



Date: August 05, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding a Request to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District.

Background/Discussion:

On behalf of the City of Saginaw, Abra Nusser from Peloton Land Solutions, will be presenting a request to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District.

The proposed textural amendment would create a neighborhood mixed-use zoning district and its associated standards and regulations pertaining to the new zoning classification.

If you have any questions regarding this zoning change request, please let me know.

Staff Recommendation:

Staff recommends that the request to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District be forwarded to the City Council with a recommendation for approval.

Attachments:

Section 5-1 Permitted Use Table, Section 6-18 Neighborhood Mixed-Used, Section 8-12 Screening Devices and Fences Regulations, Section 8-13 Landscape Regulations, Section 8-18 Activated Amenities.

Sec. 5-1. Permitted use table.

- A. *Land use table legend.* The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed as being "Permitted", permitted by "Specific Use Permit", and prohibited uses as signified by blank cells. Conditions are provided in Section 5-2, Special Conditions for Listed Uses. Any use not expressly authorized and permitted herein is expressly prohibited.

P	Permitted Use	AG	Agriculture	MF2	Multi-Family
		SF-1	Single Family	MH	HUD Code Manufactured Housing
S	Specific Use Permit	SF-2	Single Family	OP	Office Professional
		SF-3	Single Family	NMU	Neighborhood Mixed-use
	Prohibited Use	SF-4	Single Family (Inactive)	CC	Community Commercial
		ZLL	Zero Lot Line	CF	Community Facilities
		DX	Duplex	LI	Light Industrial
		MF1	Multi-Family	HI	Heavy Industrial

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
City of Saginaw Land Use Table																			
Residential											Land Use Designation		Nonresidential						Supplementa Conditions
A	S	S	S	S	S	D	Z	M	M	M		O	N	NMU	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C		C	F	I	I	
	1	2	3	4	A		L		1	2									
RESIDENTIAL LAND USES																			
P											Agricultural Use								
									P	P	Apartment			P				19	
									P	P	Boarding House			P					
P	S										Caretaker, Guard or Servant, Residence or Apt. Garage				S		S	P	
P	S	S	S	S	S						Dwelling, Guesthouse							2	
P	P	P	P	P	P	P	P	P	P	P	Convent, Rectory, Monastery	P	P	P	P	P	P		
					S	S	S		P	P	Dwelling, Assisted Living Facility		S	P				2, 19	
								P			Dwelling, HUD-Code Manufactured Home								

P	P	P	P	P	P	P	P		P	P	Dwelling, Industrialized Housing			P					
											Dwelling, Mobile Home								
									P	P	Dwelling, Multifamily			P					
					P	P	P		P	P	Dwelling, Single Family Attached			P					
P	P	P	P	P	P						Dwelling, Single Family Detached			P					
						P					Dwelling, Two Family			P					
P	S	S	S	S	S	S	S		P	P	Group Home for the Disabled or Disadvantaged			P					2
								S			Manufactured Housing Park or Subdivision								2
PUBLIC, CIVIC, AND UTILITY USES																			
S											Airport, Public/Private						P		2
											Animal Pound, Shelter				P	P	P		
P									S	S	Assembly Hall	S	S	S	P	P	P	P	2
S											Athletic Field and Play Field				S	P	P		7, 22
S											Cemetery, Mausoleum, Crematorium				S	S	P		2
									P	P	Community Center			P	P	P	P	P	
											Electrical Generating Station						S		7
P	P	P	P	P	P	P	P	P	P	P	Electrical Transmission Line	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	Electrical Substation	P	P	P	P	P	P	P	20
											Garage, Public				S	S	P	P	
P	P	P	P	P	P	P	P	P	P	P	Gas Regulator Station	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	S	P	P	P	Golf Course, Public				P	P	P	P	2
P	P	P	P	P	P	P	P	P	P	P	Government Administration Facility	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	S	S	P	P	Library	P	P	P	P	P			2

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												Lodge, Fraternal, Sorority & Clubs	S	S	S	P	P	P	P	2
												Museum		P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Park	P	P	P	P	P	P	P	
										P	P	Philanthropic and/or Charitable Use		P	P	P				
												Public Maintenance Building, Storage Yard					P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Public Safety Facility, Police & Fire	P	P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Public Utility	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	P	Religious Institution	P	P	P	P	P	P	P	22
	P	P	P	P	P	P	P	P	P	P	P	Telephone Exchange, Switching or Relay	P	P	P	P	P	P	P	
EDUCATIONAL USES																				
S												School, Business College	S		S	P		S	S	2, 22
S												School, College or University	S		S	P	S	S	S	2, 22
												School, Commercial Instruction	S		S	P				2, 22
S												School, Commercial Trade	S		S	P		S		2, 22
P	P	P	P	P	P	P	P	P	P	P	P	School, Home								
S	S	S	S	S	S	S	S	S	S	S	S	School, Home Day								2
												School, Institution, Rehabilitation & Training Center	S		S	P	S	S		2
										S	S	School, Nursery	P	P	P	P				2
S	S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	S	22
												School, Vocational	S			P		S		2
AMUSEMENT AND ENTERTAINMENT USES																				
												Amusement Center, Indoor		P	P	P		P	P	
												Amusement Center, Outdoor				P		P	P	1, 7
												Athletic Field & Play Field, Commercial		S	S	S		P	P	1, 7, 22

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S												Veterinary Hospital with Outside Pens						S	P	1, 5, 8, 9
S												Veterinary Hospital without Outside Pens	S	S	S	P		P	P	2
S												Veterinarian Office, Small Animal Practice	P	P	P	P				2
S												Veterinarian Office, Large Animal Practice						S	P	1, 5
AUTOMOTIVE USES																				
												Auto Auction						S	P	1, 7, 11, 13
												Auto Car Wash		S		S		P	P	2, 7
												Auto Impound Lot/Wrecker Business						S		2, 7, 13
												Auto Paint & Body Shop						P	P	11, 12, 13
												Auto Parts & Accessory Sales		S		P		P	P	2
												Auto Rental (Car & Truck)		S		P		P		2, 13
												Auto Repair Garage		S		S		P	P	1, 11, 12, 13
												Auto Sales, New & Used				S		P	P	2, 7, 12, 13
												Auto Service Station		S		P		P	P	2, 7, 11, 12, 13
												Auto Service Station, Light Maintenance		S		P		P	P	
												Bus, Train, & Taxi Station or Terminal		S	S	P		P	P	2, 13
												Farm Machinery & Implement Sales & Service				S		P	P	2, 12, 13
												Heliport						S	S	2
												Motor Freight Terminal						S	P	2, 7
												Motorcycle Sales		S		P		P		2, 12, 13
S	S	S	S	S	S	S	S	S	S	S	S	Park and Ride Lots	S	S	S	P	S	P	P	2, 7
												Parking Lot, Commercial (Auto)				P		P	P	7

