



205 Brenda Lane
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Saginaw, Texas 76179
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MEETING DATE: October 12, 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 Approval of a Replat for Lot 5R1 and Lot 5R2, Block 1, Burlington Industrial District No. 2 Addition "Revised", Elijah Meredith Survey, Abstract No. 1081 & David C. Strickland Survey, Abstract 1408 City of Saginaw, Tarrant County, Texas

Owner: Jarvis Partners II, L.P.

Applicant: Kimley-Horn and Associates, Inc. (Surveyor)

Property Acreage: 35.714 Total

Zoning: Heavy Industrial (HI)

The request is for approval of a Replat on property located at 1251 Defiel Rd. The property is being replatted into two lots. Lot 5R1 is proposed to be a truck wash and service facility to serve the grain industry.

The lot summary is:

<u>Lot No.</u>	<u>Acres</u>
5R1	4.822
5R2	35.536
Total	35.536

If you have any questions, please let me know.

**CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT**

CASE NUMBER: _____

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

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. The application is not considered complete until all requirements are met.

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 be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT () FINAL PLAT () REPLAT (X) AMENDED PLAT ()

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

Burlington Industrial District

LOT: 5 BLOCK: 1 ADDITION: No. 2 Addition "Revised"

TRACT: _____ ABSTRACT _____ SURVEY: _____

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

ADDRESS and/ or LOCATION OF PROPERTY: 1085 Jarvis, Saginaw, TX

NAME OF PROPOSED DEVELOPMENT: Burlington Industrial District No. 2 Addition "Revised"

TOTAL ACREAGE OF PROPERTY: 35.5356

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development 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.

OWNER'S SIGNATURE: DocuSigned by:
A.G. Hollenstein PHONE #: 817-994-0361
3613ABE1DE7244D...

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Jarvis Partners II, LP by A.G. Hollenstein

OWNER'S ADDRESS: 1085 Jarvis Rd, Saginaw, TX 76179

APPLICANT'S SIGNATURE: DocuSigned by:
Tim Stuck PHONE #: 563-584-2626
CBFA5CDF98414BB...

APPLICANT'S NAME: MGI Leasing, Inc.

APPLICANT'S ADDRESS: 2099 Southpark Court, Dubuque, Iowa 52003

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: M. Ruff DATE: 9-14-2021 TIME: _____

FEE FOR APPLICATION: 860.00 RECEIPT #: 179436

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

City of Saginaw - Trip Generation Threshold Analysis Worksheet



City of Saginaw

December 2003 Threshold Analysis Worksheet

Submittal Date: 9/14/21

Development Name: Foodliner Saginaw

Approximate Location: Defiel Rd

Proposed Land Use and Trip Generation Data for Buildout of Development

Trips shall be calculated using the most recent version of the ITE Trip Generation Manual

Land Use Type	Intensity	Units	ITE Code	Equation Used (i.e. Rates or Regression)	Daily Total (Weekday)	AM Peak Hour			PM Peak Hour			Sat Peak Hour		
						In	Out	Total	In	Out	Total	In	Out	Total
Auto Care Center	1,000 SF GFA	8.827	942			13	7	20	13	14	27			
TOTALS:						13	7	20	13	14	27			

Notes:

- A Traffic Impact Analysis (TIA) will be required when the development is expected to generate 1,000 of more vehicle trips per day OR 100 or more vehicle trips in the peak direction (i.e. inbound or outbound) during the site's peak traffic hour.
- The City Engineer may require a TIA at any stage of a development whether it meets this criteria or not if special circumstances exist that may require a TIA.
- If a TIA is needed based on this Threshold Worksheet, the developer shall contact the City Engineer to determine the actual study requirements regarding time periods, study area intersections, etc.
- The use of internal capture trip reduction rates shall not be permitted without the prior approval of the City Engineer.

Threshold Worksheet Completed By:

Name: John Ainsworth, PE

Address: 801 Cherry St
Unit 11, Ste 1300
Fort Worth, TX 76102

Phone: 817-335-6511

seal / signature / date



Trip Generation Threshold Analysis Worksheet shall be completed by a Licensed Professional Engineer in the State of Texas with experience in Transportation Engineering

THIS SECTION FOR CITY USE ONLY: Based on this submittal, a TIA is hereby **REQUIRED** or **WAIVED** (circle one)

Name: _____ Title: _____

Date: _____

