



Mini-Warehouse Specific Use Permit- 221/225 Belmont St.

Date: January 10, 2023

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Consideration and Action Regarding a Specific Use Permit to Allow the Expansion, Construction, and Operation of a Mini-Warehouse Facility in Saginaw located at 221 and 225 Belmont Street, City of Saginaw, Tarrant County, Texas. (Ordinance 2023-01 and 2023-04)

Background/Discussion:

Applicant, David C. Miank, PhD, has applied for a specific use permit to allow the expansion, construction, and operation of a mini-warehouse facility in Saginaw located at 221 and 225 Belmont Street, City of Saginaw, Tarrant County, Texas. (Ordinance 2023-01 and 2023-04) The applicant has noted that he is requesting a new mini-warehouse facility for vacant lot 12 and the continued use of a mini-warehouse for lot 13. The applicant believes this is the best use for the property due to the adjacent pre-existing property and its lot dimensions (small). The applicant has completed the mandatory thirteen questions as shown in the following application.

Staff Recommendation:

Staff holds a neutral stance on the request for a Specific Use Permit to Allow the Expansion, Construction, and Operation of a Mini-Warehouse Facility in Saginaw located at 221 and 225 Belmont Street, City of Saginaw, Tarrant County, Texas (Ordinance 2023-01 and 2023-04). Staff acknowledges that the SUP does not necessarily align with the Comprehensive Plan's goals; however, we also understand that the property, as is with its adjacent features, may not be the most marketable for any differing operations.

Attachments:

SUP Notices, SUP Application, Ordinance 2023-01 and 2023-04.

Mets snatch Correa for \$315M, 12-year deal

BY RONALD BLUM
Associated Press

In a wild twist overnight, Carlos Correa agreed to a \$315 million, 12-year contract with the free-spending New York Mets after his pending deal with the San Francisco Giants came apart over an issue with his physical.

The agreement with the Mets was confirmed to The Associated Press by a person familiar with the negotiations who spoke on condition of anonymity because the deal was subject to a successful physical. Details were first reported by the New York Post.

"We need one more thing, and this is it," Mets owner Steve Cohen told The Post from Hawaii. "This puts us over the top."

Correa, an All-Star shortstop, would play third base for the Mets, with buddy Francisco Lindor remaining at shortstop.

"This really makes a big difference," Cohen told The Post. "I felt like our pitching was in good shape. We needed one more hitter."

Correa's addition would increase the Mets' luxury tax payroll next year to the \$385 million range, putting them on track to pay a record tax of about \$110 million — more than double the current high of \$44 million set by the 2015 Los Angeles Dodgers. The estimates would change if Correa's deal contains deferred money or if New York trades players.

Correa would cost the Mets \$49.88 million next year in salary and tax, if there is no deferred money in the deal.

The Giants postponed a news conference Tuesday to introduce Correa after a medical concern arose during his physical, according to two people with direct knowledge of the situation.

Correa and the Giants agreed on Dec. 13 to a \$350 million, 13-year deal, subject to a successful physical, one of the people said. One person confirmed that the Giants' news conference was put on hold because the sides were awaiting the results

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Legals

TABC
Application has been made with the Texas Alcoholic Beverage Commission for Wine and Malt Retailers Off Premise Permit (BQ), by SQRLL Texas, DBA: SQRLL Service Stations, to be located at 3100 Las Vegas Trail, Fort Worth in Tarrant County. Officer of said cooperation is Joseph Smith. IFL0102846
Dec 21-22 2022

City of Saginaw Public Notice
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on January 10, 2023 to consider a request for a specific use permit (SUP) to allow the expansion, construction, and operation of a mini-warehouse facility in Saginaw located at 221 and 225 Belmont Street. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on January 17, 2023 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 held at the City of Saginaw City Hall located at 333 W McLeroy Boulevard, Saginaw, Michigan, 49783.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, at 817-230-0440. IFL0103068
Dec 22 2022

INVITATION TO BIDDERS RECEIPT OF BIDS
Sealed bids for the construction of 2022 WATER SERVICE LEAK REPAIR CONTRACT, City Project No. 104552 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM, CST, Thursday, January 19, 2023 as further described below:
City of Fort Worth Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.

GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
Repair of 1-inch through 2-inch Water Service Leaks
TIME PERIOD AND RENEWALS
The time period of this Agreement will be for one calendar year or the expiration of the funding, whichever occurs last. The City reserves the right to renew the contract for up to three (3) additional one calendar year time periods or up to three (3) additional expenditures of \$750,000.00 under the same terms, conditions and unit prices. The City shall provide at least sixty (60) days' notice to the Contractor of the City's intent to renew.

PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENT
Bids and 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/> and clicking on the link to the advertisement.

REQUEST FOR QUALIFICATIONS TO PROVIDE SCADA SYSTEM REPLACEMENT DESIGN-BUILD SERVICES TO THE CITY OF FORT WORTH, TEXAS

The City of Fort Worth Water Department (FWWD) is requesting qualifications from interested and qualified firms to provide SCADA System Replacement Design-Build Services for the following projects:

REQUEST FOR QUALIFICATIONS
*** SCADA SYSTEM REPLACEMENT**
The Request for Qualifications and related information may be examined or obtained on-line by visiting Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/>. Search for SCADA System Replacement to download the RFQ packet for viewing and printing by interested parties.
Requests for Qualifications (RFQs) and related information, may also be examined or obtained on-line by visiting the Fort Worth Water Department BIM360 website directly using the following links:
Project Files Folder Link:
<https://docs.b360.autodesk.com/shares/ba867a3d-d04d-4a87-bf56-6e94f0ed218>
Addenda File Folder Link:
<https://docs.b360.autodesk.com/shares/d6c4e6a7-c41d-430f-b255-a881f99f06a9>

The Applicant is solely responsible to ensure that it has received all communications issued by the City and a failure to obtain any such communication is at the sole and absolute risk of the Applicant.
Meeting with Engineers
In order to address questions from consultants within a public forum, the Water Department will schedule a non-mandatory RFQ review meeting to be held at 2:00 PM, Thursday, January 5, 2023 via web conferencing application only. Invitation with a link to the web conference will be distributed to interested parties who inquire by emailing this city contact: alexander.pierce@fortworthtexas.gov

Submission Requirements
One electronic copy (PDF and/or WORD Format) for each project, shall be submitted by e-mail to alexander.pierce@fortworthtexas.gov not later than 1:30 PM, Thursday, January 19, 2023. Submittals received after this date shall be rejected as non-responsive. Due to possible "size" limitations, a submittal for a specific project can split into more than one part for submission may be required. The Fort Worth Water Department will acknowledge receipt of the submission by return e-mail. If no Receipt of Submittal has been received, contact Alexander Pierce at 817-392-8401 or alexander.pierce@fortworthtexas.gov to resolve any electronic transmission issues.

To qualify for the contract, an interested firm must submit and complete all forms and attachments (Attachment A, B, C, D, E, and F) required in statement of qualifications form section.
David Cooke, City Manager
Mary J. Kayser, Assistant City Secretary
IFL0102970
Dec 22, 2022

NOTICE TO DESIGN-BUILD FIRMS CITY OF FORT WORTH Police Department Northwest Patrol Division Facility

Statement of Qualifications (SOQs) for the design (design-build delivery method) of the new Northwest Patrol Division Facility in Fort Worth, Texas, will be received at the Facilities Division/Architectural Services Office, Property Management Department, located at 401 West 13th Street, Fort Worth, Texas 76102. Seven copies of the SOQs must be received not later than 5:00 PM on Thursday, January 19, 2023.