										Parking Lot, Commercial (Truck)						P	P	7
										Parking lot, off premises	S	S	S	S	S	S	S	7
										Recreational vehicle Rental				S		P	P	2, 7, 13
										Recreational vehicle storage (commercial)						P	P	7, 11
PROFESSIONAL USES																		
										Accessory Banking	P	P	P	P				
										Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
										Office, Business	P	P	P	P				
										Office, Professional	P	P	P	P				
										Office, Real Estate Development Tract or Field Office	P	P	P	P				
										Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
COMMERCIAL, RETAIL, AND SERVICE USES																		
										Ambulance Service	S	S		P	S	P	P	2
P										Animal Grooming		S		P		P	P	2
										Antique Shop		S	P	P				2
										Apparel Alteration and Repair or Tailor Shop		P	P	P				
										Appliance Repair, Household		P	S	P				
										Art Gallery	S	P	P	P				2
										Arts, Crafts, and Hobby Shop		P	P	P				
										Auction House, Indoor				P				1
										Bakery, Retail Confectionery	P	P	P	P				
										Bakery, Wholesale Candy		S	S	P		P		2

										Furniture Repair		S		P		P	P	2
										Gift Shop including Florist		P	P	P				
P										Greenhouse or Plant Nursery		P	P	P		P		7
										Grocery Store		P	P	P				
										Hardware Store		P	P	P		P		
										Health Club, Recreation Facility	S	P	P	P				2
										Hobby Studio, Private		P	P	P				
										Home Improvement Store		S	S	P		P		2, 13
										Hookah/Smoke Lounge				S				
										Hotel, Motel		S		P				2, 7
S										Kennel						S	S	1, 8, 9
										Kiosk	S	P	P	P				2
P										Landscape Service				S		P	P	2
										Laundry, Dry Cleaning Full Service				P		P	P	
										Laundry, Dry Cleaning Pickup & Receiving Station		S		P		P		2
										Laundry, Self Service		S		P				2
										Liquor Store, Packaging Sales				P				22
										Lithography or Print Shop		P		P		P		
										Locksmith Shop		P	P	P				
										Machinery Sales or Repair				S		P	P	2
										Manufactured or Industrialized Home Sales or Rental						S	S	2, 3, 7, 13
										Massage Therapy Establishment				S				
										Meat Market (includes Seafood)		P	P	P				
										Mobile Food Unit Park		S	S	S	P	P	P	28
										Music Store		P	P	P				
										Non-depository financial institutions				S				1

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												Tanning Studio	S	P	P	P				2
												Tattoo Parlor/Body Piercing Studio								
												Tavern, Bars & Night Clubs					S	S	2, 7, 22	
												Taxidermist Studio		P		P				
												Taxidermist Shop				S	P	P	1	
												Tobacco Shop	S	S	S	S				2
												Video / Game Rental		P	P	P				
												Watch &/or Jewelry Sales & Repair		P	P	P				
												Winery				S		S	S	1
MANUFACTURING AND INDUSTRIAL USES																				
												Assembly Plant						P	7, 22	
												Bottling Works						P	7, 22	
												Building Materials Manufacturing						P	7, 22	
S												Dairy Processing							7, 22	
												Electronics Manufacturing						P	P	7, 22
												Laundry, Dry Cleaning & Dyeing Plant including Diaper Service						P	P	7
S												Line Compressor Station	S	S	S	S	S	S	S	1, 15, 24
												Machine Shop						P	P	
												Manufacturing Facility (Light)						P	P	7, 22
												Meat Product Processing							S	2, 7, 22
												Metal Recycling Facility							S	
												Mini-warehouse		S		S		P	P	2, 7, 18
												Natural Resources Mining								
P	P	P	P	P	P	P	P	P	P	P	P	Oil and Gas Wells	P	P	S	P	S	P	P	15
												Pharmaceutical Plant						P	P	7, 22
												Plastic Products Manufacturing						P	P	7, 22
												Salvage Yard								7
												Stockyard							S	2, 7, 22

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																		P	P	2, 7, 13
																		P	P	7
																				14
																		P	P	7, 22
																		P	P	7, 13, 22
																		P	P	7
ACCESSORY USES																				
P	P	P	P	P	P	P	P	P	P	P	P							P	P	16
																		P	P	
P	P	P	P	P	P	P	P	P	P	P										21

(Ord. No. 2002-09, § 1, 6-18-02; Ord. No. 2003-03, § 1, 4-1-03; Ord. No. 2003-14, § 1, 12-2-03; Ord. No. 2004-09, § 1, 4-20-04; Ord. No. 2004-21, § 2, 12-21-04; Ord. No. 2005-03, § 1, 2-15-05; Ord. No. 2007-08, § 1, 3-20-07; Ord. No. 2009-10, § 1, 7-21-09; Ord. No. 2009-13, § 1, 9-1-09; Ord. No. 2011-02, § 1, 3-15-11; Ord. No. 2011-16, § 1, 8-16-11; Ord. No. 2011-18, § 2, 8-16-11; Ord. No. 2012-08, § 1, 2-21-12; Ord. No. 2012-09, § 1, 2-21-12; Ord. No. 2012-17, § 1, 10-16-12; Ord. No. 2013-04, § 1, 2-19-13; Ord. No. 2013-13, § 1, 8-20-13; Ord. No. 2014-04, §§ 1—3, 2-18-14; Ord. No. 2014-07, §§ 1, 2, 4-1-14; Ord. No. 2014-08, § 2, 4-15-14; Ord. No. 2018-03, § 1, 4-17-18; Ord. No. 2018-13, § 1, 8-21-18; Ord. No. 2018-22, § 1, 12-18-18; Ord. No. 2019-12, § 1, 8-13-19; Ord. No. 2020-02, § 1, 2-18-20; Ord. No. 2020-03, § 1, 2-18-20; Ord. No. 2020-06, § 2, 3-17-20; Ord. No. 2020-07, § 1, 3-17-20; Ord. No. 2020-16, § 1, 8-18-20; Ord. No. 2021-11, § 1, 4-20-21; Ord. No. 2021-13, § 1, 5-18-21; Ord. No. 2021-19, § 1, 8-16-21)

Sec. 6-18. NMU (Neighborhood Mixed-Use).

