MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW ED KEETER PUBLIC LIBRARY
355 WEST MCLEROY BOULEVARD
November 08, 2022

Present at the Meeting:

Member	Place No. 1	Brent Wooten
Chairman	Place No. 2	William Barngrover
Member	Place No. 3	Phillip Allen
Member	Place No. 4	Ed Larson
Alternate Member	Alt. No. 1	David Kraus
Alternate Member	Alt. No. 2	Lainey Wood*
City Attorney		Rachel Raggio
Planning Manager/Recording Secretary		Susy Victor-Trevino
Management Analyst		Salvador Gonzalez Jr.

Absent from the Meeting:

Vice-Chairman	Place No. 5	Jason LaBruyere

*Alternate Member Wood had to leave at the beginning of the meeting.

Visitors at the Meeting:

Abra Nusser	Donna Sketes
John Ainsworth	Brian Sketes
Peter Drolet	Noe Garcia
Marty Rader	John Ainsworth
Adam Burke	Sophie Bien Gerardin
Randy Mauger	Barbara Tucker
Jacob Abramovich	

(1) Call to Order

Chairman Barngrover called the meeting to order at 6:06 P.M.

(2) Roll Call to Establish Quorum

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Members Wooten, Allen, Larson, and Alternate Member Kraus.

(3) Audience Participation

Chairman Barngrover explained the procedures regarding audience participation.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on October 11, 2022 were presented for approval. A motion was made by Member Wooten with a second by Member Allen to approve the minutes for October 11, 2022. Motion carried unanimously.

For: Chairman Barngrover, Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere

5) PZ 1122-01 PUBLIC HEARING

Consideration and Action Regarding Approval of a Request for City-Initiated Rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Idea Schools Addition Block A, Lot 2; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; Alford, James P Survey Abstract 53 Tract 2A City Boundary Split; and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas.

Chairman Barngrover opened the public hearing at 6:10 p.m.

Abra Nusser, from Peloton Solutions, briefed the Commission on the background of the ordinance, the Comprehensive Plan, and the details of each tract. Audience members concerns and questions were also addressed during the presentation, including Peter Drolet, who had overall questions regarding rezoning and how the City regulates certain issues. The Commission heard from different developers, Larry Frazier and Adam Burke, in the audience against the proposed zoning as well. Representatives from parcels six and ten shared their disapproval of the zoning change and explained that their projects would no longer work given the proposed regulations. They also explained that they solely purchased the parcels based off the initial zoning and thus the zoning would impact their plans. Planning Manager Victor-Trevino explained to the Commission that although no formal applications have been received from either parcel, the city would recommend removing the parcels from batch one if they could not adhere to the proposed regulations.

Chairman Barngrover closed the public hearing at 6:56 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve a request for City-Initiated Rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; and Alford, James P Survey Abstract 53 Tract 2A City Boundary Split, Saginaw, Tarrant County, Texas and to recommend the disapproval of the following properties; Idea Schools Addition Block A, Lot 2, and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas.

For: Chairman Barngrover
Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere, Alternate Member Wood

(6) PZ 1122-02

Consideration and Action Regarding Approval of a Final Plat (Conveyance Plat) for Lots 3 & 4, Block, 1 The Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

John Ainsworth, from Kimley-Horn, briefed the Commission on the background and details of the conveyance plat and answered the Commission's questions. Audience participation was bypassed.

A motion was made by Alternate Member Kraus with a second by Member Larson to recommend that the City Council approve a Final Plat (Conveyance Plat) for Lots 3 & 4, Block, 1 The Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

For: Chairman Barngrover
Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere, Alternate Member Wood

(7) PZ 1122-03 PUBLIC HEARING
Consideration and Action Regarding Approval to Consider an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Article 2, "Planning and Zoning Commission," of Appendix A, "Zoning," of the Saginaw City Code, which Establishes a Planning and Zoning Commission and Provides for the Purposes, Organization, and Membership of the Commission.

Chairman Barngrover opened the public hearing at 7:05 p.m.

Management Analyst, Salvador Gonzalez Jr., briefed the Commission on the background and details of the ordinance. Questions over the ordinance by the Commission were addressed by Management Analyst Gonzalez Jr., with specific legal questions beings addressed by City Attorney, Rachel Raggio. Audience participation was bypassed.

Chairman Barngrover closed the public hearing at 7:09 p.m.

A motion was made by Member Wooten with a second by Alternate Member Kraus to recommend that the City Council approve an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Article 2, "Planning and Zoning Commission," of Appendix A, "Zoning," of the Saginaw City Code, which Establishes a Planning and Zoning Commission and Provides for the Purposes, Organization, and Membership of the Commission.

For: Chairman Barngrover
Members Wooten, Larson, and Alternate Member Kraus

Against: Member Allen

Absent Vice-Chairman LaBruyere, Alternate Member Wood

(8) PZ 1122-04 PUBLIC HEARING
Consideration and Action Regarding Approval to Consider an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Article 3, "Board of Adjustment," of Appendix A, "Zoning," of the Saginaw City Code, which establishes a Board of Adjustment and Provides for the Purposes, Organization, and Membership of the Board.

Chairman Barngrover opened the public hearing at 7:10 p.m.

Management Analyst, Salvador Gonzalez Jr., briefed the Commission on the background and details of the ordinance. Audience participation was bypassed.

Chairman Barngrover closed the public hearing at 7:12 p.m.

A motion was made by Member Wooten with a second by Member Larson to recommend that the City Council approve an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Article 3, "Board of Adjustment," of Appendix A, "Zoning," of the Saginaw City Code, which establishes a Board of Adjustment and Provides for the Purposes, Organization, and Membership of the Board.

For: Chairman Barngrover
Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere, Alternate Member Wood

(9) PZ 1122-05 PUBLIC HEARING

Consideration and Action Regarding Approval to Consider an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Section 7-1 "PD Planned Development District" of Article 7 "Special Districts" of Appendix A "Zoning" of the Saginaw City Code by Removing the Minimum Acreage Requirement for Planned Development Districts.

Chairman Barngrover opened the public hearing at 7:13 p.m.

Planning Manager Susy Victor-Trevino briefed the Commission on the background and details of the ordinance. The questions of the commission were then addressed by Planning Manager, Victor-Trevino. Audience participation was bypassed.

Chairman Barngrover closed the public hearing at 7:21 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Amending Section 7-1 "PD Planned Development District" of Article 7 "Special Districts" of Appendix A "Zoning" of the Saginaw City Code by Removing the Minimum Acreage Requirement for Planned Development Districts.

For: Chairman Barngrover
Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere, Alternate Member Wood

(10) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Update Commission of City Council Action on Previous Cases

Planning Manager Victor-Trevino and Management Analyst Gonzalez Jr. reviewed several of the current projects under construction in the city.

(11) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary

Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held.

(12) Adjournment

Motion was made by Member Larson with a second by Member Wooten to adjourn the meeting. Motion carried.

For: Chairman Barngrover
Members Wooten, Allen, Larson, and Alternate Member Kraus

Against: None

Absent Vice-Chairman LaBruyere, Alternate Member Wood

Chairman Barngrover declared the meeting of November 08, 2022 closed at 7:32 p.m.

APPROVED:

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Chairman

ATTEST:

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Susy Victor-Trevino,
Planning Manager/Recording Secretary