

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
6:00 P.M. – Tuesday, July 9, 2019

- (1) Call To Order Chairman Lewis
- Pg 2** (2) Roll Call To Establish Quorum Chairman Lewis
- Pg 3** (3) Audience Participation Chairman Lewis
- Pg 4** (4) Election of Officers Chairman Lewis
Chairman
Vice Chairman
- Pg 5** (5) Approval Of Minutes Chairman Lewis
Regular Meeting And Public Hearing On May 14, 2019
- Pg 8** (6) **PZ 0719-01 PUBLIC HEARING**
Consideration And Action Regarding A Request For Approval To Amend Brad Childers
The 2016 Comprehensive Master Plan From Office Professional (OP) To Barron Stark Eng.
To Neighborhood Commercial (NC) And To Change The Zoning From Office
Professional (OP) To Neighborhood Commercial (NC) On Approximately 5.93
Acres Of Land Out Of A Portion Of Tract 2A, Abstract 1849, A. F. Albright Survey
Located At The Northeast Corner Of N. Knowles Drive And W. McLeroy Boulevard
- (7) Staff Report Public Works Director
Pg 23 A. Discussion Of Residential, Commercial And Industrial, Rick Trice, P. E.
And City Capital Projects
- Pg 27** B. Update Commission Of City Council Action On
Previous Cases
- (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
- (9) Adjournment Chairman Lewis

DATE POSTED: _____ TIME: _____ BY: _____
DATE RETRIEVED: _____ TIME: _____ BY: _____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required please contact Mary Ragle at 817-230-0441 a minimum of 72 hours in advance of the meeting.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2020
William Barngrover	Place No. 2	Term Expires May 2019
Matthew Lewis Chairman	Place No. 3	Term Expires May 2020
Malinda Julien	Place No. 4	Term Expires May 2019
Jason LaBruyere	Place No. 5	Term Expires May 2020
John Peet	1 st Alternate	Term Expires May 2019
Randy Villarreal	2nd Alternate	Term Expires May 2020

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

Sec. 2-6. - Organization and conduct of business.

The commission shall hold an annual organizational meeting and shall elect a chairman and vice-chairman from among its members before proceeding to any other matters of business. The enforcing officer shall be the secretary of the commission. The commission shall as established by the City Charter. The commission shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the state statutes and these regulations. Newly appointed members shall be installed at the first regular meeting after their appointment.

**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
MAY 14, 2019**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 3	Malinda Julien
Member	Place No. 2	William Barngrover
Alternate Member	Alt. No. 2	Randy Villarreal
City Manager		Gabe Reaume
Director Public Works		Rick Trice
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Kinh Yin Htun

(1) Call to Order

Chairman Lewis called the meeting to order at 6:30 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Julien, Barngrover, and Alternate Member Villarreal

(3) Audience Participation

Chairman Lewis advised the audience of the procedure to follow in order to speak on an item listed on the agenda.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on April 9, 2019 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

(6) PZ 0519-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Master Plan From Community Commercial (CC) To Community Commercial (CC) and Multi Family (MF2) And To Change The Zoning From Community Commercial (CC) and Multifamily (MF1) To Community Commercial (CC) and Multifamily (MF2) On 21.295 Acres Of Land Out Of Abstract 1798, Tract 1N, Henry Robertson Survey, On Property Located at the Southwest corner of Blue Mound Road (Hwy 156) and East Bailey Boswell Road

Chairman Lewis opened the Public Hearing at 6:33p.m.

Director of Public Works Rick Trice advised that the applicant for this item has requested that the item be continued or tabled to a later meeting.

A motion was made by Member Barngrover with a second by Vice Chairman Haney for the public hearing for this item be continued until the June 11th meeting.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

(8) Staff Report

- A. Discussion of Residential, Commercial, Industrial, and City Capital Projects**
- B. Previous Cases**

DPW Trice reviewed projects and developments included in information included in the members' packets.

(9) 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

(10) Adjournment

Motion was made by Member Barngrover with a second by Vice Chairman Haney to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Julien, Barngrover, Alternate Member Villarreal

Against: None

Absent Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of May 14, 2019 closed at 6:36 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

DATE: July 3, 2019

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director Public Works

SUBJECT: PZ 0719-01. PUBLIC HEARING.

Consideration and Action Regarding a Request For Approval to Amend the 2016 Comprehensive Plan from Office Professional (OP) to Neighborhood Commercial (NC) and to Change the Zoning from Office Professional (OP) to Neighborhood Commercial (NC) on Approximately 5.93 Acres of Land Out of a Portion of Tract 2A, Abstract 1849, A.F. Albright Survey Located at the Northeast Corner of N. Knowles Drive and W. McLeroy Boulevard

Owner: McNeill Family Real Estate Partnership, LP

Engineer: Barron Stark Engineers by Brad Childers

Existing Zoning: Office Professional (OP)

Ultimate Land Use Plan: Office Professional (OP)

Proposed Zoning: Neighborhood Commercial (NC)

Background

The applicant is requesting a zoning change from Office Professional (OP) to Neighborhood Commercial (NC).

Ultimate Land Use Plan shows the property as Office Professional.

The property has existing frontage on W. McLeroy Boulevard and N. Knowles Drive.

Adjacent Land Uses

West: Willow Creek Park

East: Undeveloped Multi-Family (MF2)

North: Single Family (SF4)

South: Single Family (SF2)

If you have any questions, please let me know.