- A. *Purpose.* The "NMU" district is to provide for low intensity mixed uses, including local shopping and dining destinations, compatible with adjacent or nearby residential land uses. Development will be small in scale and is anticipated to cater to nearby residents living in or near this district. This district also provides an opportunity to include community gathering spaces, parks, and plazas for the residents and visitors in the district and in surrounding neighborhoods.
- B. *Permitted uses.* Uses in the "NMU" district shall be in accordance with section, 5-1 Permitted Use Table. A minimum of 70 percent of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.). Major Corridors are defined as any property fronting an existing or proposed roadway classified and designated on the Master Thoroughfare Plan, other than Local Streets.
- C. *Area requirements.* Development shall comply with the following requirements, as it pertains to this district, shall conform with the provisions provided in the table below:

Area Requirements

Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Yard Setback	10- to 20-foot build-to-zone
Minimum Side Yard Setback	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a <u>Living Compatibility Buffer</u> .
Minimum Rear Yard Setback	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.
Maximum Density	8 Dwelling Units per Gross Acre*
Maximum Building Height	36 feet or 2 stories

**Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.*

- 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.* Exterior construction shall be compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the subject property. High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw is highly encouraged.
- H. *Activated Amenities and Green Space.* Developments shall provide a minimum of 15 percent gross land area for green space. Green space can include manicured landscape or treed areas, shaded trails, and areas surrounding detention areas, as long as they are aerated and benches, trash receptacles, and pathways are provided around them. Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.

Sec. 8-12. Screening devices and fence regulations.

- A. *Purpose.* It is the express intent of this ordinance to regulate the placement, size and height of any and all screening devices (fence or wall) used to separate property, screen dumpster areas, and provide perimeter screening along thoroughfares. All construction shall be in accordance with the City of Saginaw Construction Standards.
- B. *Screening standards: nonresidential uses.* The following standards shall apply to screening devices in the nonresidential zoning districts:
 - 1. A screening device shall be erected along side and rear property lines adjacent to residential districts. The screening device shall be a minimum height of eight feet, unless otherwise approved by city council.

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2. The screening device shall be solid and made of masonry, wood (cedar or redwood), or chain link with opaque slats.
 3. A concept plan of the screening device shall be submitted to the city for review and approval.
 4. Screening fence or wall. An opaque vertical visual barrier constructed of appropriate materials as permitted by ordinance and meeting the appropriate height regulations as established by the city and used to block the view of the general public.
- C. *Screening standards: residential uses.* The following standards shall apply to screening devices in the residential zoning districts and in the Neighborhood Mixed-Use District where adjacent to properties zoned or used for entirely single-family or duplex residential uses:
1. In areas where a single-family district abuts a multi-family district, a screening device shall be erected along side and rear property lines. The screening device shall be a minimum height of eight feet. It shall be the responsibility of the multi-family district to construct the screening device.
 2. The screening device shall be solid masonry, unless otherwise approved by city council.
 3. Living Compatibility Screen. Whenever a non-residential use, multiple family use, or mixed uses are adjacent to a property used or zoned for single-family or duplex residential uses, the development shall provide a landscaped area of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Living Compatibility Screen, leading to an adjacent right-of-way, sidewalk, and/or trail as applicable to provide connectivity to any adjacent neighborhoods or other developments.
- D. *Screening along arterial and collector thoroughfares.* The following screening requirements shall apply:
1. A screening device is required along the side and/or rear property lines adjacent to any arterial, or applicable collector grade street as determined by the city council, and shall be a minimum height of eight feet, unless otherwise approved by the city council.
 2. The screening device shall be solid and made of masonry, wood, or a combination of masonry and ornamental iron with landscape screen, unless otherwise approved by the city council.
 3. The screening device shall be offset onto the property a distance of three feet along a minimum run of a single lot width, or a maximum run of two lot widths. The portion of such screening device perpendicular to the roadway may be built of ornamental iron with landscape screen, with approval of the city council.
 4. A concept plan of the screening device shall be submitted to the city for review and approval.
- E. *Screening of parking lots areas.*
1. Developments shall screen parking from adjacent properties with a Living Compatibility Screen (section, 8-12: Screening devices and fence regulations).
 2. For all developments, off-street surface parking lots, excluding associated driveways, shall be screened from view from public rights-of-way and adjacent property as follows:
 - a. Earthen berm planted with turf grass and/or combination of ground cover and evergreen shrubs recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width; and/or
 - b. Evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of

24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

- F. *Special screening: Loading areas.* Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived with site plan approval if it is determined that the location of the proposed loading docks, bays or bay doors in relation to the adjacent development's site layout is not detrimental.
- G. *Special screening: trash receptacles.* A screening device is required around all trash receptacles. The screening device shall be solid and made of masonry, wood, or chain link with opaque slats. The screening device shall be a height of eight feet, or two feet above the top of the receptacle, whichever is less.
- H. *Prohibited materials.* The following types of screening materials are subject to prohibition:
 - 1. Electric fences are specifically prohibited in all residential districts. special exception approval by the city council may be given in zoning districts other than residential.
 - 2. Smooth face concrete masonry units (CMU) are not to be used as a masonry wall material. Textured face CMU is acceptable.
 - 3. "Spite" fences shall be prohibited.
- I. *Safety.* The following safety provisions shall apply to screening devices within the City of Saginaw:
 - 1. No screening device shall be constructed or maintained in such a manner as would endanger the health or safety of the public.
 - 2. Fences constructed of barbed wire, walls topped with broken glass or surfaced with any like sharp material, or which are topped by "razor" wire or coiled barbed wire shall be prohibited.
 - 3. Screening devices constructed of materials which are not commercially available materials shall be prohibited.
 - 4. Security fences of not less than six feet in height may be topped by barbed wire aprons in nonresidential areas.
 - 5. Barbed wire fences shall be permitted in agricultural districts where such fences are providing for the actual enclosure of farm animals.
 - 6. No electric fence shall be permitted, except in agricultural districts where such fence is providing for the actual enclosure of farm animals, in which case said electric fence shall be posted along each adjoining public right-of-way and abutting residential areas at intervals of not less than 100 feet.
- J. *Special provisions.* The following special provisions for screening devices shall apply:
 - 1. The height of a screening device shall be the vertical distance between the ground and the top of the fence. In terrain where ground slopes at a grade of ten percent or more, the fence or wall may be built in ten foot horizontal stair-step sections; the average height of each such section shall comply with the height regulations set forth herein.
 - 2. No screening device located in the required front yard, according to the zoning district provisions, shall have a height of more than three feet. Such fences shall not have openings less than that which would allow a six-inch sphere to pass through the openings.
 - 3. No screening device located on a corner lot shall have a height in conflict with the regulations governing visibility at intersections as follows:

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- a. At intersections, there shall be a visibility triangle maintained without obstruction by any structure over 30 inches in height within the POSE (public open space easement) as required by the subdivision ordinance and/or plat.
 - b. Entranceways, which have decorative structures and plantings, shall be built with the same regulations as fences within the POSE (public open space easement) and as approved by the final plat/construction plans.
4. No screening device other than decorative fence may be built nearer the street onto which the house or building faces than the front building line. Exceptions to this may be made for schools and in nonresidential districts if deemed necessary by the city council.
 5. Other yard uses, such as fences, wall, poles, posts, customary fixed yard accessories and ornaments, and roof overhangs projecting not more than 24 inches, may be permitted in any minimum required yard, subject to height limitations and requirements limiting obstruction of visibility.
 6. No screening device shall be built beyond the building line without a key lot fence permit and plan approved by the city. The plan must demonstrate that adequate sight distance will be maintained after construction of the fence using criteria set by the American Association of State Highway and Transportation Officials (AASHTO).
- K. *Decorative fences.* Decorative fences shall be defined as fences not over three feet in height, as measured from the top of the curb, used for landscaping or ornamentation and not primarily for enclosure. The construction of a decorative fence is subject to the following limitations:
1. The fence must not be totally solid, and must allow for good visibility through the fence. This includes fences made of split rail, wrought iron, widely spaced pickets with six inches or more separation, or other ornamental material.
 2. If shrubs are planted along the decorative fence, they must not obstruct the visibility through the fence.
 3. Chain link fences, barbed wire fences, and other wire mesh fences that are ordinarily used to contain animals are specifically prohibited as a decorative fence.
 4. A decorative fence may be built no nearer the street than the furthestmost of the following distances:
 - a. Ten feet behind the curb.
 - b. The edge of the street right-of-way nearest the property line.
 - c. The edge of the sidewalk nearest the building line; however, in no instance shall the decorative fence enclose the sidewalk.
- L. *Maintenance requirements.* A screening device in public view shall be maintained by the owner and/or tenant, or homeowners association where applicable, in a manner that will eliminate leaning of any portion of the screening device that creates a public safety hazard or that could be considered unsightly. A screening device in public view shall be subject to inspection by the building inspections department for compliance.
- M. *Requirements, permits, and fees.* Screening device requirements shall be required for all new businesses, for any change in occupancy, or when external improvements over \$2,500.00 are made to the property. All permits and fees shall be subject to the requirements as established by the City of Saginaw for building permits.

(Ord. No. 2018-08, § 1, 6-19-18; Ord. No. 2018-23, § 1, 12-18-18)

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(Supp. No. 26)

Sec. 8-13. Landscape regulations.

- A. *Purpose and intent.* The purpose of this section is to provide for the orderly and aesthetic development of the city and to promote the health, safety, and general welfare of the community. It is the intent of this section to achieve the following:
1. A balance between the need for landscape treatments and the need for commercial growth in the city.
 2. Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.
 3. Promote mutually beneficial improvements by using incentives than penalties.
 4. To aid in stabilizing the ecological balance of the environment by contributing to the processes of air purification, oxygen regeneration, ground-water recharge, storm water runoff retardation and erosion control.
 5. Provide for the separation and buffering of incongruous uses and intensity of activities; and provide for the visual softening of building masses.
 6. Reduce glare from paved surfaces, dust nuisances and the impact of noise.
 7. Protect and promote the value of residential and commercial properties within the city.
 8. Promote a positive image for the attraction of new business enterprises within the city.
 9. Encourage the protection of healthy trees and vegetation and promote the natural ecological environmental and aesthetic qualities of the city.
- B. *Landscape and irrigation requirements.*
1. General. The requirements herein shall apply to all new nonresidential construction, subdivision development, and multi-family construction other than duplex uses. The requirements for landscaping shall combine the buffer yard requirements, minimum landscape areas on the interior portion of the lot, and minimum landscape areas for parking areas.
 - a. *Existing buildings.* Buildings in existence on the effective date of this ordinance shall be considered legally nonconforming as it pertains to this ordinance. The requirements herein shall apply to new construction necessary to replace a legally nonconforming structure if it has been damaged or destroyed to the extent of 30 percent of its value prior to the damage, or if 30 percent of its structural area has been damaged or destroyed. All construction intended to increase the square footage of the existing building by 30 percent or greater shall be required to meet the requirements herein. Such 30 percent shall be based on the original nonconforming structure in existence on the date of approval of this ordinance. The requirements herein shall pertain only to the square footage of the proposed construction.
 - b. *Pad site developments.* Pad site developments or ground lease developments shall be required to provide landscaping in accordance with the interior landscape requirements of section 8-13.B.5 herein.
 2. Buffer yards. A minimum 15-foot buffer (interior parkway) adjacent to the R.O.W. of any street is required. If the lot is a corner lot two frontages shall be required to observe the 15-foot buffer. If more than two frontages exist then the other R.O.W. frontages shall be required to have no more than seven and one-half feet of landscaped area. Planting for buffer yards is included in the interior landscape requirements.
 3. Subdivision development. Landscaping shall be required for all subdivision development All developed property having a side or rear yard, which abuts an arterial or collector street shall be landscaped. The

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area landscaped shall be in the public R.O.W. as directed by the city council through subdivision approval. Landscaping will be required at the ratio indicated:

- a. One canopy tree per 70 linear feet of frontage and
 - b. One understory tree per 35 linear feet of frontage and
 - c. One shrub per seven linear feet of frontage
 - d. Ground cover - all area not covered by lawn grasses
 - e. Lawn grasses- all area not covered by other landscaping
4. Residential districts and attached or detached single family or two-family residential uses/structures within mixed-use districts.
- a. In the SF-1 and SF-2 districts, six inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.
 - b. In the SF-3, SF-4, and mixed-use districts, four inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.
 - c. In the ZLL, DX and SFA districts, three-inch caliper tree shall be planted between the front face of each dwelling unit and the street right-of-way line.
5. Interior landscape area requirements. The amount of landscape area required on the interior of the lot (includes buffer yards) shall be based on the square footage of the proposed buildings. For the purposes of this ordinance, the square footage of the building will be the square footage of the first floor or the square footage of the largest floor, whichever is greater. For single story retail anchor tenants having greater than 20,000 square feet of area, the building square footage shall be the front width of the building multiplied by a depth of 60 feet. The required landscape area for each zoning shall be based on the percentage of the floor area as determined above in accordance with the following chart and can be combined with required open space in mixed-use districts:

Zoning District	Percent of Floor Area
MF-1, MF-2	50
NC, OP, NMU	30
CC, CF	30
LI, HI	10

- a. *Planting requirements.* The following plants shall be required within the interior landscape areas at the ratio indicated:

- (1) One canopy tree per 600 square feet
- (2) One understory tree per 330 square feet
- (3) One shrub per 60 square feet
- (4) Ground cover - ten percent of required area

Example: Two story office building (NC Zoning), floor has 4,000 square feet

First floor	4,000 sq. ft	
Effective floor area	4,000 Times 30 percent (x.30)	
Required Landscape Area	1,200 sq.ft	
Required Canopy Trees @	1/600 sq. ft	2

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Required Understory Trees @	1/300 sq. ft	4
Required Shrubs @	1/60 sq. ft	20
Required Ground Cover area @	10 percent	120 sq. ft

- b. *Location requirements.* A minimum of 75 percent of all required plant material within the interior landscape areas shall be in the front and/or along either the building and/or the interior edge of the side of the building be required buffer yards.
 - c. *Enhanced pavement credits.* For every one foot of enhanced pavement area, the required interior landscape area may be reduced by one-half foot. The maximum credit given for enhanced pavement shall be ten percent of the required interior landscape area.
 - d. *R.O.W. landscaping credits.* The required interior landscape area may be reduced by a maximum of ten percent when the applicant chooses to establish, irrigate and maintain turf grass within the R.O.W. along the front of their property. The percentage credit shall be based on the percentage of the parkway irrigated, (i.e. 50 percent of parkway irrigated, five percent credit), in accordance with section 8.13.B herein.
6. *Parking lot landscaping requirements.* Excluding the LI ands HI zoning districts, planter islands shall be provided in parking areas on the basis of ten square feet of landscape area for each parking stall provided. (Approximately one island per 16 stalls). Each row of parking stalls shall provide the required landscape area; however, it shall be the applicants right to place the islands near the buildings, throughout the parking, or at the end of the rows away from the building. The city council may modify the island requirement for each row in situations where it would appear beneficial to combine an end or hazardous island into a larger island within the parking area.

Planter islands shall have a minimum width of eight feet back-to-back if curbed, or nine feet edge-to-edge if not curbed, and shall be equal to the length of the parking stall. Parking lot landscape areas do count towards the total required interior landscape area.

- a. *Existing trees.* The city council may approve variations to the planter island requirements in order to preserve existing trees in interior parking areas. For existing trees the minimum width of the planter island shall be as follows:
 - (1) Six-inch caliper or less = eight-foot minimum width
 - (2) Six to 12-inch caliper = 12-foot minimum width
 - (3) Greater than 12 foot caliper = 18 foot minimum with
- b. *Planting requirements.* A minimum of 50 percent of all planter islands in parking areas shall contain a minimum of one canopy tree with the remaining area in shrubs, ground cover, grasses or seasonal color. Planter islands which have light poles for lighting the parking areas may substitute two understory/accent trees for the required canopy tree. Planting requirements are as follows:
 - (1) One canopy tree per 32 parking spaces
 - (2) One understory tree per 16 parking spaces
 - (3) One shrub per four parking spaces
- c. *Exemptions.* Parking garages are not required to provide landscape areas interior to the parking area.

7. Visibility triangle. No requirements herein shall be deemed to require plantings which would conflict with the visibility triangle at the intersection of public R.O.W. as defined in the subdivision ordinance. Consideration should also be given to visibility at the intersection of major driveways with the public R.O.W.
8. Irrigation requirements. All required landscape areas except for subdivisions and multi-family may be irrigated by an automatic irrigation system, provided however, the same shall be designed and installed by a licensed irrigator, landscape architect or other professional authorized by the state to design or install such systems.
 - a. *Water conservation.* The city would like to promote the use of efficient irrigation methods and practices. Where possible in planting beds, flood irrigation, porous pipe or emitter/drip systems should be utilized. Where slopes do not allow flood systems, flat spray heads should be utilized under shrubs rather than upward spray heads on risers above shrubs. Lawn spray heads should have low precipitation rates, run for longer periods of time, and water infrequently to promote deep root growth for grasses.
 - b. *Water conservation credits.* Where automatic irrigation is used in accordance with 7.a, the required landscape area may be reduced by ten percent. When other irrigation systems are installed, the required landscaped area may be reduced by five percent.
- C. *Existing tree preservation.* Existing trees listed in the approved plants listing with a caliper of 12 inches or greater shall be saved and protected to five feet outside the drip line in landscape areas as a part of the development
 1. Building footprint. The above requirement shall not apply to the area intended for the actual building footprint plus a 30 feet distance outside this area for construction vehicle maneuvering and grading requirements.
 2. Parking areas. The above requirement shall not apply to the area intended as a fire lane or parking stalls.
- D. *Plant material.* The following standards and requirements shall apply:
 1. Quality standard. All plant material shall be of No. 1 grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards in the current addition of the American Standard for Nursery Stock.
 2. Approved plants. The following is a list of approved plants within each plant material type. The applicant may propose plants other than those listed if the plant seems appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material. The city reserves the right to approve plants and planting through a certified landscape architect horticulturist or other person so qualified.

