



## SUP Request for 200 S. Blue Mound Road

**Date:** September 13, 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 a Request for a Specific Use Permit to Allow the Operation of an Auto Impound Lot/Wrecker Business on Property located on Abstract 345, Tracts 2X and 2N, David Cook Survey located at 200 S. Blue Mound Road.

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### **Background/Discussion:**

Mr. Lionel Bseiso submitted a request to consider a specific use permit to allow the operation of an auto impound lot/wrecker business on property located on Abstract 345, Tracts 2X and 2N, David Cook Survey located at 200 S. Blue Mound Road. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 20, 2022.

The applicant has filled out an application and has included his responses to the questions requested by the City for a special use permit.

If you have any questions regarding this request for a special use permit, please let me know.

### **Staff Recommendation:**

Staff recommends that the request to consider a specific use permit to allow the operation of an auto impound lot/wrecker business on property located on Abstract 345, Tracts 2X and 2N, David Cook Survey located at 200 S. Blue Mound Road be forwarded to the City Council with a recommendation for approval with the condition of a screening wall requirement.

### **Attachments:**

Section 5-4. Specific Use Permits, Section 5-1. Permitted Use Table, Section 6-18.- (HI) Heavy Industrial, Proof of Notices, SUP Application and Responses



**Sec. 5-4. - Specific use permits.**

- A. *Purpose.* Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, provision is made for amending this chapter to grant a permit for a specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a specific use permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.
- B. *Permit required.* No special use shall be erected, used, altered, occupied nor shall any person convert any land, building or structure to such a use unless a specific use permit has been issued by the city council. The granting of a specific use permit shall be done in accordance with the provisions for amendment of this zoning ordinance.
- C. *Application procedure.* An application for a special permit shall be filed with the administrative official on a form prepared by the city. The application shall be accompanied by the following:
1. A completed application form signed by the property owner;
  2. An application fee as established by the city's latest adopted schedule of fees;
  3. A certificate stating that all city and school taxes have been paid to date;
  4. A property description of the area where the specific use permit is proposed to apply;
  5. A site plan complying with the requirements stated in this section which will become a part of the specific use permit, if approved; and
  6. Any other material and/or information as may be required by the planning and zoning commission, the city council or the administrative official to fulfill the purpose of this subsection and to ensure that the application is in compliance with the ordinances of the city.
- D. *Site plan information.* A site plan shall contain, at a minimum the following information, as provided in section 8-1, Site Plan Requirements:
- E. *Additional information.* The following additional information may also be required if deemed appropriate by staff, the planning and zoning commission, or city council.
1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
  2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
  3. Description of the proposed use, anticipated assessed value and supporting documentation.
  4. A description of any long-term plans or master plan for the future use or development of the property.
  5. A description of the applicant's ability to obtain needed easements to serve the proposed use.
  6. A description of any special construction requirements that may be necessary for any construction or development on the subject property.
  7. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.
- F. *Council action.* The city council may grant such a waiver only upon finding that the information submitted is sufficient to determine that the proposed building, use, structure, development or activity will have an insubstantial impact on the surrounding area and that providing the information required by the submittal requirements is unreasonably burdensome on the applicant.
- G. *Conditions of permit approval.* A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist.



1. The proposed use complies with all the requirements of the zoning district in which the property is located.
  2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
  3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
  4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
  5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
  6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
  7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
  8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
  9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
  10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
  11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
  12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
  13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.
- H. *Additional conditions.* In authorizing a specific use permit, the planning and zoning commission may recommend, and the city council may impose, additional reasonable conditions necessary to protect the public interest and the welfare of the community.
- I. *Time limit.* A specific use permit issued under this division shall become null and void unless construction or use is substantially underway within one year of the granting of the permit, unless an extension of time is approved the city council.
- J. *Revocation of permit.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
1. The permit was obtained or extended by fraud or deception.
  2. One or more of the conditions imposed by the permit has not been met or has been violated.
- K. *Amendments to specific use permit.* The procedure for amending a specific use permit shall be the same as for a new application, provided the administrative official may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in an increase in external impacts on adjacent properties or neighborhoods.