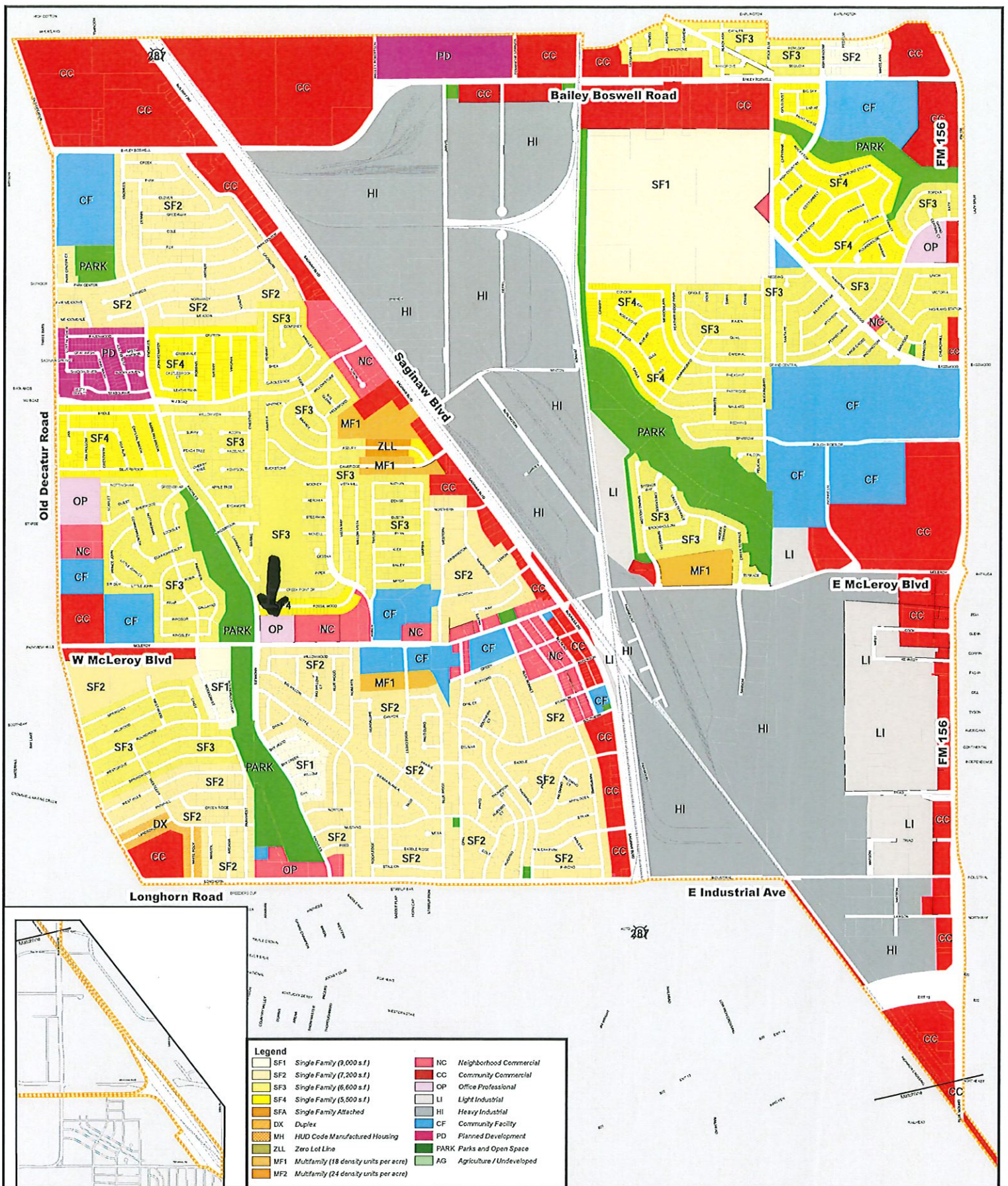
Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Trice", with a stylized, cursive script.

Rick Trice

Director of Public Works

Attachment



**City Map Of
Saginaw, Texas
ULTIMATE LAND USE PLAN**

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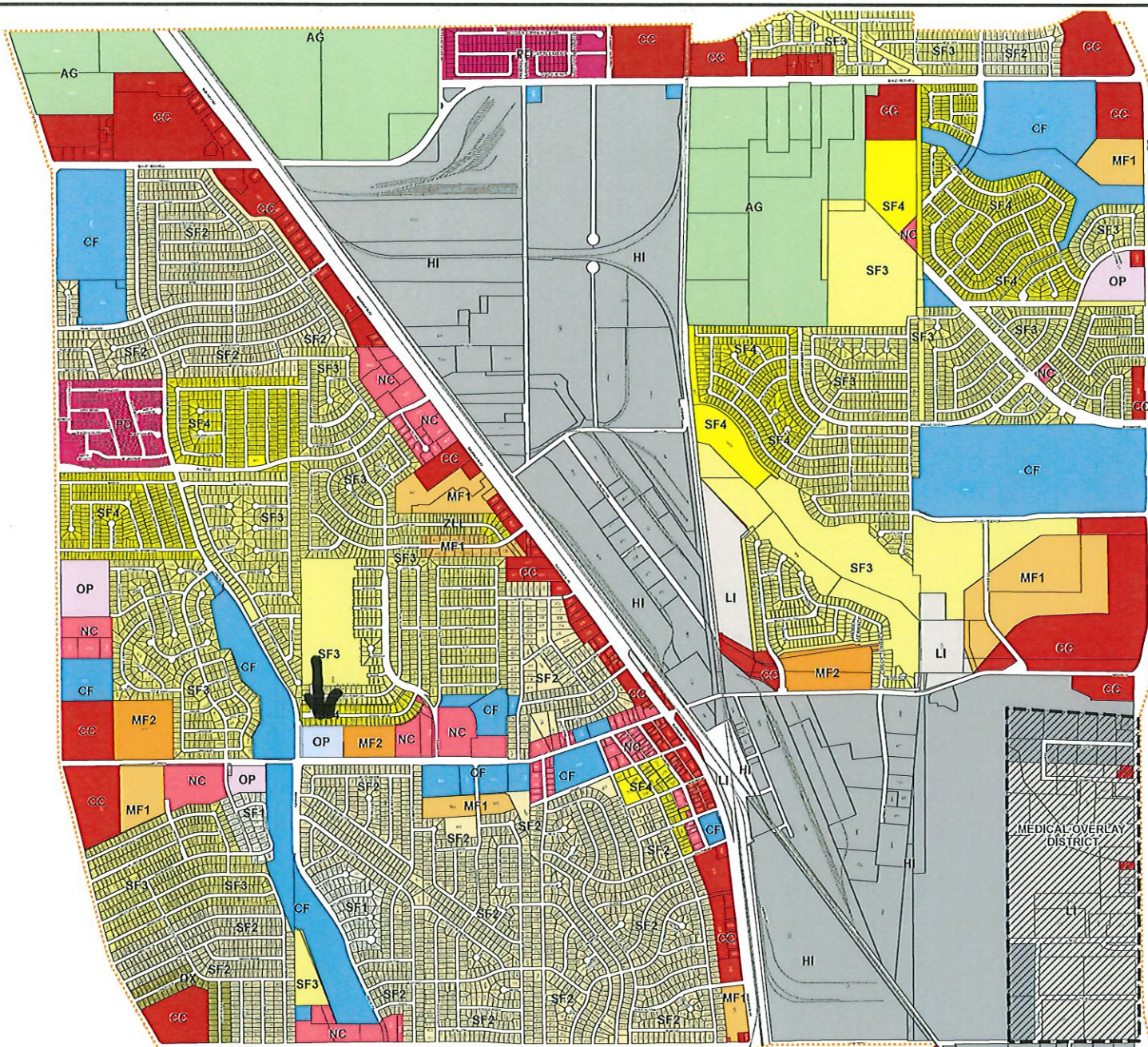
April 2017



