

City of Saginaw

APPLICATION FOR SPECIAL EXCEPTION

I. PROPERTY INFORMATION
LOCATION OF PROPERTY: 200 Blue Mound Road
LEGAL DESCRIPTION: _____
LOT: _____ BLOCK: _____ ADDITION: _____
TRACT: 2X+2N ABSTRACT: 345 SURVEY: David Cook
ZONING: Heavy Industrial
PRESENT USE AND IMPROVEMENTS ON PROPERTY: Automotive repair and autobody, auto sales.

Lionel Bselso _____
APPLICANT NAME ADDRESS TELEPHONE
[Signature]
Applicant Signature

II. OWNER INFORMATION
Joe Seifkas 200 Blue Mound Rd _____
PROPERTY OWNER NAME ADDRESS TELEPHONE
[Signature] 8.2.22
Owner Signature

III. AGENT INFORMATION
N/A
AGENT ADDRESS TELEPHONE
Agent Signature

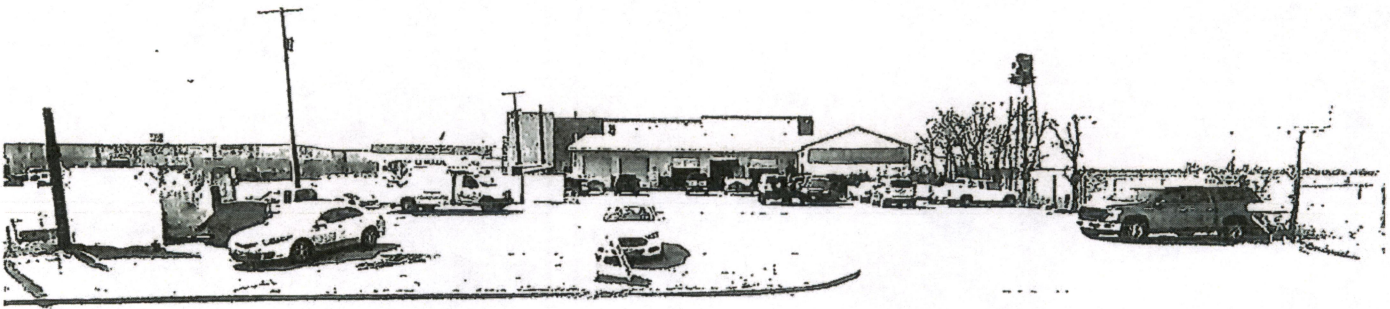
HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO ☐ YES, DATE _____

