

**CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING**

**Saginaw City Hall
333 West McLeroy Boulevard**

Tuesday, April 12, 2022

6:00 P. M.

- | | | |
|------|---|--|
| (1) | Call to Order | Chairman Lewis |
| (2) | Roll Call to Establish Quorum | Chairman Lewis |
| (3) | Audience Participation | Chairman Lewis |
| (4) | Approval of Minutes
Regular Meeting and Public Hearing and On March 8, 2022 | Chairman Lewis |
| (5) | PZ 0422-01 PUBLIC HEARING
Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages) | Alexandra Johnson
Republic Property |
| (6) | PZ 0422-02
Consideration and Action Regarding Approval of a Preliminary Plat For Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497. | Darren Andrews, P.E.
McAdams |
| (7) | PZ 0422-03
Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas. | Darren Andrews, P.E.
McAdams |
| (8) | PZ 0422-04
Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit For Carports in Residential Districts. | Rick Trice, P. E.
Public Works Director |
| (9) | Staff Report
A. Discussion of Residential, Commercial and Industrial, and City Projects
B. Update Commission of City Council Action on Previous Cases | Rick Trice, P. E.
Public Works Director |
| (10) | EXECUTIVE SESSION
1 § 551.071. <u>Consultation with Attorney.</u> 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 | |
| (11) | Adjournment | Chairman Lewis |

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1 st Alternate	Term Expires May 2023
Brent Wooten	2 nd Alternate	Term Expires May 2022

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

**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 MCCLEROY BOULEVARD
MARCH 08, 2022**

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
City Engineer		Trenton Tidwell
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Carmen Drake
Carlos Franco
Gaye Seay
Jeff Klement
Jon Julien
Josh Eadie

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

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

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on January 11, 2022 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for January 11, 2022. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover,
Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(5) PZ 0322-01

Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Preliminary Plat for Hardwick, formerly known as the Villas of Willow Creek.

Resident, Carmen Drake, asked whether anything on the plat has changed since they last spoke. DPW Trice responded by stating that the only thing on the Preliminary Plat that changed was the name of the development and street names.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover,
Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(6) PZ 0322-02

Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Final Plat for Hardwick, formerly known as the Villas of Willow Creek.

DPW Trice stated that the Final Plat was still pending revisions regarding blank offsite easement dedication instruments that would be filled in prior to the City filing the plat.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Final Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover,
Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(7) PZ 0322-03 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Vice Chairman Haney opened the public hearing at 6:11 p.m.

DPW Trice reviewed the information in the members' packets, briefly discussed the request, and introduced the development's representative. Josh Eadie, with NexMetro Communities, showed a PowerPoint presentation regarding the concept plans for Avilla Saginaw.

During the public hearing, audience participation included resident Gaye Seay who shared her concerns regarding dirt relocation, drainage, erosion prevention, fencing, and a request to relocate the development's dumpster.

DPW Trice, and Josh Eadie addressed questions and concerns from audience and commission members.

Vice Chairman Haney closed the public hearing at 6:33 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1) concurrent with the dumpster being relocated from the west side to the east side of the development. Motion carried.

For: Vice Chairman Haney, Member Barngrover,
Member Julien

Against: Alternate Member Wooten

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(8) 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.

(9) 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.

(10) Adjournment

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

For: Vice Chairman Haney, Member Barngrover,
Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of March 08, 2022 closed at 6:47 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Susy Victor-Trevino, Recording 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

DATE: April 12, 2022 Meeting

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 Development Plan and Change in Zoning on 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Planned Development – Saginaw Cottages

Owner: Bourke Harvey, Old Decatur Limited Partnership

Developer: Alexandra Johnson Republic Property Group

Engineer: Jordan V. Marlia, P.E., Huitt-Zollars

Existing Zoning: Community Commercial (CC)

Future Land Use Plan (2022 Comprehensive Plan): Neighborhood Mixed-Use

Proposed Zoning: PD/ZLL

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/ZLL).

The Future Land Use Plan (2022 Comprehensive Plan) shows the property as Ultimate Land Use Plan shows the property as Neighborhood Mixed-Use. Neighborhood Mixed-Use is characterized as:

- Low intensity development with a maximum of two stories.
- Sensitive transitions to adjacent residential uses
- Form should easily blend with the surrounding neighborhood character
- Walkable mixed use development with consistent sidewalk or trail connections connecting adjacent residences to destinations.

The property has existing frontage on Old Decatur Road and McLeroy Boulevard.

An approximate 1.65 acre tract located at the corner of Old Decatur and McLeroy will remain as Community Commercial zoning and is **not** a part of the Planned Development request.

Adjacent Land Uses

West: Old Decatur Road

East: Willow Creek Elementary (MF2 Zoning)

North: First Baptist Church Saginaw (CF Zoning)

South: McLeroy Boulevard

Saginaw Cottages is proposed as a Single Family for Rent Development. The development will be platted as 96 individual lots providing an effective density of 8.9 dwelling units per acre. The roadways and alleys proposed will be built to City standards. The dwelling units will range in size from 1,303 S.F. to 1,716 S.F. Concepts of the floor plans are provided as a separate attachment.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

An analysis is provided on page 3 for your information.

If you have any questions, please let me know.

**CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING**

CASE NUMBER: PZ 0422-01

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 (X) DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: CC PROPOSED ZONING: PD-ZLL

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: 2C ABSTRACT: NO 1849 SURVEY: ALEXANDER F. ALBRIGHT
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: 700 N OLD DECATUR ROAD

NAME OF PROPOSED DEVELOPMENT: MCLEROY SAGINAW SINGLE-FAMILY RENTAL

TOTAL ACREAGE OF PROPERTY: 11.6

REASON FOR ZONING REQUEST: *(please be specific)*

REZONE APPROXIMATELY 11.3 ACRES OF THE PARENT TRACT (12.95 ACRES)

FROM COMMUNITY COMMERCIAL TO A 98 LOT RESIDENTIAL DIVISION WITH

PD ZONING WITH BASE ZERO-LOT-LINE STANDARDS

(Use additional sheets and attach if necessary)

CURRENT ZONING: COMMUNITY COMMERCIAL (CC)

REQUESTED ZONING: PLANNED DEVELOPMENT, BASE ZLL (PD-ZLL)

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.

OWNER'S SIGNATURE: 

PHONE #:

817-738-9355

and/or OPTION HOLDER: _____

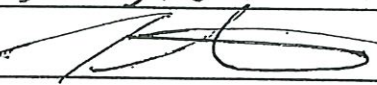
PHONE #:

OWNER'S NAME:(Please Print)

BURKE HARVEY

OWNER'S ADDRESS:

1608 ROGERS RD. FORT WORTH, TX 76107

APPLICANT'S SIGNATURE: 

PHONE #:

214-292-3410

APPLICANT'S NAME:

SETH CARPENTER, REPUBLIC PROPERTY GROUP

APPLICANT'S ADDRESS:

400 S RECORD ST, STE 1200, DALLAS, TX 75208

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____

DATE: _____

TIME: _____

FEE FOR APPLICATION: _____

RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a 1/2" iron rod found at the Southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89° 13' 58" E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a 1/2" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest corner of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00° 48' 47" E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.

EXHIBIT "B" – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the "ZLL" – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

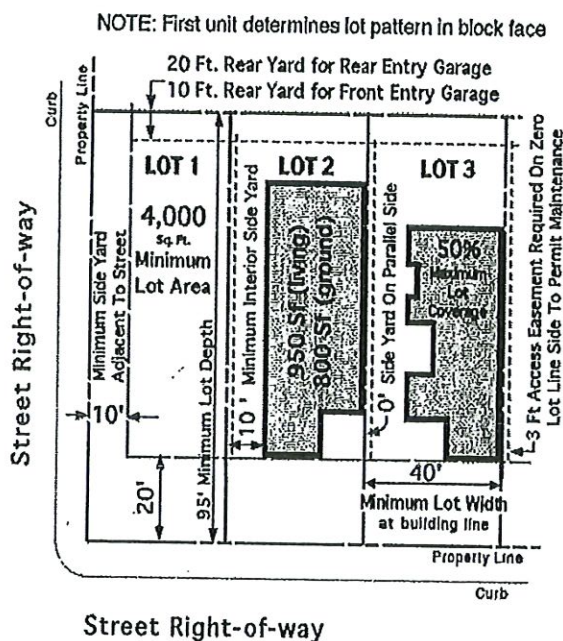
C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.

Saginaw Cottages

Development Standard	Zero Lot Line	NE Corner of Old Decatur and McLeroy
Density		
Minimum Lot Area (s.f.)	4,000	2,700
Minimum Lot Width (ft)	40	32
Minimum Lot Depth	95	78
Front Yards	20	20 ft front entry 10 ft rear entry (alley)
Minimum Side Yard	10 feet on one side, 1st unit determines lot pattern on block face	
Minimum Building Separation (ft)	N.A.	10
Minimum Rear Yard	10 feet front entry 20 feet rear entry	10 feet front entry 20 feet rear entry
Corner	10	
Building Height	36 feet or 2-1/2 stories	
Maximum Lot Coverage	50%	
Minimum Floor Area	950 s.f. living area 800 s.f. ground floor	
Exterior Construction	75% of exterior shall be masonry with front façade being 100% exclusive of windows, doors and dormers	Front façade = 60%; all other facades = 15%; average of all facades not less than 30%
Landscaping	ZZL requires 3-inch caliper tree planted between the front face of each dwelling unit and the street ROW	10' landscape buffer around perimeter of PD District; Minimum of 1 canopy tree per two lots (inclusive of landscape requirements)

Sec. 6-6. - ZLL (Zero Lot Line).

- A. *Purpose* The "ZLL" district is to provide for compatible land, building and structural uses primarily oriented to medium density residential uses.
- B. *Permitted uses* Uses in the "ZLL" district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the ZLL Zoning District.



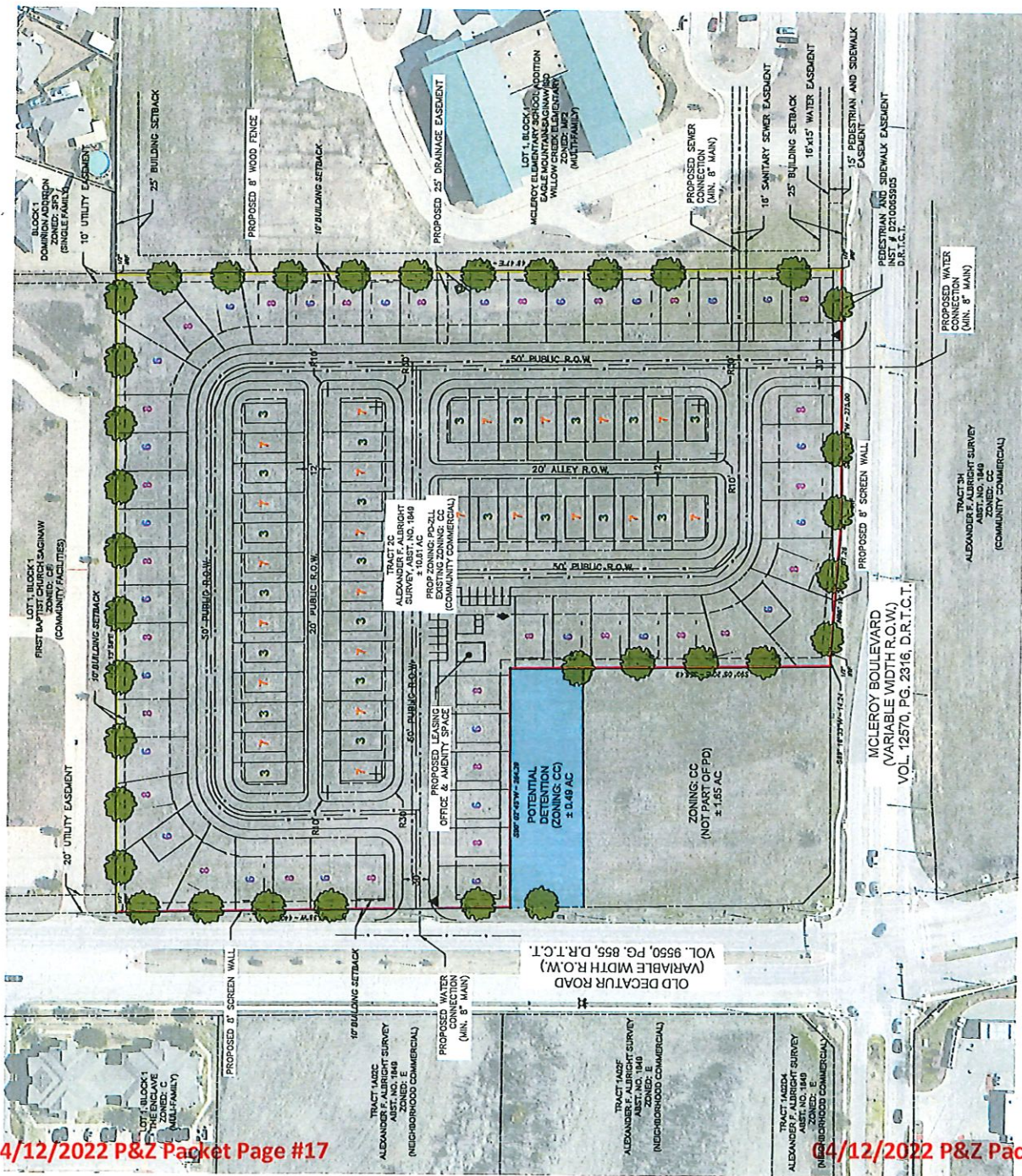
ZLL – Zoning District Area Requirements	
Minimum Lot Area	4000 s.f.
Minimum Lot Width	40 ft.
Minimum Lot Depth	95 ft.
Minimum Front Yard	20 ft.
Minimum Side Yard	10 ft on one side. First unit determines lot pattern in block face
Minimum Rear Yard	10 ft. – front entry 20 ft. – rear entry
Maximum Lot Coverage	50 %
Maximum Building Height	36 ft. or 2 1/2 stories
Minimum Floor Area	950 s.f. living area 800 s.f. ground floor

Zoning District

- D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Exterior construction.* Seventy-five of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.
- H. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4 Detached Accessory Building Regulations.
- I. *Side yard regulations.*
 1. Dwellings shall be no closer than ten feet between the faces of exterior walls of neighboring dwelling nits.
 2. No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.

the roof falls toward the neighboring property.