P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use

# City of Saginaw Land Use Table

| Residential |   |   |   |   |   |   |   |   |   |   | Land Use Designation                       | Nonresidential |   |   |   |   |   | Supplemental Conditions |
|-------------|---|---|---|---|---|---|---|---|---|---|--------------------------------------------|----------------|---|---|---|---|---|-------------------------|
| A           | S | S | S | S | S | D | Z | M | M | M |                                            | O              | N | 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 |                                            |                |   |   |   |   |   |                         |
|             |   |   |   |   |   |   |   |   |   |   | Hospital                                   | S              | S | P | S |   |   | 2, 22                   |
|             |   |   |   |   |   |   |   |   |   |   | Laboratory, Medical and/or Dental          | S              |   | P |   | P | S | 2                       |
|             |   |   |   |   |   |   |   |   |   |   | Laboratory, Research                       | S              | S | P |   | P | P | 2                       |
|             |   |   |   |   |   |   |   |   |   |   | Laboratory, Support                        |                |   | P |   | P | P |                         |
|             |   |   |   |   |   |   |   |   |   |   | Medical, Dental & Optical Retail Sales     | P              | P | P |   |   |   |                         |
|             |   |   |   |   |   |   |   |   |   |   | Medical, Dental Office                     | P              | P | P |   |   |   |                         |
|             |   |   |   |   |   |   |   |   | S | S | Nursing Home                               |                | S | P |   |   |   | 2                       |
|             |   |   |   |   |   |   |   |   |   |   | Optician Shop                              | S              | S | P |   |   |   | 2                       |
| S           |   |   |   |   |   |   |   |   |   |   | Veterinary Hospital with Outside Pens      |                |   |   |   | S | P | 1, 5, 8, 9              |
| S           |   |   |   |   |   |   |   |   |   |   | Veterinary Hospital without Outside Pens   | S              | S | P |   | P | P | 2                       |
| S           |   |   |   |   |   |   |   |   |   |   | Veterinarian Office, Small Animal Practice | P              | P | P |   |   |   | 2                       |
| S           |   |   |   |   |   |   |   |   |   |   | Veterinarian Office, Large Animal Practice |                |   |   |   | S | P | 1, 5                    |

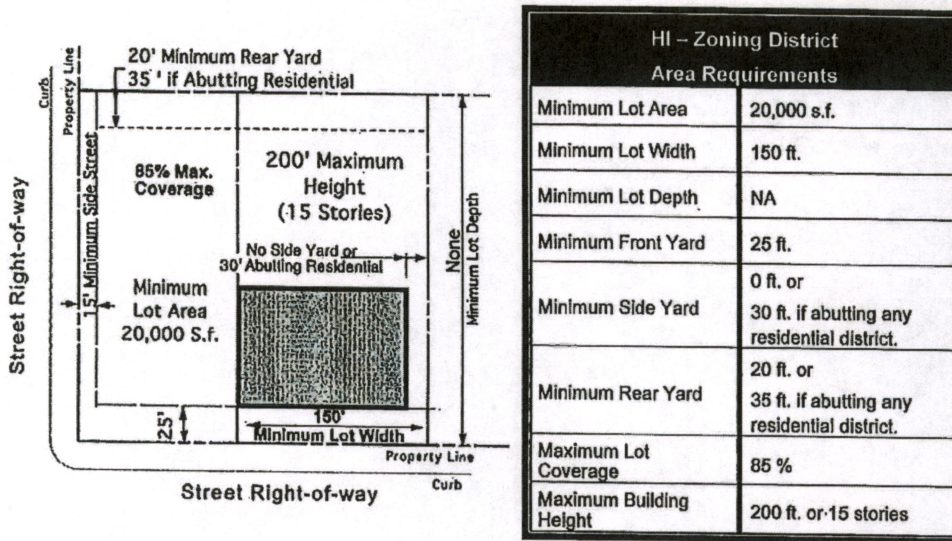
## AUTOMOTIVE USES

|  |  |  |  |  |  |  |  |  |  |  |                                   |  |   |   |  |   |   |              |
|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------|--|---|---|--|---|---|--------------|
|  |  |  |  |  |  |  |  |  |  |  | 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     |