OVERSTORY / CANOPY TREES

COMMON NAME	BOTANICAL NAME
Austrian Pine	Pinus nigra
Bald cypress	Taxomdium distichum
Bur Oak	Quercus macrocarpa
Chinese Pistachio	Pistacia chinensis
Chinquapin Oak	Quercus muhlenbergi
Green Ash	Fradnus pennsylvanica
Lacebark Elm	Ulmu parvrfolia
Live Oak	Quercus virginiana

Pecan	<i>Carya illinoensis</i>
Pin Oak	<i>Quercus palustris</i>
Post Oak	<i>Quercus stellata</i>
River Birch	<i>Betula nigra</i>
Shumard Red Oak	<i>Quercus shumardi</i>
Slash Pine	<i>Pinus elliotti</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Sweetgum	<i>Liquidambar styraciflua</i>

UNDERSTORY / ACCENT TREES

COMMONNAME	BOTANICAL NAME
Callery Pear	<i>Pyrus calleryana</i> 'Aristocrat orbradford'
Chase Tree	<i>Vitex angust-castus</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Crabapple	<i>Malus</i> spp.(several species and hybrids)
Japanese Black Pine	<i>Pinus thunbergi</i>
Purpleleaf Plum	<i>Prunus cerasifera</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Hollywood Juniper	<i>Juniperus chinensis</i> 'torulosa'

SHRUBS

COMMONNAME	BOTANICAL NAME
Abelia	<i>Abeilia grandiflora</i>
Carissa Holly	<i>Ilex comuta</i> 'carissd
Crimson Pigmy Barberty	<i>Berberis atropurpurea</i>
Dwarf Burford Holly	<i>Ilex comuta</i> 'bufordii nana'
Dwarf Chinese Holly	<i>Ilex comuta</i> 'rotunda'
Dwarf Crepemyrtle	<i>Lagerstroemia indica</i> (dwarf varieties)
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'nana'
Gulf Stream Nandina	<i>Nandina domestica</i> 'harbor dwarf
Japanese Barberry	<i>Berberis thunbergi</i>
Nana Nandina	<i>Nandina domestica</i> 'nana'
'Nellie R. Stevens'Holly	<i>Ilex</i> 'Nellie R. Stevens'
Pampas Grass	<i>Cordalaria selloana</i>
Red Tip Photinia (Fraisees)	<i>Photinia fraseri</i>
Sea Green Juniper	<i>Juniperus chinensis</i> 'sea green'
Indian Hawthorne	<i>Raphiolepis indica</i>
Tam Juniper	<i>Juniperus sabina</i> 'tam'
Texas Sage	<i>Leucophyllum frutescens</i> 'nana'
Weeping Crepemyrtle	<i>Lagerstroemia indica</i> weeping varieties)

GROUND COVER

COMMONNAME	BOTANICAL NAME
Asian Jasmine	Trachelospermum asiaticum
Juniper Species	Juniperus horizontalis
Mondo grass	Ophiopogon japonicus
Monkey Grass	Liriope muscari

VINES

COMMONNAME	BOTANICAL NAME
Boston Ivy	Parthenocissus tricuspidata
Carolina Jasmine	Gelsemium sempervirens
Coral Honeysuckle	Lonicera sempervirens
Cross Vine	Bigonia capreolata
Lady Banks Rose	Rosa banksiae
Virginia Creeper	Parthenocissus quinquefolia

3. Size requirements when planted. All plants shall equal or exceed the following measurements when planted. Plants larger than specified may be used but use of such plants shall not decrease the size requirements of other proposed plants.
 - a. Tree measurement canopy and understory trees with single trunks shall be a minimum three-inch caliper. Multi-trunk trees shall be measured by the height of the tree.
 - b. Minimum sizes. Minimum plant size when planted shall be as follows:

Plant Material Type	Minimum Size
Multi-Trunk Tree	6 feet (height)
Shrub	5 gallon container size
Groundcover	4 inch containers

The city council may approve smaller size shrubs based on unusual growing circumstances and/or on a specific design, which reflects the overall intent of this ordinance.

E. Landscape and irrigation plan requirements.

1. Qualification to prepare plans. For all lots greater than 30,000 square feet landscape plans shall be prepared by a registered landscape architect. For lots less than 30,000 square feet, a landscape designer or landscape contractor, knowledgeable in plant materials and landscape design may also prepare the landscape plan. A licensed irrigator or landscape architect shall prepare irrigation plans.
2. Landscape plan requirements. The following items shall be provided on the required landscape plan.
 - a. Sheet size 24 x 36 inches, or as approved.
 - b. Acceptable scale: one inch = ten feet, one inch = 20 feet, one inch = 40 feet or as approved.
 - c. North arrow, graphic and written scale in close proximity.
 - d. Appropriate title (i.e. "Landscape Plan").
 - e. Title block includes street address, lot and block, subdivision name, city, state, date of preparation.
 - f. Name and address of owner.

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- g. Name, address and telephone of firm preparing plan.
 - h. Boundary shown with dimensions. Landscaping Ordinance 9816.
 - i. Any existing utilities shown. (i.e. water, sewer, storm drain, gas, electric, cable, etc.)
 - j. Width and type of buffer yards labeled on all sides.
 - k. Location, stock size and name of all existing trees 12-inch caliper or more.
 - l. Location, quantity, size and name of all proposed plant materials.
 - m. Maintenance note provided.
 - n. Label type of any enhanced pavement proposed.
 - o. Visibility triangles shown.
 - p. Landscape architects seal signed and dated.
 - q. List of plant material.
 - r. Any berms delineated with one-foot contour intervals.
3. Irrigation plan requirements. The following items shall be provided on the required irrigation plan.
- a. Sheet size 24 x 36 inches, or as approved.
 - b. Acceptable scale: one inch = ten feet, one inch = 20 feet, one inch = 40 feet or as approved, (Must be same as landscape plan).
 - c. North arrow, graphic and written scale in close proximity.
 - d. Appropriate title (i.e. "Irrigation Plan").
 - e. Title block includes street address, lot and block, subdivision name, city, state, date of preparation.
 - f. Name and address of owner.
 - g. Name, address and telephone of firm preparing plan.
 - h. Boundary shown with dimensions.
 - i. Location of all existing trees 12-inch caliper or larger.
 - j. All pipes labeled as to size.
 - k. All heads labeled as to type. (Legend is acceptable)
 - l. Backflow prevention labeled with type and size.
 - m. Connection to water service shown after meter.
 - n. Second meter (with size) shown if intended.
 - o. Any existing utilities shown (i.e. meter, sewer, storm drain, gas, electric, cable, etc.).
 - p. Note on plan. All backflow installations and connections to city water lines must be permitted separately through the city inspection staff. Call (817) 232-2641.
 - q. Maintenance note provided.
 - r. Plan sealed, signed and dated by qualified professional as authorized by state law.