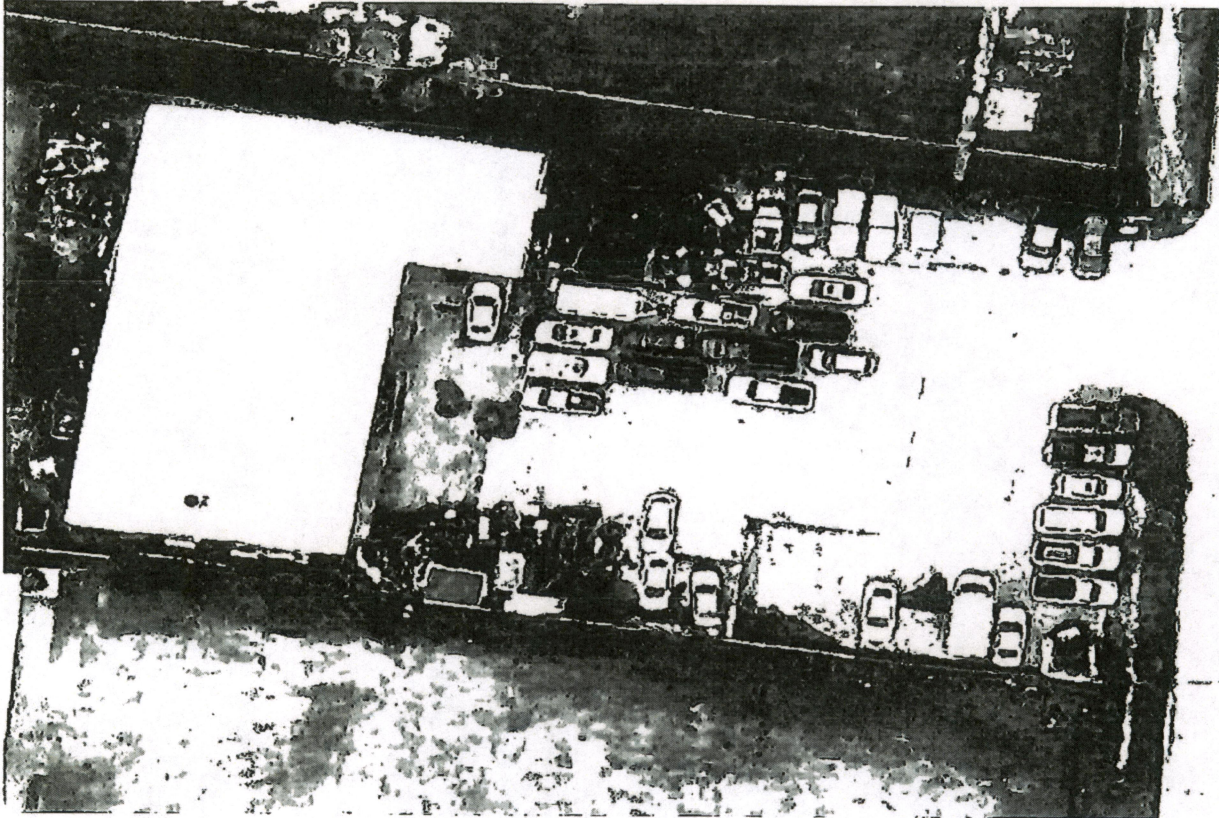
I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL

[Signature] 8/2/22
APPLICANT SIGNATURE DA

200 Blue Mound Road – Front View



200 Blue Mound Road – Aerial View



Condition 1: The proposed use complies with all the requirements of the zoning district in which the property is located.

Answer: The property is currently zoned as needed for automotive repair, towing, and automotive impound.

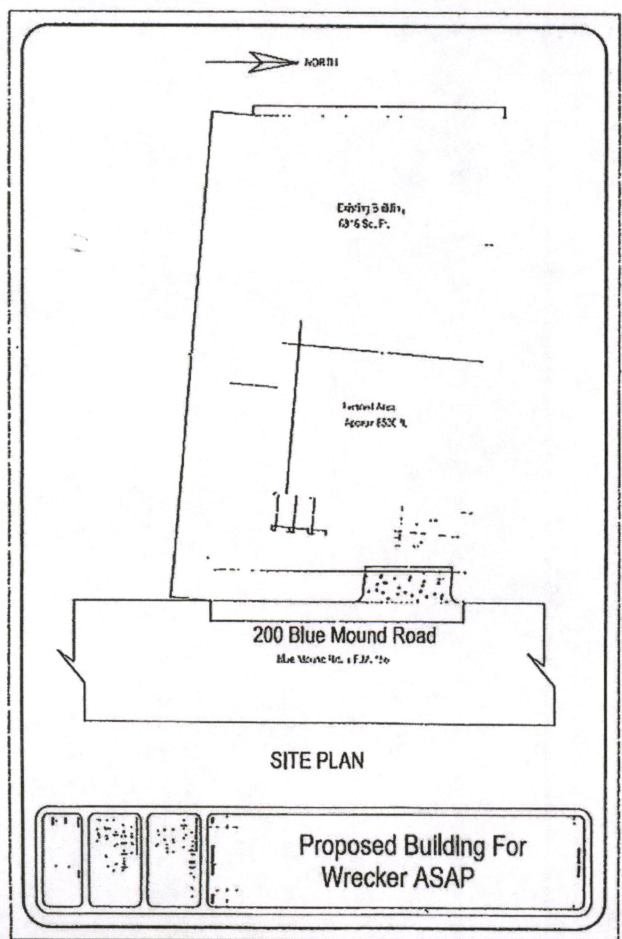
Condition 2: The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.