**Sec. 6-17. - HI (Heavy Industrial).**

- A. *Purpose.* The "HI" heavy industrial district is designed to permit industrial and manufacturing uses which tend to be of direct support to nearby residential and commercial areas.
- B. *Principal uses.* In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for any use permitted in the "OC" office commercial district as a principal use.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the HI zoning district.



Zoning District

- 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 in accordance with section 9-1.D, Industrial.



**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS****Order Number:**

IPL0088035

**Order Status:**

Submitted

**Classification:**

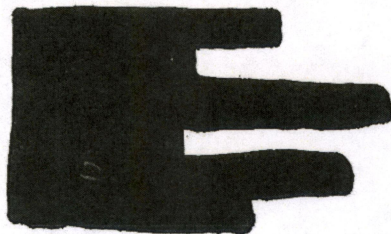
Legals &amp; Public Notices

**Package:**

FTW - Legal Ads

**Final Cost:****Payment Type:**

Account Billed

**User ID:****ACCOUNT INFORMATION****TRANSACTION REPORT****Date**

August 30, 2022 10:53:15 AM EDT

**Amount:****SCHEDULE FOR AD NUMBER IPL00880350**

August 31, 2022

Fort Worth Star-Telegram

**PREVIEW FOR AD NUMBER IPL00880350****CITY OF SAGINAW PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on September 13, 2022 to consider a request for specific use permit to allow the operation of an auto impound lot/wrecker business on property located on Abstract 345, Tract 2X, David Cook Survey located at 200 S. Blue Mound Road. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 20, 2022 to consider the above-mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

**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.

IPL0088035

Aug 31 2022

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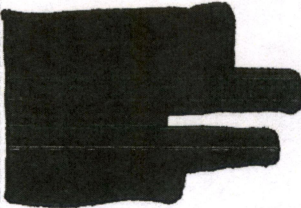


**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

Order Number:  
IPL0088348  
Order Status:  
Submitted  
Classification:  
Legals & Public Notices  
Package:  
FTW - Legal Ads  
Final Cost:  
[REDACTED]  
Payment Type:  
Account Billed  
User ID:  
[REDACTED]

**ACCOUNT INFORMATION****TRANSACTION REPORT**

Date  
August 31, 2022 3:40:36 PM EDT  
Amount:  
[REDACTED]

**SCHEDULE FOR AD NUMBER IPL00883480**

September 1, 2022  
Fort Worth Star-Telegram

**PREVIEW FOR AD NUMBER IPL00883480**

**CITY OF SAGINAW  
PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on September 13, 2022 to consider a request for specific use permit to allow the operation of an auto impound lot/wrecker business on property located on Abstract 345, Tract 2N, David Cook Survey located at 200 S. Blue Mound Road. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 20, 2022 to consider the above-mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

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W00000000  
Publication Dates

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City of  
**Saginaw**  
Planning and Zoning

205 Brenda Lane  
P. O. Box 79070  
Saginaw, Texas 76179  
817-230-0500  
[www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)

September 1, 2022

### NOTICE OF PUBLIC HEARING

RE: Consideration of a Request for a Specific Use Permit (SUP) to Allow the Preparation of an Auto Impound Lot/Wrecker Business at 200 S. Blue Mound Road in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 13<sup>th</sup> day of September, 2022 at 6:00 p.m. and the City Council will hold a Public Hearing on the 20<sup>th</sup> day of September, 2022 at 6:00 p.m. at the Saginaw City Hall, located at 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from **Lionel Bseiso** 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.

