

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, at City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 09/13/2022 at 6:00 p.m. and the City Council Meeting on 09/20/2022 at 6:00 p.m. is in regards to considering a request for a Specific Use Permit (SUP) to allow the operation of an auto impound lot/wrecker business at 200 S. Blue Mound Road in Saginaw, Texas.

Name: Frank Roszell

Address: 2230 Union Church Rd. Keller, TX 76248

Phone Number: 8179038887

() In Favor

(X) Opposed

Reasons and/or Comments:

I HAVE OWNED PROPERTY ON 1000 KENNEDY LANE SINCE 1997, A 28,000 SQUARE FOOT BUILDING. I LEASE TO SMALL BUSINESSES. THERE HAVE BEEN MANY AUTOMOTIVE BUSINESSES SEEKING TO LEASE. I HAVE REFUSED THAT BUSINESS BECAUSE OF THE JUNKY APPEARANCE OF DAMAGED VEHICLES AND THE FLUIDS THAT ARE DISPERSED FROM THEM. I FIND OUT FROM A NEIGHBOR THAT THE SUBJECT SUP IS FOR A TOWING SERVICE, WHICH WILL RESULT IN A JUNK LIKE APPEARANCE OF CARS AROUND THE CORNER FROM ME ON A MAIN ROAD. I AM AGAINST THE GRANTING OF THE PROPOSED SUP AS IT IS NOT THE BEST USE FOR THE LAND AND IS NOT COMPATIBLE WITH THE DEVELOPED PROPERTIES THAT ARE NEIGHBORS.

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Name: Randal D. Johnson

Address: 9609 Camp Bowie W. fort Worth, TX 76116

Phone Number: 817-797-7977

☐ In Favor

☒ Opposed

Reasons and/or Comments

This property is next to the entrance to Saginaw DC Business Park on Cook Ln.
Saginaw Business Park consists of seven relatively new office /warehouse buildings
ranging from 80,000 SF to 12,000 SF. The business Park is full. Businesses
involved in auto or truck repair are not allowed. This keeps the Park appearance
visually and physically clean, which makes it easier to lease to potential businesses
who want a clean image for their business clients and staff. Having an auto impound
lot/wrecker business next to Saginaw Business Park would not help the existing
businesses or the leasing of Saginaw DC Business Park.

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Name: Gary W. Havenor

Address: 9609 Camp Bowie Blvd. West - Fort Worth, TX 76116

Phone Number: 817/239-1717

☐ In Favor

☒ Opposed

Reasons and/or Comments

We developed Saginaw DC Industrial Park contiguous to 200 South Blue Mound Road and have leased all eight buildings to solid, stable companies providing high-income employment.

When 200 South Blue Mound Road changed ownership, our hope was that this would yield an improvement in the property. We do not regard a proposed "auto impound lot wrecker business" as an improvement. Instead, we think it will have a negative effect on leasing and property values in the nearby area (within 500 yards) along South Blue Mound Road. Hence, we are opposed to the proposed Special Use Permit.







Susana Victor

From: Gary Havener <gary@havener.com>
Sent: Monday, September 12, 2022 8:15 AM
To: Susana Victor
Subject: RE: P&Z 09/13/22 SUP

Further response to staff comments to my earlier email reply:

1. Doesn't conform to zoning because the lot width is only 125' wide and 150' is required.
2. My opinion it does not contribute to the general welfare of the city.
3. Proposed usage will discourage future leasing prospects.
4. No comment.
5. Almost anything would improve current curb appeal.
6. Proposed usage with neighboring property will have negative effect on leasing.
7. No comment.
8. Propose usage will diminish value of neighboring properties.
9. No comment.
10. No comment.
11. Proposed usage is not in harmony or compatible with adjacent property.
12. While a new building and fencing will give the property a new look It is still not compatible with the area.
13. Neighboring property ownership opinions were not solicited for the Pre-development Meeting.

This potential usage is simply not compatible with neighboring properties.

Gary Havener
P O Box 121969, Fort Worth TX 76121
(817) 239 1717
gary@havener.com

From: Susana Victor <svictor@saginawtx.org>
Sent: Thursday, September 8, 2022 5:18 PM
To: Gary Havener <gary@havener.com>
Cc: Randal Johnson <RJ@HAVENER.COM>
Subject: RE: P&Z 09/13/22 SUP

Gary and Randal,

Please see attached the SUP request which will be included in the P&Z packet.

Please let me know if you need any further information.

Best Regards,
Susy Victor-Trevino

Planning Manager
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179
817-230-0440
svictor@saginawtx.org