

**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
February 14, 2023**

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
Vice-Chairman	Place No. 5	Jason LaBruyere
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

Absent from the Meeting:

None

Visitors at the Meeting:

Benson Scott
Coltyn Cupp
David Gonzalez
Emily Williams
Julie Mankins
Robert S. Rainbolt

(1) Call to Order

Chairman Barngrover called the meeting to order at 6:04 P.M.

(2) Roll Call to Establish Quorum

Chairman Barngrover called roll. The quorum will consist of Chairman Barngrover, Vice-Chairman LaBruyere, Members Wooten, Allen, and Larson.

(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 January 10, 2023 were presented for approval. A motion was made by Vice-Chairman LaBruyere with a second by Member Larson to approve the minutes for January 10, 2023. Motion carried unanimously.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, and Larson (*Alternate Member Kraus and Wood*)

Against: None

Absent: None

(5) PZ 0223-01

PUBLIC HEARING

Consideration and Action Regarding a Specific Use Permit (SUP) to allow the Construction and Use of a Carport on Property Located at 1145 West Hills Terrace in Saginaw, Texas.

Chairman Barngrover opened the public hearing at 6:06 p.m.

Salvador Gonzalez, Management Analyst, briefed the Commission on the proposed request and introduced Colton Cupp from Warrior Contracting whom shared the details of his client's request. Cupp shared that his project would be a nice product made out of steel. The Commission asked some questions regarding the carport and Cupp answered their questions. Member Wooten stated that he had seen various carports in that area and wanted to know if Warrior Contracting had constructed any of those; Mr. Cupp stated that he was not responsible for any of those carports and that he could guarantee that his product would be of better quality.

During this item audience participation consisted of the applicants, Ben Scott and Julie Mankins, whom shared their concerns regarding the new process for the carport. Both owners shared their concerns revolving around the fact that they believe the fee was too high and that the process was more complicated. Member Larson shared that he understands their frustration but that the fee was not something that is associated with the carport permit itself but rather with the overall specific use permit: something that the Commission themselves cannot change. The couple believed that they were the "guinea pigs" in the process and did not appreciate the sudden changes. Gonzalez and Victor-Trevino explained the new ordinance to the Commission and audience, sharing that the carport overlay district no longer exists.

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 for a Specific Use Permit (SUP) to allow the Construction and Use of a Carport on Property Located at 1145 West Hills Terrace in Saginaw, Texas.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten and Larson (*Alternate Member Kraus and Wood*)

Against: Member Allen

Absent None

(6) PZ 0223-02 PUBLIC HEARING

Consideration and Action Regarding Approval to Consider an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, regarding a change in zoning from Single-Family (SF2) to Community Facility (CF) on the approximate 5.25 acres out of the Juan Armendaris Survey, Abstract 59 Tract 2A 2D & Alexander F Albright Survey, A1849 TR 2B4, and Juan Armendaris Survey, Abstract 59 Tract 2E more commonly known as 320 and 304 W. McLeroy Boulevard Saginaw, Texas, 76179 (Per TAD).

Chairman Barngrover opened the public hearing at 6:20 p.m.

Management Analyst Gonzalez briefed the Commission on the background and details of the rezoning case. He explained that the intent of the rezoning was for the city to utilize the land as a community facility (library and senior center) because as it stands only single family homes can be built on the property they purchased.

During audience participation, Robert Rainbolt and Emily Williams shared their concerns regarding fencing abutting residential properties. Planning Manager, Victor-Trevino, explained that this item was not in relation to the designs of the project, just rezoning, but that she could share the project manager's contact information with them. She explained that the Assistant City Manager was the head of this project and has seen the design plans. She also explained that she believe any non-residential property would require screening if abutting a residential area but that she could not confirm the overall design details regarding the screening plans just yet because the development review committee has not formally seen them.

Chairman Barngrover closed the public hearing at 6:28 p.m.

A motion was made by Member Larson with a second by Member Wooten to recommend that the City Council approve a change in zoning from Single-Family (SF2) to Community Facility (CF) on the approximate 5.25 acres out of the Juan Armendaris Survey, Abstract 59 Tract 2A 2D & Alexander F Albright Survey, A1849 TR 2B4, and Juan Armendaris Survey, Abstract 59 Tract 2E more commonly known as 320 and 304 W. McLeroy Boulevard Saginaw, Texas, 76179 (Per TAD).

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, and Larson (*Alternate Member Kraus and Wood*)

Against: None

Absent: None

(7) Staff Report

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

B. Update Commission of City Council Action on Previous Cases

Management Analyst Gonzalez reviewed current projects under construction in the City.

(8) 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.

(9) Adjournment

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

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Wooten, Allen, and Larson (*Alternate Member Kraus and Wood*)

Against: None

Absent: None

Chairman Barngrover declared the meeting of February 14, 2023 closed at 6:38 p.m.

APPROVED:

Chairman

ATTEST:

Susy Victor-Trevino,
Planning Manager/Recording Secretary