BID NOTICE
Skanska USA Building Inc., Construction Manager-at-Risk for Tarrant County Colleges, will be accepting proposals from qualified subcontractors for the project located at 4801 Marine Creek Parkway in Fort Worth, TX. This solicitation is for **Tarrant County Colleges - NW Campus GMP 3, Signage and Graphics**. Scope of work to include interior signage and exterior signage. Bids will be due **Friday, January 6th, 2023 @ 2:00 PM CST**. All Bids should be submitted via BuildingConnected.
Documents are available electronically via www.BuildingConnected.com. MBES/BSB/MBE/AAE/HUB firms are encouraged to submit proposals on this project. Please respond if interested and address all questions to simon.massey@skanska.com. Skanska USA Building is an equal opportunity (EEO) employer.
IFL0102661
Dec 20, 2022

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Competitive Sealed Bids will be received at 300 W. Main Street, Grand Prairie, TX, until January 5, 2023 at 2:00 PM, and publicly opened and read at that time via teleconference for the following:

RFB # 23057 - Remodeling of Boardroom at
Ruth Jackson Center
A Mandatory Pre-Bid meeting will be held on Tuesday, December 27, 2022 @ 10:00am at Ruth Jackson Center, 3113 S. Carrier Pkwy, Grand Prairie TX 76052.

Further information and specifications may be obtained through www.PlanetBids.com, www.gpb.org or by contacting the Purchasing division at (972) 237-8372.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IFL0103077
Dec 22, 2022

City of Saginaw Public Notice
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on January 10, 2023 to consider a request for a change in zoning from City Facility (CF) to Planned Development (PD) with restaurant and entertainment uses, on the approximate 2.5 acres out of "SAGINAW, BLOCK 4 PT BLK 4," more commonly known as 400 S. Saginaw Boulevard and "SAGINAW, BLOCK 4 ALL LESS E25," more commonly known as 405 S. Belmont Street, Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on January 17, 2023 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, at 817-230-0440. IFL0103070
Dec 22 2022

South-Point Constructors - Notice of Current & Upcoming Bid Opportunities for the Southeast Connector Project (12/22/22)
Project Description:
South-Point Constructors (SPC) is under contract to deliver the Southeast Connector Project.

CITY OF FORT WORTH
Sealed bids/proposals will be received until 1:30 PM on the dates listed below at the Purchasing Office located at 200 Texas St., Fort Worth Texas. All Bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below in City Council Chambers, located on the 2nd floor of City Hall at 200 Texas St., Fort Worth Texas.
RFP 23-0010 GRANT TEMPORARY SERVICES 1/12/2023
Unless otherwise noted, specifications may be obtained online at: <http://fortworthtexas.gov/purchasing/>
IFL0102989
Dec 22 2022

Auctions

Garage Sales

Pre-Christmas Moving Garage Sale with tons of crystal, dishes, kitchen ware, Christmas items & barely worn teen & adult clothing. All must go! 3725 Westcliff Rd Ft. Worth 76109

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Sweet And Cute Kittens/ Cats
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940-867-3741

Reg Bichon Frise puppies 817-980-4132
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Pomeranian Christmas Puppies
M-300 IF-400
Call 817-717-9761

Shitzu puppies
CKC 8 weeks Males \$500 Females \$600 817-523-5486



Golden Retriever Pups
Golden Retriever Just in time for Christmas! Put a smile on their face that will last a lifetime! The Golden Retriever is the best dog for families with children! kilkatbars@gmail.com
817-966-2977



Merchandise

Miscellaneous

Real Estate

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19 & 20 Acres Sunset, Tx Joint LBJ Grasslands
Tract 2 . 19.01 acres , pond , wale well , electricity & Oaks \$ 378,299.00
Tract 3 . 20.71 acres , pond , electricity & Oaks \$ 347,928.00
Both tracts adjoin and both back up to the LBJ Grasslands
jones-realestate.com 940-841-2656

MOBILE HOME FOR SALE GORGEOUS! 98 OAKCREEK (18x80) mobile home
3 bedroom/2 bath in IMMACULATE condition! #36028
817-480-8501 \$49,900

MOBILE HOME FOR SALE VERY NICE! (16x80) Clayton mobile home
3 bedroom/2 bath
#36028
817-395-2990 \$44,900

Real Estate Misc.

