

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

**Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, March 08, 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 January 11, 2022 | Chairman Lewis |
| (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 | Jeff Klement, P. E.
JBI Partners |
| (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 | Jeff Klement, P. E.
JBI Partners |
| (5) | 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) | Josh Eadie
NexMetro Communities |
| (6) | Staff Report | Rick Trice, P. E.
Public Works Director |
| A. | Discussion of Residential, Commercial and Industrial, and City Projects | |
| B. | Update Commission of City Council Action on Previous Cases | |
| (7) | 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 | |
| (8) | Adjournment | Chairman Lewis |

DATE POSTED: _____ TIME: _____ BY: _____

DATE RETRIEVED: _____ TIME: _____ BY: _____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Susy Victor at 817-230-0440 a minimum of 72 hours in advance of the meeting.

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
JANUARY 11, 2022**

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Alex Ward
Andrew Simonsen
Cesar Guerrero
Madison Graham
Mary Ragle
Nathan Goldberg
Rebecca Ward
Samuel LaBruyere

(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, LaBruyere, 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 November 09, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Member Barngrover to approve the minutes for November 09, 2021. Motion carried unanimously.

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

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(5) PZ 0122-01 PUBLIC HEARING
Consideration and Action Regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan

Vice Chairman Haney opened the Public Hearing at 6:02 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the 2022 Saginaw Comprehensive Plan.

Madison Graham, Planner and Andrew Simonsen, Engineer for the project, showed a PowerPoint presentation regarding the 2022 Saginaw Comprehensive Plan. DPW Trice, Madison Graham, and Andrew Simonsen answered the members and audience's questions and addressed their concerns.

During the Public Hearing, audience participation consisted of residents: Nathan Goldberg, Cesar Guerrero, Rebecca Ward, and Alex Ward. They all shared their concerns regarding the zoning of Spring Creek Hollow where a distribution center is planning to be built. Their concerns revolved around safety, congestion, and nature. Due to comments being skewed towards a non-agenda item, City Attorney, Lindsey Hale, had to intervene and bring the commission back to the original agenda item. She stated that although the public can speak on non-agenda items, Commission members cannot.

Vice Chairman Haney closed the Public Hearing at 6:46 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the 2022 Saginaw Comprehensive Plan.

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

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(6) 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.

(7) 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

(8) Adjournment

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

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

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of January 11, 2022 closed at 6:58 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: March 8, 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 Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

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

CASE NUMBER: 920322-01

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 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 (X) FINAL PLAT () REPEAT () AMENDED PLAT ()

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

LOT: _____ BLOCK: _____ ADDITION: _____

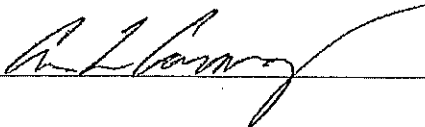
TRACT: _____ ABSTRACT 1849 SURVEY: Alexander F. Allbright
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy
Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres
(use additional sheets and attach if necessary)

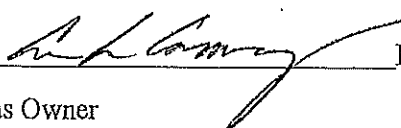
I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE:  PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE:  PHONE #: Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

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: _____



City of Saginaw

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P. O. Box 79070
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DATE: March 8, 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 Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

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The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

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

CASE NUMBER: PZ 0322-02

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REQUEST FOR CONSIDERATION OF

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

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

LOT: _____ BLOCK: _____ ADDITION: _____

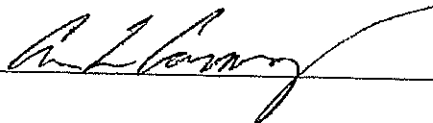
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ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy
Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres
(use additional sheets and attach if necessary)

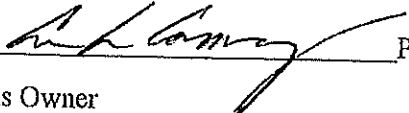
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APPLICANT'S SIGNATURE:  PHONE #: Same as Owner

APPLICANT'S NAME: Same as Owner

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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: _____



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DATE: March 8, 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 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)

Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses

West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

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.

If you have any questions, please let me know.

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT); with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

EXHIBIT “B”

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

- A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

- B. The following regulations shall also apply:

1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8 feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
 - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
 - Internal site addressing shall be on masonry column portal style signs.
 - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. Architectural Standards. Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. 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.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.



City of Saginaw

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February 23, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "AVILLA SAGINAW"

RE: Consideration of a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)) on 16.430 acres of land out of Abstract 1798, H. Robertson Survey at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156).

