

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, August 13, 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) Approval Of Minutes Chairman Lewis
Regular Meeting And Public Hearing On May 14, 2019
- Pg 8** (5) **PZ 0819-01 PUBLIC HEARING**
Consideration And Action Regarding A Request For Approval Of A
Specific Use Permit To Be Allowed To Operate A Skilled Nursing
Facility (Nursing Home) On Property Located At The Northeast Corner
Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4,
Abstract 1849, A F Albright Survey Chuck Stark
Barron Stark Eng
- Pa 30** (6) **PZ 0819-02 PUBLIC HEARING**
Consideration And Action Regarding The Adoption Of An Ordinance
Amending Appendix A (Zoning Ordinance No. 2002-04) Of The Code Of
Ordinances Regarding Governing Public Schools, Private Schools, And Open
Enrollment Charter Schools; Providing For Regulations Governing Use By
Right, Conditional Use And Prohibited Use In Each Zoning District; Providing
For Definitions For Each Use; And Providing For Land Use Development Criteria
For Each Use. Public Works Director
Rick Trice, P. E.
- (7) Staff Report Public Works Director
Rick Trice, P. E.
- Pg 37** A. Discussion Of Residential, Commercial And Industrial,
And City Capital Projects
- Pg 43** 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 2021
Matthew Lewis Chairman	Place No. 3	Term Expires May 2020
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2020
John Peet	1 st Alternate	Term Expires May 2021
Randy Villarreal	2 nd 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.

**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
JULY 9, 2019**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 4	Malinda Julien
Member	Place No. 2	William Barngrover
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Bryn Meredith
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	Rhonda Jett
Barbara Beerling	Marion Jett
Chuck Stark	Mearl McBee
Rick McNealy	Russell Brown
Ralph Martinez	Mike Penninger
Bea Martinez	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:00 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) Election of Officers

Chairman: Vice Chairman Haney nominated Mr. Lewis for Chairman with a second to the nomination by Member Barngrover. There were no more nominations.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

Vice Chairman: Member Barngrover nominated Mr. Haney for Vice Chairman with a second to the nomination by Member Julien.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

(5) Approval of Minutes

The minutes of a regular meeting and public hearing on May 14, 2019 were presented for approval. Vice Chairman Haney commented that the minutes show Member Melinda Julien, Place 3 in attendance. He requested a correction to show she is in Place 4. A motion was made by Member Julien with a second by Member Barngrover to approve the minutes as with the correction mentioned. Motion carried unanimously.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

DPW Trice introduced City Attorney Bryn Meredith and advised the members that the city manager thought it would be to the members' advantage for Mr. Meredith or a member of his staff to attend the P&Z meetings to answer questions.

(6) PZ 0519-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Master Plan From Office Professional (OP) To Neighborhood Commercial (NC) And To Change The 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. F. Albright Survey, On Property Located at the Northeast corner of N. Knowles Drive and W. McLeroy Boulevard

Chairman Lewis opened the Public Hearing at 6:05 p.m.

Director of Public Works Rick Trice reviewed the information included in the members' packets for this item.

Chuck Stark, with Barron and Stark Engineers, 6221 Southwest Boulevard, Fort Worth, advised that he represents the owner and the developer. He stated this request to change zoning is the 1st in 3 steps needed for a development for a 128 bed skilled nursing facility. He said the next step will be to request approval of a Specific Use Permit and next to apply for a final plat. He explained the proposed facility will be mainly a rehabilitation facility and not necessary intended for long term care, stressed that this is a needed use in Saginaw.

Chairman Lewis asked why the Commission should deviate from the Ultimate Land Use Plan that designates this location as Office Professional. City Attorney Meredith explained that the Ultimate Land

Use Plan is a planning tool for the city council and P&Z to use in their decisions, but since zoning is discretionary that they can use their judgement to determine if the request will benefit the community. DPW Trice explained that the Ultimate Land Use Plan is included in the comprehensive master plan to use as a guiding document to aid the city council and planning and zoning members in decisions regarding development of the city.

Beatrice Martinez, 812 Willow Wood Drive, expressed concern about how a skilled nursing facility could affect the neighborhood and property values.

Marion Jett, 808 Willow Wood Drive, stated he is opposed to this request and expressed concern regarding lighting and increased traffic.

Mike Penninger, 816 Willow Wood Drive, expressed concern regarding increase in traffic, lighting, and additional noise.

Ralph Martinez, 812 Willow Wood Drive, was concerned about additional property needed for roadway improvements that might affect their property. DPW Trice advised that additional right of way will be dedicated by this property owner in the platting process, but no additional right of way will be necessary on the south side of McLeroy.

Mearl McBee, 5816 Boat Club Road, stated that as a developer and homebuilder he has worked with the City of Saginaw for 30 years. He said this is a compatible use in a neighborhood and something good for the community. He stated this would be a good use for Saginaw as a whole.

Rick McNealy, 21726 Hardy Oak, San Antonio, Texas, advised that he is the developer for this project and would like to address the concerns expressed as follows:

Proposed parking at rear of the building. Traffic impact very low, probably not lower than Office Professional Uses, but lower than most commercial uses. He stated lighting is designed to be directed toward the building and not toward the adjacent neighborhoods. He also advised this will be a single story building and designed similar to single family construction.

Chairman Lewis reminded the members that tonight's meeting is to consider the zoning request only and will not make any recommendation regarding the Specific Use Permit.

Member Julien asked if the Specific Use Permit would allow additional regulations for a skilled nursing facility. Chairman Lewis stated that was correct.

Chairman Lewis asked if there were any more comments. There were none.

Chairman Lewis closed the public hearing at 6:37 p.m.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approve the change of zoning from Office Professional (OP) to Neighborhood Commercial (NC) on 5.93 acres of land out of Tract 2A, Abstract 1849, A. F. Albright Survey, on property located at the northeast corner of N. Knowles Drive and West McLeroy Boulevard.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

(7) 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. He also gave an update on projects throughout the city such as East Bailey Boswell Road, The Square development north and west of Walmart and BNSF Railroad improvements.

(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 Vice Chairman Haney with a second by Member Julien 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 July 9, 2019 closed at 6:43 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



DATE: August 7, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 0819-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Skilled Nursing Facility (Nursing Home) On Property Located At The Northeast Corner Of West McLeroy Boulevard And North Knowles, A Portion Of Tract 4, Abstract 1859, A F Albright Survey

On July 9, 2019, The Planning and Zoning Commission recommended approval of a request to rezone the subject property from Office Professional to Neighborhood Commercial. The City Council considered and continued the request on July 23, 2019. The City Council requested that the zoning request and pending Special Use Permit be considered together at its September 3, 2019 meeting.

The Skilled Nursing Facility use is considered as a Nursing Home under the City's use table. Nursing Homes are allowed in the proposed Neighborhood Commercial district by Specific Use Permit.

The applicant has provided a site plan and supporting documentation to describe the proposed use. In addition, they have provided a response, in your packet, to the 13 *Conditions of Permit Approval* in Sec. 5-4. G. of the Zoning Ordinance.

The site plan has been reviewed by staff and is acceptable.

If you have any questions, please feel free to contact me at (817) 230-0449 or at rtrice@saginawtx.org.

A	S	S	S	S	S	D	Z	M	M		O	N	G	C	L	H
G	1	2	3	4	A	X	L	H	1	2	P	P	P			
											Medical, Dental & Optical Retail Sales					
											Medical, Dental Office					
								S	S		Nursing Home					
											Optician Shop					
S											Veterinary Hospital with Outside Pens					
S											Veterinary Hospital without Outside Pens					
S											Veterinarian Office, Small Animal Practice					
S											Veterinarian Office, Large Animal Practice					
AUTOMOTIVE USES																
											Auto Auction					
											Auto Car Wash					
											Auto Impound Lot/Wrecker Business					
											Auto Paint & Body Shop					
											Auto Parts & Accessory Sales					
											Auto Rental (Car & Truck)					
											Auto Repair Garage					
											Auto Sales, New & Used					
											Auto Service Station					
											Auto Service Station, Light Maintenance					
											Bus, Train, & Taxi Station or Terminal					
											Farm Machinery & Implement Sales & Service					
											Heliport					

08/13/2019 P&Z Packet Page #9

08/13/2019 P&Z Packet Page #9

- c. A convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75 percent of the total gross revenue generated on site.

Nursing home. A structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age, including developments containing convalescent or nursing facilities.

Office, business. An office in which chattels or goods, wares, or merchandise are not commercially displayed, created, sold, or exchanged.

Office machine sales and service. A shop specializing in the sale and repair of office machinery.

Office, professional. A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. Including but not limited to insurance broker, public stenographers, real estate broker, stock broker, doctor, dentist, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail sales.

Office, real estate development tract or field office. A temporary office for the purpose of selling real estate to the general public located on or adjacent to the real estate being offered for sale.

Office supply store. A store that specializes in office supplies.

Optician shop. A shop that manufactures optical devices, especially eyeglasses.

Park. Public or private land available for recreational, educational, cultural, or aesthetic use.

Parking area. An area for the driving, parking, display, or storage of motor vehicles.

Parking lot, commercial (auto). A structure or lot devoted to the temporary parking of automobiles for a fee.

Parking lot, commercial (truck). A facility for temporary parking of currently commercial licensed trucks in excess of one ton, for a fee.

Pawn shop. A shop specializing in making small loans against personal property or buying used personal goods from individuals.

Payday/advance loan business means an establishment, entity or person registered with the Texas Secretary of State as a Credit Services Organization (CSO) under V.T.C.A., Finance Code § 393 that engages in any of the following activities:

- a. Acts or operates as a loan broker between consumers and lending companies;
- b. Issues a "letter of credit" or similar document on behalf of a consumer to a lender; or
- c. Collects any or all of the following fees:
 1. A referral fee for referring a consumer to a lending company;
 2. An application fee for filling out the CSO documents; or
 3. Interest on the funds distributed to the consumer, or payments based on the amount of money distributed to the consumer; or
- d. Requires the consumer to provide the CSO or lending company with a postdated check or authorization to make an electronic debit against an existing financial account.