F. *Other related requirements.*

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1. Screening. All the requirements of the screening section of the fencing regulations shall be met and shown on the required landscape plan.
 2. Outside storage. All the requirements of the outside storage regulations shall be met and shown on the required landscape plan.

G. *Improvements in public R.O.W. easements.*

1. General. It is not the intent of this ordinance to require landscape improvements within public R.O.W. other than for subdivision developments. However, a maximum of ten percent of the required interior plant material may be placed within the R.O.W. parkway if the parkway area is irrigated. Should the applicant elect to provide improvements in public R.O.W., the following shall apply.
2. R.O.W. use agreements. Prior to any landscape/irrigation improvements within public R.O.W., a R.O.W. use agreement shall be duly executed in conformance with the requirements set out by the director of public works.
3. Replacement responsibilities. The city shall endeavor to require replacement of all landscape/irrigation improvements as a part of contracts to install public utilities within public R.O.W. and/or public easements. The city and owner shall not be responsible for replacing these improvements. In the event the city anticipates utility improvements conflicting with intended landscape/irrigation improvements, the city may require that the applicant wait to install said improvements until after the public improvements have been installed or under certain circumstances, the city may prohibit landscape improvements within the R.O.W.

H. *Review procedures.*

1. Submittal requirements. The city building and inspection department shall establish administrative procedures necessary to facilitate. The implementation and enforcement of this ordinance consistent with the intent and terms of this ordinance.
 - a. *Application checklist.* An application form and completed checklist shall accompany all submittals. Landscape plans shall be accompanied by the required landscape summary (Appendix B).
 - b. *Fees.* All submittals shall be accompanied by a check payable to the city in the amount of \$25.00.
2. Authority for review. The city building and inspection department shall be responsible for the review of all plans submitted in accordance with the requirements of this ordinance.
3. Review process. The city building and inspection department shall review the required submittals and provide the applicant with a summary of corrections from the review. It shall be the applicant's responsibility to revise the submittals as necessary to obtain approval.

I. *Maintenance.*

1. General. The owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping and irrigation.
 - a. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines, which are broken and flow water shall be replaced or repaired within 48 hours after notice by the City of Saginaw, to prevent the waste of water. If necessary repairs are not made within 14 days the city in addition to, all other legal remedies may terminate the water service to the property.

b. Property owners shall be responsible for the maintenance of all landscaped areas adjacent to a part of the public street rights-of-way that are a continuous extension of their lot(s) to the back of curb of the pavement. Under this rule, property owners shall not be responsible for maintaining landscaped materials in street medians.

2. Plant replacements. The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size. Upon notification by the city of such replacements, the owner shall have 90 days to comply with these requirements.

3. Plan requirements. Paragraph E above shall be shown on the landscape plan and the irrigation plan.

J. *Enforcement.*

1. Building permit. No building permits for building, paving, grading or construction shall be issued until a landscape plan meeting the requirements of this ordinance has been approved by the building official. Under certain conditions such as a "fast track" building process for large developments, the developer and the city council may negotiate the submittal of a landscape plan within 90 days after the issuance of the original building permit.

2. Certificate of occupancy. All plantings, screening, berms, or other requirements of this ordinance shall be installed before the issuance of a certificate of occupancy (C.O.). Any sod intended must be installed; hydro mulch areas must be sprayed. Turf establishment is not required before issuance of a C.O. In any case in which a C.O. is sought at a season of the year in which the building official determines that it would be impractical to install plantings as required herein, a temporary certificate of occupancy (T.C.O.) may be issued for the intended use for a period not to exceed six months. Upon the failure of the applicant to complete the installation requirements, the city may pursue its rights under the penalty provision of this ordinance, or, upon 30 days' written notice may revoke the C.O. or discontinue water service.

Sec. 8-18. Activated Amenities.

All requests for approval shall include provisions for Activated Amenities in conformance with the following:

1. *Definition.* For the purpose of this section, Activated Amenities are defined as follows:
 - a. Activated Amenities may include:
 - i. Land area of the development used for aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development
 - ii. Golf courses, parks, and public open space areas adjacent to the development, which are readily accessible,
 - iii. Low-impact passive uses include conservation of open land in its natural state (for example, woodland, fallow field, or meadow), neighborhood squares, common areas, picnic areas, community gardens, walking trails, bikeways, other kinds of pathways, and similar low-impact passive recreational uses, or
 - iv. Active recreation uses including recreational playing fields, playgrounds, tennis courts, neighborhood pools, and clubhouse-type structures.
 - b. Activated Amenities shall not include:
 - i. Land areas reserved for the exclusive use and benefit of an individual owner or tenant,
 - ii. Public or private street right-of-way, parkways, alleys, driveways, parking or loading areas,
 - iii. Religious institutions or private school sites, or
 - iv. Street medians or islands.
2. *Activated Amenities Requirements.*
 - a. An application that includes an activated amenity or open space shall include a written description or a plan of amenities, such as landscaped areas, trees and shrubs, sidewalks and trails, benches, pavilions, and play areas, to be included in the open space areas.
 - b. The maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area. If the open space area contains a retention pond, the pond shall include at least one aeration device, such as a fountain, waterfall, or underwater device.
 - c. Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage, which may be clustered or distributed within the open space area.
3. *Guarantee of Activated Amenities.* In order to guarantee the preservation and maintenance of the common open space, one of the following methods shall be required:

Public access. Activated Amenities may be conveyed to the City or other public agency, provided the public agency accepts the conveyance and agrees to maintain the common open space and any buildings, structures or other improvements. To receive Activated Amenity eligibility for density bonus, the Activated Amenity shall be accessible to the public with associated public access easement(s) and signage.

ENCLOSURE CHAIRS, SYSTEMS WITH BENCHES and upsize culverts; modification of existing traffic signal at Boat Club Road and Huffines Boulevard and new traffic signal at Bowman Roberts Road and Crystal Lake Drive. A 201' span concrete bridge over Marine Creek on the east side of the project and modifications to the existing roundabout at Marine Creek Parkway. All work will be performed within City and TxDOT right-of-way and easements.