This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not constitute a warranty and represents only the approximate relative location of property boundaries.

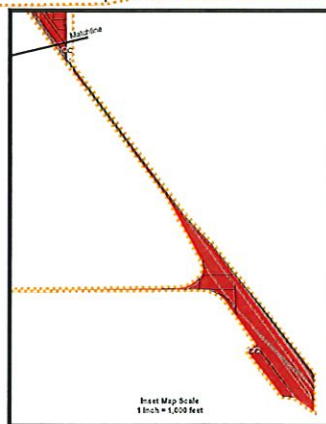
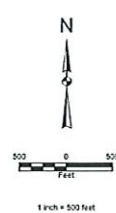
07/09/2019 P&Z Packet Page #10





Zoning Classifications

AG Agriculture	MF1 Multifamily (18 density units per acre)
SF1 Single Family (9,000 s.f.)	MF2 Multifamily (24 density units per acre)
SF2 Single Family (7,200 s.f.)	OP Office Professional
SF3 Single Family (6,600 s.f.)	NC Neighborhood Commercial
SF4 Single Family (5,500 s.f.)	CC Community Commercial
SFA Single Family Attached	CF Community Facility
DX Duplex	LI Light Industrial
MH HUD Code Manufactured Housing	HI Heavy Industrial
ZLL Zero Lot Line	PD Planned Development



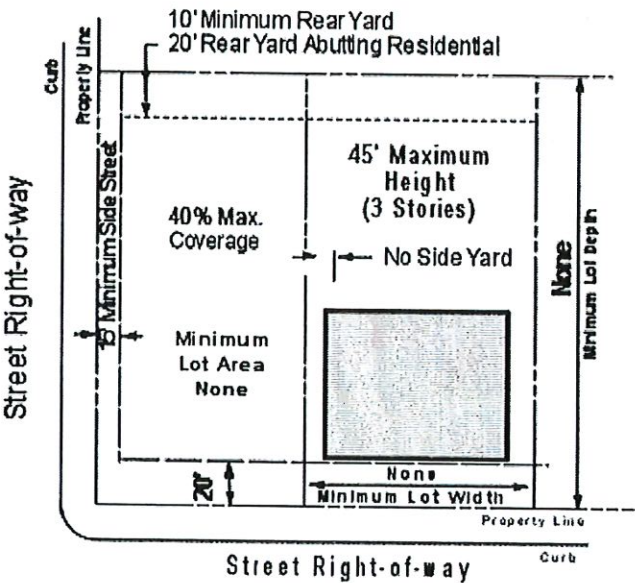
CERTIFICATION
 This is to certify that this is the official map referred to in ordinance number 2002-04 (as amended) of the City of Saginaw, Texas.
ZONING MAP

Gary Brinkley
 Gary Brinkley, Mayor

Janice England
 Janice England, City Secretary

Sec. 6-13. - OP (Office Professional).

- A. *Purpose.* The "OP" district contains uses commonly associated with office and office-related uses that do not generally deal with a retail product or a personal service. However, retail and personal services uses that directly serve professional office uses may be located within this district with appropriate consideration.
- B. *Permitted uses.* Uses in the "OP" district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the Density, Area, Yard, Height, and Lot Coverage Requirements for the OP Zoning District.



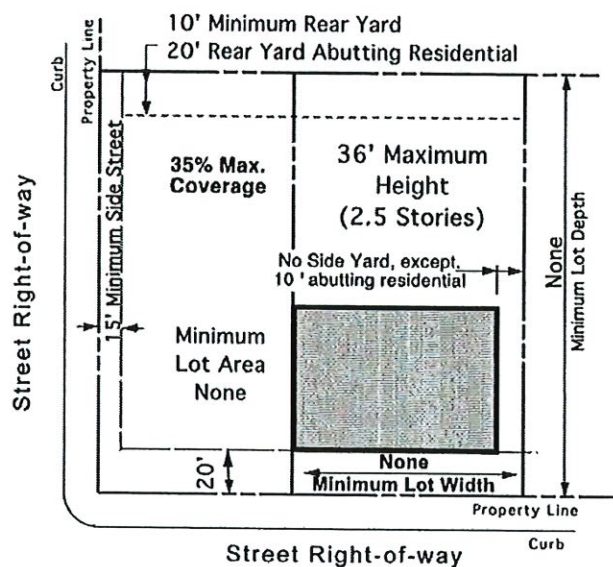
OP – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	None
Minimum Rear Yard	10 feet or 20 feet if abutting any residential district.
Maximum Lot Coverage	50 %
Maximum Building Height	55 ft. or 4 stories

Zoning District

- D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscaping Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Exterior construction.* Exterior Construction shall be in accordance with section 9-1.C, Commercial.