Pet shop. A shop offering small animals for sale, with associated goods and services.

Pharmaceutical plant. A facility for the production of drugs for medicine.

Pharmaceutical products manufacturing. A facility for the production of drugs for medicine.

Pharmacy. An establishment offering prescription and over the counter pharmaceuticals and other associated products for sale to the public.

Philanthropic and/or charitable use. A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Photographic equipment sales and service. A shop that specializes in the sale and repair of photographic equipment.

Photographic service. An establishment offering drop-off of film for processing, pickup of developed photographs, and related services.

Physical training and athletic facility. An indoor facility that is designed to train and enhance physical agility and performance for those involved or seeking to become involved in organized sports activities including but not limited to football, baseball, basketball, soccer, cheerleading and other sports normally sanctioned by scholastic institutions.

Sec. 5-4. - Specific use permits.

- A. *Purpose.* Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, provision is made for amending this chapter to grant a permit for a specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a specific use permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.
- B. *Permit required.* No special use shall be erected, used, altered, occupied nor shall any person convert any land, building or structure to such a use unless a specific use permit has been issued by the city council. The granting of a specific use permit shall be done in accordance with the provisions for amendment of this zoning ordinance.
- C. *Application procedure.* An application for a special permit shall be filed with the administrative official on a form prepared by the city. The application shall be accompanied by the following:
1. A completed application form signed by the property owner;
 2. An application fee as established by the city's latest adopted schedule of fees;
 3. A certificate stating that all city and school taxes have been paid to date;
 4. A property description of the area where the specific use permit is proposed to apply;
 5. A site plan complying with the requirements stated in this section which will become a part of the specific use permit, if approved; and
 6. Any other material and/or information as may be required by the planning and zoning commission, the city council or the administrative official to fulfill the purpose of this subsection and to ensure that the application is in compliance with the ordinances of the city.
- D. *Site plan information.* A site plan shall contain, at a minimum the following information, as provided in section 8-1, Site Plan Requirements:
- E. *Additional information.* The following additional information may also be required if deemed appropriate by staff, the planning and zoning commission, or city council.
1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
 2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
 3. Description of the proposed use, anticipated assessed value and supporting documentation.
 4. A description of any long-term plans or master plan for the future use or development of the property.
 5. A description of the applicant's ability to obtain needed easements to serve the proposed use.
 6. A description of any special construction requirements that may be necessary for any construction or development on the subject property.
 7. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.
- F. *Council action.* The city council may grant such a waiver only upon finding that the information submitted is sufficient to determine that the proposed building, use, structure, development or activity will have an insubstantial impact on the surrounding area and that providing the information required by the submittal requirements is unreasonably burdensome on the applicant.
- 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.

H. *Additional conditions.* In authorizing a specific use permit, the planning and zoning commission may recommend, and the city council may impose, additional reasonable conditions necessary to protect the public interest and the welfare of the community.

I. *Time limit.* A specific use permit issued under this division shall become null and void unless construction or use is substantially underway within one year of the granting of the permit, unless an extension of time is approved the city council.

J. *Revocation of permit.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:

1. The permit was obtained or extended by fraud or deception.
2. One or more of the conditions imposed by the permit has not been met or has been violated.

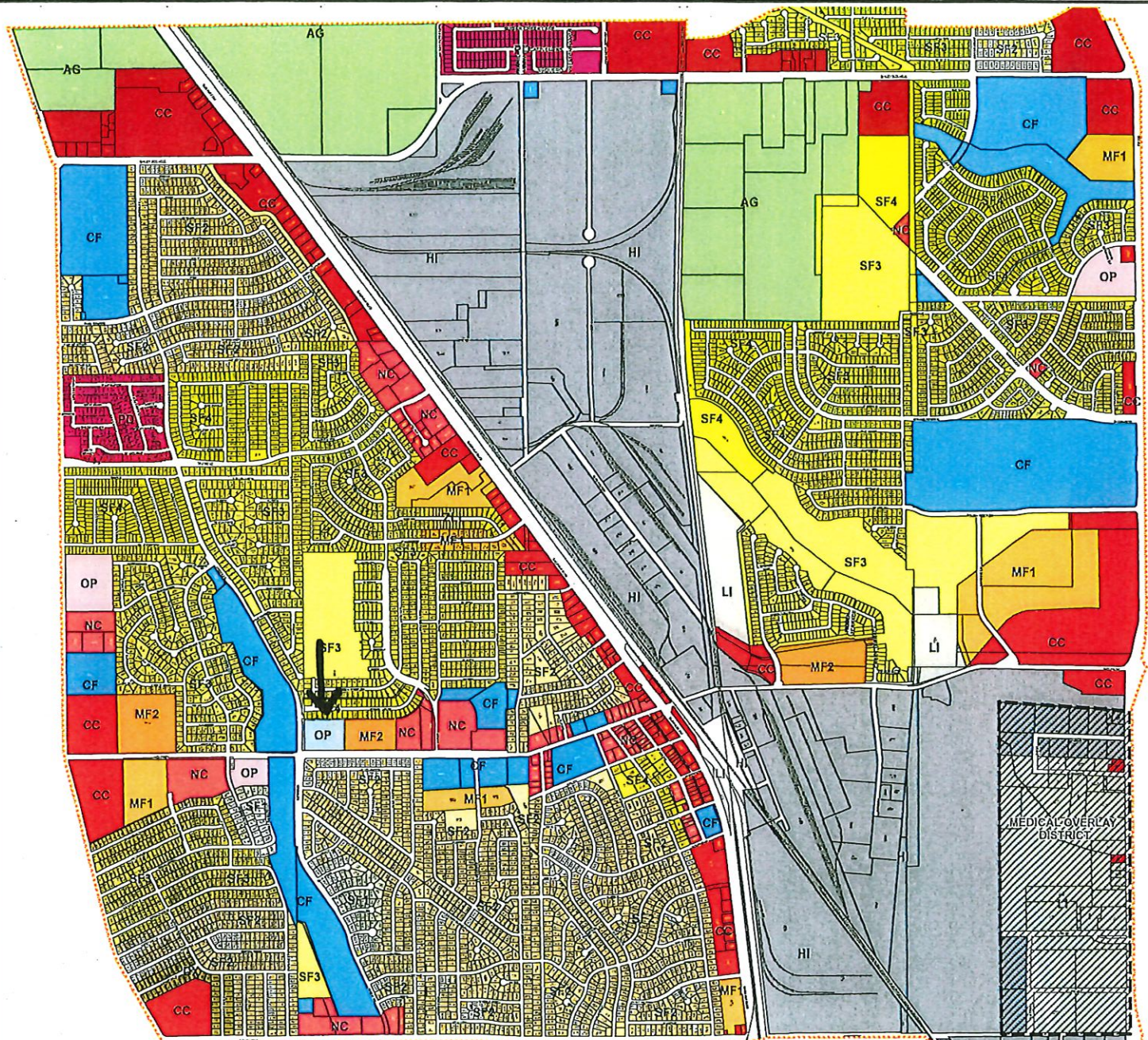
K. *Amendments to specific use permit.* The procedure for amending a specific use permit shall be the same as for a new application, provided the administrative official may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in an increase in external impacts on adjacent properties or neighborhoods.

ARTICLE 8. - SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 8-1. - Site plan requirements.

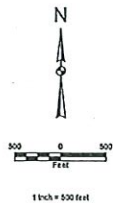
- A. *Generally.* Whenever a site plan is required by this ordinance, such site plan must conform to the requirements of this section. Unless otherwise specified in this ordinance, all site plans must be approved by the city council, upon recommendation of the planning and zoning commission. The site plan submitted in support of an application shall satisfy the requirements for site plan submittals as set forth by the city staff. Site plans shall be reviewed by the city staff, and comments shall be returned after the review by the city staff. The submittal date of the site plan shall be the date upon which the site plan is found to be in compliance with the provisions of the site plan application by the city staff.
- B. *Required prior to building permit.* When required by this ordinance, a site plan must be approved prior to the issuance of a building permit by the city.
- C. *Changes to the site plan.* Changes to the site plan shall be processed in the same manner as the original approved site plan.
1. Except as otherwise provided in paragraph 3 below, any site plan that is amended shall require approval of the city council, upon recommendation of the planning and zoning commission.
 2. Changes to the site plan which will affect the use of the land may require either an amendment to a planned development or a rezoning of property, whichever applies.
 3. Changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent properties; do not alter the use permitted; and do not increase the density, floor area, height, or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the administrative official or his/her designee. An aggrieved party may appeal the decision of the administrative official or his/her designee to the board of adjustment in accordance with the provisions of this ordinance.
- D. *Council approval.* Council approval of a site plan that accompanies a zoning change request shall become part of the amending ordinance.
- E. *Site plan content.* The site plan shall contain the information listed below, and any or all of the required features may be incorporated on a single drawing if the drawing is clear and capable of evaluation by the city council and the staff personnel required to enforce and interpret this ordinance.
1. The boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, sidewalks, emergency access easements, and public rights-of-way.
 2. Topography of the property proposed for development in contours of not less than two feet, together with any proposed grade elevations, if different from existing elevations.
 3. Flood plains, water courses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings. Topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project petition.
 4. The location and use of all existing and proposed buildings or structures, including all refuse storage areas, and the minimum distance between buildings. Where building complexes are proposed, the location of each building and the minimum distances between buildings, and between buildings and the property line, street line, and /or alley.
 5. Total number, location, and arrangement of off-street parking and loading spaces, where required.
 6. All points of vehicular ingress, egress, and circulation within the property and all special traffic regulation facilities proposed or required to assure the safe function of the circulation plan.
 7. Setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure.
 8. The location, size, and arrangement of all outdoor signs, exterior auditory speakers, and lighting.
 9. The type, location, and quantity of all plant material used for landscaping, and the type, location, and height of fences or screening and the plantings around them.
 10. If multiple types of land uses are proposed, a delineation of the specific areas to be devoted to various land uses.

