

CITY OF SAGINAW PLANNING AND ZONING COMMISSION

NOTICE OF REGULAR MEETING

Saginaw City Hall

333 West McLeroy Boulevard

6:30 P.M. – Tuesday, September 10, 2019

- (1) **Call To Order** Chairman Lewis
- (2) **Roll Call To Establish Quorum** Chairman Lewis
- (3) **Audience Participation** Chairman Lewis
- (4) **Approval Of Minutes** Chairman Lewis
Regular Meeting And Public Hearing On August 13, 2019
- (5) **PZ 0919-01**
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 21.96 Acres Of Land Out Of Abstract 1798, Henry Robertson Survey, Tract 1N, Located At The Southwest Corner Of Blue Mound Road (Hwy 156) And East Bailey Boswell Road From Community Commercial (CC) And Multifamily (MF1) To Community Commercial (CC) (9.8 Acres) And Multifamily (MF2) (11.49 Acres) And Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan
Clay Cristy
ClayMoore Eng.
- (6) **Staff Report** Public Works Director
A. Discussion Of Residential, Commercial And Industrial, Rick Trice, P. E.
And City Capital Projects
B. Update Commission Of City Council Action On
Previous Cases
- (7) **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
- (8) **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
AUGUST 13, 2019**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Member	Place No. 2	William Barngrover
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Alicia Kreh
Recording Secretary		Mary Ragle

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien	Dale Reed
Barbara Beerling	Beverly Lehman
Chuck Stark	Kelley McDowell
Rick McNealy	Lori Kay

(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, Members Julien, Barngrover, LaBruyere, and Alternate Member Villarreal

(3) Audience Participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 9, 2019 were presented for approval. Member Barngrover commented that the agenda lists the minutes as being for the May 14, 2014 meeting and wanted it noted that the minutes considered were for the July 9, 2019 meeting. A motion was made by Member Barngrover with a second by Member LaBruyere to approve the minutes for July 9, 2019 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

(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 N. Knowles Drive and W. McLeroy Boulevard

Chairman Lewis opened the Public Hearing at 6:03 p.m.

Director of Public Works Rick Trice reviewed the information included in the members' packets for this item and also advised the Commission that the zoning case for this property to change the zoning from Office Professional to Neighborhood Commercial that the P&Z heard on July 9th was heard by the City Council on July 23rd and tabled. The City Council will consider both the Zoning request and the Specific Use Permit on September 3, 2019.

Chuck Stark, with Barron and Stark Engineers, 6221 Southwest Boulevard, Fort Worth, advised that he represents the owner and the developer and would be glad to answer any questions that the Commission had. He answered questions and addressed concerns the members have regarding building height, lighting, ingress and egress into and out of the site, screening, and other items

Dale Reed, 800 Palomino Dr, addressed the Commission stating that she is in favor of a nursing home at this location and she encouraged the Commission to recommend that the City Council Approve the Specific Use Permit.

Barbara Beerling, 8640 Boat Club Road, said she is one of the owners for this property and introduced Mr. Rick McNealy.

Rick McNealy, 21726 Hardy Oak, San Antonio, Texas, stated that he would be glad to answer any questions that the members might have. He advised he would like to clear up any confusion regarding the use requested. He said this facility would be for short term and long term care.

Kelley McDowell, 329 Vista Way Drive, asked for clarification on how these cases are published. DPW Trice explained the process required for notification of Public Hearings.

Dale Reed asked if this facility would be licensed for respite care. Mr. McNealy stated that would be something the operator of the facility would have to address.

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

Chairman Lewis closed the public hearing at 6:21 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the city council approve the Specific Use Permit to allow the operation of a Skilled Nursing Facility (Nursing Home) on property located at the northeast corner of N. Knowles Drive and West McLeroy Boulevard. Motion carried.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

(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 or Each Use

Chairman Lewis opened the Public Hearing at 6:24 p.m.

DPW Trice advised the purpose of this amendment is to give the city a tool to require that any school would have to go through the Specific Use Permit process. He mentioned the study furnished by the city attorney that was done in partnership with the U. S. Department of Justice stating that the study specifically evaluates traffic congestion concerns that are unique to schools. He also added that in recent years the City has experienced increased traffic congestion resulting from the development of new school sites that have had an impact on safety and quality of life for the public.