Answer: The location will continue to offer automotive repair, while additionally offering services of towing and impound.

Condition 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.

Answer: The city as well as homes and businesses will suffer no loss from the proposed use of property. The city and local neighbors will benefit from an enhanced curb appeal.

Proposed Site Plan:



Condition 4: Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.

Answer: Current utilities, road access, and drainage will remain unchanged.

Condition 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.

Answer: Proposed site plan greatly improves the curb appeal of the property without affecting the public or adjacent developments.

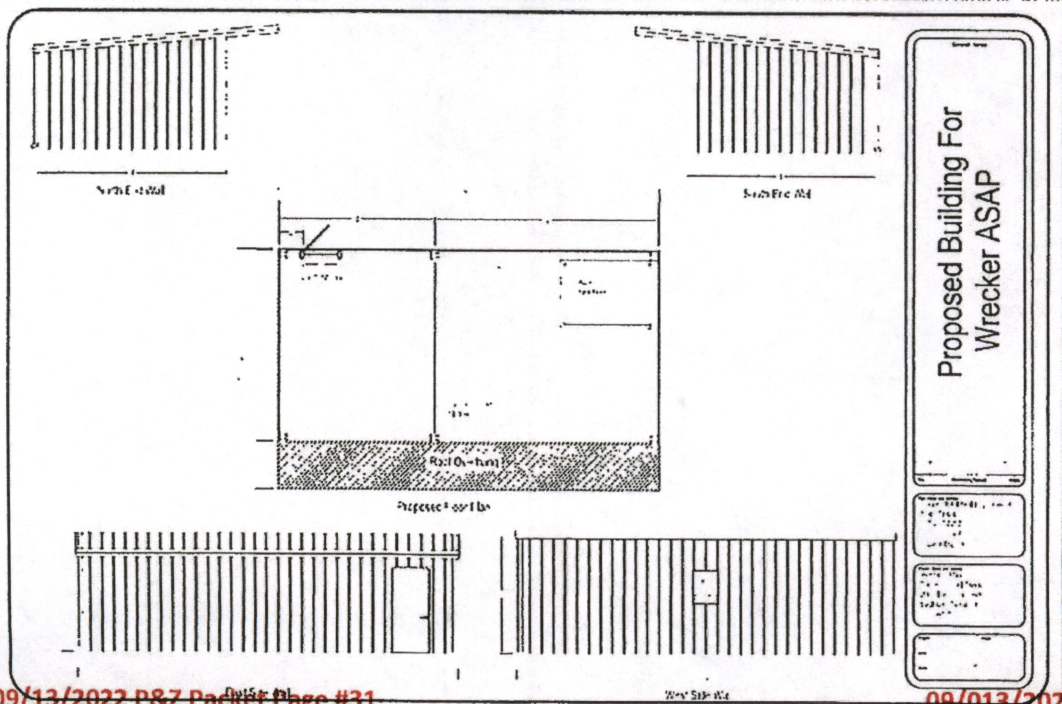
Condition 6: The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.

Answer: The proposed site plan will only positively affect the neighboring vacant properties.

Condition 7: The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.

Answer: The new building and fencing will be built to current city codes and are not out of scale with surrounding businesses.