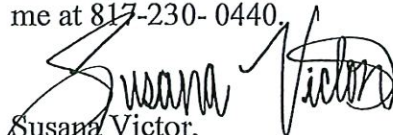
Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of March, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of March, 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 Josh Eadie, 2221 Lakeside Blvd. Suite 1210, Richardson, Texas 75082 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 & Zoning Commission Secretary

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

Sec. 7-1. - PD Planned development district.

- A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.
- B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.
- C. *Planned development requirements.*
1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height,

building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.

2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
 3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
 4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
 5. The minimum net acreage for a planned development request shall be ten acres
- D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city council shall

require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
 - a. The basic relationship of the proposed development to adjacent property are not altered;
 - b. The uses permitted are not revised;
 - c. Density is not altered;
 - d. Building height or coverage of the site is not altered;
 - e. Any landscape plans as indicated on the approved conceptual plan are not revised;
 - f. The off-street parking ratio is not decreased;
 - g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be

the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.

4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
 - a. A site inventory analysis including: a scale drawing showing natural features including:
 - (1) Existing vegetation;
 - (2) Natural water courses, creeks or bodies of water;
 - (3) An analysis of planned changes in such natural features as a result of the development;
 - (4) A delineation of any flood prone areas.
 - b. A scale drawing showing:
 - (1) Any proposed public or private streets and alleys;
 - (2) Building sites or lots;
 - (3) Areas reserved as parks, parkways, playgrounds;

- (4) Utility easements;
 - (5) School sites;
 - (6) Street widening and street changes;
 - (7) Points of ingress and egress from existing streets;
 - (8) General location and description of existing and proposed utility services, including size of water and sewer mains;
 - (9) The location and width for all curb cuts; and
 - (10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.
- c. A site plan for proposed building complexes showing:
- (1) The location of separate buildings;
 - (2) The minimum distance between buildings;
 - (3) The minimum distance between building and property lines;
 - (4) Street and alley lines;
 - (5) The arrangement and provision of off-street parking; and
 - (6) The size and location for ingress and egress to any nonresidential uses.
- d. A landscape plan showing:
- (1) Turf areas;
 - (2) Screening walls;

- (3) Ornamental planting;
- (4) Any wooded areas; and
- (5) Trees to be planted.

- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.
- f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

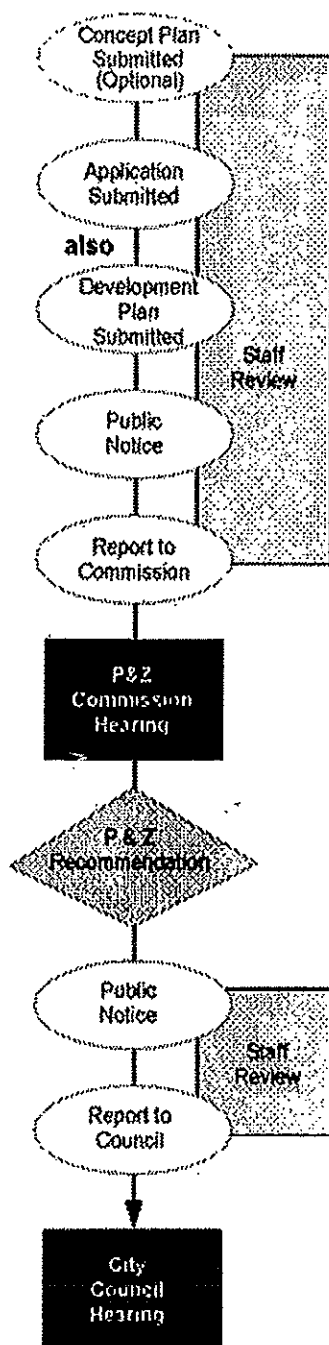
F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This procedure is further expanded as follows for approval of conceptual and development plans.

- 1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:
 - a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or

b. Information on the conceptual plan and attached

application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.

2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.

