

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING  
OF THE CITY OF SAGINAW  
PLANNING AND ZONING COMMISSION  
HELD AT THE CITY OF SAGINAW CITY HALL  
333 WEST MCCLEROY BOULEVARD  
January 10, 2023**

**Present at the Meeting:**

|                                      |             |                     |
|--------------------------------------|-------------|---------------------|
| Member                               | Place No. 1 | Brent Wooten        |
| Chairman                             | Place No. 2 | William Barngrover  |
| Member                               | Place No. 4 | Ed Larson           |
| Vice-Chairman                        | Place No. 5 | Jason LaBruyere     |
| Alternate Member                     | Alt. No. 1  | David Kraus         |
| City Attorney                        |             | Rachel Raggio       |
| Planning Manager/Recording Secretary |             | Susy Victor-Trevino |

**Absent from the Meeting:**

|                  |             |               |
|------------------|-------------|---------------|
| Member           | Place No. 3 | Phillip Allen |
| Alternate Member | Alt. No. 2  | Lainey Wood   |

**Visitors at the Meeting:**

David Miank

**(1) Call to Order**

Chairman Barngrover called the meeting to order at 6:00 P.M.

**(2) Roll Call to Establish Quorum**

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Vice-Chairman LaBruyere, Members Wooten and 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 November 08, 2022 were presented for approval. A motion was made by Vice-Chairman LaBruyere with a second by Alternate Member Kraus to approve the minutes for November 08, 2022. Motion carried unanimously.

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

Against: None

Absent Member Allen and Alternate Member Wood

**(5) PZ 0123-01**

**PUBLIC HEARING**

**Consideration and Action Regarding Approval of a Request to Amend the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 “Permitted Uses”, Article 6**

**“Zoning Districts”, Article 8 “Supplemental District Regulations”, and Article 12 “Definitions”, Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District (2022-11).**

Chairman Barngrover opened the public hearing at 6:03 p.m.

Abra Nusser, from Peloton Solutions, briefed the Commission on the proposed changes to the NMU ordinance and explained why the changes were needed. She stated that the current language introduced some misinterpretations regarding the implementation of the Neighborhood Mixed-Use District (NMU). Thus, the NMU rezoning was tabled by Council until the modifications could be made. The Commission asked some questions regarding the next steps in the process and Nusser answered their questions.

Chairman Barngrover closed the public hearing at 6:18 p.m.

A motion was made by Member Larson with a second by Vice-Chairman LaBruyere to recommend that the City Council approve a request to Amend the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 “Permitted Uses”, Article 6 “Zoning Districts”, Article 8 “Supplemental District Regulations”, and Article 12 “Definitions”, Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District (2022-11).

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

Against: None

Absent Member Allen and Alternate Member Wood

**(6) PZ 0123-02 PUBLIC HEARING  
Consideration and Action Regarding a Specific Use Permit to Allow the Expansion,  
Construction, and Operation of a Mini-Warehouse Facility located at 221 and 225 Belmont  
Street, City of Saginaw, Tarrant County, Texas.**

Planning Manager Victor-Trevino briefed the Commission on the background and details of the specific use permit. She explained that although the mini-warehouse was not envisioned to be in the Saginaw corridor (per the Comprehensive Plan) that the space in question already exists and the adjacent property is not large in area. She stated that in the short term it does not likely appear that the space could be utilized for many opportunities given the current properties of the land; however, in the long term if both addresses were revitalized as something else in the future the property could have more opportunities. She emphasized that the building has been present since 1983 so the owners most likely may not have any plans to remove the building anytime soon. At 6:29 p.m. David Miank, PhD. joined the Commission and shared some insight regarding the project with the Commission. He mentioned that the plan was to repair the existing building by modernizing it and extending the units to the vacant parcel per code, etc. Audience participation was bypassed.

A motion was made by Member Wooten with a second by Vice-Chairman LaBruyere to recommend that the City Council approve a Specific Use Permit to Allow the Expansion, Construction, and Operation of a Mini-Warehouse Facility located at 221 and 225 Belmont Street, City of Saginaw, Tarrant County, Texas.

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

Against: None

Absent Member Allen and Alternate Member Wood

(7) PZ 0123-03

**PUBLIC HEARING**

**Consideration and Action Regarding Approval to Consider an Ordinance Amending of the City of Saginaw, Texas, regarding 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).**

Chairman Barngrover opened the public hearing at 6:38 p.m.

Planning Manager Victor-Trevino briefed the Commission on the background and details of the zoning change for this parcel. She explained that in order to have any development move into the property, that zoning must change from city facility. If the zoning were to remain, only facilities for city-use would be allowed. She further explained that the zoning would include a development plan geared towards allowing only sit-down restaurants and entertainment. Member Larson told the Commission that this parcel has never been available to anyone apart from the City and that they needed to change the zoning to make it marketable, a rezoning and selling of the land had to be done. Audience participation was bypassed.

Chairman Barngrover closed the public hearing at 6:42 p.m.

A motion was made by Vice-Chairman LaBruyere with a second by Member Wooten to recommend that the City Council approve 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).

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

Against: None

Absent Member Allen and 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 reviewed 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 Vice-Chairman LaBruyere with a second by Alternate Member Kraus to adjourn the meeting. Motion carried.

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

Against: None

Absent Member Allen and Alternate Member Wood

Chairman Barngrover declared the meeting of January 10, 2023 closed at 6:47 p.m.

APPROVED:

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Chairman

ATTEST:

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Susy Victor-Trevino,  
Planning Manager/Recording Secretary