Proposed Site Elevation:



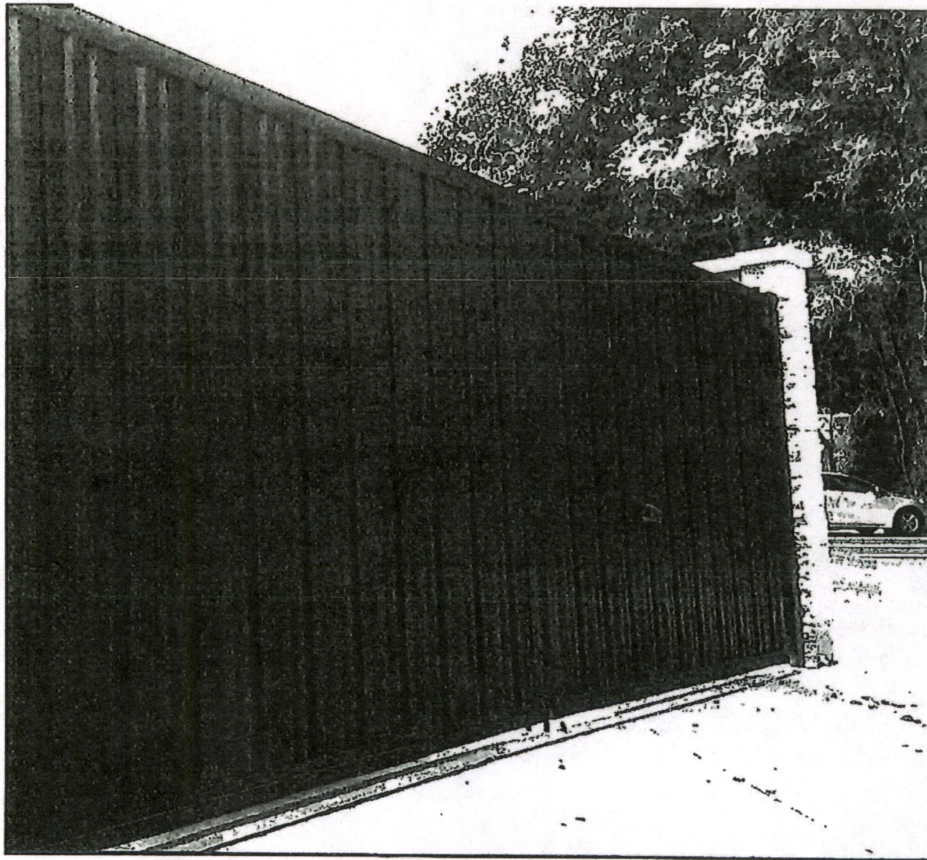
Condition 8: The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

Answer: The proposed improvements will only improve the value of the neighboring properties and the curb appeal within the vicinity.

Condition 9: Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.

Answer: New R-Panel fencing, with trim, (8 foot tall) will reduce noise from the current building and substantially improve visual blight.

Proposed Site Fencing:



Condition 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.

Answer: The properties current lighting is sufficient and will remain intact.

Condition 11: There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

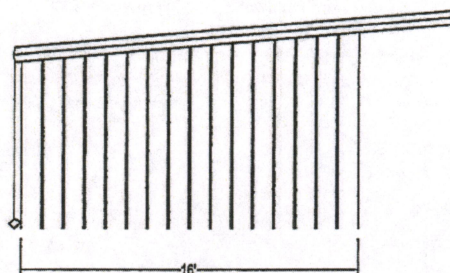
Answer: Current landscaping will remain intact, and we will add large concrete planters for additional beatification.

Condition 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.

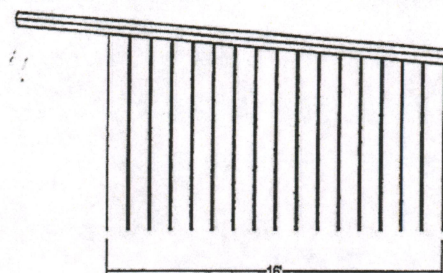
Answer: The new building and fencing will give the property a new modern look.