The City's Design Engineer is Burns & McDonnell, Inc. The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at: <http://www.fortworthtexas.gov/purchasing/>

Clicking on the link will lead to the advertised project folders on the City's BIM site. The Contract Documents may be downloaded, viewed, and printed by interested proposers, their contractors, and/or suppliers beginning Wednesday, July 27, 2022.

A Pre-Proposal Conference will be held at 2:00 PM on Thursday, August 4, 2022 via Webex ONLY. The meeting can be accessed by using the following link on the day of the meeting:

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mc01a0c159b157e45981e47677610cfd>

All interested proposers are asked to send an expression of interest to attend the meeting to Alex Ayala at her contact information shown below.

All proposers shall note that it is the policy of the City to ensure the full and equitable participation of Minority Business Enterprises (MBEs) in the procurement of goods and services. The Request for Proposals will contain specific details as to the MBE goals requirement for this project.

The successful proposer for this project will be required to furnish a separate Performance Bond, Payment Bond, and a Two-Year Maintenance Bond in the amount of 100 percent of the construction budget or guaranteed maximum price amount.

The City reserves the right to waive irregularities and informalities and accept such proposals or to reject all proposals. Any proposer that contacts any of the City's elected officials or staff, or the City's design consultants, (except as allowed under Article 2.03 of the Request for Proposals) directly or indirectly after the date of issue of this Request for Proposals for the purpose or appearance of influencing the selection process prior to award shall be immediately disqualified and removed from consideration.

All inquiries relative to this procurement should be addressed to the following:

Attn: Alejandra (Alex) Ayala, P.E., Transportation and Public Works Department
Email: Alejandra.ayala@fortworthtexas.gov
Phone: (817) 392-8883

Key Dates:

July 27, 2022 - First Advertisement
August 4, 2022 - Second Advertisement

August 4, 2022 - Pre-Proposal Meeting

August 11, 2022 - Sealed Proposals Due and Opened

IPL0082971

Jul 27 Aug 4 2022

APARTMENT
HUNTING?

Let Classifieds Help

Star-Telegram

July 26, 2022

The following person has registered with the Burleson Police Department as a Convicted Sex Offender.

Name: David Allen Lawson

Sex: Male

Residence: 316 NW Suzanne Ter.

Burleson TX

Description of Offense: Sexual Assault

Disposition Date: 02/01/1989

Victim: Female

Age: 27

IPL0083031

Jul 27 2022

City of Saginaw Public Notice

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022 to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0083051

Jul 27 2022

PUBLIC NOTICE CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 09, 2022 to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multi-Family (MF1) to Multifamily (MF2) on the 2.987 acres out of the Alexander F. Albright Survey, Abstract No. 1849, more commonly known as 800 W. McLeroy Boulevard, Saginaw, Texas 76179. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on August 16, 2022 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0083052

Jul 27 2022

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ability to submit a fully informed and competitive bid response. Attendance is not mandatory but is strongly encouraged.

OPENS 8/11/2022

ITB 22-0185 FIRE EXTINGUISHERS, MAINTENANCE, AND SERVICES

OPENS 08/18/2022

ITB 22-0186 ADDITIONAL AUTO BODY COLLISION REPAIRS AND SERVICES

OPENS 08/11/2022

Pre-Bid Conference on Wednesday, July 27, 2022 at 3:30PM (Local Time)

In-Person at James Avenue Service Center, 5201 James Ave., Fort Worth, TX, 76115 and via WebEx

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m93c-c44e0ddde13f45d4e83652375beb>

Meeting number (access code): 2559 240 7904

Meeting password: JZYBPJMU877

OPENS 8/11/2022

ITB 22-0164 CONSTRUCTION AGGREGATES

OPENS 8/11/2022

ITB 22-0173 ADVERTISEMENT OF OFFICIAL CITY NOTICES

OPENS 8/11/2022

ITB 22-0191 SIMULATION AND PROTECTIVE EQUIPMENT

OPENS 8/11/2022

RFP 22-0190 PROFESSIONAL BUILDING INSPECTION SERVICES

OPENS 8/25/2022

Unless otherwise noted, specifications may be obtained online at:

<https://www.fortworthtexas.gov/departments/finance/purchasing>

IPL0083047

Jul 27 2022

City of Saginaw Public Notice

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on August 09, 2022 to consider an ordinance amending the Zoning Ordinance of the City of Saginaw, Texas, regarding the regulation of carports. A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on August 16, 2022, to consider the above-mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0083055

Jul 27 2022

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tion clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS 25TH DAY OF JULY 2022.

IPL0083144

Jul 27 2022

CITY OF KENNEDALE

THE KENNEDALE PLANNING AND ZONING (P&Z) COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, AUGUST 11, 2022, AT 6:00 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM PD PLANNED DEVELOPMENT TO TH TOWNHOUSE FOR APPROXIMATELY 6.18 ACRES BEING LOT 1R BLOCK 1 OF THE HARRIS HILL ESTATE, LOCATED AT 439 MANSFIELD CARDINAL ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVELOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO OFFER PUBLIC COMMENTS OR TO PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE CITY SECRETARY'S OFFICE, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, CALL 817-985-2105.

THE KENNEDALE CITY COUNCIL WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON TUESDAY, AUGUST 16, 2022, AT 5:30 PM. THE MEETING WILL BE HELD IN CITY COUNCIL CHAMBERS IN CITY HALL, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM AG AGRICULTURAL TO PD PLANNED DEVELOPMENT FOR APPROXIMATELY 18.2 ACRES BEING PART OF TRACT 11 OF THE OLIVER ACRES ADDITION, PART OF LOTS 6 AND 7 IN THE J.M. ESTES HOME TRACTS, LOCATED AT 1106 KENNEDALE SUBLET ROAD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

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IPL0083145

Jul 27 2022

Comme
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\$1,195 mo, App
Industrial Multi
76087 - Weather
5975 Stacy
\$1,995 mo, Appr
Gene Thompson
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Hablamos I

For R

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924 McCully
300 Delmar #1
8317 Redonde
7805 Smith St
76020 - Pelicar
1833 Pelican Dr N
Gene Thompson
817-246-4641
Hablamos I

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