

**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
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