Sec. 6-12. - NC (Neighborhood Commercial).

- A. *Purpose.* The "NC" district is to provide for a district of uses primarily oriented to select convenience goods and services which supply the daily needs of residential neighborhoods, including neighborhood shopping centers where residents of the adjacent neighborhood have both pedestrian and automobile access.
- B. *Permitted uses.* Uses in the "NC" district shall be in accordance with section 5-1 Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the NC zoning district.



NC – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	0 ft. or 10 ft. if abutting any residential district.
Minimum Rear Yard	10 feet or 20 feet if abutting any residential district.
Maximum Lot Coverage	35 %
Maximum Building Height	36 ft. or 2-1/2 stories

Zoning District

- D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.C, Commercial.

PUBLIC NOTICE * CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on July 9, 2019 to consider a request for a change in zoning on 5.93 Acres out of Track 2A, Abstract 1849, A. F Albright Survey from Office Professional (OP) to Neighborhood Commercial (NC). Property is located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on July 23, 2019 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 questions regarding this matter to Rick Trice at 817-230-0500.

Publication Date: On or before July 5, 2019

Rick Trice, P. E.

Director Public Works/Community Development

Acknowledgment of publication requested, mail to City Secretary, P.O. Drawer 79070, Saginaw, Texas 76179. Telephone # 817-232-4640 ext.2327, Fax # 817-232-4644.



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

May 3, 2019

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: PZ 0719-01 Consideration of a request to change zoning from Office Professional (OP) to Neighborhood Commercial (NC) on 5.93 acres of land out of a portion of Track 2A, Abstract 1849, A. F. Albright Survey, located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard.

Dear Property Owner:

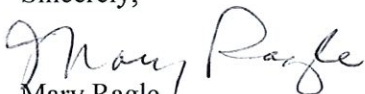
The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 9th day of July, 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will tentatively hold a Public Hearing on the 23rd day of July 2019 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Brad Childers, with Barron Stark Engineering at 6221 Southwest Boulevard, suite 100, Fort Worth, Texas 76179 to change the zoning on the above mentioned property from Office Professional (OP) to Neighborhood Commercial (NC).

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.

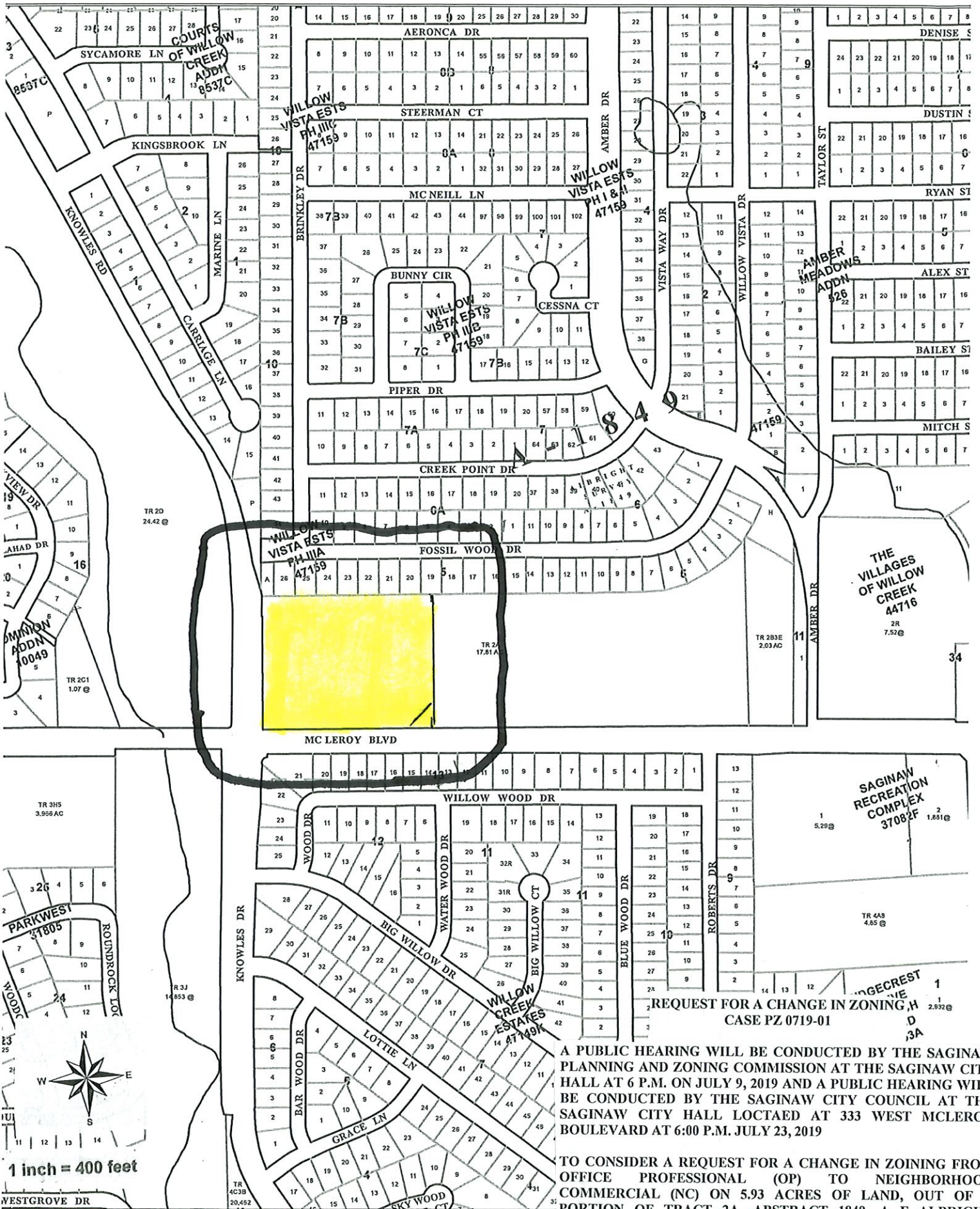
The enclosed map (highlighted area) shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered.