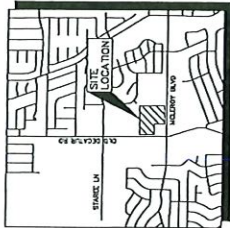
4. Each lot shall provide a minimum of three feet to the adjacent lot as an access or use easement. This easement shall be designated in the side yard adjacent to the adjoining lot's zero side yard. The purpose of this easement is to give the adjoining owner access for maintenance of this dwelling.
5. The majority of one side of the structure shall be located within the three feet of one side lot line. The building wall(s) which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.



LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK

VICINITY MAP



NOTES

- MINIMUM BUILDING SEPARATION = TEN (10) FEET.
- MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
- MINIMUM REAR SETBACK (ALLEY-LOADED) = TEN (10) FEET.
- MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
- A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
- A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS). HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
- MINIMUM MASONRY REQUIREMENT FOR HOMES: FRONT FACADE = SIXTY PERCENT (60%). ALL OTHER FACADES = FIFTEEN PERCENT (15%). AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED
PARTNERSHIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9555

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLA, PE
HUETT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

SAGINAW COTTAGES

PO DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET RESIDENTIAL

PARKING SUMMARY	
TOTAL =	203 spaces
11	Head-in
192	Enclosed Attached Garage

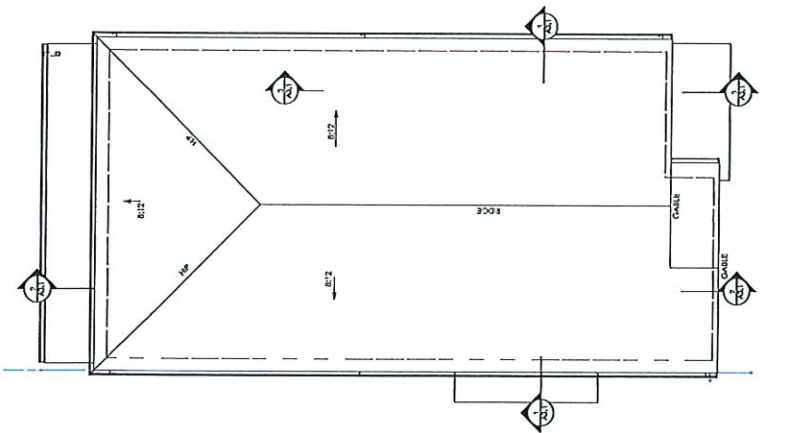
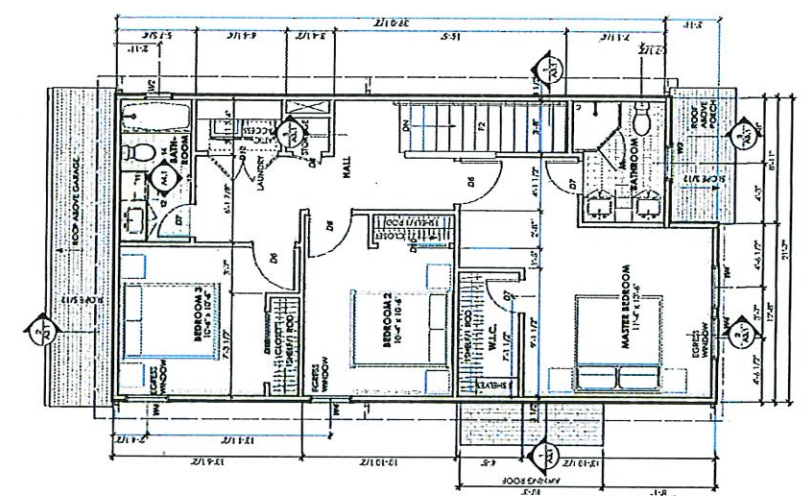
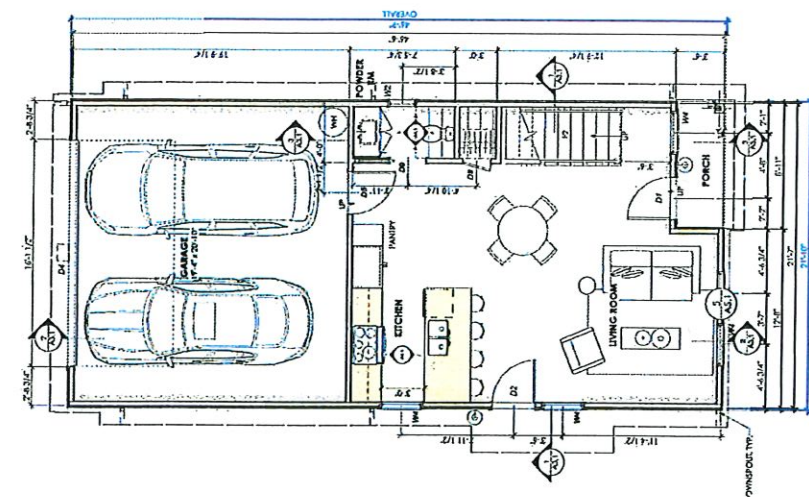
RESIDENTIAL SUMMARY		TYPICAL LOT DIMENSIONS		# OF HOMES		% OF HOMES	
HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	# OF STORIES	(+/)	(+/)	(+/)
GRAND 3	THREE	1503	28'	TWO	22	22.9%	22.9%
ORCHARD 6	1436	1435	28'	TWO	25	26.0%	26.0%
DOCKING 7	FOUR	1402	28'	TWO	22	22.9%	22.9%
DETACH 8	FOUR	1716	28'	TWO	27	28.1%	28.1%
TOTALS/AVERAGE		1525			94	100%	100%



City of Saginaw
2022 Residential SFR
Project No. 12345

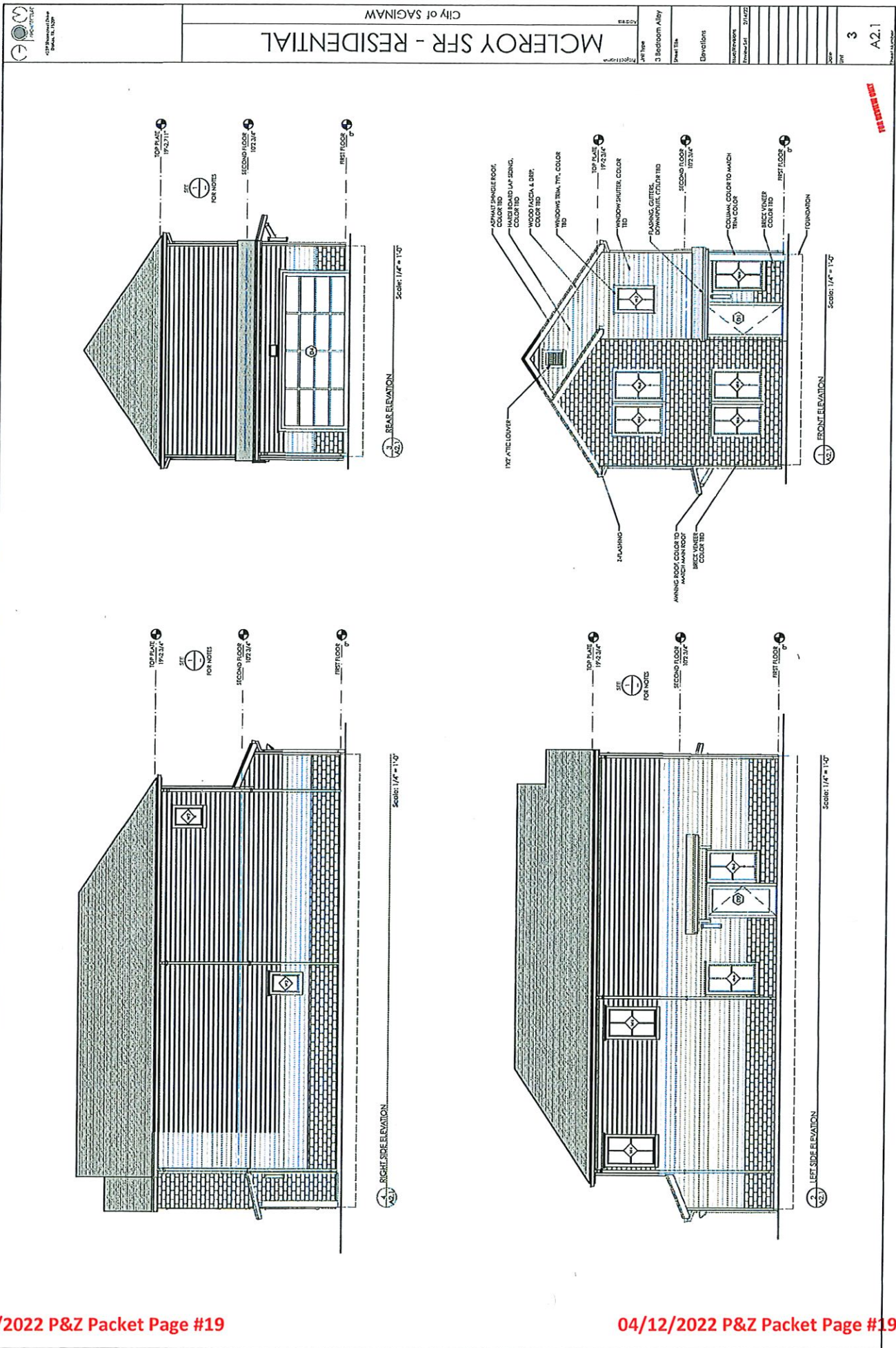
MCLEROY SFR - RESIDENTIAL

Project No.	12345
Unit Type	3 Bedroom SFR
Sheet Title	Residential Unit Type 3
Scale	1/4" = 1'-0"
Author	J. Smith
Checker	M. Jones
Engineer	D. Brown
Date	04/12/2022
Net First Floor	497 SF
Net Second Floor	1,303 SF
Net Total	1,800 SF
Garage	413 SF