Chairman Lewis closed the Public Hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve the Amendment to the Zoning Ordinance (No. 2002-04) regarding governing public schools, private schools, and open enrollment charter schools, providing regulations for each use and definitions for each use and providing for land use development criteria for each use. Motion carried,

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, 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 and Project Dream Play in Willow Creek Park

(8) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(9) Adjournment

Motion was made by Member LaBruyere with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Julien, Barngrover, LaBruyere, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Alternate Member Peet

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

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

DATE: September 5, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 0919-01 - PUBLIC HEARING.

Consideration and Action Regarding a request for a change in zoning on approximately 21.3 Acres out of Abstract 1798, Tract 1N, Henry Robertson Survey from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) (9.804 Acres) and Multi Family (MF2) (11.492 Acres). Property is located at the Southwest corner of Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Owner: UCD Saginaw LP

Engineer: Clay Moore Engineering by Clay Christy, P.E.

Existing Zoning: Community Commercial (CC) and Multi-Family (MF1)

Ultimate Land Use Plan: Community Commercial (CC)

Proposed Zoning: Community Commercial (CC) and Multi-Family (MF2)

Background

The applicant is requesting a zoning change from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) (9.804 Acres) and Multi Family (MF2) (11.492 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC)

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses

West: Highland Middle School

East: Blue Mound Rd. (FM-156)

North: Bailey-Boswell Rd.

South: Community Facilities (Highland Station Park)

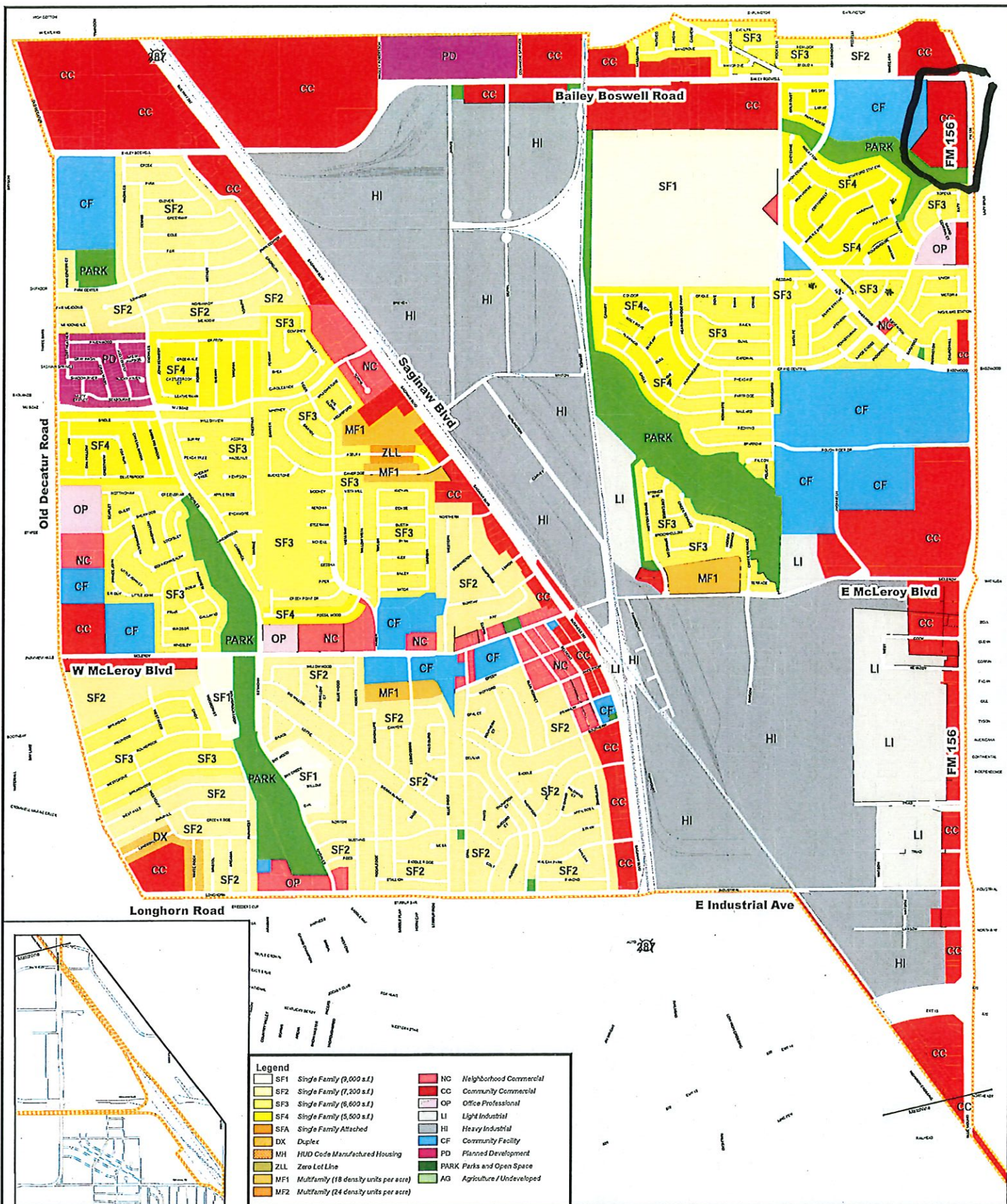
If you have any questions, please let me know.