11. Vicinity map, north point, scale, name of development, name of owner, name of planner, total acreage of project, and street address or common description of the property.
12. Current land uses and zoning district of the property and current land uses and zoning districts of contiguous properties.
13. Buildings on the exterior of the site and within 25 feet of all property lines.
14. The location and size of existing and proposed surface and subsurface drainage facilities, including culverts, drains, and detention ponds, showing size and direction of flow.
15. The number of square feet of the property after construction which will constitute impervious area or impervious surface and vegetated areas.
16. Architectural drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.
17. Legal description of the total site area proposed for rezoning, development or specific use permit.
18. Signature, title and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans, and supporting documents reflect a reasonably accurate portrayal of the general nature and character of the applicant's proposals.



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

City Map of Saginaw, Texas OFFICIAL ZONING MAP

08/13/2019 P&Z Packet Page #15
Kimley-Horn

May 2016



08/13/2019 P&Z Packet Page #15

Map Disclaimer
This map product is for informational purposes and may not have been prepared for or be suitable for any engineering or planning purposes. It does not constitute a warranty of any kind. The City of Saginaw, Texas, and its representatives accept no liability for any errors or omissions on this map. Only the approximate relative location of property boundaries.

to a civil trial in state district court. The landowner with a tract of land at least 25 acres or more, that is partially or wholly located within the requested area, may file a written request with the Commission to be excluded from the requested area ("opt out") within (30) days from the date that notice was provided by the Utility. All opt out requests must include a large scale map and a metes and bounds description of the landowner's tract of land.

Persons who wish to request this option should file the required documents with the:

Public Utility Commission of Texas Central Records
1701 N. Congress, P.O. Box 13326
Austin, TX 78711-3326

In addition, the landowner must also send a copy of the opt out request to the Utility. Staff may request additional information regarding your request.

Si desea informacion en español, puede llamar al 1-888-782-8477.

NOTICE OF JUDICIAL SALE

Pursuant to an Order of Sale entered in United States vs. The Taxpayer, Civil Action No. 4:18-cv-00100, United States District Court for the Northern District of Texas, the United States will offer for sale at public auction, to the highest bidder, according to law and pursuant to the terms and conditions set forth herein, the property described below:

Date: August 21, 2019
Time: 11:00AM (Registration starts at 10:30AM)

Location: 6701 Lions Gate Court, Arlington, Texas 76001

Title Offered:

The property shall be offered for sale, at public auction, free and clear of all liens and interests of all parties to this action.

Description of Property:

Four bedroom and three-and-a-half-bathroom home. Home has approximately 3,000 square feet of living space. Home has a brick and stone exterior.

Property May Be Inspected at:

Open house on June 19, 2019 from 11:00AM until 3:00PM and on date of sale from 9:00AM until 11:00AM

Minimum Bid: \$210,000

For information about the Sale:

Please contact Sara Wright at 865-274-7349

The Terms of Payment:

See below

Form of Payment:

All payments must be by Certified or Cashier's Check made payable to the United States District Court for the Northern District of Texas.

TERMS AND CONDITIONS OF

For sale, without further permission of the Court, under the terms and conditions of the Order, or, in the alternative, the real property shall be sold to the second highest bidder.

The United States may bid as a creditor against its judgments without tender of cash.

The sale of the real property shall be subject to confirmation by the Court. Upon confirmation of the sale and receipt of the entire purchase price, the Court shall issue and the IRS shall deliver to the purchaser, a deed conveying the real property to the purchaser. Upon confirmation of the sale, all interests in liens against, or claims to, the real property that are or may be asserted by any of the parties to this action are discharged and extinguished.

The United States reserves the right to reject any and all bids and to withdraw the property from sale.

IMPORTANT INFORMATION

This is not an advertisement of a sale of administratively seized property. This is an information notice only regarding a sale being conducted by the Internal Revenue Service as a result of the foreclosure of an Internal Revenue Service Federal Tax Lien by the Department of Justice.

NOTICE OF PUBLIC HEARING ON TAX INCREASE

The City Council for the City of Sansom Park, Texas will hold two public hearings on a proposed increase in total tax revenues from properties on the tax roll in the preceding tax year by 5.07% (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Tax Code Chapter 26). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in the taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on Thursday, August 15, 2019 at 7:00pm at the City of Sansom Park City Hall located at 5705 Azalea, Suite 100, P.O. Box 116, Sansom Park, Texas 76063.

The second public hearing will be held on Thursday, September 5, 2019 at 7:00pm at the City of Sansom Park City Hall located at 5705 Azalea, Suite 100, P.O. Box 116, Sansom Park, Texas 76063.

Persons who wish to present comments or objections to the proposed tax increase should appear at one of the public hearings and present their comments or objections to the City Council. The City Council will consider the comments or objections and make a decision on the proposed tax increase.

Persons who wish to request a copy of the proposed tax increase should contact the City Clerk at 817-292-1135.

Texas. The Members of the governing body voted on the proposal to increase the tax increase as follows:

FOR: City Council Place 1 Donna Bell, City Council Place 2 Jerry Seavall, City Council Place 4 Tami Seavall, and City Council Place 5 Crystal Harris.

AGAINST: None

PRESENT and not voting: Mayor Jim Barnett, Jr.

ABSENT: City Council Place 3

The average taxable value of a residence homestead in the City of Sansom Park, Texas last year was \$68,009. Based on last year's tax rate of \$0.787304 per \$100 of taxable value, the amount of taxes imposed last year on the average home was \$535.44.

The average taxable value of a residence homestead in the City of Sansom Park, Texas this year is \$78,321. If the City Council adopts the effective tax rate for this year of \$0.687370 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$538.69.

If the City Council adopts the proposed tax rate for this year of \$0.722200 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$565.99.

Members of the public are encouraged to attend the hearings and express their views.

NOTICE TO BIDDERS

Sealed bids for a contract for Roof Replacement at City Hall, 101 W. Abram Street, Arlington, Texas.

The Owner will receive sealed bids until 2:00 p.m. Thursday, August 22, 2019 at the Public Works and Transportation Conference Room 2, City of Arlington Municipal Building (City Hall), 101 W. Abram Street, Arlington, Texas 76010.

Interested parties are invited to attend a public bid opening will immediately follow.

Attendance at the Pre-Bid Conference is not mandatory, but strongly encouraged. Secure Bid Documents are available from:

City Hall, 2nd Floor

101 W. Abram Street

Arlington, Texas 76010

Ph. (817) 459-6588 Fax (817) 459-6585

E-mail: Chong.Rim@arlingtontx.gov

OR

http://www.arlingtontx.gov/finance/purchasing/bidding

procurement/

Bidders must provide 5% Bid Security. The City of Arlington reserves the right to reject any and all bids and waive any and all irregularities. No opened bid may be withdrawn until the expiration of sixty (60) days from the date the bids are opened.

Scope of the modification and any price change associated with such modification.

A Pre-Proposal Conference will be held at 2:00 P.M. Wednesday, August 21, 2019 at 401 W. 13th Street.

The last day for questions from prospective bidders is at 5:00 PM on Friday, August 30, 2019.

The offer will be valid for NINE (9) calendar days. Estimated construction cost is approximately \$1,100,000. There are several Alternates for this project.

The Offeror will add a 7.5% Owner's Contingency Allowance on a separate line item on the Proposal form and only the Owner will approve the use of this allowance during construction. Any Allowance remaining at the end of construction will be retained by the City of Fort Worth. This Allowance is not to be included in the Base Proposal and will not be used in the Best Value selection process.

Refer to the evaluation matrix for the selection of the Best Value Offeror in the Instructions to Offerors.

Refer to the Request for Proposal documents for the Minority Business Enterprise (MBE) Information. MBE participation will be evaluated in awarding this contract. The MBE participation goal is 17%. Offerors must submit the attached Best Value Utilization form within 5 business days of submitting their Best Value Proposal. Failure to document proposed attainment will remove the Proposal from further consideration.

Also, Refer to Section 2. MINORITY BUSINESS ENTERPRISE (MBE) (BEST VALUE PROPOSAL) in the Instructions to Offerors.

Offerors must submit a bid bond with their proposal. Offeror(s) to whom an award of contract(s) is made will be required to provide Payment and Performance Bonds and provide Cost of Completion and Liability and Statutory Workers Compensation Coverage.

If you intend to submit a Proposal, request you inform the Project Manager or Architect/Engineer who can inform you of the Interim General Contractors and Suppliers may make copies of the Instructions to Offerors, General Conditions, Drawings, and Specifications through their printer.

The construction documents are not available at the City but may be viewed and printed online by cutting and pasting the following link into your browser: <https://projectpoint.buzzsaw.com/fortworthgov/Advertised/G04052020North20Height20C20C20pub>

Contact the Project Manager, Ronald Clements, at (817) 392-8014 or email Ronald.Clements@fortworthtexas.gov for assistance. For additional information contact the Project Designer, Mike Smith, at (817) 333-2880 or email msmith@elements-ofarc.com

Advertisement: August 15, 2019 August 15, 2019

ORDINANCE NO. 2019-043

An ordinance of the City Council of the City of Grapevine, Texas amending the Code of Ordinances Chapter 23, Traffic, setting a maximum speed limit requirement for motor vehicles in public parks; providing a penalty not to exceed the sum of five hundred dollars (\$500); declaring an emergency and providing an effective date.

Passed and approved by the City Council of the City of Grapevine, Texas on this the 6th of August, 2019.

