2010	Club	XRT 950	P
1954	2009	Chevrolet	C1500	
2177	2007	Kawasaki	KRF750C	
2309	2010	Ford	F-150	

"Condition of all items: As Is/Wher

A detailed listing of items www.renebates.com. For additio auction, please contact Cecilia V Cecilia.Baez@arlingtontx.gov. Th right to reject any or all bids and v

First Publication: 8/18/21
Second Publication: 8/25/21
Third Publication: 9/1/21
Newspaper: Arlington Star Telegra
Purchasing: 140301-65101
PO #236440, Division code: PUR

tar-Telegram
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APARTMENT HUNTING?
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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

September 2, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 1029 N Saginaw Blvd Suite E-7 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 14th day of September 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 21st day September 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 **Shamsher Shrestna and Kapil Bhandari** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 1029 N Saginaw Boulevard, Suite E-7 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 817-230-0441 or Rick Trice, P. E., Director of Public Works at 817-230-0449

Sincerely,

Mary Ragle

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

REPLY FORM

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

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

REPLY

RE: PZ 0921 01 Planning & Zoning Commission Meeting on 9/14/2021 and City Council Meeting on 9/21/2021 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop at 1029 N. Saginaw Boulevard, Suite E-7 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

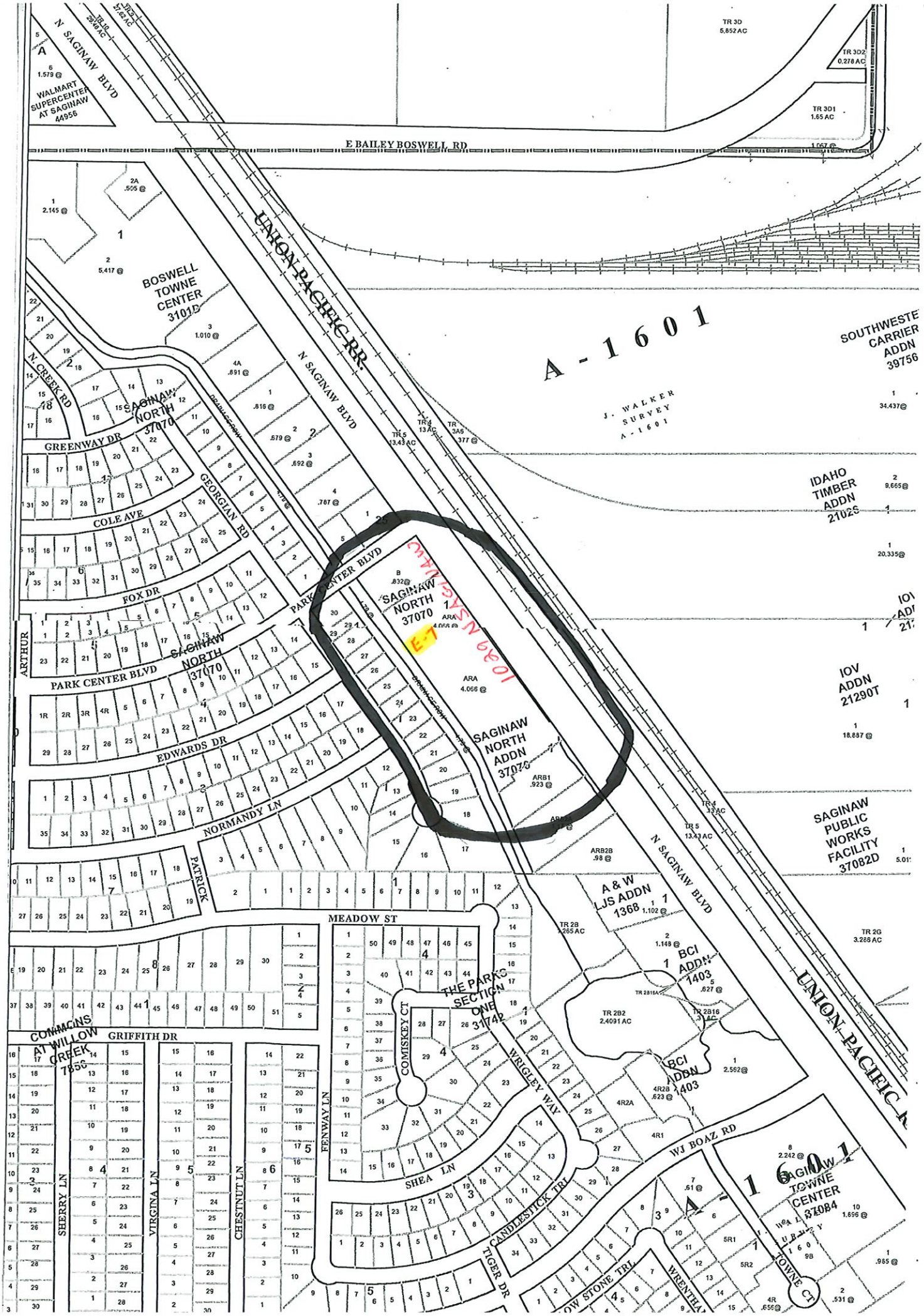
_____

_____

_____

_____

_____


N SAGINAW BLVD
E BAILEY BOSWELL RD
UNION PACIFIC RR
A-1601
J. WALKER SURVEY A-1601
BOSWELL TOWNE CENTER 3101D
SAGINAW NORTH 37070
GREENWAY DR
COLE AVE
FOX DR
PARK CENTER BLVD
EDWARDS DR
NORMANDY LN
MEADOW ST
GRIFFITH DR
N CREEK RD
GEORGIAN RD
ARTHUR
PATRICK
SHERRY LN
VIRGINA LN
CHESTNUT LN
FENWAY LN
COMISKEY CT
WRIGLEY WAY
SHEA LN
CANDLESTICK TRL
TIGER DR
WJ BOAZ RD
TOWNE CT
WRENTHAM
WALMART SUPERCENTER AT SAGINAW 44956
SAGINAW NORTH ADDN 37070
SAGINAW PUBLIC WORKS FACILITY 37082D
IDAHO TIMBER ADDN 21026
IOV ADDN 21290T
SOUTHWESTE CARRIER ADDN 39756
A & W LJS ADDN 1368
BCI ADDN 1403
THE PARKS SECTION ONE 31742
COMMONS AT WILLOW CREEK 7856
SAGINAW TOWNE CENTER 37084
E-7
1039 N SAGINAW

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

#E-7

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 1029 N Saginaw Blvd Saginaw TX 76179

LEGAL DESCRIPTION: Block 1, LOT ARA, Saginaw North Addition

LOT: ARA BLOCK: 1 ADDITION: Saginaw North Addition

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: Community Commercial (CC)

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

_____

APPLICANT INFORMATION:

KBS Business Group LLC	2488 Avondale Haslet rd	817-247-4963
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

NDF III North Beacon Center LLC	1391 Speer Blvd ste 800 Denver CO 80204	303-615-9544