If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, Director of Public Works at ext 2449.

Sincerely,


Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



A PUBLIC HEARING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION AT THE SAGINAW CITY HALL AT 6 P.M. ON JULY 9, 2019 AND A PUBLIC HEARING WILL BE CONDUCTED BY THE SAGINAW CITY COUNCIL AT THE SAGINAW CITY HALL LOCTAED AT 333 WEST MCLEROY BOULEVARD AT 6:00 P.M. JULY 23, 2019

TO CONSIDER A REQUEST FOR A CHANGE IN ZONING FROM OFFICE PROFESSIONAL (OP) TO NEIGHBORHOOD COMMERCIAL (NC) ON 5.93 ACRES OF LAND, OUT OF A PORTION OF TRACT 2A, ABSTRACT 1849, A E ALBRIGHT SURVEY. PROPERTY IS LOCATED AT NORTHEAST CORNER OF N. KNOWLES DRIVE AND W. MCLEROY BOULEVARD



REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817/230-0500 ext 2441.

REPLY

RE: PZ Meeting on 7/9/19. Consideration of a request to change the zoning from Office Professional (OP) to Neighborhood Commercial (NC) on property located at the NE corner of N. Knowles Drive and W. McLeroy Boulevard.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ☒ PLANNED DEVELOPMENT () DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: OFFICE/COMMERCIAL PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: 4 ABSTRACT: 1849 SURVEY: A.F. ALBRIGHT

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: NORTHEAST CORNER OF
W. McLEROY BLVD. AND N. KOWLES DR.

NAME OF PROPOSED DEVELOPMENT: SAGINAW SKILLED NURSING

TOTAL ACREAGE OF PROPERTY: 5.93

REASON FOR ZONING REQUEST: (please be specific)

THE SITE IS CURRENTLY VACANT AND BEING DEVELOPED
AS A SKILLED NURSING CENTER.

**SUBMITTED
BY APPLICANT**

(Use additional sheets and attach if necessary)

CURRENT ZONING: OFFICE / COMMERCIAL

REQUESTED ZONING: NEIGHBORHOOD COMMERCIAL

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: Barbara Beerling PHONE #: 817-815-8636

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME: (Please Print) THE McNEIL FAMILY REAL ESTATE PARTNERSHIP LP
ATTN: BARBARA BEERLING BARBARABEERLING@
gmail.com

OWNER'S ADDRESS: 8460 BOAT CLUB ROAD FORT WORTH, TX 76179

APPLICANT'S SIGNATURE: Brad Childers PHONE #: 817-231-8100

APPLICANT'S NAME: BARRON STARK ENGINEERS; BRAD CHILDERS

APPLICANT'S ADDRESS: 6221 SOUTHWEST BLVD, STE 100 FORT WORTH, TX 76132

BRADCC@BARRONSTARK.COM

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

**SUBMITTED
BY APPLICANT**

LEGAL DESCRIPTION

5.93 acres situated in the A.F. ALBRIGHT SURVEY, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being a portion of that certain tract of land described in deed as Tract 4, to The McNeill Real Estate Partnership, recorded in Instrument Number D212317460, County Clerk's Records, Tarrant County, Texas, said 5.93 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Block 5 of WILLOW VISTA ESTATES PHASE III A, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat recorded in Instrument Number D214051894, County Clerk's Records, Tarrant County, Texas, being in the east line of Lot P, Open Space, COURTS OF WILLOW CREEK, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5127, Plat Records, Tarrant County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 6997608.48 and EAST: 2312387.68, for reference;

THENCE N 89°18'19" E, along the south line of said Block 5, a distance of 581.71 feet to a 1/2" iron rod found for the northeast corner of the herein described 5.93 acre tract and being the northwest corner of that certain tract of land described in deed as Tract 3, to said The McNeill Real Estate Partnership, recorded in Instrument Number D212317460, County Clerk's Records, Tarrant County, Texas;

THENCE S 00°35'01" E, along the west line of said Tract 3, a distance of 447.68 feet to a 1/2" capped iron rod found stamped "Fulton Surveying", in the north line of McLeroy Boulevard (Right-of-Way varies), at the southeast corner of the herein described 5.93 acre tract and being the southwest corner of said Tract 3, from which a 1/2" iron rod found at the southeast corner of said Tract 3 bears N 89°54'55" W, a distance of 708.11 feet, for reference;

THENCE N 89°58'46" W, along the north line of said McLeroy Boulevard, a distance of 582.35 feet to a 6" iron post found at the intersection of the north line of said Boulevard with the east line of Knowles Drive (Right-of-Way varies) and being the southwest corner of the herein described 5.93 acre tract;

THENCE N 00°30'16." W, along the east line of said Knowles Drive, passing the southeast corner of said Lot P, Open Space, and continuing along the east line of said Lot P, Open Space, in all, a distance of 440.41 feet to the POINT OF BEGINNING and containing 5.93 acres(258,441 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT _____ does hereby dedicate the same to be known as Lot 1, Block 1, SAGINAW SKILLED NURSING CENTER ADDITION, an Addition to the City of Saginaw, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, drainage easements and utility easement as shown on the Plat.