Approved: William D. Tate Mayor

Attest: Tara Brooks City Secretary

Approved as to form: John F. Boyle, Jr. City Attorney

ORDINANCE NO. 2019-044

An ordinance of the City Council of the City of Grapevine, Texas amending the Grapevine Code of Ordinances, Chapter 23 Traffic, Section 23.26; Speed Limits scheduled for certain public streets and ways, altering the prima facie speed limits established for vehicles under the Transportation Code Chapter 545, upon the basis of an engineering and traffic investigation upon certain streets and highways, or parts thereof, within the corporate limits of the City of Grapevine as set out in the ordinance; authorizing the erection of traffic regulation signs; repealing conflicting ordinances; providing a penalty of fine not to exceed the sum of two hundred dollars (\$200.00); declaring an emergency and providing an effective date.

Passed and approved by the City Council of the City of Grapevine, Texas on this the 6th day of August, 2019.

Approved: William D. Tate Mayor

Attest: Tara Brooks City Secretary

Approved as to form: John F. Boyle, Jr. City Attorney

Original application has made with the Texas Alcohol Beverage Commission for a wine and beer retailer's permit with food and beverage certificate by Akari Revolving Sushl Inc ,DBA Akari Revolving Sushl , located at 3341 E Broad Street # 101 Mansfield Tarrant County Texas 76063. The president and officer is Wendy Lu.

PUBLIC NOTICE * CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on August 13, 2019 to consider a request for a specific use permit to allow the operation of a nursing home on property located at the Northeast corner of N. Knowles Drive and W. Mcclary Boulevard in Saginaw.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 3, 2019 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 at the City of Saginaw City Hall located at 333 W. Mcclary Boulevard, Saginaw, Michigan 48660.

Persons wishing to present comments or objections to the proposed specific use permit should appear at one of the public hearings and present their comments or objections to the Planning and Zoning Commission.

Persons wishing to request a copy of the proposed specific use permit should contact the City Clerk at 987-292-1135.

new, Texas, 76179. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING. Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

RFB 489-2019 Request for Bid for Water and Wastewater Chemicals The City of Grapevine is soliciting sealed bids from qualified vendors for a fixed priced annual contract for Water and Wastewater Chemicals to be ordered on an as needed basis by the Public Works Department. This contract shall be for an initial one-year period with options to renew for four additional one-year periods. The bid will be awarded to the lowest responsible and responsive bidder meeting or exceeding specifications.

The intent is to award one contract for the entire bid, but the City reserves the right to award separate contracts to separate bidders for each item if deemed in the best interest of the City that meet or exceed specifications in accordance with the provisions of the current Texas Local Government Code Title 8.

The RFB documents may be viewed and obtained by registering online through the City's eBidding system found on the Grapevine Purchasing website: <http://www.grapevinetexas.gov/>

The RFB closing date and time is August 22, 2019 at 2:00 p.m. local time. RFB responses are due prior to the RFB closing date and time. Responses received after the above time and date will be returned unopened. RFB responses will be publicly opened shortly after the closing date at the following location: City of Grapevine Service Center Conference Room 501 Shady Brook Drive Grapevine, TX 76051

Purchasing (817) 410-3336; Fax (817) 410-3066

Office Address: 501 Shady Brook Drive, Room #108, Grapevine, Texas 76051

Mailing Address: P.O. Box 95104, Grapevine, Texas 76099

RFB submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFB responses.

garage sales

garage/yard sale

76054-341 MOUNTAIN view, Thursday, Friday, Saturday 9-5 341 mountain view, Thursday, Friday, Saturday 9-5

76107-5405 NORTHCREST, Sat 8

GARAGE ESTATE Sale 10208 6th Spring, dr FW aug 7th-9th 9-5p

NORMA STONES Yard Sale! 5800 Maryview Terrace, Thurs/Fri/Sat, Toys, Tools, School Supplies & Much More.

STERLING ESTATE SALE 3737 Bridalweath Dr. FW, Thur & Fri 9-4 Sat 1/2 price 9-1. See pics on estatesale.net

merchandise

appliances

2001 RCA HD 52in tv \$75 817-298-6459

antiques

NATIVE AMER Collectibles/ Eng Oak draw leaf Table /chairs \$45 + UP 817-417-0693

clothing/suits/sweaters

VINTAGE STAR Wars stuff 817-232-1661 prices vary!

building materials

Over 6000sf of new high quality comm'l carpet 4' x 12' wide rolls \$800 per roll all 4' \$36 817-629-7531

TABLE SAW - Delta cabinet table saw 15 hp, 6' conditn, Blesmyer fence, \$1,150.00- 817-658-3847, rschulz01@aatt.net

real estate

913 CUMBERLAND Trail, 76063, Thurs-Sat 8:30-5 PACKED HOUSE

ESTATE SALE - 8716 Trace Ridge Pkwy 76244 Fri 9a-4p Sat 9a-2p

firearms

Browning Maxus 3.5" cham, camo shotgun, call after 9a 817-292-1135

MESQUITE RODEO GUN SHOW SAT, Aug. 17, 9a-5p SUN, Aug. 18, 10a-4p MESQUITE CONVENTION CENTER 1800 Rodeo Drive 817-732-1194 PREMIERGUNSHOWS.COM

miscellaneous/sports/outdoors

JOHNSON SAIL Master - 9.9HP outboard, electric start. \$550.00 214-405-6811

KIDS KARATE Helmet/Body armor + stand up bag \$100 817.263.7912

furniture for sale

CURIO DISPLAY cabinet, Lg french wicker laundry hamper, A-Frame \$185 + up 817-417-0693

FULL SIZED Metal Bed Frame \$100 817.263.7912

QUEEN sofa w/loveseat \$600 Elements International King Bed set \$1000 - 682-990-8889

Rocker metal/thr & Burled half round wood table 817-292-1135

hobbies/collectibles

BLACKSMITH TONGS - 8 pr \$325.00 dstevensongds.edu 214-405-6811

lawn & garden supplies

WE POWDER COAT PATIO FURNITURE. Longhorn 817-759-2224

medical equipment/supplies

ROHO MATTRESS heavy duty \$500 Potty Shower transillor chair sturdy \$100, HOYA lift \$100 Electric Power chair (L) Hoveround (L) 817-946-5528

musical instruments

BEAUTIFUL EPIPHONE SG electric guitar. \$135. 817-298-0181

miscellaneous/merchandise

19" SNAPPER Big 6 self propelled rear bagger \$500 firm! 1960-61 19" Zenith 8"V/V cabinet TV \$1500 Call for info 817-354-4871

COMMERCIAL SMOKE - Discount price for huge programmable smokehouse rotisserie, COOKSHACK 750 easy to use flavored wood pellets-awesome results! \$7,500.00 817-657-8667 granburykettlers@aol.com

LEATHER BIBLE covers w/ bible unique design \$35-45 817-298-6459

STEVE MCQUEEN Power Wheel w/ rechargeable kit. \$100 817.263.7912

animals

dogs

AKC PUPS - Boxers and Dobermans females \$950.00 817-863-7155 or 765-517-4608

F1 LABRADOODLES 9-8 wk Choc & Black; M&F, S/W/M okiesheddogs.com HINTON, OK

HEELER PUPS Blue & Red Regd 817-343-1716 940-393-0618

MINI DACHSHUNDS - Silver dapple \$400.00 817-247-8349



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

August 6, 2019

NOTICE OF PUBLIC HEARING

RE: PZ 0819-01 Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate skilled nursing facility at the NE corner of Knowles Drive and West McLeroy Boulevard in Saginaw.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 13th day of August 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 3rd day September 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 Engineers, for a Specific Use Permit (SUP) to be allowed to operate a skilled nursing facility at the NE corner of N. Knowles and W. McLeroy Boulevard in Saginaw.

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 you may call me at 817-230-0500 ext. 2441 or Rick Trice, P. E., Public Works Director, at 817-230-449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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 817/230-0441.

REPLY

RE: PZ Meeting on 8/13/19 and City Council Meeting on 9/3/19 to consider a request to approve a Specific Use Permit to operate a Skilled Nursing Facility on property located at the NE corner of N. Knowles Drive and W. McLeroy Boulevard.