1219 North Davis Drive Arlington
For Immediate Sale
2 crypts (side by side) located at Moore Memorial Gardens in Arlington, TX.
817-909-5240 \$15,000 OBC

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D & S Plumbing
Military and Senior Disc.
682-472-3997

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doors, windows, framing, remodel
817-602-7265

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ACE BRICK REPAIR
Brick Repair BBB A+ Rating
FREE EST. 682-472-8211

BRICK, STONE MASONRY
AKJ Masonry - Mailboxes, Repair and Stone, Concrete 682-558-6086

Rabit Construction Remodeling
Services Schedule a free in-home estimate 817-366-2820

FENCING, AUTO GATES, PLAIN INUM PERFORMANCE FENCE
Fin Avl 0% interest 817-879-3181

Interior/Exterior Painting
Tape/Bed/Texture. Minor repairs. Free Estimates. 45 Years of Experience
(817) 825-1011

Misc. Service



205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
www.ci.saginaw.tx.us

December 21, 2022

NOTICE OF PUBLIC HEARING

RE: Consideration of a Request for a Specific Use Permit (SUP) to Allow the Expansion, Construction, and Operation of a Mini-Warehouse Facility on property located at 221 and 225 Belmont Street in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of January, 2023 at 6:00 p.m. and the City Council will hold a Public Hearing on the 17th day of January, 2023 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 allow the expansion, construction, and operation of a mini-warehouse facility on property located at 221 and 225 Belmont Street 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.

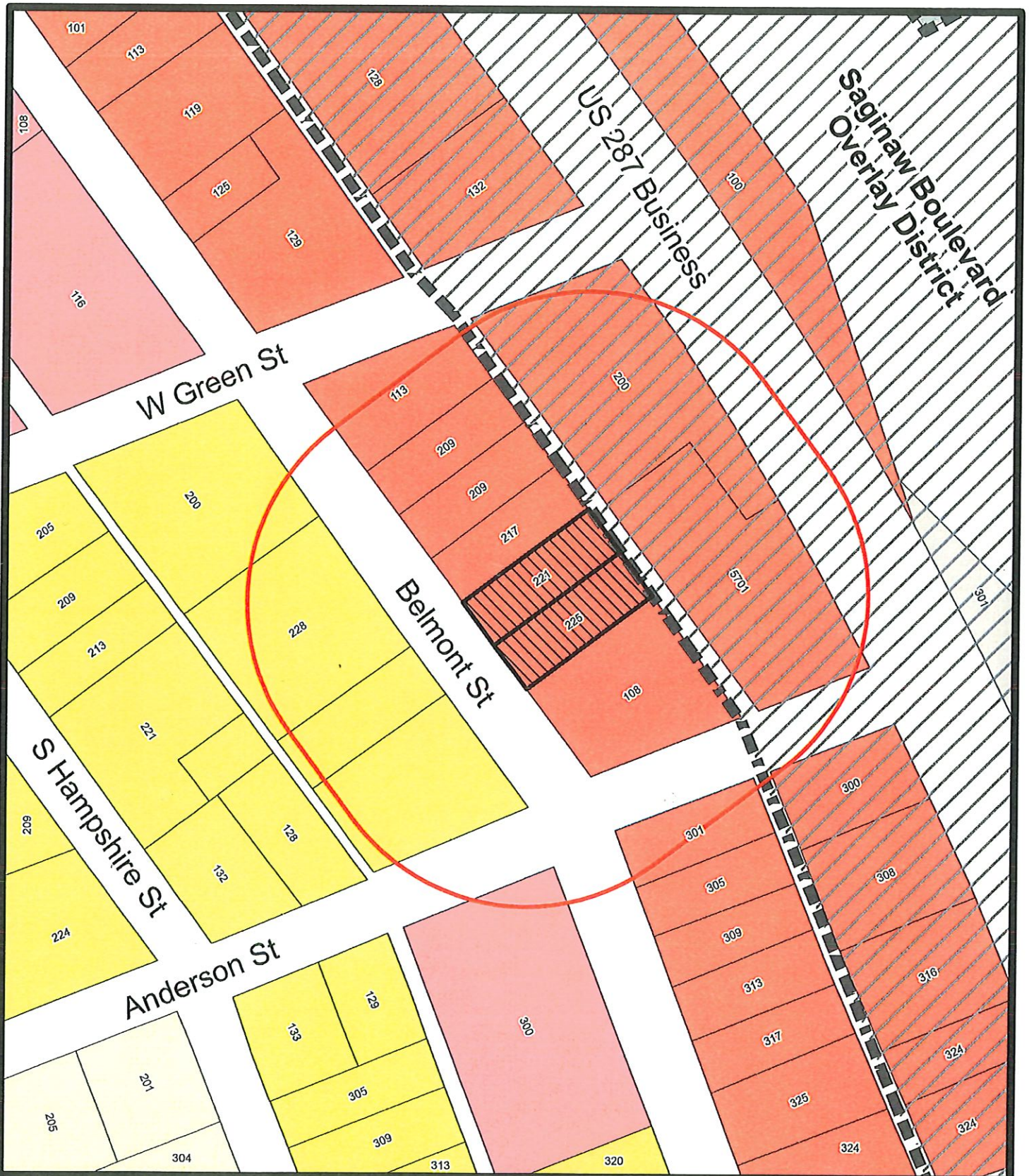
If you have any questions please feel free to give me a call at 817-230-0440.