**SUBMITTED
BY APPLICANT**



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.330.0000 (F) 817.330.0172
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

METES AND BOUNDS EXHIBIT

SAGINAW SKILLED NURSING

5.93 ACRES A.F. ALBRIGHT SURVEY,

ABSTRACT NO. 1849

City of Saginaw, Tarrant County, Texas

PROJECT No. 939-9566

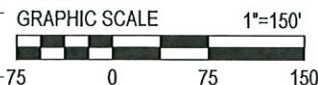
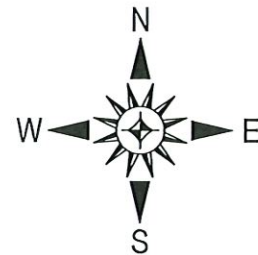
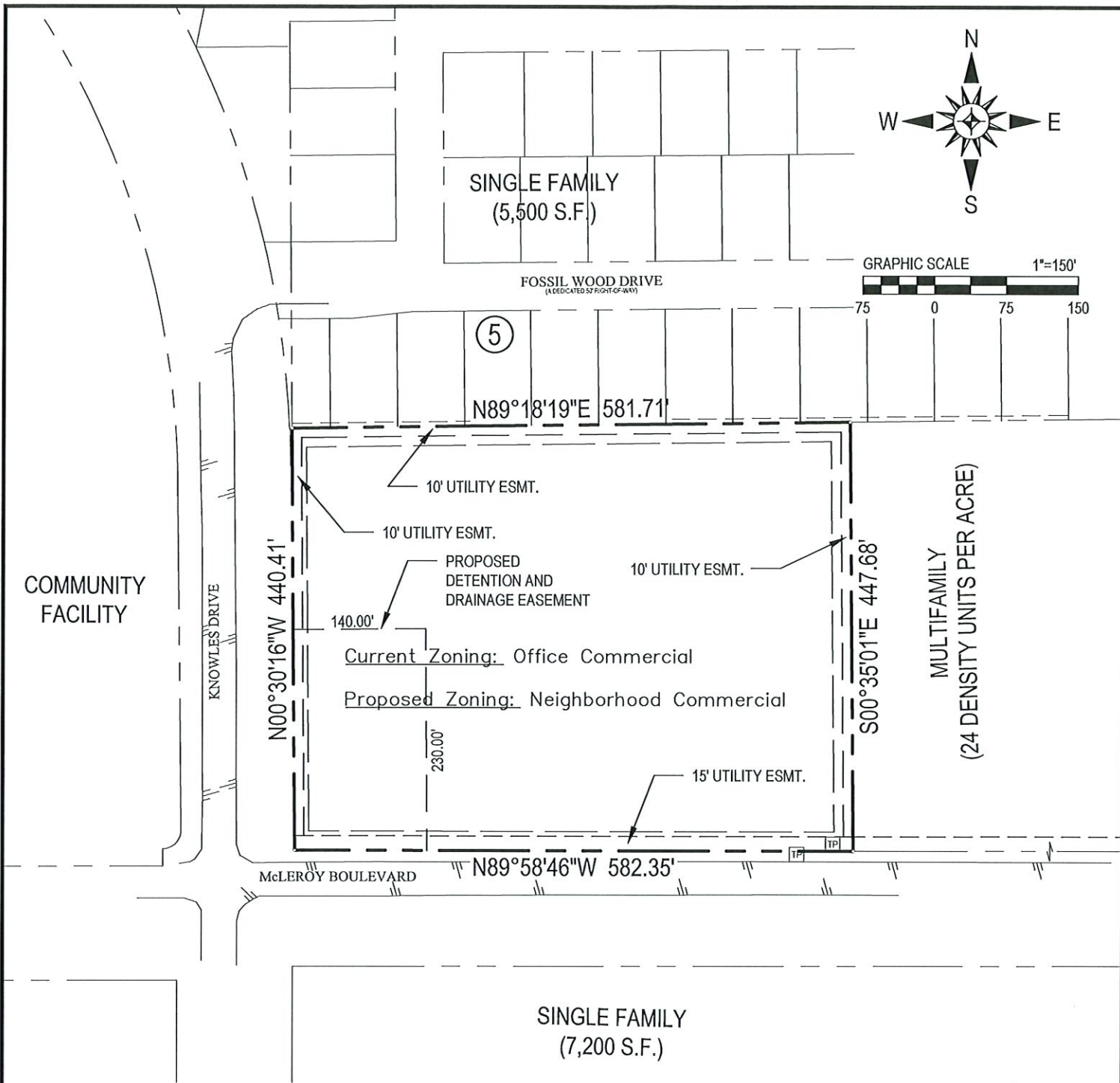
DATE: 07/01/2019

SHEET

EX B

07/09/2019 P&Z Packet Page #20

07/09/2019 P&Z Packet Page #20



**SUBMITTED
BY APPLICANT**



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.731.8800 (F) 817.281.8802
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