Name: _____

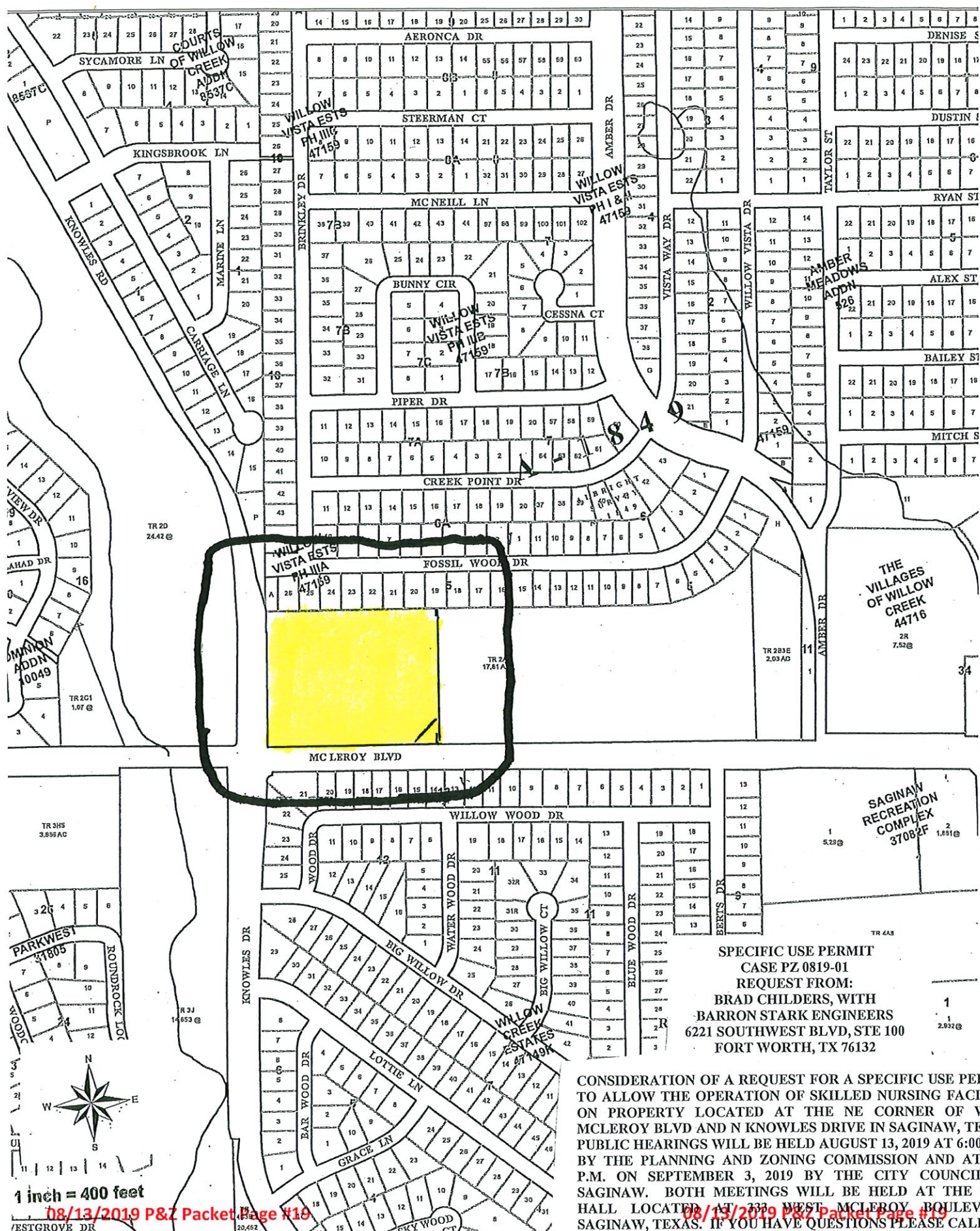
Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments



SPECIFIC USE PERMIT
CASE PZ 0819-01
REQUEST FROM:
BRAD CHILDERS, WITH
BARRON STARK ENGINEERS
6221 SOUTHWEST BLVD, STE 100
FORT WORTH, TX 76132

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF SKILLED NURSING FACILITY ON PROPERTY LOCATED AT THE NE CORNER OF WEST MCLEROY BLVD AND N KNOWLES DRIVE IN SAGINAW, TEXAS. PUBLIC HEARINGS WILL BE HELD AUGUST 13, 2019 AT 6:00 P.M. BY THE PLANNING AND ZONING COMMISSION AND AT 6:00 P.M. ON SEPTEMBER 3, 2019 BY THE CITY COUNCIL OF SAGINAW. BOTH MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT 1333 WEST MCLEROY BOULEVARD, SAGINAW, TEXAS. IF YOU HAVE QUESTIONS PLEASE CALL 817-230-0441 AND ASK FOR THE PLANNING & ZONING SECRETARY.

PZ 0819-01 A 1849 2A
McNEIL FAMILY REAL EST PRT LP
8460 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 5 16
NEAL A & JUNE E WEDLAKE
665 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 17
SHON P & CRISTINA GLOVER
669 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 18
JAMES M & DONNA D HERNDON
673 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 19
WILLIAM R & HEATHER L WELLS
677 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 20
WILLIAM C & TIFFANY E KELLEY
681 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 21
KEVIN R & LORI K KAY
685 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 22
MICHAEL S & JACQUELINE GOFER
689 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 23
MICHAEL A & MICHELLE M PARONG
693 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 5 24
WILLOW CREEK PROP LP
5816 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 5 25
MEARSTONE PROP LP
5816 BOAT CLUB RD
FORT WORTH TX 76179

PZ 0819-01 47159 6 4
FROST BANK TR
GABRIEL FLORES 867 MGT TRUST
8201 PRESTON RD STE 520
DALLAS TX 75225

PZ 0819-01 47159 6 5
PETE & LINDA CASTILLO
628 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 6
JARED T & SAMANTHA THOMAS
636 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 7
JESUS & LILIA LOPEZ
640 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 8
OCTAVIO & MIRIAM PEREZ
644 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 9
LISA R ARMSTRONG
648 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47159 6 10
DUCK NIM PARK
652 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 11
FERRIEL & MARJORIE BURNS
740 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 12
JAMES WYATT LLC
802 PENNSYLVANIA AVE
FORT WORTH TX 76104

PZ 0819-01 47149K 13 13
DARRELL R & SARA E WALKER
748 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 14
BONE SHACARLA ESTERS & BONE
LATHURMAN
800 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 15
LIU ZHONGNAN
804 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 16
MARION & RHONDA JETT
808 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 17
RALPH T & BEATRIC MARTINEZ
812 WILLOW WOOD DR
SAGINAW TX 76179

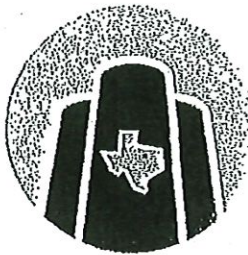
PZ 0819-01 47149K 13 18
MICHAEL R PENNINGER JR
816 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 19
OSCAR R & RACHEL VIDAL
820 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 20
CODY J & VIVIAN M HUG
824 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 21
SAMUEL & VICTORIA CHIADO
828 WILLOW WOOD DR
SAGINAW TX 76179

PZ 0819-01 47149K 13 22
IAN CAMPBELL
100 WOOD DR



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: NORTHEAST CORNER OF W. McLEROY BLVD AND N KNOWLES DR.

LEGAL DESCRIPTION: _____

LOT: _____ BLOCK: _____ ADDITION: _____

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

ZONING: OFFICE / COMMERCIAL

PRESENT USE AND IMPROVEMENTS ON PROPERTY: _____

VACANT / SKILLED NURSING

APPLICANT INFORMATION: BARRONSTARK ENGINEERS 6221 SOUTHWEST BLVD, STE 100
BRAD CHILDERS FORT WORTH, TX 76132 817-231-8100

APPLICANT NAME

ADDRESS

TELEPHONE

II. OWNER INFORMATION:

THE MCNEIL FAMILY REAL ESTATE PARTNERSHIP, LP 8460 BOAT CLUB RD
PROPERTY OWNER NAME FORT WORTH, TX 76179
ADDRESS 817-231-8175-8636
TELEPHONE

Barbara Beesling

(Property Owner Signature)

III. AGENT INFORMATION:

AGENT _____ ADDRESS _____ TELEPHONE _____

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?



NO



YES, DATE _____

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

Brad Childers
APPLICANT SIGNATURE

6/4/2019
DATE

SUBMITTED

BY APPLICANT

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: SKILLED NURSING

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

THE TRACT IS CURRENTLY ZONED OFFICE/COMMERCIAL.
A SKILLED NURSING CENTER IS PROPOSED FOR THE SITE,
WHICH REQUIRES NEIGHBORHOOD COMMERCIAL ZONING.

DATE RECEIVED

APPLICATION TAKEN BY

FEE RECEIVED

RECEIPT NUMBER

P&Z MEETING DATE

CITY COUNCIL MEETING DATE

ACTION TAKEN: APPROVED ☐

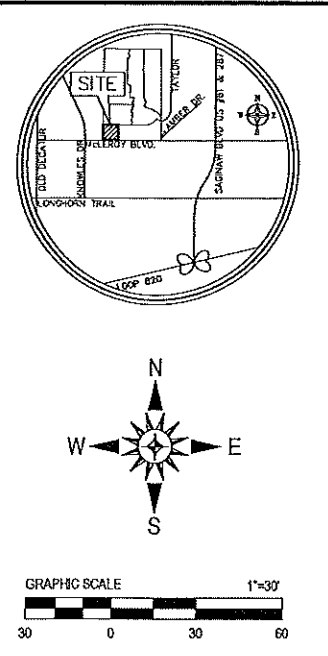
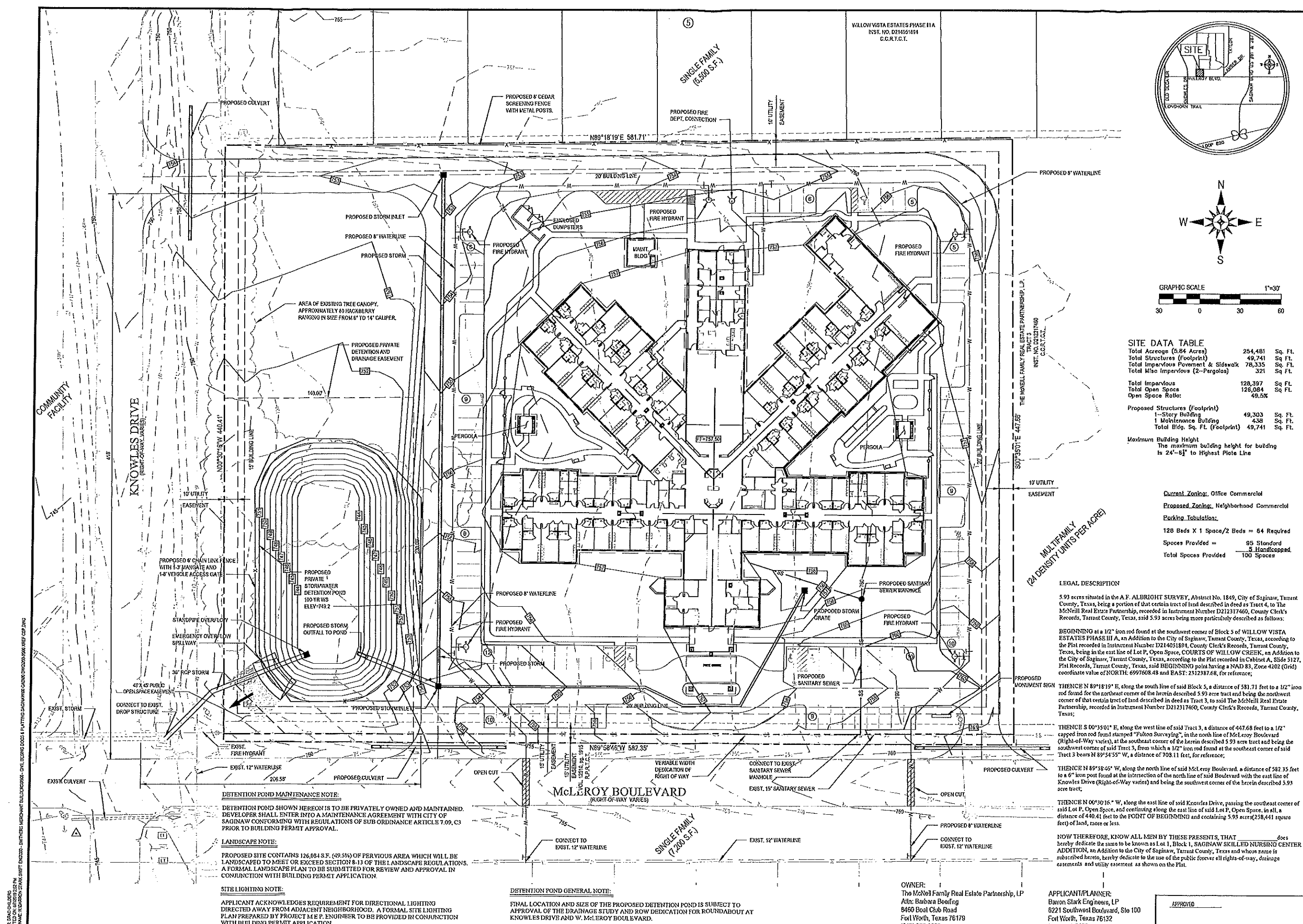
DENIED ☐