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

Aveia Jones as Agent for Owner
(Property Owner Signature)

III. AGENT INFORMATION:

Aveia Jones	511 N Broadway Denver, CO 80203	720-465-2026
AGENT	ADDRESS	TELEPHONE

Aveia Jones as Agent for Owner
(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

APPLICANT SIGNATURE _____ DATE 8-25-21

SHAMSHER SHRESTHA
KAPIL BHANDARI

Haslet vapor@gmail.com

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: Vape CBD and Tobacco Shop

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

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.

8-26-2021
DATE RECEIVED

Mary Ranke
APPLICATION TAKEN BY

$750.00
FEE RECEIVED

179435
RECEIPT NUMBER

9-14-21
P&Z MEETING DATE

9-21-21
CITY COUNCIL MEETING DATE

1. Yes, our business will comply with all the requirements of the zoning district in which the property is located.
2. Yes, our business will contribute and promote the general welfare and convenience of the city.
3. Yes, the benefits that the city will gain from our business will outweigh the loss or damage to any properties and outweigh the personal and economic cost of any disruption to the lives, business and property of individual affected by the proposed use.
4. Yes, all adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. Yes, the design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits will provide a safe and convenient movement for all vehicles and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. Yes, our business' permit for specific use will not affect the normal and orderly development and improvement of neighboring vacant properties.
7. Yes, the location, nature and height of our building's structure, walls and fences are not out of scale with the neighborhood.
8. Yes, our business' use of this location will be compatible and not harmful to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Yes, adequate nuisance prevention measures will be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Yes, adequate lighting will be provided for safety of patrons, employees and property, and such lighting is adequate to shield or directed so as not to disturb or affect the neighboring properties.
11. Yes, there will be a sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. Yes, our business operations will be consistent with our submitted plans, master plans, projections or where inconsistencies exist, the benefits to the community outweighs the cost.
13. Yes, our business use will be 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 : 00041594355
AD NUMBER: 37070 1 ARA
CERTIFICATE NO : 83795869

DATE : 8/20/2021
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
NDF III NORTH TOWN CENTER LLC

1391 SPEER BLVD STE 800
DENVER CO 80204

PROPERTY DESCRIPTION
SAGINAW NORTH ADDITION BLOCK 1
LOT ARA

0001029 N SAGINAW BLVD
4.066 ACRES

PROPERTY OWNER
NDF III NORTH TOWN CENTER LLC

1391 SPEER BLVD STE 800
DENVER CO 80204

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 : NDF III NORTH TOWN CENTER LLC
ACCOUNT NUMBER: 00041594355
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.