EXISTING/PROPOSED ZONING EXHIBIT

SAGINAW SKILLED NURSING

5.93 ACRES A.F. ALBRIGHT SURVEY,

ABSTRACT NO. 1849

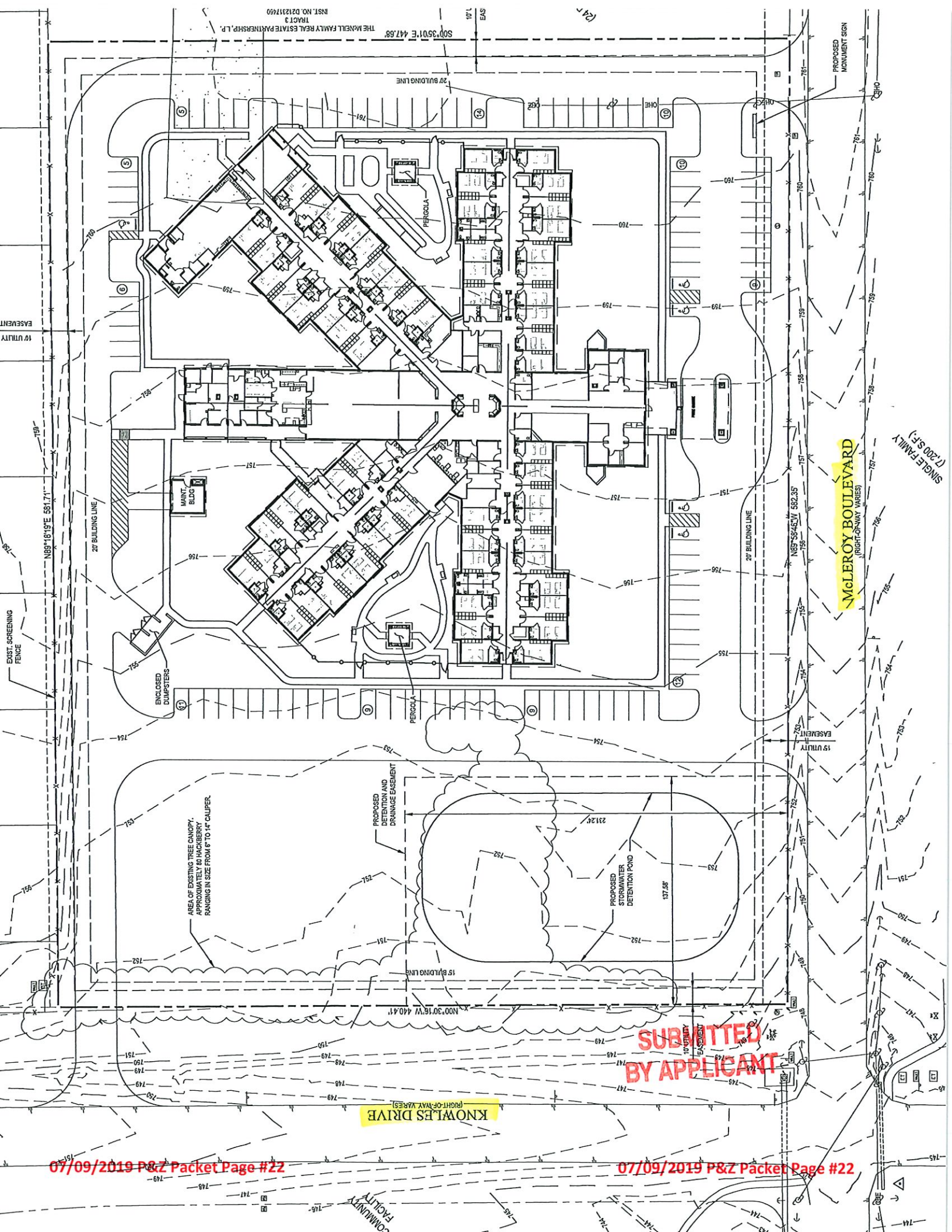
City of Saginaw, Tarrant County, Texas

PROJECT No. 939-9566

DATE: 07/01/2019

SHEET

EX A



THE MCNEILL FAMILY REAL ESTATE PARTNERSHIP, L.P.
TRACT 3
INST. NO. 0212317450

McLEROY BOULEVARD
(RIGHT-OF-WAY VARIES)

SINGLE FAMILY
(7,200 S.F.)

AREA OF EXISTING TREE CANOPY.
APPROXIMATELY 80 HACKBERRY
RANGING IN SIZE FROM 6" TO 14" CALIPER.

SUBMITTED
BY APPLICANT

KNOWLES DRIVE
(RIGHT-OF-WAY VARIES)

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
6/5/19	LONE STAR ANIMAL HOUSE	209 MCCLEROY BLVD E A	CO-33-18/19	06/05/19	06/05/19	6/5/19	06/18/19
6/7/19	RADICAL FAITH MINISTRIES	101 HAMPSHIRE ST S	CO-34-18/19	06/07/19	06/07/19	6/7/19	06/18/19
6/12/19	SUBWAY 11251	1200 BLUE MOUND RD S 150	CO-35-18/19	06/04/19	06/01/19	6/12/19	06/18/19
6/17/19	SAGINAW FURNITURE	116 SAGINAW BLVD N	CO-36-18/19	06/14/19	06/17/19	6/17/19	06/18/19
6/17/19	LIQ-O-RAMA	1228 BLUE MOUND RD S	CO-37-18/19	05/15/19	05/31/19	6/17/19	06/18/19
6/19/19	SAGINAW PET CARE	722 SAGINAW BLVD N	CO-38-18/19	06/18/19	06/17/19	6/19/19	06/25/19

COMMENTS

DATE	NAME	ADDRESS	PERMIT #	COMMENTS
2/5/19	A T & T AUTHORIZED RETAILER	923 SAGINAW BLVD N	CO-22-17/18	
3/28/19	RYDER SYSTEM INC	1325 TRIAD BLVD	CO-27-18/19	

