MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
APRIL 12, 2022

Present at the Meeting:

Member	Place No. 2	William Barngrover
Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Susy Victor-Trevino
Assistant City Manager		Lee Howell
City Communications Manager		Pedro Zambrano

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney

Visitors at the Meeting:
Alexandra Johnson
Carmen F Drake
Darren Andrews
Dwayne Jones
John Peet
Jordan Marlia
Karen Frankwirth
Karen Taylor
Seth Carpenter

(1) Call to Order

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

(2) Roll Call to Establish Quorum

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

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 08, 2022 were presented for approval. A motion was made by Member LaBruyere with a second by Alternate Member Wooten to approve the minutes for March 08, 2022. Motion carried unanimously.

For: Chairman Lewis, Member Barngrover,

Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(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)

Chairman Lewis opened the Public Hearing at 6:05 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the requests for a development plan and change in zoning. DPW Trice informed the Commission that staff was recommending denial. DPW Trice introduced Alexandra Johnson, from Republic Property, to share further information regarding the requests. Alexandra Johnson shared a PowerPoint presentation with the Commission and audience regarding the zoning request and the proposed planned development. She shared ample details about the vision for the proposed property, including similar projects conducted by Republic Property, both past and present.

During the Public Hearing, audience participation consisted of residents: John Peet, Carmen Drake, and Karen Taylor. They all shared their questions and concerns regarding traffic and the road system, congestion, community disapproval, and overall concern that their community would not benefit from this development. Other comments shared were concerns regarding proposed development notifications, expenses, and Commission-related questions. In addition to audience participation, Chairman Lewis also shared reply forms sent in by six individuals all opposed to the proposed development and change in zoning. These reply forms were sent in by the following: Eagle Mountain Saginaw ISD, Robert Neel, John Dreese, First Baptist Church, Sarena Smith, and John Peet.

DPW Trice, and Alexandra Johnson answered the member's and audience's questions and addressed their concerns. Questions regarding masonry requirements comparing past approved planned developments were shared. Ms. Johnson mentioned that they did not adopt that standard due to aesthetic-like concerns but that the group would be willing to adopt the seventy-five percent (75%) standard if need be. Ms. Johnson also highlighted that the current zoning use would have more of an impact on traffic than their proposed change in zoning would create after conducting traffic studies. However, an additional concern identifying that the proposed zoning change was not reflective of the recently adopted Comprehensive Plan was also brought up with the recommendation that the Commission not deviate from that vision.

Chairman Lewis closed the Public Hearing at 6:32 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council deny the 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).

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(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.

DPW Trice reviewed the information in the members' packets and briefly discussed the preliminary plat for Beltmill, blocks A-L.

A request to speak on the items was made by John Peet; however, City Attorney Hale noted that since the item did not consist of a public hearing the request was up to the Chairman. The Chairman proceeded with allowing Mr. Peet to share his concerns solely regarding the item.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the preliminary plat for Beltmill, blocks A-L, 115.432 acres out of B. Thomas Survey, Abstract 1497.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(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.

DPW Trice reviewed the information in the members' packets and briefly discussed the final plat for the Cottages at Beltmill, blocks A-I.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the 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.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(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.

DPW Trice reviewed the information in the members' packets and briefly discussed the inquiries from City Council regarding carports in residential areas on a case-by-case basis utilizing a special use permit. Some major discussion points shared by the Commission consisted of the following: the fact that there may not be a true need to move forward with the discussion if only one resident has contacted the City Council, questioning why the carport restrictions were initially put into place and why the City should deter from this standard, and lastly questioning how many special use permits to expect from this decision if implemented. DPW Trice answered the members' questions and concerns regarding these questions and shared that staff would try and have a text amendment for them to review by the next meeting regarding this discussion.

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held.

(11) Adjournment

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

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

Chairman Lewis declared the meeting of April 12, 2022 closed at 6:51 p.m.

APPROVED:

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Matthew Lewis, Chairman

ATTEST:

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Susy Victor-Trevino, Recording Secretary