Condition 13: The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

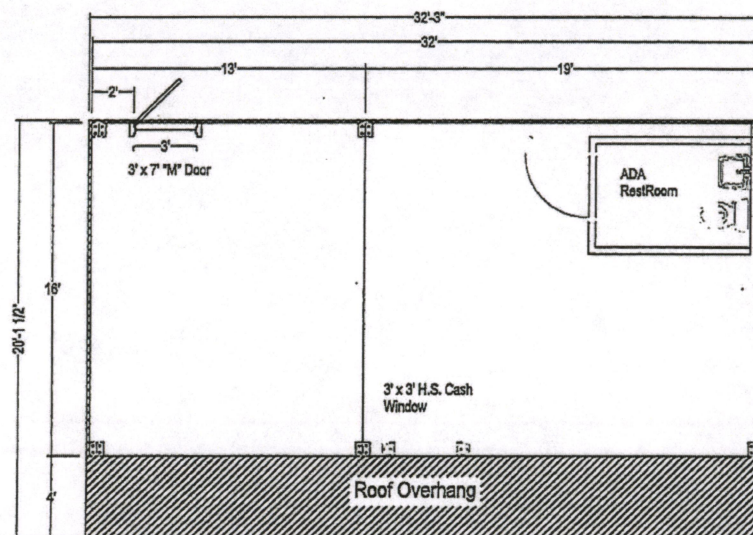
Answer: The proposed use of the property falls within the cities plans and received only positive feedback from the attendees of our pre-development meeting on 05/12/2022.



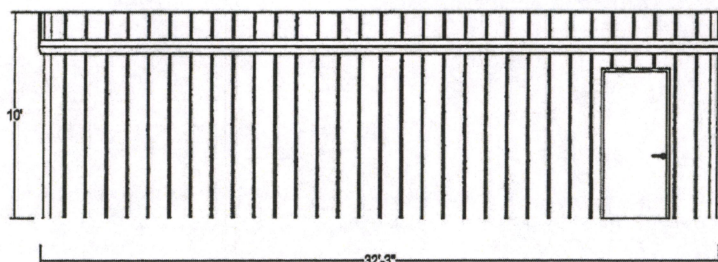
North End Wall



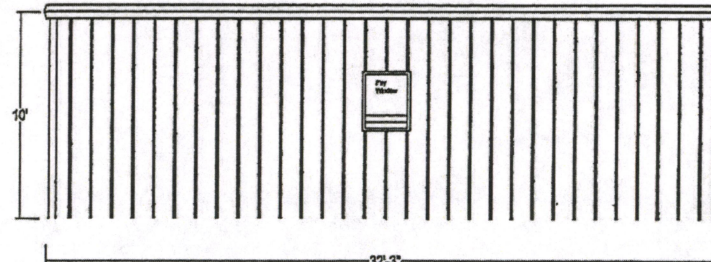
South End Wall



Proposed Floor Plan



East Side Wall



West Side Wall

General Notes

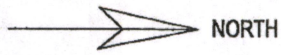
Proposed Building For Wrecker ASAP

No.	Revisions/Issues	Date

Prep Name and Address
Cozart Metal Building Systems
Azle, Texas
817.237.2282
817.233.6668
cozartmbs.com

Prep Name and Address
Wrecker ASAP
Owner: Lionel Belsco
200 Blue Mound Rd.
Saginaw, Texas 76131
817.845.3178

Project	Sheet
Date	
Time	



Existing Building
6816 Sq. Ft.

Fenced Area
Approx 8500 ft.

200 Blue Mound Road

Blue Mound Rd. (F.M. 156)

SITE PLAN

Proposed Building For
Wrecker ASAP

Wrecker ASAP
Owner: Lloyd Bosteo
200 Blue Mound Rd.
Seguin, Texas 78131
817/265-3178

Cozart Metal Building Systems
Ada, Texas
817/231-2282
817/233-6558
cozartmbs.com

Lot	Number/Name	Owner