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
10/6/17	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	21468	FENCE	SUBDIVISION FENCE (PHASE 1)
11/28/17	MILLER MILLING	221 FAIRMOUNT ST S	21905	ACCESSORY	CHLORINE STORAGE
4/9/18	RYDER TRUCK	1325 TRIAD BLVD	21725	NEW BUILDING	NEW OFFICE & MAINTENANCE FACILITY
4/20/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22686	FENCE/WALL	RETAINING WALL FOR SUBDIVISION (PHASE 2)
5/31/18	T MOBILE	620 PARK CENTER BLVD	22908	REMODEL	ANTENNA
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	22741	FENCE	SUBDIVISION FENCE (PHASE 2)
7/5/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23088	FENCE/WALL	RETAINING WALL - SUBDIVISION (PHASE 3)
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIAL
7/17/18	AT&T MOBILITY	300 OLD DECATUR RD N A	23130	REMODEL	UPGRADE ANTENNA
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/31/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	23263	FENCE	SUBDIVISION FENCE (PHASE 3)
9/6/18	CREEKWOOD LHLP	616 BAILEY BOSWELL RD E	23153	NEW BUILDING	NEW SHELL BUILDING
10/2/18	KIRK BONDS	116 SAGINAW BLVD N	23317	REMODEL	COMMERCIAL LEASE SPACE
10/11/18	SAGINAW STRIP CENTER	240 SAGINAW BLVD N	23362	NEW BUILDING	COMMERCIAL LEASE SPACE
12/17/18	MILLER MILLING	221 FAIRMOUNT ST S	23716	ADDITION	RAIL CAR CLEANING CANOPY
1/15/19	WAUKESHA PEARCE INDUSTRIES	850 INDUSTRIAL AVE	23864	REMODEL	ROOF
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
2/4/19	MR FROZE MARGARITA EXPRESS	240 SAGINAW BLVD S 400	23837	REMODEL	FINISH OUT
2/12/19	VENTURA FOODS	1100 DEFIEL RD	23492	ADDITION	ROOF & CATWALK
8/6/00	MONARCH TOWERS - WEST	124 OPAL ST	23973	REMODEL	ANTENNA
3/13/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	23750	REMODEL	FINISH OUT
3/25/19	SAGINAW DC PARK	923 COOK LN	25273	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/25/19	SAGINAW DC PARK	1008 COOK LN	25274	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/29/19	WOODCREST	532 SAGINAW BLVD S	25501	REMODEL	FINISH OUT
4/8/19	SAGINAW HIGH SCHOOL	800 BLUE MOUND RD N	23967	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WAYSIDE MIDDLE SCHOOL	1300 OLD DECATUR RD	23968	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	SAGINAW ELEMENTARY SCHOOL	301 MCCLEROY BLVD W	23969	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WILLOW CREEK ELEMENTARY SCHOOL	1100 MCCLEROY BLVD W	23970	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	HAFLEY DEVELOPMENT CENTER	616 MCCLEROY BLVD W	23971	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/9/19	SAGINAW DC PARK	240 BLUE MOUND RD S	25936	JOB TRAILER	JOB TRAILER
4/17/19	CANN REAL ESTATE	722 SAGINAW BLVD	25538	REMODEL	FINISH OUT

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/19	AT&T CELL TOWER	300 OLD DECATUR RD N A	23823	REMODEL	UPGRADE ANTENNA
2/21/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT
3/25/19	RACETRAC 2515 - DIESEL	149 SAGINAW BLVD	25745	NEW BUILDING	NEW DIESEL PUMPS & CANOPY
5/3/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
5/7/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
4/9/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
11/29/18	U F P	444 SANSOM BLVD	23733	ADDITION	ADDITION OF BREAKROOM
5/28/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N	26346	REMODEL	FINISH OUT
5/22/19	WILLOW CREEK PARK PAVILLIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILLIONS
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS

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6/17/19	SAGINAW FURNITURE	116 SAGINAW BLVD N	CO-36-18/19	06/14/19	06/17/19	6/17/19	06/18/19
6/17/19	LIQ-O-RAMA	1228 BLUE MOUND RD S	CO-37-18/19	05/15/19	05/31/19	6/17/19	06/18/19
6/19/19	SAGINAW PET CARE	722 SAGINAW BLVD N	CO-38-18/19	06/18/19	06/17/19	6/19/19	06/25/19

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3/13/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	23750	REMODEL	FINISH OUT
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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

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6/12/19	EAGLE'S POINT BAR & GRILL	1029 SAGINAW BLVD C	26424	ACCESSORY	FENCED IN PATIO AREA
6/17/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT
6/18/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N	26346	REMODEL	FINISH OUT
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS

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5/3/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
5/7/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
5/21/19	I O V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON
6/10/19	D & K STOCKER INVESTMENTS	989 KENNEDY LN	26470	PAVING	SITE IMPROVEMENTS
6/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
11/29/18	U F P	444 SANSOM BLVD	23733	ADDITION	ADDITION OF BREAKROOM
6/17/19	2 J T DEVELOPMENT	900 INDUSTRIAL AVE E	26537	NEW BUILDING	NEW SHELL BUILDING
6/24/19	SAGINAW DENTAL	240 SAGINAW BLVD S 200	26572	REMODEL	FINISH OUT

CLOSED PROJECTS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/22/19	WAL-MART	1401 SAGINAW BLVD	25530	REMODEL	ENTERTAINMENT AREA INSTALL PHOTO LAB

**PLANNING AND ZONING COMMISSION
2017-2018 CASE REPORT**

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0718-01		Amedment to Zoning Ordinance	Section 8-8 Temporary Uses and Special Events	07/10/18	Recommended Approval	07/17/18	Approved
PZ0818-01		923 N Saginaw Blvd Suite 200	SUP Animal Grooming	08/14/18	Recommended Approval	08/21/18	Approved
PZ0818-02		108 Anderson Street	SUP Auto Repair Garage	08/14/18	Recommended Approval	08/21/18	Approved
PZ 1218-01	City of Saginaw	Saginaw Boulevard	Saginaw Blvd Overlay District Amend Zoning Ordinance to add new use "Restaurant Limited"	12/11/18	Recommended Approval with additional textual clarification for non-conforming buildings and uses	12/18/18	Tabled
PZ 1218-02	City of Saginaw		Amend Zoning Ordinance to require a permit amd approved concept plan for fences constructed on key lots.	12/11/18	Recommended Approval	12/18/18	Approved
PZ 1218-03	City of Saginaw		Amend Zoning Ordinance to require a permit amd approved concept plan for fences constructed on key lots.	12/11/18	Recommended Approval	12/18/18	Approved
PZ 0419-01, 02	Michael Clark, Winkleman & Assoc	The Square, north and west of Walmart between Saginaw Boulevard and Old Decatur Road	Final Development Plan and change zoning to a Planned Development	04/19/19	Recommended Approval	4/4/16/19	Approved
PZ 0519-01	Clay Cristy, ClayMoore Eng	Southwest corner E Bailey Boswell Rd and Blue Mound Rd (H156)	Change Zoning	05/14/19	Applicant Requested that the item be tabled.		