RESIDENTIAL UNIT TYPE 3

NET FIRST FLOOR 497 SF
NET SECOND FLOOR 1,303 SF
NET TOTAL 1,800 SF
GARAGE 413 SF

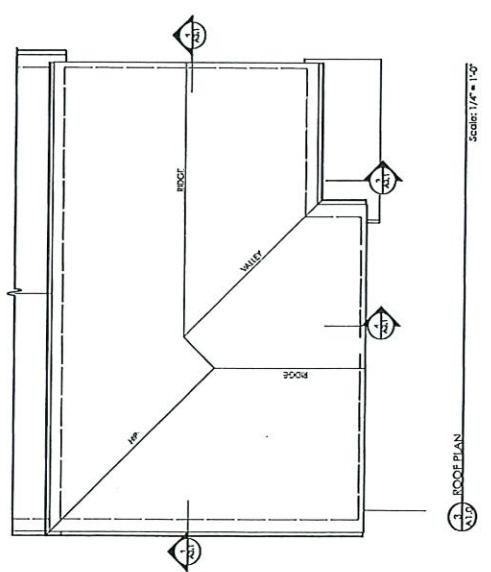
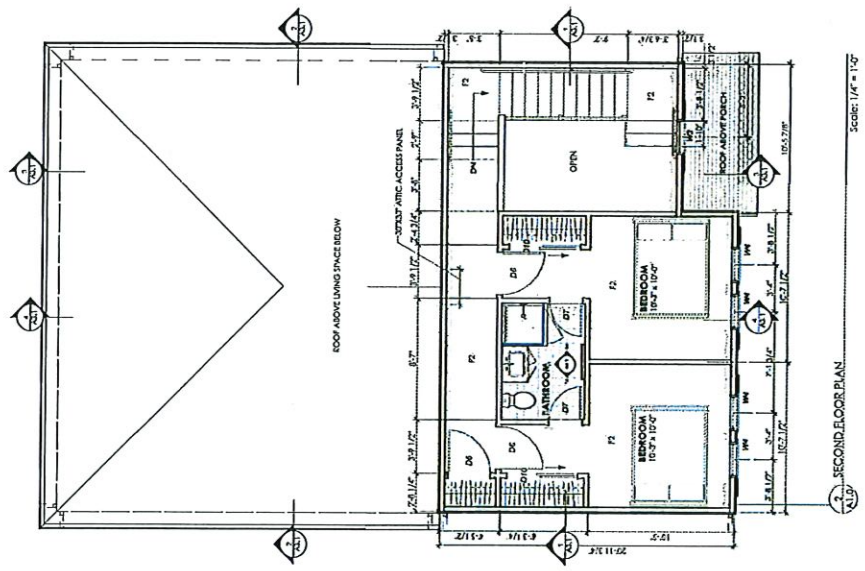
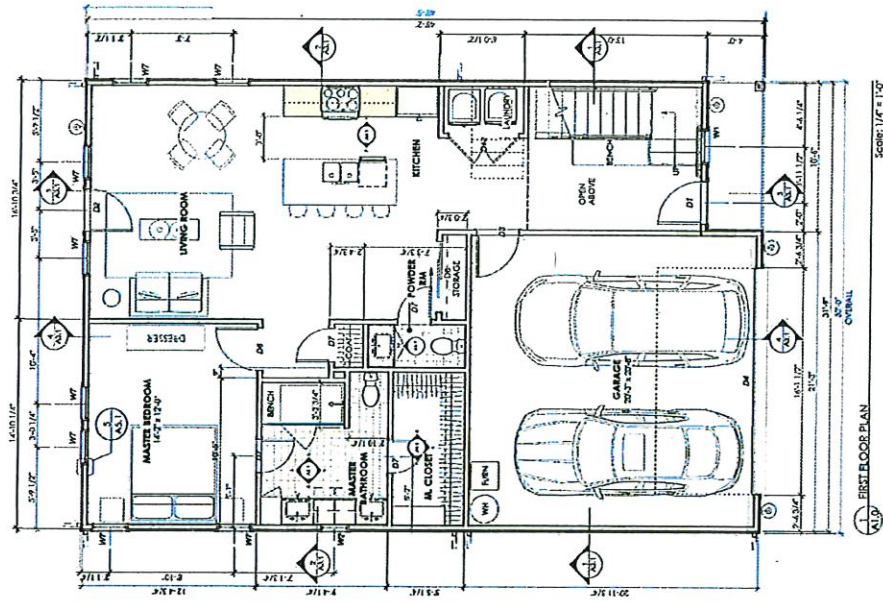




City of Saginaw
1234 Main Street
Saginaw, MI 48601
Phone: 987-6543
Fax: 987-6543

MCLEROY SFR - RESIDENTIAL

Project No.	123456
Job Title	3 Bedroom Home
Drawn By	J. Smith
Check By	M. Jones
Date	01/15/2022
Scale	1/4" = 1'-0"
Sheet No.	6
Project Name	RESIDENTIAL UNIT TYPE 6



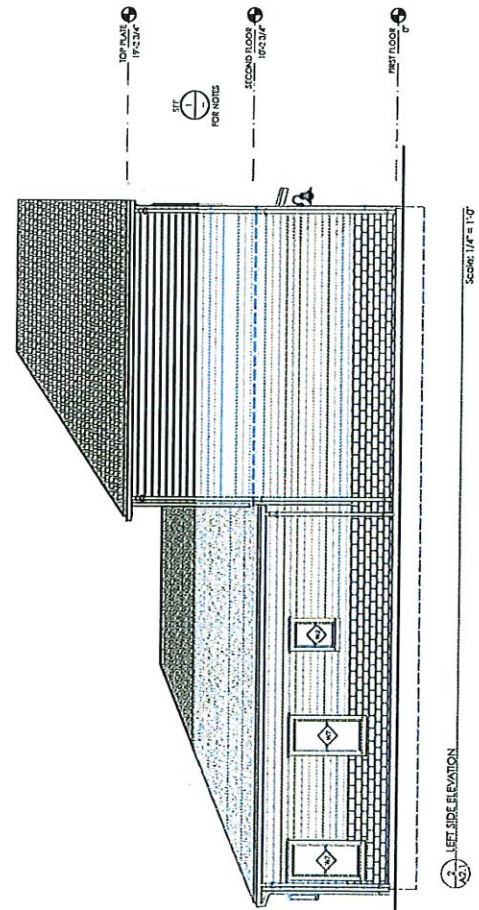
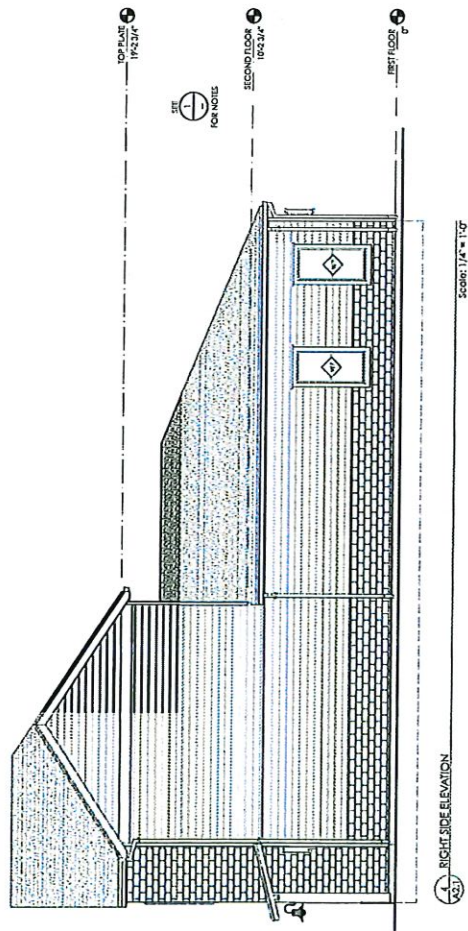
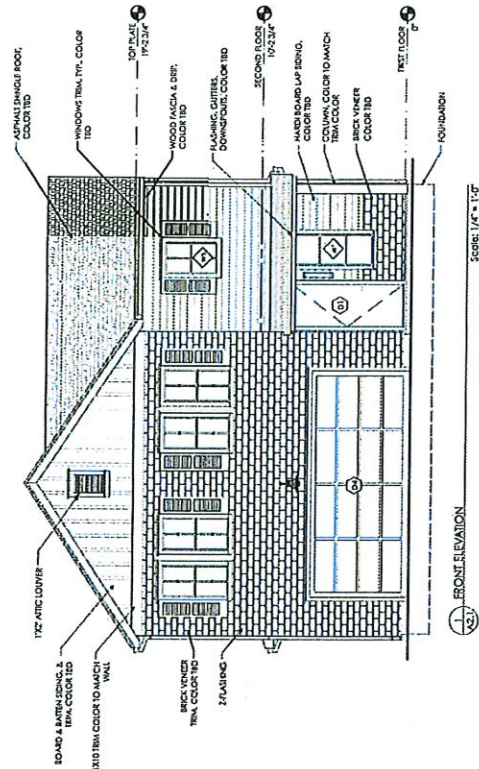
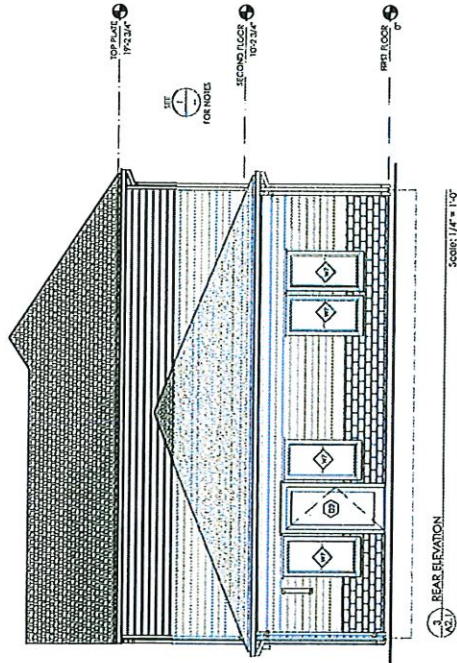
RESIDENTIAL UNIT TYPE 6

NET FIRST FLOOR 1001 SF
NET SECOND FLOOR 1001 SF
NET TOTAL 2002 SF
GARAGE 417 SF

MCLEROY SFR - RESIDENTIAL

CITY OF SAGINAW

APR 11 2023	3 Bedroom Front	First Floor	Elevations	Drawings	23/04/23	6	A2.1
DATE	DESCRIPTION	BY	CHK	APP	REV	PAGE	SHEET

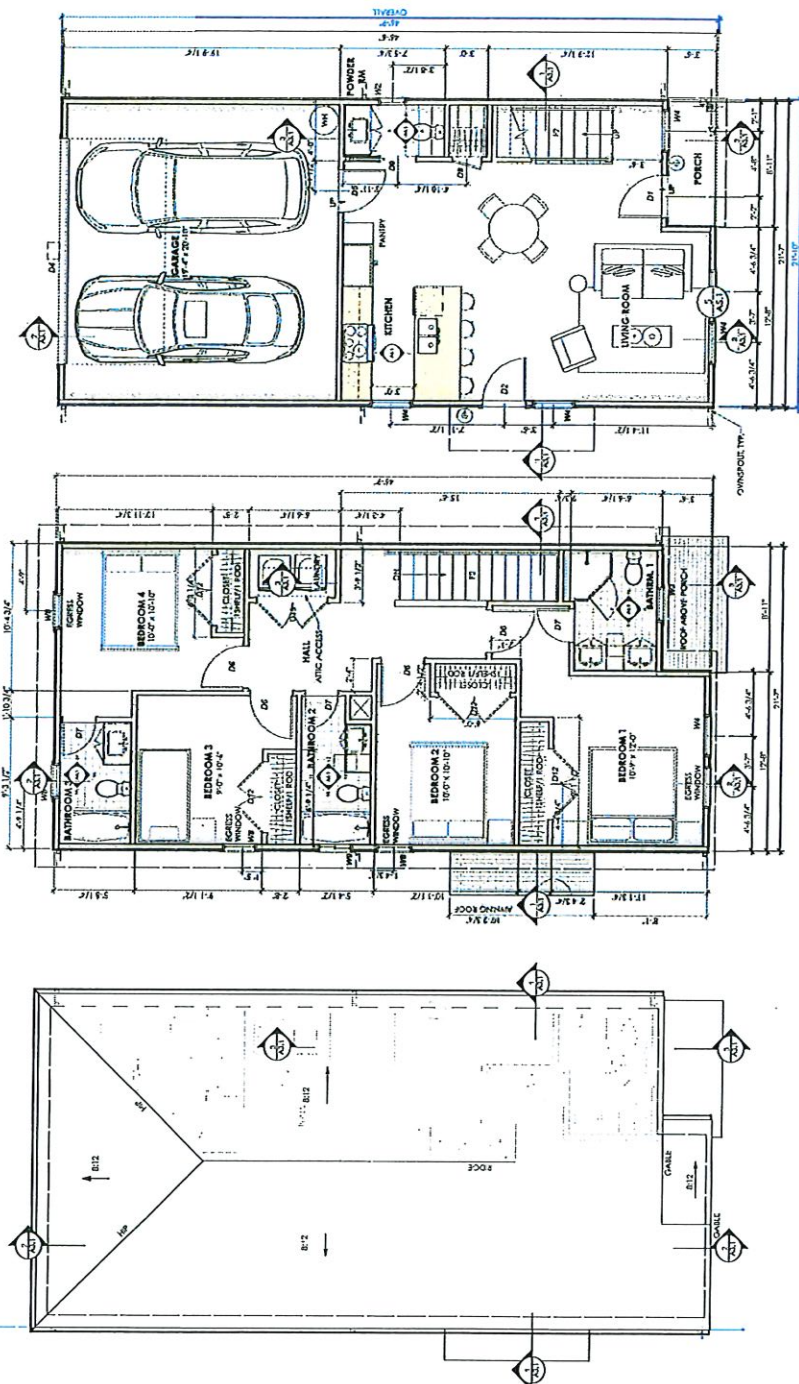




City of Saginaw
4475 Woodward Drive
Saginaw, MI 48604

MCLEROY SFR - RESIDENTIAL

Project No.	170227
Job No.	7
Sheet Title	RESIDENTIAL UNIT TYPE 7
Scale	1/4" = 1'-0"
Drawn By	ALJ
Check By	ALJ
Approved By	ALJ
Date	1/2/2022