Sincerely,

A handwritten signature in black ink that reads "Susy Victor-Trevino". The signature is fluid and cursive, with the first name "Susy" being the most prominent.

Susy Victor-Trevino
Planning Manager

Enclosures: Map of requested property and reply form.



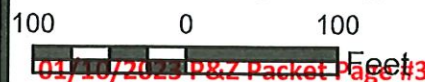
Legend

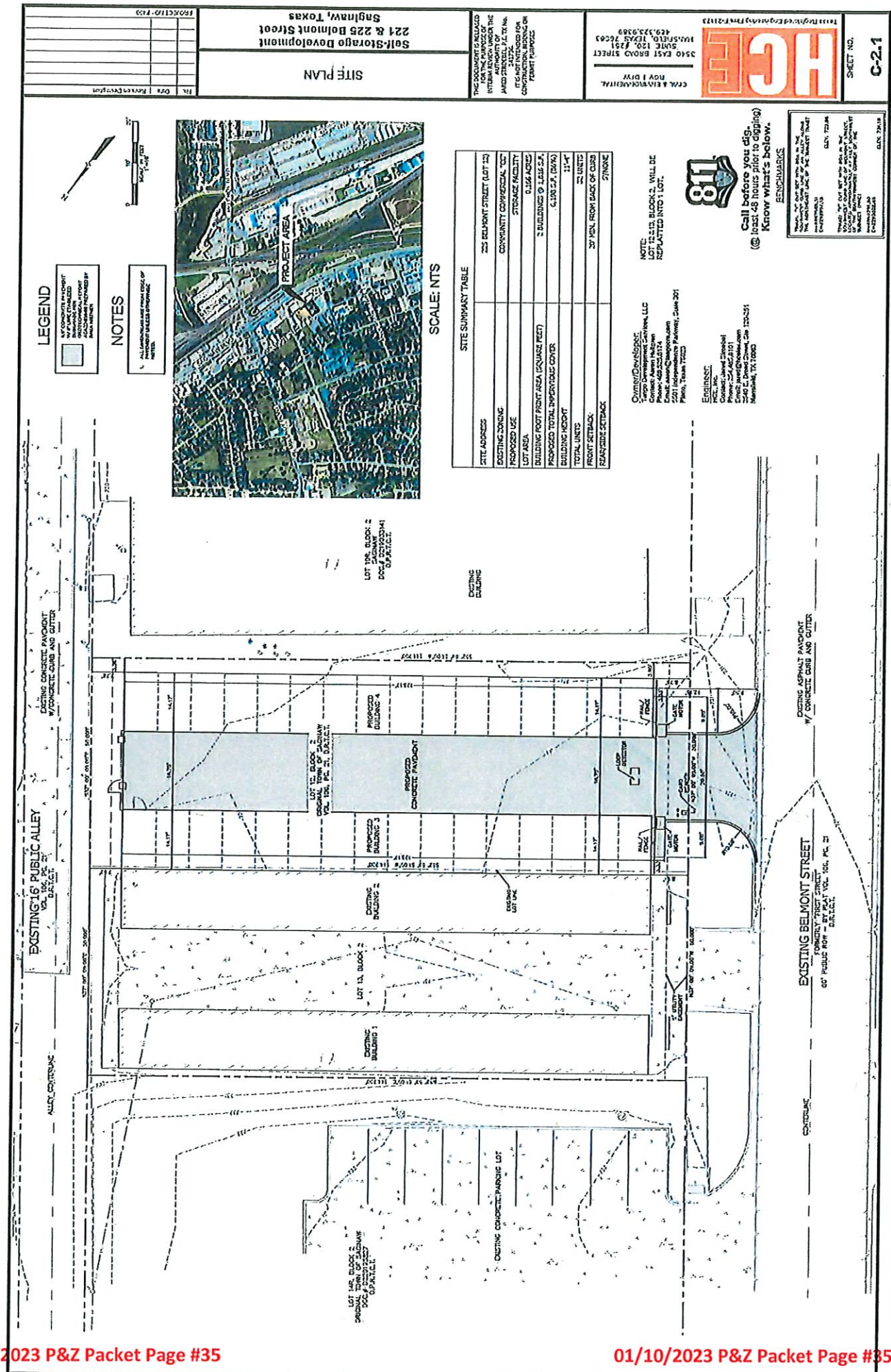
-  200ft Buffer
-  Property of Interest

221 & 225 Belmont St. Specific Use Permit 200 ft Property Owner Notification



City of Saginaw





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 the request, you may call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 01/10/23 begins at 6:00 p.m. and the City Council Meeting on 01/17/23 begins at 6:00 p.m. to discuss a request for a specific use permit (SUP) to allow the expansion, construction, and operation of a mini-warehouse facility in Saginaw located at 221 and 225 Belmont Street.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: ADDRESS: 221 & 225 Belmont Street, Saginaw, Texas 76179

LEGAL DESCRIPTION: Saginaw Block 2 Lot 12 (vacant)
Saginaw Block 2 Lot 13 (Built 1983)

LOT: No 12 BLOCK: 2 ADDITION: Lot 12 (Vacant) Lot 13 (Built 1983)
No 13

TRACT: Per attached Survey dated 07/06/21 by Burns Surveying
 ABSTRACT: SURVEY:

ZONING: Community Commercial (CC)

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

Lot 12 (Presently vacant & proposed metal building and paving)

Lot 13 (Presently occupied building and paving & proposed

lots to be platted as one or changed by plat modification, as required by City of Saginaw.

APPLICANT INFORMATION:

David C. Miank, PhD 5501 Independence Pkwy Suite 301
Tango Development Services, LLC Plano, TX 75023 214.457.7582

APPLICANT NAME ADDRESS TELEPHONE

II. OWNER INFORMATION:

Samuel Cheung 702 Aberdeen Way
Star Platinum, LLC Southlake TX 76092 510.910.2663

PROPERTY OWNER NAME ADDRESS TELEPHONE

Samuel Cheung
 (Property Owner Signature)

III. AGENT INFORMATION:

David C. Miank, PhD 5501 Independence Pkwy Suite 301
AGENT Plano, TX 75023 214.457.7582

David Miank ADDRESS TELEPHONE
 (Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO ☐ YES, DATE NA

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

David Miank

APPLICANT SIGNATURE

12-01-22

DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED:

Requesting new mini-storage for vacant lot 12 and continued use as mini-storage at lot 13.

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Justification is the nominal extension of a pre-existing and highest best use to a small vacant lot.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

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.