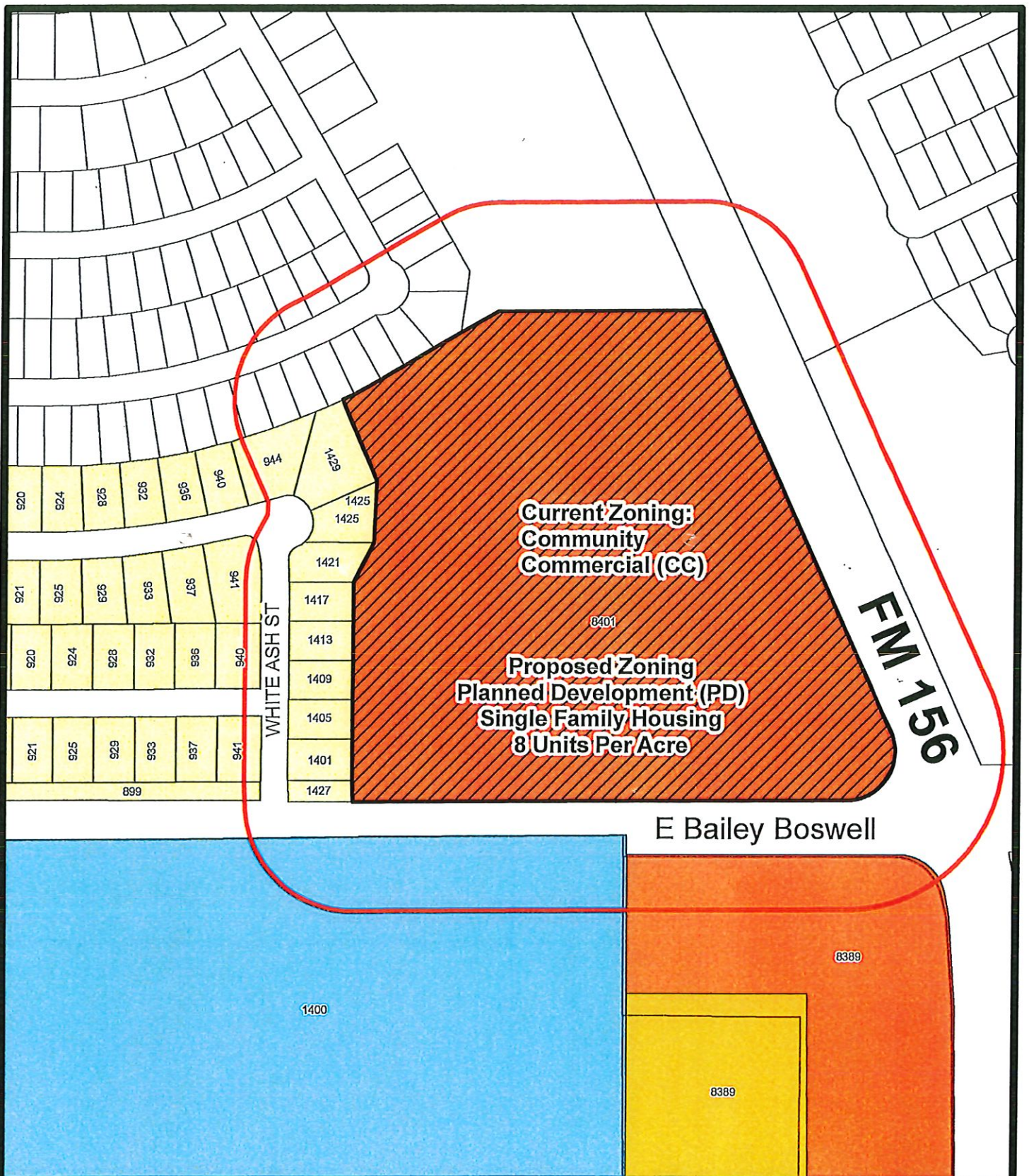


Procedure

- G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning

and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.

- H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.



Legend

 200ft Buffer

 Property of Interest

Saginaw Avilla 200 ft Property Owner Notification



City of Saginaw

250

0

250

05/08/2022 P&Z Packet Page #34



**CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM**

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

Date: _____

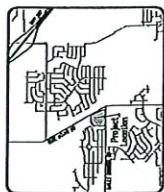
Item Number: _____ Do you wish to speak *FOR* or *AGAINST* the item? _____

Subject: _____

Name: _____

Address: _____

Telephone: _____ E-Mail: _____



General Motors

Values listed below are reflection of the proposed Personal Development,

- [illegible]

[illegible]

EXHIBIT "C"
DEVELOPMENT PLAN

SITE PLAN

AVILLA SAGINAW
SAGINAW
IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715.705 Sq. Ft./16.430 Acres

ENGINEER/ARCHITECT/PLANNING
Sifers Engineering, Inc.
715 Center Road, Suite 100
P.O. Box 15075
Pittsburgh, PA 15207
Telephone: (412) 424-0077
TELE FAX: 412-421-2121
Contact: Mr. J. J. Smith

ENGINEER
Needham Communications
2221 Lakeside Blvd., Suite 1210
Birmingham, AL 35202
Telephone: (404) 546-4324
Contact: Jess Edeh

ENGINEER
Blue Water Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75225
Telephone: (214) 224-4534
Contact: Gordon Linters

Dist 1 of 1 Scale 1"=50' Jan-27 27 Jan 24 24-2002

CURRENT ZONING: Community Commercial (CC)

REQUESTED ZONING: Planned Development

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: *Gordon Edwards* PHONE #: 214-224-4634

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME: (Please Print) Blue Mound Partners, LP GORDONA-EDWARDS signing for G.P.