RESIDENTIAL UNIT TYPE 7

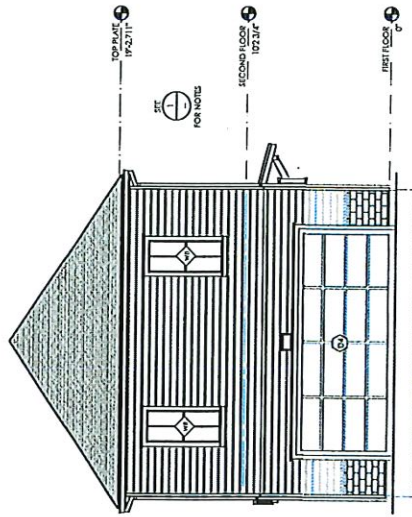
NET FIRST FLOOR	514 SF
NET SECOND FLOOR	888 SF
NET TOTAL	1,402 SF
GARAGE	404 SF



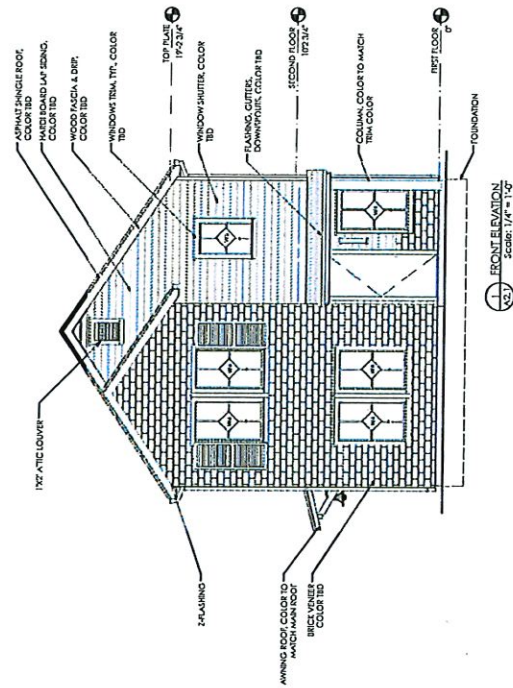
City of Saginaw
Saginaw, MI 48106

MCLEROY SFR - RESIDENTIAL

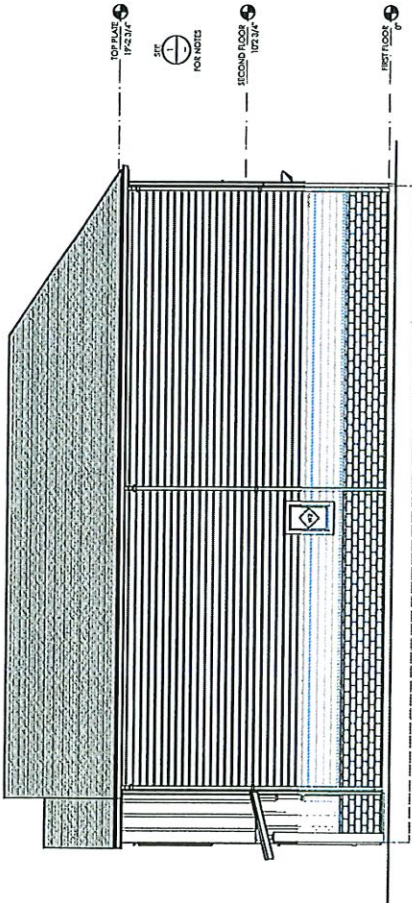
Project Name	4 Bedroom SFR
Drawn By	7/1/22
Check By	7/1/22
Scale	1/4" = 1'-0"
Sheet	7
Revision	A2.1



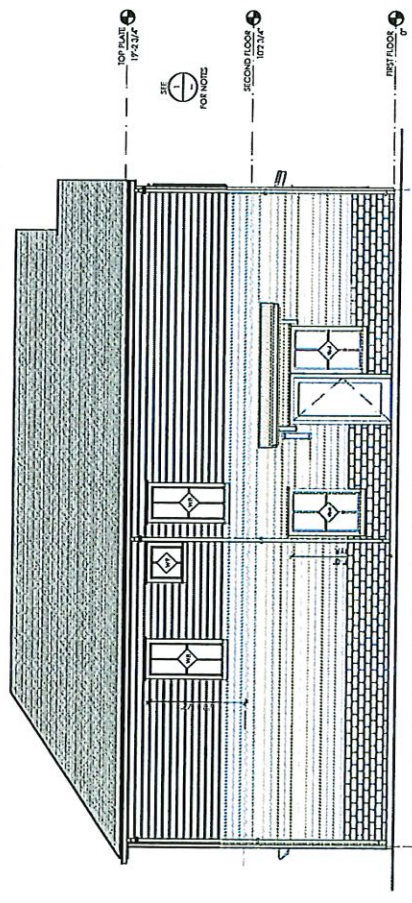
3. REAR ELEVATION
Scale: 1/4" = 1'-0"



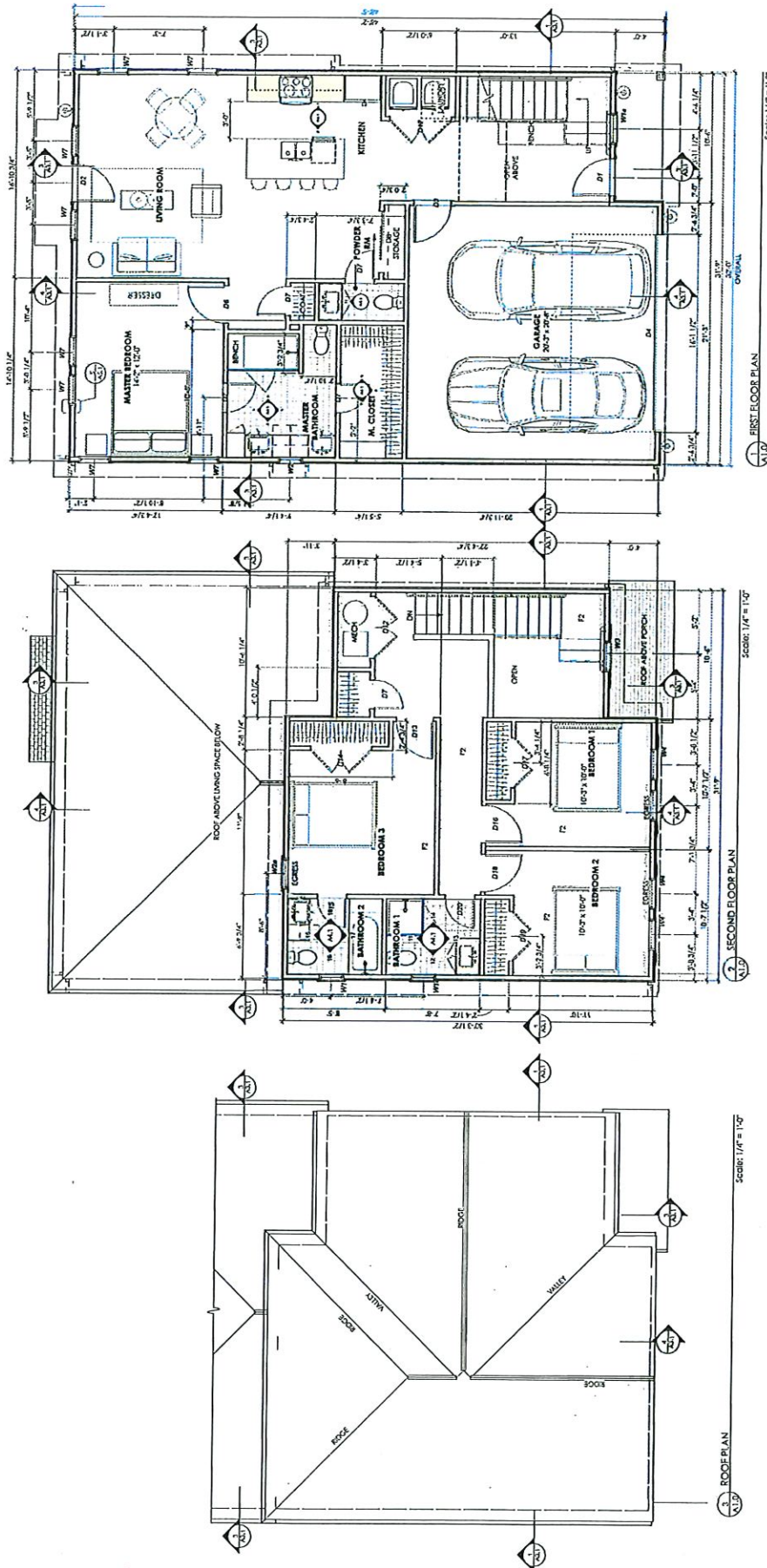
1. FRONT ELEVATION
Scale: 1/4" = 1'-0"

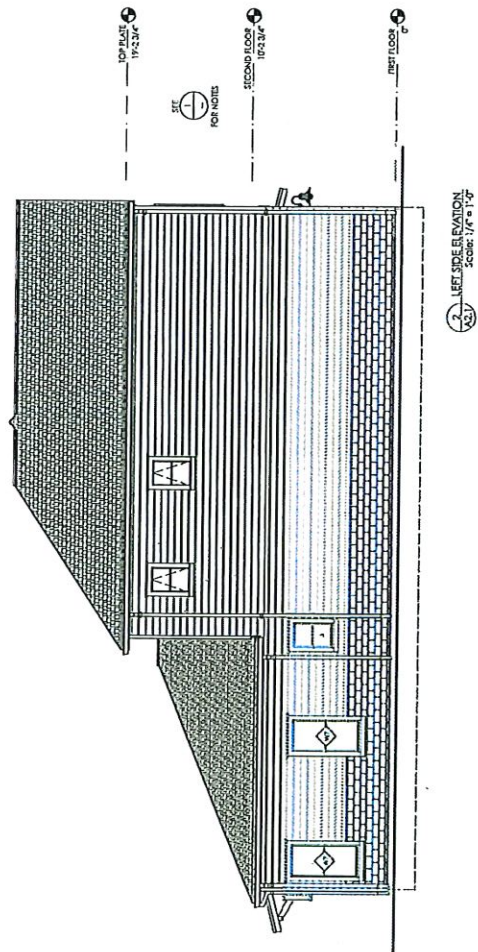
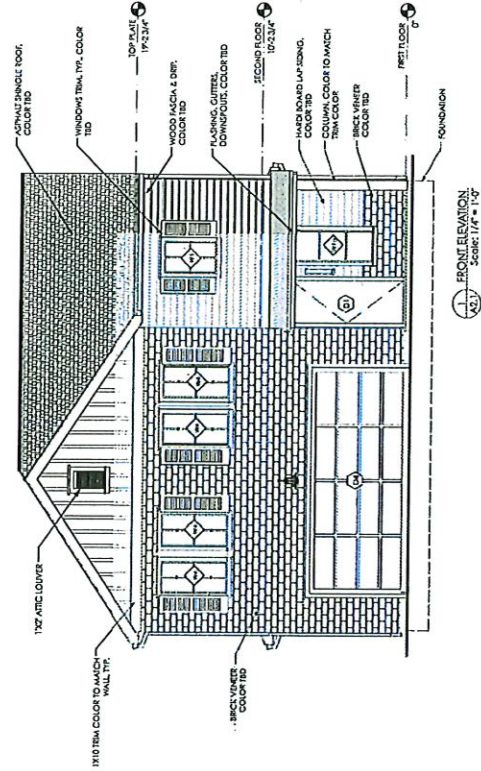


4. RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



2. LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"





Legals

PUBLIC HEARING NOTICE
 Mansfield Board of Adjustment will hold public hearing on 4/6/2022 at 6PM in Council Chambers at City Hall 500 E Broad St Mansfield TX to consider ZBARF2-0022: Request for Special Exception under Sec 155.042(e)(3) of the Code of Ordinances to allow a 7600sq addition to an existing 737sq accessory building for a total area of approx. 1457sq and a height of approx. 17', and for an existing accessory building with an area of approx. 809sq and a height of approx. 16' at 1618 Central Rd.
 PLO056019
 Mar 24 2022

NOTICE
 The City of Fort Worth is hereby giving public notice that they are considering the renaming of Echo Lake Park, located at 1000 Echo Lake Dr. The recommended name being considered is: **Cleio Vasquez Park**. In accordance with the Park and Facility Naming Policy, the City of Fort Worth is requesting comments on the proposed name Cleio Vasquez Park. Comments should be submitted in writing to the Park and Recreation Department at 4200 South Freeway, Suite 2200, Fort Worth, TX 76116, or by email to cityinfo@cityofwfw.com. Comments must be received by April 22, 2022. The Park & Recreation Advisory Board is scheduled to take action at the meeting on April 27, 2022.