12/19/22
DATE RECEIVED

S.V.T
APPLICATION TAKEN BY

\$ 750.00
FEE RECEIVED

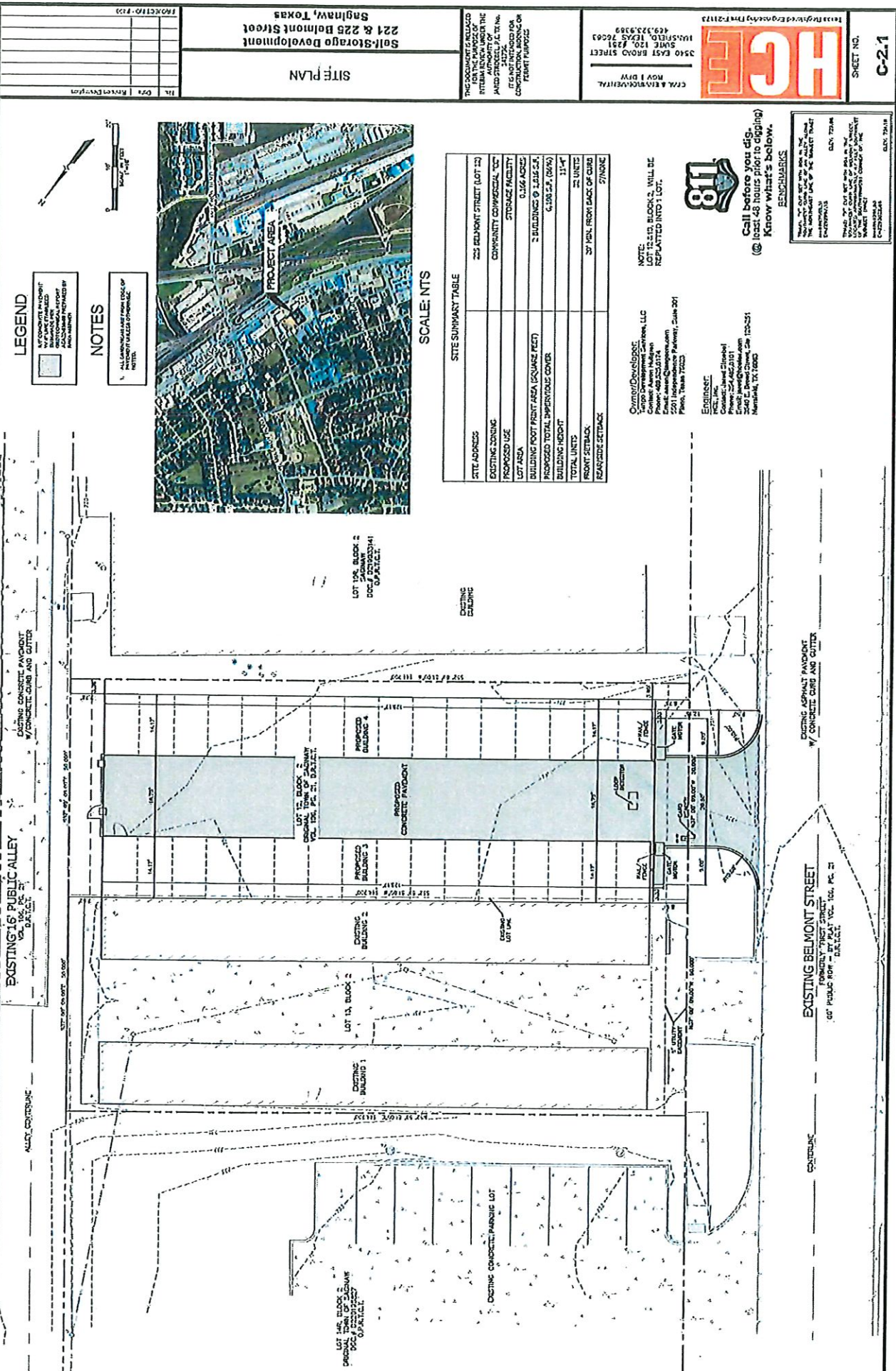
179418 + 179416
RECEIPT NUMBER

01/10/23
01/10/2023 P&Z Packet Page #38

01/17/23
CITY COUNCIL MEETING DATE 01/10/2023 P&Z Packet Page #38

ZONING & PLANNING
13 CONDITIONS FOR REVIEW BY PLANNING & ZONING COMMISSION

1. The existing and proposed new use is zone appropriate but the location is within a 300 foot radial distance of existing church and residential uses. The modest size extension of the modest size existing building is the applicant's justification and request.
2. The proposed use will contribute to the quality of the neighborhood as the existing building will be refurbished, the vacant lot will be improved with building and drive, and when completed, the maintenance will be performed according to Tango Property Development standards.
3. The benefits to the city include; increase property tax value and development of a vacant lot which might be considered as unsecure and hidden to surrounding occupancies.
4. Utility use and vehicular access is exceptionally low volume.
5. The low number of units will generate exceptionally low traffic volume and nominal impact to use of sidewalks and adjacent developments.
6. We expect the adjacent developments to experience no change to their daily activities.
7. All buildings, existing and new, are one story, and in less height than surrounding developments.
8. This project is located on the quiet side of commercial developments which front roads with much higher traffic counts. This modest project and its use will be no hindrance or diminishment to adjacent properties.
9. Storage is the only use at this development. No other uses will be permitted.
10. Onsite lighting will be provided and appropriately spaced for security and use by customers.
11. Landscape and sidewalk improvements will be as required by code. Matching existing is the intended direction of the project.
12. There will be no other operation use other than storage at this facility.
13. This development appears to be fully compliant with the City of Saginaw Comprehensive Land Use Plan. The location alone, is very unimposing and very available to nearby business and residential uses.



ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MINI-WAREHOUSE ON CERTAIN PROPERTY LOCATED AT 221 BELMONT STREET, SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution, and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of the property located at 221 Belmont Street, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a mini-warehouse business in the CC Zoning District; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on January 10, 2023, and the City Council of the City of Saginaw, Texas, held a public hearing on January 17, 2023, with respect to the Specific Use Permit described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the rezoning of the property; and

WHEREAS, the City Council has determined that the requested specific use is compatible with adjacent property use, consistent with the character of the neighborhood, and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, Appendix A of the City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: David C. Miank, Tango Development Services, LLC

Property Address: 221 Belmont Street, Saginaw, Texas 76179

Legal Description: BLOCK 2, LOT 13, ORIGINAL TOWN OF SAGINAW, AN ADDITION TO THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 106, PAGE 21, DEED RECORDS OF TARRANT COUNTY, TEXAS.