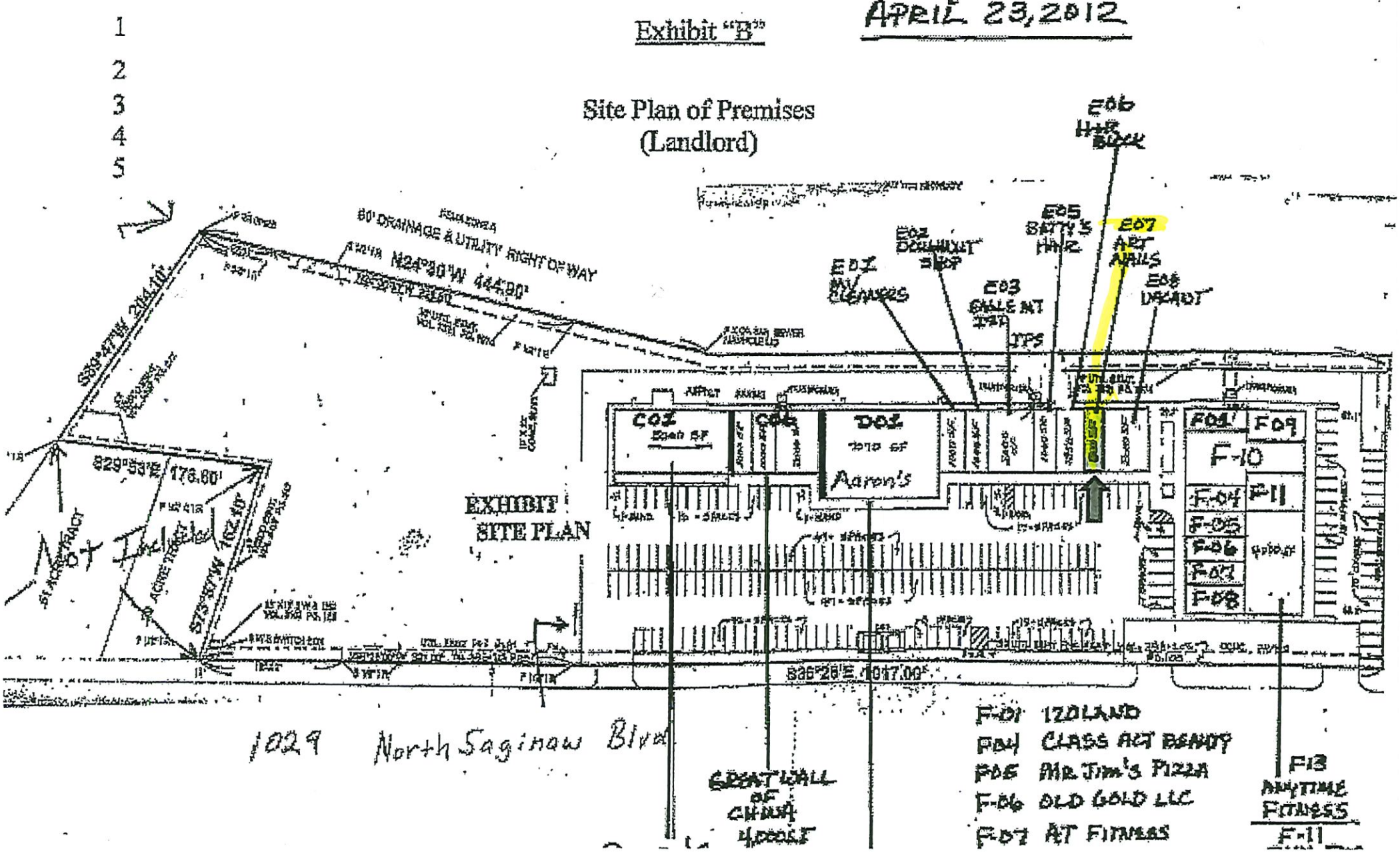
_____Deputy

DEPICTION OF PREMISES

NORTHTOWN CENTER
1029 N. SAGINAW BLVD
SAGINAW, TEXAS
APRIL 23, 2012

Exhibit "B"

Site Plan of Premises
(Landlord)



F-01 IZOLAND
F04 CLASS ACT BEAUTY
F05 MR. JIM'S PIZZA
F-06 OLD GOLD LLC
F-07 AT FITNESS

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 0921 01 Planning & Zoning Commission Meeting on 9/14/2021 and City Council Meeting on 9/21/2021 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop at 1029 N. Saginaw Boulevard, Suite E-7 in Saginaw.

Name: John Lusk

Address: 1048 Georgian Rd

Phone Number: 214-801-3613

( ) In Favor

(X) Opposed

Reasons and/or Comments

See attached page from Code of Ordinances 5.14-G.1-13

This business/SUP request fails several places:

5.14G-2, -8, -13

We need less tobacco shops, not another one

CITY OF SAGINAW
COMMUNITY DEVELOPMENT
SEP 13 2021
RECEIVED BY

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.

CITY OF SAGINAW
COMMUNITY DEVELOPMENT
SEP 13 2021
RECEIVED BY

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 0921 01 Planning & Zoning Commission Meeting on 9/14/2021 and City Council Meeting on 9/21/2021 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop at 1029 N. Saginaw Boulevard, Suite E-7 in Saginaw.

Name: Industrial Investments III, LLC

Address: 9218 Mossy Haven Dr. Property Location:
Dallas, TX 75231 1021 N. Saginaw Blvd

Phone Number: 214-232-0544

( ) In Favor

(✓) Opposed

Reasons and/or Comments

CITY OF SAGINAW
COMMUNITY DEVELOPMENT
SEP 13 2021
RECEIVED BY