NOTICIA PUBLICA
 Por la presente, la Ciudad de Fort Worth notifica al publico que esta considerando cambiar el nombre de Echo Lake Park, ubicado en 1000 Echo Lake Dr. El nombre recomendado es: **Cleio Vasquez Park**. De acuerdo con la Politica de denominacion de parques e instalaciones, la ciudad de Fort Worth solicita comentarios sobre el nombre propuesto Parque Cleio Vasquez. Los comentarios deben enviarse por escrito al Departamento de Parques y Recreacion en 4200 South Freeway, Suite 2200, Fort Worth, TX 76116, o por correo electronico a cityinfo@cityofwfw.com. Los comentarios deben recibirse antes del 4 de abril de 2022.

La Junta Asesora de Parques y Recreacion esta programada para tomar acciones en la reunion del 27 de abril de 2022.
 PLO056019
 Jan 27 Feb 17 Mar 24 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
 Sealed bids for the construction of 2021 NORTH RIVERSIDE RESURFACING PROJECT, City Project No. 102446 will be received by the City of Fort Worth Purchasing Office until 1:00 PM CST, Thursday, April 14, 2022 as further described below:
 City of Fort Worth Purchasing Division
 200 Texas Street
 Fort Worth, Texas 76102
 Bids will be accepted by US Mail, Courier, FedEx or hand delivery at the address above.
 Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.

GENERAL DESCRIPTION OF WORK
 The major work will consist of the (approximate) following:
 44,000 SY 2" Asphalt Pavement Surface Course, Type D
 44,000 SY 2" Surface Milling
 200 CY Asphalt Base Repair
 3,500 SF 4" Sidewalk
 10,000 LF 7" Concrete Curb & Gutter
 34,000 LF HAS Pavement Milling
 4 EA RFB Assembly Double Sided, Solid

PREQUALIFICATION
 Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUMENTS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCEEDMENTS
 The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth Purchasing Division website at <http://www.fortworthtx.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from NSM Melrose, 817-382-8363, City of Fort Worth, TX, 200 Texas St, Fort Worth, TX 76102. The cost of Bidding and Contract Documents is \$300.

EXPRESSION OF INTEREST
 To ensure potential bidders are kept up to date on any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will be posted in the City of Fort Worth's purchasing website at <http://www.fortworthtx.gov/purchasing/>.

PREBID CONFERENCE - Web Conference
 A prebid conference will be held as discussed in Section 00 21 13 - INSTRUMENTS TO BIDDERS at the following date, time and via a web conferencing application:
 DATE: Tuesday, March 29, 2022
 TIME: 1:00 PM
 Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

CITY OF SAGINAW
PUBLIC NOTICE
 REVISED BUDGET PUBLIC HEARING
 On Tuesday, April 5, 2022 at 6:00 p.m., the Saginaw City Council will hold a Public Hearing concerning the 2021-2022 fiscal year budget. This meeting will be held at the Saginaw City Hall, 333 W. Mc Leroy Blvd., Monday-Thursday, 7:30 a.m. until 5:30 p.m., and Friday, 7:30 a.m. until 11:00 a.m.
 Todd Phipps, Mayor
 City of Saginaw
 PLO056019
 Mar 24 2022

Zoning Case PD21-5
CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING

Public hearings will be held by the Planning and Zoning Commission on Tuesday, April 26, 2022 at 10:00 a.m. in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below. All interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, applications, changes, modifications and/or appeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified below:

1. Zoning Case PD21-5
 City Council: 04/12/22
 General location: 6000 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.

Application for approval of a Planned Development for Residential Multi-Family-22 (RMF-22) uses, with a Development Plan, on approximately 8.91 acres.
 CUL000010
 Published Mar 24, 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
 Sealed bids for the construction of Proposed Retaining Wall at Victory Blvd, City Project No. 102446 will be received by the City of Fort Worth Purchasing Office until 1:00 PM CST, Thursday, April 14, 2022 as further described below:

City of Fort Worth Purchasing Division
 200 Texas Street
 Fort Worth, Texas 76102
 Bids will be accepted by US Mail, Courier, FedEx or hand delivery at the address above.
 Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.

GENERAL DESCRIPTION OF WORK
 The major work will consist of the (approximate) following:
 2820 SF - Retaining Wall (Pit 554) (Rasca)
 3160 CY - Embankment (Pit 554) (Dena)
 2820 CY - Embankment (Pit 554) (Dena)
 2820 CY - Embankment (Pit 554) (Dena)

PREQUALIFICATION
 Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUMENTS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCEEDMENTS
 The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth Purchasing Division website at <http://www.fortworthtx.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from NSM Melrose, 817-382-8363, City of Fort Worth, TX, 200 Texas St, Fort Worth, TX 76102. The cost of Bidding and Contract Documents is \$300.

EXPRESSION OF INTEREST
 To ensure potential bidders are kept up to date on any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will be posted in the City of Fort Worth's purchasing website at <http://www.fortworthtx.gov/purchasing/>.

PREBID CONFERENCE - Web Conference
 A prebid conference will be held as discussed in Section 00 21 13 - INSTRUMENTS TO BIDDERS at the following date, time and via a web conferencing application:
 DATE: Tuesday, March 29, 2022
 TIME: 1:00 PM
 Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

PREBID CONFERENCE - Web Conference
 A prebid conference will be held as discussed in Section 00 21 13 - INSTRUMENTS TO BIDDERS at the following date, time and via a web conferencing application:
 DATE: Tuesday, March 29, 2022
 TIME: 1:00 PM
 Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

TABO
 Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MIB) by the City of Public Hearing concerning the 2021-2022 fiscal year budget. This meeting will be held at the Saginaw City Hall, 333 W. Mc Leroy Blvd., Monday-Thursday, 7:30 a.m. until 5:30 p.m., and Friday, 7:30 a.m. until 11:00 a.m.
 PLO056019
 Mar 24 2022

PUBLIC NOTICE
 Competitive sealed proposals for Fire Sprinklers, Security, and Site Utilities, for the Lake Worth Lucio Collins Middle School Addition are being accepted by Lake Worth Independent School District. Proposals may be obtained by contacting the Construction Manager, Galagher Construction Services, 3501 Tennyson Drive, Suite 100, Richardson, Texas 75082, 972-422-1802. Electronic contract documents will also be furnished via email plan room.

Electronically submitted proposals shall be submitted to bids@lwisd.org and received before 2:00 PM CST on Tuesday, April 5, 2022. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and tabulated by the Construction Manager. A complete proposal tabulation will be made available on the Construction Manager's website as soon as a pre-qualified bidder is selected. Contract documents will be provided to the Owner for consideration of awarding contracts.
 PLO056019
 Mar 17/24/2022

CITY OF FORT WORTH
PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their public meeting held on Tuesday, March 8, 2022:

ORDINANCE NO. 25368 OF 2022
AN ORDINANCE AMENDING THE FORT WORTH FIRE CODE, CITY CODE CHAPTER 13, BY ADOPTING 2022 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION OF BUILDINGS; PROVIDING FOR THE VIOLATION THEREOF; PROVIDING THAT ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFORMITY WITH THE FORT WORTH CITY CHARTER; AND PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6.
 Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving the safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 7.
 This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:
 By: Melinda Ramos
 As Assistant City Attorney
 Adopted: March 8, 2022
 A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building City Hall, 200 Texas Street, Fort Worth, Texas.

By: Janette S. Goodall
 As City Secretary
 PLO056229
 Mar 23/24 2022

SECTION 00 11 13
INVITATION TO BIDDERS

RECEIPT OF BIDS
 Due to the COVID-19 Emergency declared by the City of Fort Worth and until the emergency declaration is amended, it is restricted, sealed bids for the construction of East Powerline Improvements (Project) will be received by the City of Fort Worth Purchasing Office until 1:00 PM CST, Thursday, April 7, as further described below:
 City of Fort Worth Purchasing Division
 200 Texas Street
 Fort Worth, Texas 76102
 Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers and broadcast through live stream and QTV public television which can be accessed at <http://www.fortworthtx.gov/live/>.

The general public will not be allowed in the City Council Chambers. MBE is 0% for this project.
GENERAL DESCRIPTION OF WORK
 Abandoning existing 6" waterline and installing new 6" PVC waterline. Removing existing 6" sanitary sewer line and installing new 8" PVC sewer line. Temporary Water Line Temporary Repairs.

The improvements included in this project must be performed by a contractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUMENTS TO BIDDERS.

NOTICE
 Bids are being accepted through 3/31/2022 for food and non-food items served to participants in the CACFP. Send inquiries to info@cityofwfw.com.
 PLO056019
 Mar 13-18-20-25-2022

The Crowley Independent School District is accepting Request for Qualifications for the following:
External Legal Services.

Detailed information on how to submit the request for qualifications may be obtained from Crowley ISD Purchasing website <https://www.crowleyisd.org/Pages/2338>. The proposal will be accepted on March 24, 2022. The proposal will close on April 13, 2022. The proposal will be opened at 2pm CST. This RFP will not be publicly read aloud during the closing. Please read submit instructions carefully before responding to any part of the Request for Qualifications. RFP reserves the right to accept or reject any or all received RFPs. Crowley ISD reserves the right to accept or reject any or all received RFPs. Crowley ISD reserves the right to accept or reject any or all received RFPs.
 PLO056019
 Mar 24/31/2022

Zoning Case PD21-5
Public Hearing will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below. All interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, applications, changes, modifications and/or appeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified below:

1. Zoning Case PD21-5
 City Council: 04/12/22
 General location: 6000 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.

Application for approval of a Planned Development for Residential Multi-Family-22 (RMF-22) uses, with a Development Plan, on approximately 8.91 acres.
 PLO056019
 Mar 24 2022

CITY OF SAGINAW
PUBLIC NOTICE

Public Hearings will be conducted by the Planning and Zoning Commission at 6:00 p.m. on April 12, 2022 to consider a Development Plan and a change in zoning on approximately 12.64 Acres out of Tract 20, Abstract 1849, Alexander E. Abright Survey from Community Commercial to a Planned Development (PD) for Zero Lot Line Residential (ZLL). Properly located at the northeast corner of Old Decatur Road and Mc Leroy Boulevard.

Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on April 18, 2022 to consider the above-mentioned request for a Planned Development and zoning change. The public hearing will be held at 6:00 p.m. on April 18, 2022 at the City of Saginaw City Council Chamber, 333 West Main Street, Saginaw, Michigan 48660. A report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.

Both meetings will be in the City Hall Council Chambers, 333 West Main Street, Saginaw, Michigan 48660. For more information, please contact the City of Saginaw at 988-728-2481 or 817-376-8888.

100 Kennedy in Dublin PD
General Bill Mullen
 PLO056019
 Mar 24 2022

Married Couple
Married Couple
 PLO056019
 Mar 24 2022

Invitation for Bid (IFB) - Summer Food Service Program (SFSP)

Organization Requesting Bids: CitySquare, 1610 S. Main St Blvd, Suite 250, Dallas, TX 75228
 Food Service Dates: 05/23/22-06/12/22 (6 weeks)
 Location Where Program Will Operate: Dallas Fort Worth Area (DFW) and Estimated Meals Served:

Partner Sites (belonging to individual site locations in DFW)-928 breakfasts, 3418 lunches, 1409 snacks per day. 31550 total breakfast, 116459 total lunches, 36732 total snacks. Mobile Sites (belonging to CitySquare organization address)-150 breakfast & 1200 lunches per day; 7050 total breakfast & 56400 lunches. Combined totals: 38600 breakfasts, 178599 lunches & 36732 snacks. Bidders: Bid bond of 5% of bid contract value required. A copy of the bid bond must accompany the IFB when submitted to CitySquare. The performance bond required of successful bidder.