OWNER'S ADDRESS: 7001 Preston Road, Suite 420, Dallas, TX 75205

APPLICANT'S SIGNATURE: *Mike Martinie* PHONE #: (972)422-0077

APPLICANT'S NAME: Mike Martinie

APPLICANT'S ADDRESS: 765 Custer Road, Suite 100, Plano, TX 75075

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: *MR R...* DATE: 11-3-2021 TIME: _____

FEE FOR APPLICATION: \$1670.00 RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	IWORO	CERTIFICATE
2/17/21	O D G COMPOSITES	216 MCCLEROY BLVD E	CO-10-21/22	12/7/21	
2/15/21	FASHION HAIR DESIGN	204 W J BOAZ RD 200	CO-11-21/22	12/15/21	
2/28/21	WHATABURGER INC 482	5455 BLUE MOUND RD S	CO-12-21/22	12/28/21	
DATE	NAME	ADDRESS	PERMIT #	COMMENTS	
TEMP C/O					
COM/IND OPEN BUILDING PERMITS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/28/21	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
2/19/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
2/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
2/11/18	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
2/23/18	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
2/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
01/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
01/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LOT
2/21/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
2/21/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
2/22/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
2/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
1/5/21	M L HEALTHCARE	848 MCCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
2/29/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
1/10/21	BRIGHT LIVING SAGINAW	824 MCCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS
1/10/21	BRIGHT LIVING SAGINAW	824 MCCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
1/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
1/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
1/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
1/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
1/19/21	T ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
2/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
2/22/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
5/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
1/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
2/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
1/16/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
1/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
2/20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
3/6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
1/13/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
1/16/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
9/3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
1/17/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
1/17/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
2/27/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
3/30/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT
2/13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE

COMMERCIAL BUILDING REPORT

1/13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
1/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
1/22/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
1/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
1/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
1/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
1/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
1/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
1/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
1/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
1/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
2/2/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
2/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
2/29/22	BRIGHT LIVING SAGINAW II	820 MCCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
2/29/21	BRIGHT LIVING SAGINAW II	820 MCCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
2/29/21	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
3/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
1/22/21	POPEYE'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
1/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
CLOSED PROJECTS					
1/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
1/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
1/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
1/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
1/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
1/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
1/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
1/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
1/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
3/4/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL

COMMERCIAL BUILDING REPORT

JANUARY 2022

C/O ISSUED THIS MONTH						
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE	
1/22	G C TRANSMISSION EQUIPMENT	1008 COOK LN	CO-13-21/22	1/1/22	1/26/22	
8/22	SAR SHALOM MESSIANIC SYNAGOGUE INC - MIKVAH	716 PALOMINO DR	CO-14-21/22	1/18/22	1/26/22	
5/22	EDITION OF SAGINAW INDEPENDENT LIVING	824 MCCLEROY BLVD W	CO-15-21/22	1/25/22	1/26/22	
8/22	CREATIVE NAILS	601 SAGINAW BLVD N 120	CO-16-21/22	1/28/22		
TEMP C/O						
DATE	NAME	ADDRESS	PERMIT #	COMMENTS		
COM/IND OPEN BUILDING PERMITS						
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS	
2/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL	
9/18	F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS	
7/18	F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE	
1/19	MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA	
23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL	
1/1/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE	
1/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE	
1/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE	
12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LOT	
10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS	
1/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING	
29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT	
30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING	
5/21	M L HEALTHCARE	848 MCCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY	
7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS	
9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL	
10/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK	
5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION	
5/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR	
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX	
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS	
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT	
4/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS	
9/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING	
1/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER	
8/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL	
3/21	FISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE	
10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION	
2/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER	
6/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE	
9/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL	
10/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE	
3/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL	
3/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE	
6/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE	
3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL	
7/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE	
7/21	LAURENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL	
7/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL	
10/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT	
1/3/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE	
3/3/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS	