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 within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

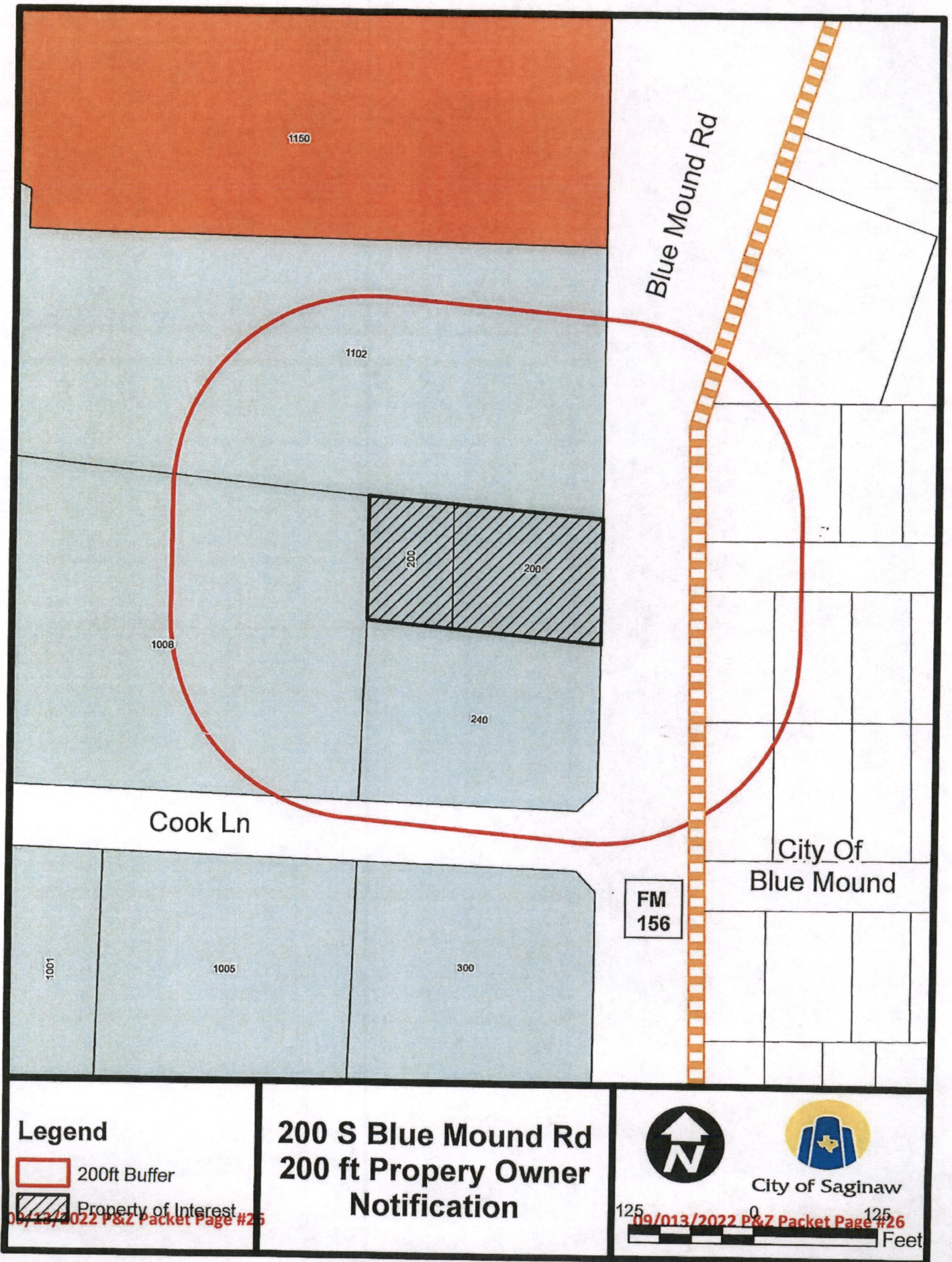
If you have any questions please feel free to give me a call at 817-230-0440.

Sincerely,

Susy Victor-Trevino  
Planning Manager

Enclosures: Map of requested property and reply form.







## 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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

☐ In Favor

☐ Opposed

Reasons and/or Comments

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