Due Date of the Bid: 04/09/22 before 11:00am
Bid Opening: 11:00am on 04/09/22 at CitySquare, 1610 S Main St Blvd, Suite 250, Dallas, TX 75228
 Contracts are subject to review by the Texas Department of Agriculture, Food and Nutrition Division. USDA is an equal opportunity provider and employer.
 Reason contact KThomson@CitySquare.org for more information
 PLO056019
 Published Mar 24, 2022

Invitation for Bid (IFB) - Summer Food Service Program (SFSP)

Organization Requesting Bids: CitySquare, 1610 S. Main St Blvd, Suite 250, Dallas, TX 75228
 Food Service Dates: 05/23/22-06/12/22 (6 weeks)
 Location Where Program Will Operate: Dallas Fort Worth Area (DFW)

Devon Self Storage PUBLIC AUCTION NOTICE

Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the brand name, unit number and property description are itemized by location below. The property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 69 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storagerealty.com. Online bidding for both sales will begin at 10:00am on 3-17-2022 and will continue until 10:00am on 4-1-2022 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storagerealty.com for all other terms and conditions governing the bidding and auction process. Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116. 1222 Texas St. Williams County, Texas 75782. Sales: photos, coolers, 4057 Jesse Rios-miraclochebags 4072 Sunny A. Photo Camera-miraclochebags 1257 Deborah Cole-bikebags 014 William Newton-miraclochebags 1209 Kaitiana Time-washingmachine Public Sale No. 2: 7400 Blue Mound Rd, Fort Worth TX 76131 254 Heather Rd Benrock-cagecoolerboxes 2022 Genoviv D Pitta-blaque 812 Daquang M Pulmaroy-kousabols 2022 Edward G Rodriguez, jr. tablescoolerbags PLO056019
 Mar 17/24 2022

Animals

Pomeranian Pups
 2 fem pups old \$400 ea
 817-771-8781

AKC Golden Retriever Pups, \$1200, SGG, 1st choice & normal, Ready 4/10, 255-177-6483, Waco, TX.

For Sale

One Blue do not like all
 Are you considering bringing a puppy into your home?
 Who puppies are cute and adorable, all puppies grow, and some grow big. Before you decide on a puppy, do some research. Meet responsible breeders, find the right dog for your lifestyle and learn about all things dog. Come to the Fort Worth Dog Show Friday March 25th the Sunday March 27th at Amon Center. Sponsored by Texas Combined Specialty Association consisting of 21 AKC Clubs

Real Estate

For Lease
 For lease 31 brick south of Benbrook, no children under 18, 817-858-1738 kara phone 3 w/whi

For Sale

New Mexico Ranch for Sale
 1063 Acres in San Miguel County, NM 1 hour from Santa Fe & ready for investment. Call: 817-376-8888 or noreply@cranch.com
 888-728-2481 817-376-8888

100 Kennedy in Dublin PD
General Bill Mullen
 PLO056019
 Mar 24 2022

Married Couple
Married Couple
 PLO056019
 Mar 24 2022

Invitation for Bid (IFB) - Summer Food Service Program (SFSP)

Organization Requesting Bids: CitySquare, 1610 S. Main St Blvd, Suite 250, Dallas, TX 75228
 Food Service Dates: 05/23/22-06/12/22 (6 weeks)
 Location Where Program Will Operate: Dallas Fort Worth Area (DFW) and Estimated Meals Served:

Partner Sites (belonging to individual site locations in DFW)-928 breakfasts, 3418 lunches, 1409 snacks per day. 31550 total breakfast, 116459 total lunches, 36732 total snacks. Mobile Sites (belonging to CitySquare organization address)-150 breakfast & 1200 lunches per day; 7050 total breakfast & 56400 lunches. Combined totals: 38600 breakfasts, 178599 lunches & 36732 snacks. Bidders: Bid bond of 5% of bid contract value required. A copy of the bid bond must accompany the IFB when submitted to CitySquare. The performance bond required of successful bidder.

Due Date of the Bid: 04/09/22 before 11:00am
Bid Opening: 11:00am on 04/09/22 at CitySquare, 1610 S Main St Blvd, Suite 250, Dallas, TX 75228
 Contracts are subject to review by the Texas Department of Agriculture, Food and Nutrition Division. USDA is an equal opportunity provider and employer.
 Reason contact KThomson@CitySquare.org for more information
 PLO056019
 Published Mar 24, 2022

Invitation for Bid (IFB) - Summer Food Service Program (SFSP)

Organization Requesting Bids: CitySquare, 1610 S. Main St Blvd, Suite 250, Dallas, TX 75228
 Food Service Dates: 05/23/22-06/12/22 (6 weeks)
 Location Where Program Will Operate: Dallas Fort Worth Area (DFW)

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

House for sale 2/1, 3018 Sappington Pl, 8150-000, 817-895-2388

Service Directory

Home & Business Improvement

D-3 Plumbing
 Senior and Military Discounts
 682-472-5937

HONEST FENCING Inexpensive installation, repairs, gates also. 682-597-0013, 817-512-5534.

All Phases home/rental/remodel/repairs, handyman, 24hrs of service customers & friends 817-455-1382

Painting and home repairs, interior/exterior wood and sheet rock repairs, 817-291-6399

BRICK, STONE MASONRY
 All Masonry - Mailboxes, Repairs and Stone Borders 682-558-6069

Frank's Heating, Cooling, Q, Gut, Fire, Concrete Work, Condo, or Full Asy exp 817-777-7782

PLUMBING
 A15 Military/Senior/Disc All Repairs 24/7-FREE call 323-3416

Live, Career, Life Coaching

Yard and Roofing Repair/Welding
 Roof repair, roof leaks, roof replacement 800-817-589-4774

Removal/Trimming/Stamp
 682-432-2876

JOSE'S TREE SERVICE
 tree removal/trimming/Tree A brush clearing. We sell firewood, 817-724-5190

ROOF LEAKS, Lawn Care, tree trim, handyman, roof clean up, hot-off, good installation, 817-400-5555

Auto Service

HAULING
 No job too small! Usually same day service, Haul off, demo, clean out. Free est. 817-368-4785

ELECTRICAL & PLUMBING
 Rags & Cornett. Free Est. No job too big or too small. 817-888-4785

HOME REPAIRS, interior/exterior, no job to small, Free Est., License & Insured 817-888-4785



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

February 24, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING FOR THE "MCLEROY COTTAGES"

RE: Consideration of a Request to Change the Zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres of Land Out of Tract 2C, Abstract 1849, Alexander F. Albright Survey at the Northeast Corner of Old Decatur Road and McLeroy Boulevard.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 12th day of April, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day of April, 2022 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Bourke Harvey, 1608 Rogers Road, Fort Worth, Texas 76107 to change the zoning on the above-mentioned property from Community Commercial (CC) to a Planned Development (PD).

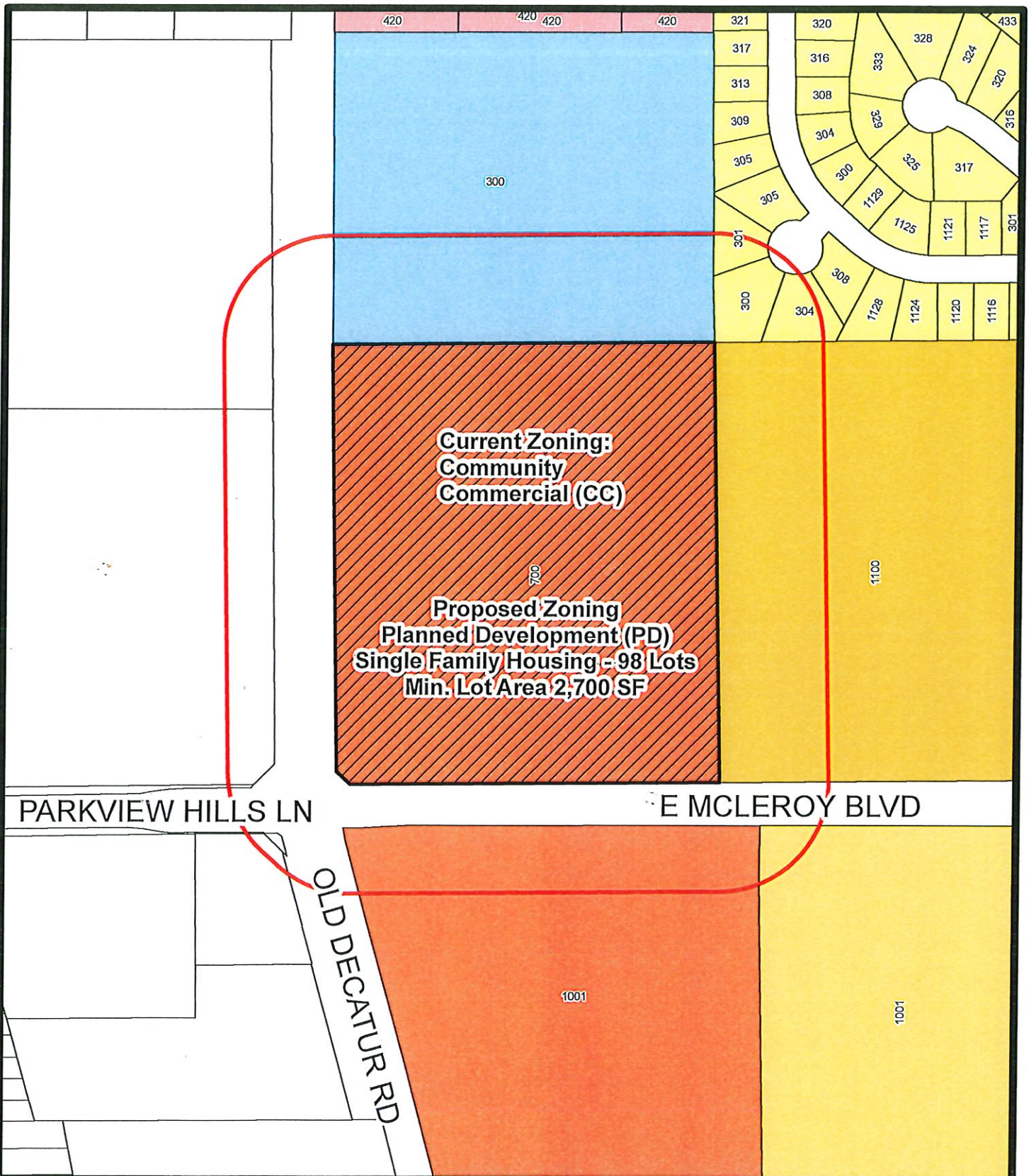
These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

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 that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

If you have any questions, you may call Rick Trice, Director of Public Works at 817-230-0449 or me at 817-230-0440.

Susana Victor,
Planning Manager

Enclosures: Map of requested property, site plan, and reply form.