DATE: _____

VOTE: FOR ☐ AGAINST ☐

ABSTAIN ☐

**SUBMITTED
BY APPLICANT**



SITE DATA TABLE

Total Acreage (5.84 Acres)	254,481	Sq. Ft.
Total Structures (Footprint)	49,741	Sq. Ft.
Total Impervious Pavement & Sidewalk	78,335	Sq. Ft.
Total Misc Impervious (2--Pergolas)	321	Sq. Ft.
Total Impervious	128,397	Sq. Ft.
Total Open Space	126,084	Sq. Ft.
Open Space Ratio:	49.5%	

Proposed Structures (Footprint)

1-Story Building	49,303	Sq. Ft.
1 Maintenance Building	438	Sq. Ft.
Total Bldg. Sq. Ft. (Footprint)	49,741	Sq. Ft.

Maximum Building Height
The maximum building height for building is 24'-6" to Highest Plate Line

Current Zoning: Office Commercial
Proposed Zoning: Neighborhood Commercial
Parking Tabulation:
128 Beds X 1 Space/2 Beds = 64 Required
Spaces Provided = 95 Standard
5 Handicapped
Total Spaces Provided 100 Spaces

LEGAL DESCRIPTION

5.93 acres situated in the A.F. ALDRIGHT 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 D214051891, 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 Instrument 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 at 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°38'46" 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.

OWNER:
The McNeill Family Real Estate Partnership, LP
Attn: Barbara Beefting
8460 Boat Club Road
Ft Worth, Texas 76179
(817) 875-8636

APPLICANT/PLANNER:
Barron Stark Engineers, LP
5221 Southwest Boulevard, Ste 100
Ft Worth, Texas 76132
(817) 231-8100

DETENTION POND MAINTENANCE NOTE:
DETENTION POND SHOWN HEREON IS TO BE PRIVATELY OWNED AND MAINTAINED. DEVELOPER SHALL ENTER INTO A MAINTENANCE AGREEMENT WITH CITY OF SAGINAW CONFORMING WITH REGULATIONS OF SUB ORDINANCE ARTICLE 7.09, C3 PRIOR TO BUILDING PERMIT APPROVAL.

LANDSCAPE NOTE:
PROPOSED SITE CONTAINS 126,084 S.F. (49.5%) OF PERVIOUS AREA WHICH WILL BE LANDSCAPED TO MEET OR EXCEED SECTION 8-13 OF THE LANDSCAPE REGULATIONS. A FORMAL LANDSCAPE PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

SITE LIGHTING NOTE:
APPLICANT ACKNOWLEDGES REQUIREMENT FOR DIRECTIONAL LIGHTING DIRECTED AWAY FROM ADJACENT NEIGHBORHOOD. A FORMAL SITE LIGHTING PLAN PREPARED BY PROJECT M.E.P. ENGINEER TO BE PROVIDED IN CONJUNCTION WITH BUILDING PERMIT APPLICATION.

DETENTION POND GENERAL NOTE:
FINAL LOCATION AND SIZE OF THE PROPOSED DETENTION POND IS SUBJECT TO APPROVAL OF THE DRAINAGE STUDY AND ROW DEDICATION FOR ROUNDABOUT AT KNOWLES DRIVE AND W. McLEROY BOULEVARD.

REVISIONS

NO.	DATE	DESCRIPTION

6721 Southwest Boulevard, Suite 100
Ft Worth, Texas 76132
817.231.8100
Ft Worth Registered Surveyor No. 10590
Texas Registered Surveyor No. 1015900
www.barronstark.com

B

Barron-Stark
Engineers

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
CHARLES F. STARK
57357
EXPIRATION DATE 07/31/2019
I am not a duly licensed engineer in the State of Texas

ZONING SITE PLAN

SAGINAW SKILLED NURSING
5.93 ACRES A.F. ALDRIGHT SURVEY,
ABSTRACT NO. 1849
City of Saginaw, Tarrant County, Texas

CLIENT No.	393
PROJECT No.	8566
DESIGN:	BLC
DRAWN:	BLC
CHECKED:	CFS
DATE:	JUNE 2019
SHEET	SP 1

Pg 23



608 Sandau Rd
San Antonio, TX 78216

inquiries@ml-healthcare.net
www.ml-healthcare.net

Date: August 6, 2019

To City of Saginaw
Attn: City Manager
205 Brenda Lane
Saginaw, TX 76179

To whom it may concern:

ML Healthcare is a company that owns and operates skilled nursing facilities in the state of Texas. Our leadership team is comprised of professionals that have dedicated their career to caring for the elderly with compassion and the highest quality of care in the skilled nursing environment.

The patients we serve are comprised of those elderly patients whose medical professionals require them to have the full-time direct nursing supervision that can only be administered in a skilled nursing setting. The healthcare needs of these patients will vary from a place they call home to a short-term rehabilitation stay. Our long-term patients have an average length of stay in the skilled nursing setting of over two (2) years, and our short-term patients have an average length of stay of twenty-three (23) days. The skilled nursing facilities we operate are developed to care for all elderly patients for whatever length of time that may be.

These patients come to us at their time of need and have various payor sources that will pay for their healthcare needs. In our skilled nursing facilities, we accept all forms of payment, including those covered by Medicare, Medicaid, Managed care (insurance), or supplemental insurance, and patients that pay for their services through private pay. To qualify for Medicare and most Managed Care plans, the patient needs to elect this coverage as their insurance and have a three (3) night hospital stay to be admitted with this insurance into the skilled nursing facility. For Medicaid, the patient needs to qualify for Medicaid insurance with "medical necessity" and financial eligibility. Private pay patients are cared for in our skilled nursing facility when they require the services in our setting, and do not qualify or have another form of insurance.

**SUBMITTED
BY APPLICANT**

Thank you for your time. If you have any additional questions or need any further clarification, I am happy to assist in any way.

Sincerely,



Troy Langsdale
Chief Executive Officer / Chief Financial Officer
ML Healthcare

Enclosures

**SUBMITTED
BY APPLICANT**

ML Healthcare Leadership Bios

Troy Langsdale, CPA

CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER

Troy is the Chief Executive Officer and Chief Financial Officer for ML Healthcare. Troy graduated with a degree in accounting from the Carlson School of Management at the University of Minnesota. Troy has served the health care industry for over 20 years, beginning his career in public accounting with LarsonAllen (which later became CliftonLarsonAllen). Throughout his career in public accounting, Troy dedicated 100% of his time to the long-term care and health care industry by providing accounting services, auditing, tax reporting, cost reporting, financial feasibility, operational, strategic, and strategic capital consulting, as well as board of director development. Troy also served CliftonLarsonAllen as the Southern United States Healthcare and Healthcare Transactions leader. In 2014, Troy became the Chief Financial Officer of Legend Healthcare, before joining ML Healthcare.

Laura Miller

PRESIDENT AND CHIEF OPERATING OFFICER

Laura is the President and Chief Operating Officer of ML Healthcare where she serves the communities we operate with strategic and excellent quality of care. Laura Miller has served the long-term care industry for over 28 years. She began her career as an Administrator in a skilled nursing facility. She spent over 16 years with Legend Healthcare as an Administrator and ultimately as the Senior Vice President of Operations. Since April 2017, Laura has operated as the Chief Operating Officer of Touchstone Communities, a long-term care company in Texas with over 25 skilled nursing facilities, including 5 Veterans homes. Laura is known for her hands-on leadership style, strong organization skills, proven ability to develop team members through training and education, teamwork promotion, and a long-held personal belief in creating an environment conducive to retaining great leaders.

Josephine Girandi, RN, BSN, CDONA, RAC-CT

VICE PRESIDENT OF CLINICAL SERVICES

Josephine is the Vice President of Clinical Services for ML Healthcare where she provides superior and hands on leadership for our clinical professionals. Josephine graduated with a Bachelor of Science in Nursing degree – Cum Laude from the Philippines. Josephine has been providing clinical services to the long-term care industry for over 30 years and has served multiple capacities during this time including management and director positions. During her time, Josephine has been instrumental in elevating and excelling in the clinical outcomes for the skilled nursing facilities she serves. Josephine has also served in a regional clinical management role where she oversaw the clinical services of 12 skilled nursing and rehabilitation centers. Josephine's goals and aspirations are to provide quality nursing care and to lead a team of the best clinical professionals. Josephine believes in education and hands on style in leadership to reach the goal to success. She believes in mentoring and training effective leaders in the industry.