Zoning Change: The property shall remain located in the CC Zoning District, and a Specific Use Permit permitting mini-warehouse storage use on the property is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official Zoning Map of the City of Saginaw is amended and the City Secretary is directed to revise the official Zoning Map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

The use of the property described above shall be subject to all applicable regulations contained in the Zoning Regulations and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance, as adopted by the City Council of the City of Saginaw, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the City of Saginaw. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

The City Secretary of the City of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

SECTION 10.

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

PASSED AND APPROVED ON THIS 17th DAY OF JANUARY, 2023.

MAYOR, TODD FLIPPO

ATTEST:

CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, BRYN MEREDITH

ORDINANCE NO. 2023-04

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MINI-WAREHOUSE ON CERTAIN PROPERTY LOCATED AT 225 BELMONT STREET, SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS THEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution, and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of the property located at 225 Belmont Street, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a mini-warehouse business in the CC Zoning District; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on January 10, 2023, and the City Council of the City of Saginaw, Texas, held a public hearing on January 17, 2023, with respect to the Specific Use Permit described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the rezoning of the property; and

WHEREAS, the City Council has determined that the requested specific use is compatible with adjacent property use, consistent with the character of the neighborhood, and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, Appendix A of the City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: David C. Miank, Tango Development Services, LLC

Property Address: 225 Belmont Street, Saginaw, Texas 76179

Legal Description: BLOCK 2, LOT 12, ORIGINAL TOWN OF SAGINAW, AN ADDITION TO THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 106, PAGE 21, DEED RECORDS OF TARRANT COUNTY, TEXAS.

Zoning Change: The property shall remain located in the CC Zoning District, and a Specific Use Permit permitting mini-warehouse storage use on the property is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official Zoning Map of the City of Saginaw is amended and the City Secretary is directed to revise the official Zoning Map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

The use of the property described above shall be subject to all applicable regulations contained in the Zoning Regulations and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7.

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SECTION 8.

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SECTION 9.

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PASSED AND APPROVED ON THIS 17th DAY OF JANUARY, 2023.

MAYOR, TODD FLIPPO

ATTEST:

CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

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