Legend

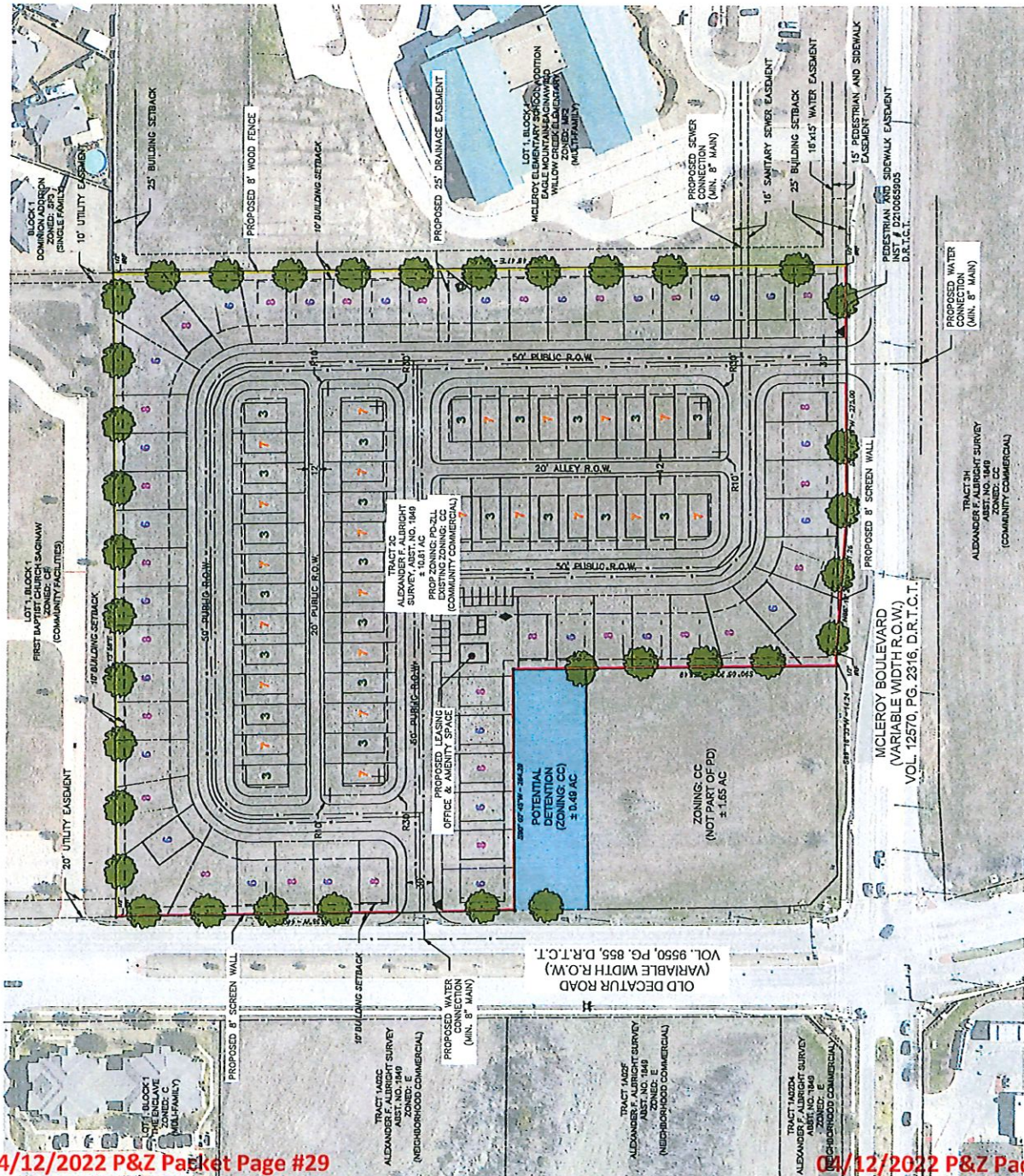
-  200ft Buffer
-  Property of Interest

McLeroy Cottages 200 ft Property Owner Notification



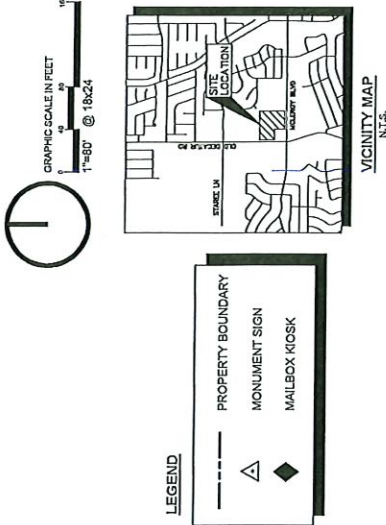
City of Saginaw

250 0 250 Feet



RESIDENTIAL SUMMARY						
HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	TYPICAL LOT DIMENSIONS	# OF STORIES	% OF HOMES	% OF HOMES
3	THREE	1303	33' x 80'	TWO	22	22.5%
4	FOUR	1435	42' x 80'	TWO	25	26.0%
5	FOUR	1402	33' x 80'	TWO	22	22.5%
6	FOUR	1716	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE					96	100%

PARKING SUMMARY	
TOTAL #	203 spaces
11 Head-in	
192 Enclosed Attached Garage	



McLEROY COTTAGES
PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL

OWNER:
BOURKE HARVEY
OLD DECATUR ROAD LIMITED
PARTNERSHIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-733-8355

DEVELOPER:
ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7515

ENGINEER:
JORDAN V. MARUA, PE
HUTT-ZOLLARS
500 WEST 7TH STREET
SUITE 100
FORT WORTH, TX 76102-4728
817-335-3100

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 817-230-0440.

Planning & Zoning Commission Meeting on 04/12/2022 begins at 6:00 p.m. and City Council Meeting on 04/19/2022 at 6:00 p.m. to consider a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres out of Tract 2C, Abstract 1849, Alexander F. Albright Survey northeast corner of Old Decatur Road and McLeroy Boulevard.

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments



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: April 12, 2022 Meeting

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 Preliminary Plat for Beltnill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltnill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads. The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

Lot 1, Block B was previously platted for The Grand at Saginaw along with the right-of-ways for Beltnill Parkway and Millstone Parkway. The developer has submitted a Preliminary Plat for consideration that incorporates the previously platted property as well as the currently unplatted property.

Engineer/Surveyor: John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.

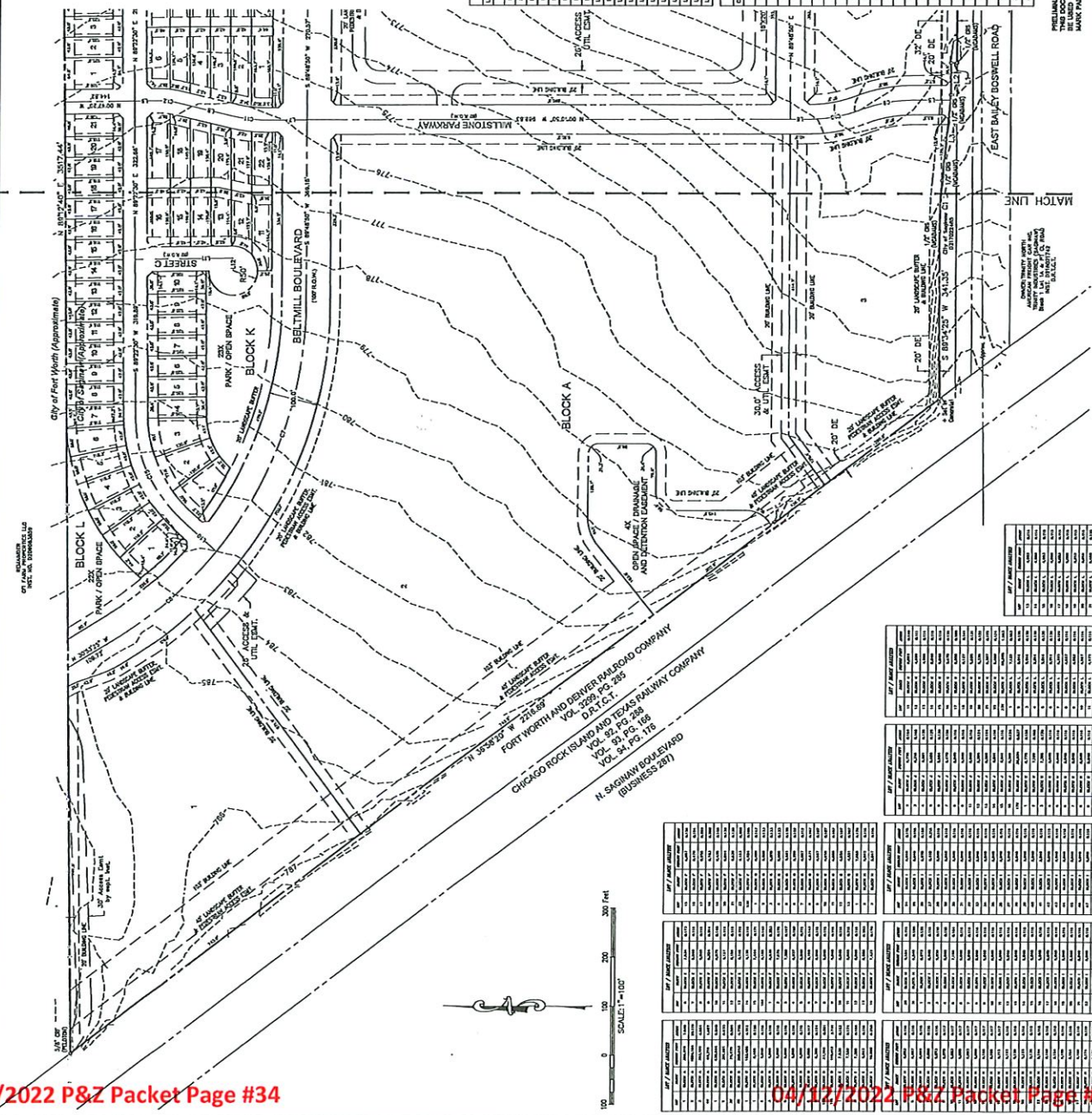
The table on page 2 gives an overview of lots and Park/Open Space/Easements.

If you have any questions, please let me know.

Beltmill Preliminary Plat

Block	Lot #	Total Acreage	Notes	"x" Acreage
A	4	38.326	Lot 4x Drainage Easement/Open Space	1.497
B	3	22.084	Lot 3x Open Space/Drainage Easement/Detention	4.625
C	1	4.212		
D	11	4.685	Lot 10x Park/Open Space	0.881
			Lot 11x Open Space/Drainage Easement/Detention	2.741
E	16	2.434	Lot 16x Park/Open Space (buffer)	0.142
F	23	3.543	Lot 23x Park/Open Space (buffer)	0.105
G	13	1.552		
H	31	3.613		
I	47	5.662		
J	17	2.76	Lot 17x Park/Open Space	0.827
K	23	4.107	Lot 23x Park/Open Space	1.283
L	22	3.253	Lot 22x Park/Open Space	0.675
Totals	211	96.231		12.776





LINE TABLE		
LINE	DATE	DISTANCE
1	06/01/2007	13.507
2	06/02/2007	65.607
3	06/03/2007	73.677
4	06/04/2007	75.077
5	06/05/2007	74.157
6	06/06/2007	80.007
7	06/07/2007	84.317
8	06/08/2007	81.167
9	06/09/2007	82.967
10	06/10/2007	83.947
11	06/11/2007	86.037
12	06/12/2007	94.317
13	06/13/2007	74.517
14	06/14/2007	106.687
15	06/15/2007	101.467
16	06/16/2007	116.227
17	06/17/2007	84.667
18	06/18/2007	82.167
19	06/19/2007	74.467

[illegible]

SAP / MARKET ANALYSIS				
SAP	MARKET	MARKET SIZE	MARKET RATE	MARKET
1.5	MARKET 1	1,000,000	1,000,000	MARKET 1
1.5	MARKET 2	1,000,000	1,000,000	MARKET 2
1.5	MARKET 3	1,000,000	1,000,000	MARKET 3
1.5	MARKET 4	1,000,000	1,000,000	MARKET 4
1.5	MARKET 5	1,000,000	1,000,000	MARKET 5
1.5	MARKET 6	1,000,000	1,000,000	MARKET 6
1.5	MARKET 7	1,000,000	1,000,000	MARKET 7
1.5	MARKET 8	1,000,000	1,000,000	MARKET 8
1.5	MARKET 9	1,000,000	1,000,000	MARKET 9
1.5	MARKET 10	1,000,000	1,000,000	MARKET 10
1.5	MARKET 11	1,000,000	1,000,000	MARKET 11
1.5	MARKET 12	1,000,000	1,000,000	MARKET 12
1.5	MARKET 13	1,000,000	1,000,000	MARKET 13
1.5	MARKET 14	1,000,000	1,000,000	MARKET 14
1.5	MARKET 15	1,000,000	1,000,000	MARKET 15
1.5	MARKET 16	1,000,000	1,000,000	MARKET 16
1.5	MARKET 17	1,000,000	1,000,000	MARKET 17
1.5	MARKET 18	1,000,000	1,000,000	MARKET 18
1.5	MARKET 19	1,000,000	1,000,000	MARKET 19
1.5	MARKET 20	1,000,000	1,000,000	MARKET 20
1.5	MARKET 21	1,000,000	1,000,000	MARKET 21
1.5	MARKET 22	1,000,000	1,000,000	MARKET 22
1.5	MARKET 23	1,000,000	1,000,000	MARKET 23
1.5	MARKET 24	1,000,000	1,000,000	MARKET 24
1.5	MARKET 25	1,000,000	1,000,000	MARKET 25
1.5	MARKET 26	1,000,000	1,000,000	MARKET 26
1.5	MARKET 27	1,000,000	1,000,000	MARKET 27
1.5	MARKET 28	1,000,000	1,000,000	MARKET 28
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1.5	MARKET 42	1,000,000	1,000,000	MARKET 42
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1.5	MARKET 45	1,000,000	1,000,000	MARKET 45
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1.5	MARKET 57	1,000,000	1,000,000	MARKET 57
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1.5	MARKET 59	1,000,000	1,000,000	MARKET 59
1.5	MARKET 60	1,000,000	1,000,000	MARKET 60
1.5	MARKET 61	1,000,000	1,000,000	MARKET 61
1.5	MARKET 62	1,000,000	1,000,000	MARKET 62
1.5	MARKET 63	1,000,000	1,000,000	MARKET 63
1.5	MARKET 64	1,000,000	1,000,000	MARKET 64
1.5	MARKET 65	1,000,000	1,000,000	MARKET 65
1.5	MARKET 66	1,000,000	1,000,000	MARKET 66
1.5	MARKET 67	1,000,000	1,000,000	MARKET 67
1.5	MARKET 68	1,000,000	1,000,000	MARKET 68
1.5	MARKET 69	1,000,000	1,000,000	MARKET 69
1.5	MARKET 70	1,000,000	1,000,000	MARKET 70
1.5	MARKET 71	1,000,000	1,000,000	MARKET 71
1.5	MARKET 72	1,000,000	1,000,000	MARKET 72
1.5	MARKET 73	1,000,000	1,000,000	MARKET 73
1.5	MARKET 74	1,000,000	1,000,000	MARKET 74
1.5	MARKET 75	1,000,000	1,000,000	MARKET 75
1.5	MARKET 76	1,000,000	1,000,000	MARKET 76
1.5	MARKET 77	1,000,000	1,000,000	MARKET 77
1.5	MARKET 78	1,000,000	1,000,000	MARKET 78
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1.5	MARKET 80	1,000,000	1,000,000	MARKET 80
1.5	MARKET 81	1,000,000	1,000,000	MARKET 81
1.5	MARKET 82	1,000,000	1,000,000	MARKET 82
1.5	MARKET 83	1,000,000	1,000,000	MARKET 83
1.5	MARKET 84	1,000,000	1,000,000	MARKET 84
1.5	MARKET 85	1,000,000	1,000,000	MARKET 85
1.5	MARKET 86	1,000,000	1,000,000	MARKET 86
1.5	MARKET 87	1,000,000	1,000,000	MARKET 87
1.5	MARKET 88	1,000,000	1,000,000	MARKET 88
1.5	MARKET 89	1,000,000	1,000,000	MARKET 89
1.5	MARKET 90	1,000,000	1,000,000	MARKET 90
1.5	MARKET 91	1,000,000	1,000,000	MARKET 91
1.5	MARKET 92	1,000,000	1,000,000	MARKET 92
1.5	MARKET 93	1,000,000	1,000,000	MARKET 93
1.5	MARKET 94	1,000,000	1,000,000	MARKET 94
1.5	MARKET 95	1,000,000	1,000,000	MARKET 95
1.5	MARKET 96	1,000,000	1,000,000	MARKET 96
1.5	MARKET 97	1,000,000	1,000,000	MARKET 97
1.5	MARKET 98	1,000,000	1,000,000	MARKET 98
1.5	MARKET 99	1,000,000	1,000,000	MARKET 99
1.5	MARKET 100	1,000,000	1,000,000	MARKET 100