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

8/15/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
11/15/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
11/15/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36684	PAVING	PAVING-FIRE LANE REPAIR
11/15/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36685	PAVING	PAVING-FIRE LANE REPAIR
11/15/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36686	PAVING	PAVING-FIRE LANE REPAIR
11/15/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
11/23/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
12/6/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
12/6/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36689	ADDITION	ADDITION OF SECOND FLOOR
12/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
12/29/22	BRIGHT LIVING SAGINAW II	820 MCCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
12/29/21	BRIGHT LIVING SAGINAW II	820 MCCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/22	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
1/21/22	MEDICAL CITY ER SAGINAW	727 BAILEY BOSWELL RD W	36853	REMODEL	ROOF
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
8/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
1/17/22	A T & T MOBILITY	160 FAIRMOUNT ST - ANTENNA	37826	REMODEL	ANTENNA UPGRADE
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
9/22/21	POPEYE'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
11/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
1/11/22	JARVIS PARTNERS	1300 JARVIS RD N	37763	NEW BUILDING	NEW BUILDING & PRIVATE FIRE LINE
CLOSED PROJECTS					

January 2022	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Development: Civil Construction			
Name of Development	Developer	Status	Comments
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Under Construction	Final Plat approved 7/20/21. Construction underway.
The Square Civil Constructions Plans	North and West of Wal-Mart	Under Construction	Civil Construction started 9-22-2021.
The Grand At Saginaw	Beltmill Multi Family Development	Civil Construction Underway	Civil Construction Plans approved 10/5/2021. Construction of civil work underway
Villas at Willow Creek	HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	Civil Plan and Plat Review Underway	City Council Approved PD Zoning on 8/16/2021
Bright Living, Assisted Living & Memory Care	820 W McLeroy Blvd	Replat Approved by City Council 9/21/21	Replat approved 9/21/21and Civil Construction Plans approved Nov 2021. Civil construction underway
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	1st Qtr 2022	Construction began 8/10/2020. 99% complete. Final Punch List given to the contractor 12-3-21
W. J. Boaz and Old Decatur Road Intersection Construction	Construction complete	August 2021	Construction complete. Final payment being circulated.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Project advertised for construction	2023	Project advertised. Proposals to be received January 20, 2022
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2022
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 202
NW Booster Pump IPO	Initial IPO Approved 1/5/2021	Pending	IPO approved by Council to increase pump sizes on 10/19/2021.
Saginaw Blvd 16" Water Line Phase 2	Construction complete awaiting walk thru & punch list on 11/08/2021	Fall 2021	Construction is 100% complete. C.O. #3 to City Council 12-7-21. Final payment pending Council approval of C.O.

Beltmill Pump Station	Project advertised for construction 12-1-21	Aug-22	Project advertised. Bids to be received 1-11-21
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East McLeroy Reconstruction	Awaiting availability of County staff to complete	2022	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	Location	Status	Comments
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	45 permits issued for new homes
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, \$6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Pre-Construction Conference pending
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Franklin Office Complex	Belmont Street	Permit Issued	C/O issued
Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Bright Living (Assisted Living & Memory Care)	820 W McLeroy	Permit issued	Civil construction began
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	C/O issued
Fashion Hair Design	204 W J Boaz	Permit issued	C/O issued
Whataburger 492	5455 S Blue Mound Rd	Remodel Permit Issued	C/O issued
The Grand at Saginaw	Beltmill PD (Address TBD)	Permit under review	Apartment Complex
Saginaw Family Eye Care	616 E Bailey Boswell Rd #100	Permit issued	Finish out permit
Lawrence Enterprises	124 W Southern Ave #300	Permit issued	C/O issued
Ballard Dental	701 W Bailey Boswell	Permit issued	Remodel, adding 2nd story
DFW Plastics	901 Industrial	Permit issued	Addition of 2nd story
BOA			
Applicant	Location	Status	Comments

Planning & Zoning	Location	Status	Comments
Villas at Willow Creek	West of Woodcrest Drive and south of West McLeroy	Final Plat and Civil Construction Plans under review	City Council Approved PD Zoning on 8/16/2021
Beltmill PD Amendment	East of Saginaw Blvd (Hwy 287) and north of E Bailey Boswell Road	Scheduled for P&Z 11/9/2021 and City Council 11/16/21	Approved by City Council 11/16/2021
Zoning Text Amendment to Zoning Ord No. 2002-04, Article 8, Section 8-3, A-3, pertaining to patio covers.			Approved by City Council 11/16/2021
Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan		Scheduled for P&Z 1/11/2022 and City Council 2/1/2022	
Code Enforcement	Location		Comments
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	Location	Status	Comments
City Council Considerations			
Miscellaneous Items	Status	Completion Date	Comments
Water Resiliency and Response IPO Amendment #1	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3	Pending	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3 to City Council for approval 12-7-21