Taylor Sims

VICE PRESIDENT OF STRATEGIC PARTNERSHIPS

Taylor Sims oversees Strategic Partnerships with hospitals, physicians, insurers, regulators and legislators for ML Healthcare. Taylor is passionate about the provision of high-quality post-acute healthcare that

**SUBMITTED
BY APPLICANT**

3 | Page

ensures we meet the expectations of our patients and partners in value based care systems. Previously, Taylor was the Director of Government Relations and Strategic Initiatives for Ensign Services where she worked on nursing home reimbursement and regulatory policy and programs in Texas and Washington D.C. Prior to that she oversaw Government Relations for Legend Healthcare. Taylor began her passion for nursing home advocacy in the Texas House of Representatives serving in the Executive Office of the Speaker of the House and for a State Representative. She is a graduate of the University of Texas at Austin.

**SUBMITTED
BY APPLICANT**



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
Texas Registered Engineering Firm F-10998

MEMORANDUM

**SUBMITTED
BY APPLICANT**

TO: City of Saginaw, Texas
FROM: Brad Childers
DATE: July 1, 2019

RE: **Specific Use Permit Request for Saginaw Skilled Nursing**

This Memorandum is submitted in response to the staff comment letter dated June 13, 2019 with regards to the above referenced project. The numbered responses correspond to the numbered staff comments.

1. The attached copy of the site plan shows proposed grading and finish floor elevations for the project. This will be further formalized as the project moves into the final design phase.
2. No additional screening fences are proposed that do not currently exist. The north property line already contains a screening fence constructed with that development and the east property line adjoins undeveloped property, the development characteristics of which are unknown at this time.
3. There are 128 beds proposed for the facility. Article 8-9 of the Zoning Ordinance requires a minimum of 1 parking space per two beds for Nursing Home facilities (64). Developer is proposing a total of 100 spaces, including handicap parking, based on past experience with facilities of this type and size.
4. The attached site plan indicates the proposed culverts along McLeroy Boulevard (2) and Knowles Drive (1).
5. Landscape area is tabulated on the attached site plan. Total open space (non-pavement or buildings) is 130,044 square feet or 50.3% of the site.
6. No site specific market analysis has been performed. The State of Texas Department of Health & Human Services has determined sufficient need exists in this region of Tarrant County to assign Medicare/ Medicaid beds to the region for which this facility is being designed. This determination by the State is sufficient justification for the developer to pursue the project and for lending institutions to provide funding for the project.
7. Projected market value of the facility, once completed, is approximately \$10,000,000.
8. With respect to the 13 conditions the P&Z will consider with regards to the SUP application, the following comments are provided.
 - a. The proposed use of a Skilled Nursing complies with the requirements of the Neighborhood Commercial zoning district.
 - b. The proposed Skilled Nursing Use will promote City welfare by providing a service currently under represented within the City of Saginaw. Located at the intersection of two major roadways, the proposed facility will have direct access to both a north-south thoroughfare and an east-west thoroughfare. Combined with the low traffic count a facility of this types generates, there will be no detrimental impact on the general public.
 - c. The benefit to the City is the addition of a new, 128 bed facility for skilled nursing care. There is no expected impact or damage to any natural resources, agricultural lands,

historical or cultural landmarks, wildlife habitat, parks or natural scenic areas on the project site. The project will require approximately 100 employees with an annual estimated payroll of \$4,000,000.

- d. The property is well served by existing utility and transportation facilities adjacent to the site. Construction of the project will provide storm water detention to mitigate any increase in surface runoff from within the sit due to development.
- e. The site plan has been formulated to provide adequate ingress/ egress and internal circulation without adversely affecting the general public or adjacent developments.
- f. Issuance of a Special Use Permit for the subject property should not impede but enhances the opportunity for normal and orderly development of neighboring vacant property.
- g. The proposed facility is single story which scales with the adjoining existing development and neighborhoods.
- h. The proposed use is compatible with the use and enjoyment of neighboring property.
- i. Final design of the project will minimize nuisance issues that are typically seen around commercial properties.
- j. Sufficient on-site lighting will be provided for adequate safety of patrons, employees and property.
- k. The plan provides sufficient landscaping and screening in compliance with City standards.
- l. The proposed operation of the facility will be consistent with the applicant's submitted plans and projections.
- m. The proposed use is consistent with the City of Saginaw Comprehensive Plan for the area. Currently the Comprehensive Plan designates this location for commercial development.

**SUBMITTED
BY APPLICANT**



DATE: August 7, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

Rick Trice

SUBJECT: PZ 0819-02 PUBLIC HEARING

Consideration And Action Regarding The Adoption Of An Ordinance Amending Appendix A (Zoning Ordinance No. 2002-04) Of The Code Of Ordinances Regarding Governing Public Schools, Private Schools, And Open Enrollment Charter Schools; Providing For Regulations Governing Use By Right, Conditional Use And Prohibited Use In Each Zoning District; Providing For Definitions For Each Use: And Providing For Land Use Development Criteria For Each Use

In recent years the City has experienced increased traffic congestion resulting from the development of new school sites. The development of these schools in close proximity to other existing schools and along corridors that may not have sufficient capacity impacts safety and may increase inconvenience to the public.

In order to provide a higher level of public review, staff is recommending that “*School, primary or secondary*” use be required to obtain a Special Use Permit. This requirement will allow increased opportunity for the city to mitigate the impacts resulting from the development.

The amended Use Table will allow “*School, primary or secondary*” to be allowed in all districts with the requirement of a Special Use Permit as follows:

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																		
City of Saginaw Land Use Table																		
Residential											Land Use Designation	Nonresidential						Supplemental Conditions
A	S	S	S	S	S	D	Z	M	M	M		O	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	C	F	I	I	
	1	2	3	4	A		L		1	2								
S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	22	

[22](#)

Supplemental Condition 22 in Article 5, Section 5.2 (Special Conditions for Listed Uses) are:

22. Requires a traffic impact analysis (TIA) to be submitted. If a site plan is required, the TIA shall be submitted with the site plan.

The definition for "*School, primary or secondary*" will be amended to read as follows:

"School, primary or secondary. A public or private facility, including an open enrollment charter school or any other entity described by Chapter 12 of the Texas Education Code, as it may be amended, that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools, but excluding institutions of higher education."

If you have any questions, please feel free to contact me at (817) 230-0449 or at rtrice@saginawtx.org.

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE SAGINAW CITY CODE BY AMENDING APPENDIX "A," THE ZONING REGULATIONS OF THE CITY; MORE PARTICULARLY AMENDING SECTION 5-1, PERMITTED USE TABLE GOVERNING PUBLIC SCHOOLS, PRIVATE SCHOOLS, AND OPEN ENROLLMENT CHARTER SCHOOLS; PROVIDING FOR REGULATIONS GOVERNING USE BY RIGHT, CONDITIONAL USE AND PROHIBITED USE IN EACH ZONING DISTRICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; 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, Section 5-1 sets forth the permitted land use table, which table presents the zoning district classifications and the permitted uses within those classifications; and

WHEREAS, the City Council finds that primary and secondary schools present unique traffic congestion problems that pose a safety risk to students, teachers, parents, residents, and motorists in and around school locations; and

WHEREAS, in a 2007 study conducted by Nancy G. La Vigne, in coordination with the U.S. Department of Justice, Office of Community Oriented Policing Services, the author concluded: "While many factors contribute to the problem of school traffic congestion, according to experts, the single greatest explanation for recent school traffic congestion is the growth of the school-aged population over a relatively short time, combined with urban sprawl. Both factors have led to an unanticipated volume of students' being taken to school by car, rendering original school drop-off and pick-up schemes (including guidelines for when and where parents may drop off, pick up, and park), street layouts, and traffic control measures ineffective in controlling congestion"; and

WHEREAS, in order to in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City the City Council deems it necessary that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 13, 2019, and the City Council of the City of Saginaw, Texas, held a public hearing on August 13, 2019, with respect to the amendment described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and Section 1-3 of the Zoning Regulations and all other laws dealing with notice, publication and procedural requirements for the amendment proposed.

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

SECTION 1

That Section 5-1 of Article 5 of Appendix "A," Zoning, of the Saginaw City Code, is hereby amended by amending the land use designation "School, Primary or Secondary," to read as follows:

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	C C	C F	L I	H I	
S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	22

SECTION 2

That Part B, "Land Use Definitions and Explanations," of Section 12-2 of Article 12 of Appendix "A," Zoning, of the Saginaw City Code, is hereby amended by amending the definition "School, primary or secondary," to read as follows:

"School, primary or secondary. A public or private facility, including an open enrollment charter school or any other entity described by Chapter

12 of the Texas Education Code, as it may be amended, that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools, but excluding institutions of higher education."

SECTION 3

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 4

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 5

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 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 6

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7

The caption and the penalty clause of this ordinance shall be published in accordance with Section 52.013(b) of the Local Government Code, where required by law.

SECTION 8

This Ordinance shall be in full force and effect from and after the date of its passage and Section 6 hereof is effective from and after its date of passage or its date of publication where required by law, whichever is later, and it is so ordained.

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST, 2019 at a meeting of the City Council of the City of Saginaw, Texas.