LIFT / MARK ANALYSIS			
LIFT	MARKS	PERCENTAGE	GRADE
1	11	100%	A
2	10	90%	B
3	9	80%	C
4	8	70%	D
5	7	60%	E
6	6	50%	F
7	5	40%	G
8	4	30%	H
9	3	20%	I
10	2	10%	J
11	1	0%	K
12	0	0%	L

[illegible]

LIFT / RANGE ANALYSIS		
REP	WEIGHT	PERCENT REP
1	100	100%
2	100	100%
3	100	100%
4	100	100%
5	100	100%
6	100	100%
7	100	100%
8	100	100%
9	100	100%
10	100	100%
11	100	100%
12	100	100%
13	100	100%
14	100	100%
15	100	100%
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19	100	100%
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91	100	100%
92	100	100%
93	100	100%
94	100	100%
95	100	100%
96	100	100%
97	100	100%
98	100	100%
99	100	100%
100	100	100%

SPR / RANGE ANALYSIS					
ID	NAME	SPR	MIN	MAX	SPR
1	SPR	1.00	1.00	1.00	1.00
2	SPR	1.00	1.00	1.00	1.00
3	SPR	1.00	1.00	1.00	1.00
4	SPR	1.00	1.00	1.00	1.00
5	SPR	1.00	1.00	1.00	1.00
6	SPR	1.00	1.00	1.00	1.00
7	SPR	1.00	1.00	1.00	1.00
8	SPR	1.00	1.00	1.00	1.00
9	SPR	1.00	1.00	1.00	1.00
10	SPR	1.00	1.00	1.00	1.00
11	SPR	1.00	1.00	1.00	1.00
12	SPR	1.00	1.00	1.00	1.00
13	SPR	1.00	1.00	1.00	1.00
14	SPR	1.00	1.00	1.00	1.00
15	SPR	1.00	1.00	1.00	1.00
16	SPR	1.00	1.00	1.00	1.00
17	SPR	1.00	1.00	1.00	1.00
18	SPR	1.00	1.00	1.00	1.00
19	SPR	1.00	1.00	1.00	1.00
20	SPR	1.00	1.00	1.00	1.00
21	SPR	1.00	1.00	1.00	1.00
22	SPR	1.00	1.00	1.00	1.00
23	SPR	1.00	1.00	1.00	1.00
24	SPR	1.00	1.00	1.00	1.00
25	SPR	1.00	1.00	1.00	1.00
26	SPR	1.00	1.00	1.00	1.00
27	SPR	1.00	1.00	1.00	1.00
28	SPR	1.00	1.00	1.00	1.00
29	SPR	1.00	1.00	1.00	1.00
30	SPR	1.00	1.00	1.00	1.00
31	SPR	1.00	1.00	1.00	1.00
32	SPR	1.00	1.00	1.00	1.00
33	SPR	1.00	1.00	1.00	1.00
34	SPR	1.00	1.00	1.00	1.00
35	SPR	1.00	1.00	1.00	1.00
36	SPR	1.00	1.00	1.00	1.00
37	SPR	1.00	1.00	1.00	1.00
38	SPR	1.00	1.00	1.00	1.00
39	SPR	1.00	1.00	1.00	1.00
40	SPR	1.00	1.00	1.00	1.00
41	SPR	1.00	1.00	1.00	1.00
42	SPR	1.00	1.00	1.00	1.00
43	SPR	1.00	1.00	1.00	1.00
44	SPR	1.00	1.00	1.00	1.00
45	SPR	1.00	1.00	1.00	1.00
46	SPR	1.00	1.00	1.00	1.00
47	SPR	1.00	1.00	1.00	1.00
48	SPR	1.00	1.00	1.00	1.00
49	SPR	1.00	1.00	1.00	1.00
50	SPR	1.00	1.00	1.00	1.00
51	SPR	1.00	1.00	1.00	1.00
52	SPR	1.00	1.00	1.00	1.00
53	SPR	1.00	1.00	1.00	1.00
54	SPR	1.00	1.00	1.00	1.00
55	SPR	1.00	1.00	1.00	1.00
56	SPR	1.00	1.00	1.00	1.00
57	SPR	1.00	1.00	1.00	1.00
58	SPR	1.00	1.00	1.00	1.00
59	SPR	1.00	1.00	1.00	1.00
60	SPR	1.00	1.00	1.00	1.00
61	SPR	1.00	1.00	1.00	1.00
62	SPR	1.00	1.00	1.00	1.00
63	SPR	1.00	1.00	1.00	1.00
64	SPR	1.00	1.00	1.00	1.00

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

LEGAL DESCRIPTION
11B-432 ACRES

[illegible]

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON
VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF
THIS PRELIMINARY PLAN, SUBJECT TO
CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LORING, CHAIRMAN

ATTEST: JAMICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO
CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF
THIS DATE.

WITNESSES: JAMES ENGLAND, CITY SECRETARY

**PRELIMINARY PLAT
BLOCKS A-L
BELTMILL**

115.432 Acres

B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY TEXAS



VICADAMS

The John R. McAdams
Company, Inc.
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Lawrenceville, Georgia 30043
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DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB: No. LLH-19000



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
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DATE: April 15, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Final Plat for The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads.

The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

The Preliminary Plat for Beltmill is being considered as a separate item.

Engineer/Surveyor: The John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc. Tricon Residential

The plat consists of the following:

Gross Area – 40.452 Ac.

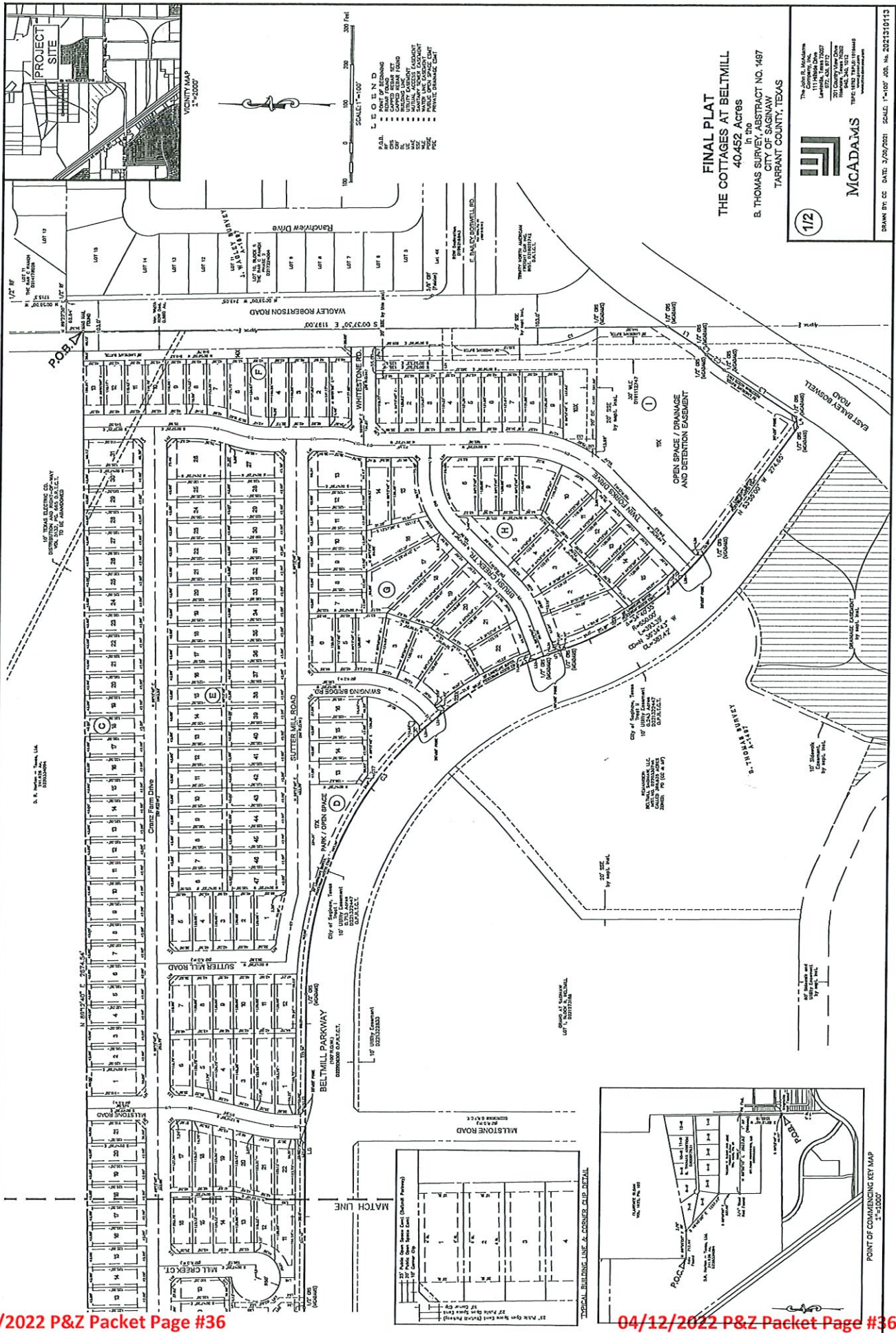
Right-of-way Area – 8.401 Ac.

196 Residential Lots – 25.732 Ac.

8 Open Space/HOA Lots – 6.319 Ac.

204 Total Lots (Net Area) – 32.052 Ac.

If you have any questions, please let me know.





DATE: Meeting April 12, 2022

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and require a Special Use Permit for Carports in Residential Districts

On March 19, 2021, City Council adopted Ordinance 2021-07 allowing carports outside of the overlay district for a Public safety facility, police and fire, located in a Community Facility (CF) zoning district.

On July 20, 2022, City Council adopted Ordinance 2021-16 allowing carports outside of the overlay district for Multi-Family (MF1, MF2) development.

We have received inquiries from the City Council regarding carports in residential areas. The Council would like to consider the evaluation and permitting of carports on a case-by-case basis utilizing a Special Use Permit.

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined “Carport Overlay District” where carports are allowed. Carports outside of the district are expressly prohibited.

The Carport Overlay District would be removed and any permit request for a carport other than in Multi-Family (MF1, MF2) and Public safety facility, police and fire, located in a Community Facility (CF) zoning district would require a SUP. Carport in Light and Heavy Industrial (LI, HI) Districts would be subject to Sec. 7-2.C. *Industrial Carport Overlay District*.

Staff and City Council is requesting feedback from the Planning and Zoning Commission.

If you have any questions, please let me know.