Todd Flippo, Mayor of the City
of Saginaw, Texas

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
7/11/19	J R'S CAFÉ OF SAGINAW	300 SAGINAW BLVD S	CO-39-18/19	07/11/19	06/07/19	7/11/19	07/18/19
7/16/19	SAGINAW NUTRITION	1029 SAGINAW BLVD N F 1	CO-40-18/19	07/16/19	07/16/19	7/16/19	07/22/19
7/18/19	KING WHEELS & TIRE	701 SAGINAW BLVD N	CO-41-18/19	07/18/19	07/16/19	7/18/19	07/25/19
7/25/19	EPIPHANY DERMATOLOGY PA	204 W J BOAZ RD	CO-42-18/19	07/18/19	07/16/19	7/25/19	07/31/19

COMMENTS

DATE	NAME	ADDRESS	PERMIT #	COMMENTS
2/5/18	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
8/6/19	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
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

COMMERCIAL BUILDING REPORT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/3/19	IO V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON
7/8/19	AWESOME BLOSSOM	100 HAMPSHIRE ST S 100	25745	REMODEL	REPLACE FLOOR TRUSS SYSTEM
7/9/19	RACETRAC 2515 - DIESEL	149 SAGINAW BLVD	25745	NEW BUILDING	NEW DIESEL PUMPS & CANOPY
7/10/19	D & K STOCKER INVESTMENTS	989 KENNEDY LN	26470	PAVING	SITE IMPROVEMENTS
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
7/11/19	WOODCREST	548 SAGINAW BLVD S	26663	REMODEL	WHITE BOX FINISH OUT FOR FUTURE TENANT
7/31/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA
7/31/19	IO V 1341 JARVIS	1353 JARVIS RD	26658	STORM SHELTER	INSTALLING IN GROUND STORM SHELTER
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
4/9/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
5/3/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
6/24/19	SAGINAW DENTAL	240 SAGINAW BLVD S 200	26572	REMODEL	FINISH OUT
7/15/19	CREEKWOOD LHIP	608 BAILEY BOSWELL RD E 140	26676	REMODEL	INTERIOR REMODEL
7/22/19	ARDENT MILLS	401 INDUSTRIAL AVE E	26643	PAVING	REPLACING P
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
7/9/19	SMALL WORLD CONSIGNMENT	1029 SAGINAW BLVD N F 3	26643	REMODEL	FINISH OUT
7/31/19	IO V 1341 JARVIS	1353 JARVIS RD	26658	STORM SHELTER	INSTALLING IN GROUND STORM SHELTER
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/22/19	WAL-MART	1401 SAGINAW BLVD	25530	REMODEL	ENTERTAINMENT AREA INSTALL PHOTO LAB

July 26, 2019	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	Developer	# of Lots	Status
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3B	Mearl McBee	50	40 permits issued for new homes
Willow Vista Phase 3C	Mearl McBee	74	Acceptance letter issued 6/11/19
Creekwood Phase 4	Hillwood Residential	72	71 permits issued for new homes.
Bar C Ranch, Phase 1	Steve Hawkins Custom Homes	79	73 permits issued for new homes.
Bar C Ranch, Phase 2	Steve Hawkins Custom Homes	66	18 permits issued. Final Acceptance pending completion of landscape along Bailey Boswell Rd. Released to issue permits.
Basswood Crossing, Phase 1 Final Plat and Civil Construction Plans	D R Horton	75	73 permits issued for new homes.
Basswood Crossing, Phase 2 Final Plat and Civil Construction Plans	D R Horton	140 11 Open space	138 permits issued for new homes.
Basswood Crossings Phase 3, (includes Phase 4)	D R Horton	213	64 permits issued. Acceptance Letter pending completion of punch list items.
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East Bailey Boswell Rd reconstruction Phase II	98% complete.	August 2019	Pending development punch list.
East Bailey Boswell Rd reconstruction Phase III Overpass	Project delayed.	Spring 2021	Pending Railroad and TxDOT Permits
Knowles Dr concept design	complete	June 2019	Presented to City Council 7/23/19
Parks Concept Plans	complete	June 2019	Presented to City Council 7/23/19

Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Fairmount Street	Scheduled to begin work August 2019	August 2019	County has been given the ok to schedule reconstruction. Waiting on completion of grain harvest. Construction to begin August 2019.
West McLeroy Spot Repairs	Pending county schedule	August 2019	Completed south side of roadway. North side to begin August 2019.
East McLeroy	IPO approved 4/16/19.	Pending bond project selection	Contract document preparation underway. Project delayed pending final bond project selection.

Public Works

Project	Status	Estimated Date of Completion	Comments:
Temporary sidewalk, west side of N Old Decatur Rd	Work to begin August 1, 2019	August 2019	Temp. sidewalk to provide for pedestrian access to school from Apartments on west side of Old Decatur Rd to Wayside Middle School
Food Truck Park	Under Construction	August 2019	Council approved release of easement for Atmos on 7/23/19
Fairmount Sanitary Sewer	Final Plans submitted.	4th Qtr of 2019	Bids scheduled to open 8/20/19
BNSF Utility Relocations	Plans and Spec preparation under way.	4th Qtr of 2019	Work to be included Fairmount Sanitary Sewer project
Worthy Street Improvements	100 Block of Worthy	4th Qtr of 2019	Council approved ROW dedication 5/7/19. Awaiting utility clearance.

Building and Inspections:

Building Permits	Location	Status	Comments
Miller Milling	221 Fairmount Street	under construction	\$67,000,000 building and equipment expansion. Pending Fire and Building Final Inspections.
Miller Milling	221 Fairmount Street	Permit Issued	\$750,000 railcar cleaning canopy. Pending final inspections.

Ryder Truck Maintenance Depot	Near intersection of Watson and Triad	Temp C O Issued	Pending drainage evaluation
Ventura Foods	1100 Defiel Road	Permit Issued	Phase 1 rail extension
RaceTrac Diesel Fuel	145 N Saginaw Blvd	Permit issued	Construction underway
I Nail & Bar	532 S Saginaw Blvd	Permit Pending	Permit approved. Pending payment
Dancer Strip Center	240 S Saginaw Blvd	Permit Issued	Under Construction.
Mr. Froze	240 S Saginaw Blvd #400	Permit issued	Building Permit approved
Dental Office	240 S Saginaw Blvd #300	Permit Pending	Permit under review.
Shipley's Donuts	240 S Saginaw Blvd #100	Permit issued	Under Construction
Highland Middle School	1001 E Bailey Boswell Rd	Permit Issued	\$2,000,000 renovation. Pending final inspections.
5 Local Schools EMS ISD	various	Permits Issued	Security upgrades. Pending final inspections
Creekwood Commercial	616 E Bailey Boswell Rd	Permit Issued	Medical office finish out. Construction underway.
Saginaw DC Industrial	923 Cook Lane	Permit Issued	39,088 SF Building under construction.
Saginaw DC Industrial	1008 Cook Lane	Permit Issued	81,222 SF Building under construction.
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Civil construction work underway
Take 5 Oil Change	112 W Bailey Boswell Rd	Permit Pending	Permit approved. Pending payment
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltnill Planned Development	NE corner Saginaw Blvd and E Bailey Boswell Rd	Under Review	Comments returned to developer.
The Square Planned Development	North and West of Wal-Mart	Approved	Development Plan and Zoning Change to Planned Development approved by City Council. 4/16/19. Development and 380 agreement approved by city council on 6/18/2019

The Square Preliminary Plat	North and West of Wal-Mart	Under Review	Pending review comments being addressed.
City	Amendment to Zoning Ordinance Saginaw Blvd Overlay District	Pending	
Saginaw Skilled Nursing Facility Zoning	NE corner Knowles Dr and W McLeroy Blvd	Pending	P&Z recommended approval on 7/9/19, City council tabled on 7/23/19
Saginaw Skilled Nursing Facility SUP	NE corner Knowles Dr and W McLeroy Blvd	Pending	Waiting on resubmittal to address city comments
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Waiting on comments from city engineer.
UCD Saginaw	SW Corner of Blue Mound Road and E Bailey Boswell Road	Tabled, requested by applicant	Request for zoning change from Community Commercial (CC) and Multi Family (MF1) to Community Commercial and Multi Family (MF2)
City	Amendment to Zoning Ordinance to amend definition of "School, Primary or Secondary", and add a definition for "Private School" and amend the use table to add "Private School" and requiring a Specific Use Permit for "Private Schools" in all zoning districts.	Pending	Scheduled for P&Z and Council on 8/13/19
Code Enforcement	Location	Status	Comments
TXDOT Issues	Location	Status	Comments
FM 156 Expansion	FM 156 from Western Center to US 287	90% plans due August 2018	IPO approved by council 7/2/19. Plans and spec preparation underway.
City Council Considerations			
Project Dream Play	North end of Willow Creek Park	Construction contract awarded.	Council awarded construction contract for playground and entered into an agreement with Project Dream Play to fund \$143,000 of the project.

PLANNING AND ZONING COMMISSION

CASE #	APPLICANT	LOCATION	2017-2018 CASE REPORT REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
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
					Recommended Approval with additional textural clarification for non-conforming buildings and uses	12/18/18	Tabled
PZ 1218-01	City of Saginaw	Saginaw Boulevard	Saginaw Blvd Overlay District	12/11/18			
			Amend Zoning Ordinance to add new use "Restaurant Limited"	12/11/18	Recommended Approval	12/18/18	Approved
PZ 1218-02	City of Saginaw		Amend Zoning Ordinance to require a permit and approved concept plan for fences constructed on key lots.	12/11/18	Recommended Approval	12/18/18	Approved
PZ 1218-03	City of Saginaw						
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
					Applicant Requested that the item be tabled. Tentatively scheduled for 9/10 P&Z and 9/17 CC		
PZ 0519-01	Clay Cristy, ClayMoore Eng	Southwest corner E Bailey Boswell Rd and Blue Mound Rd (H156)	Change Zoning	05/14/19			
PZ 0719-01	Brad Childers, Barron Stark Engineering	NE Corner West McLeroy Blvd and N Knowles	Change Zoning: Office Professional to Neighborhood Commercial	07/09/19	Recommended Approval	07/23/19	Tabled Tentatively scheduled for 9/3/19