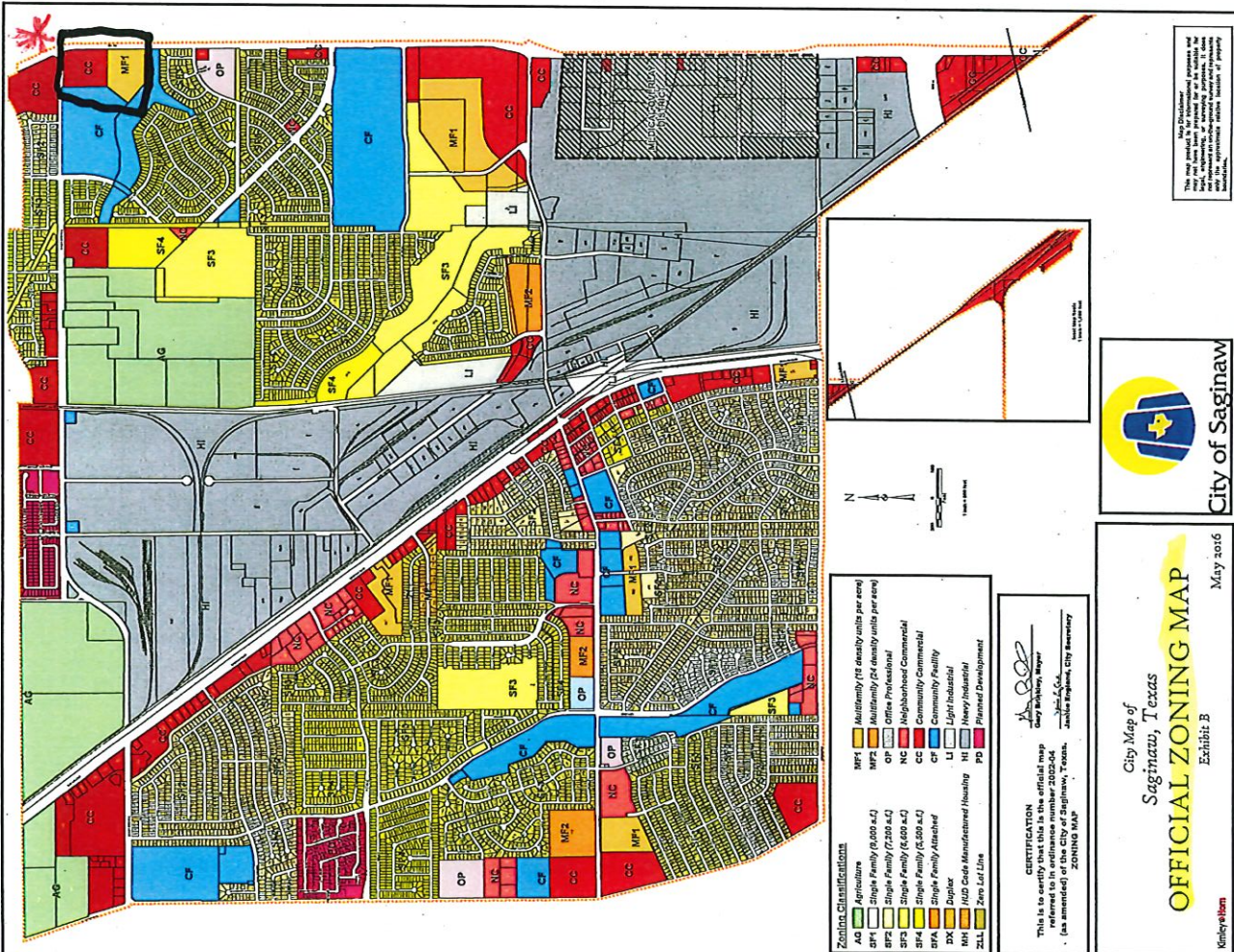
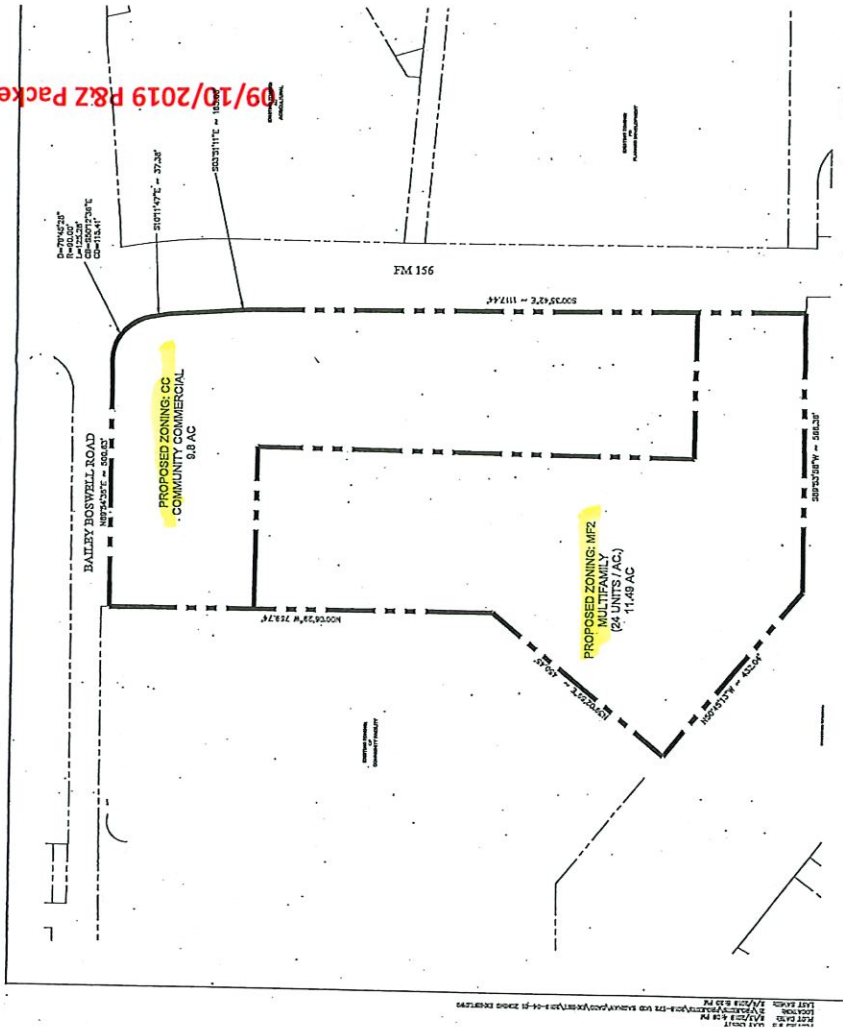
Sincerely,

A handwritten signature in black ink, appearing to read "Rick Trice". The signature is stylized with a large, looped "R" and a cursive "Trice".

Rick Trice, P.E.

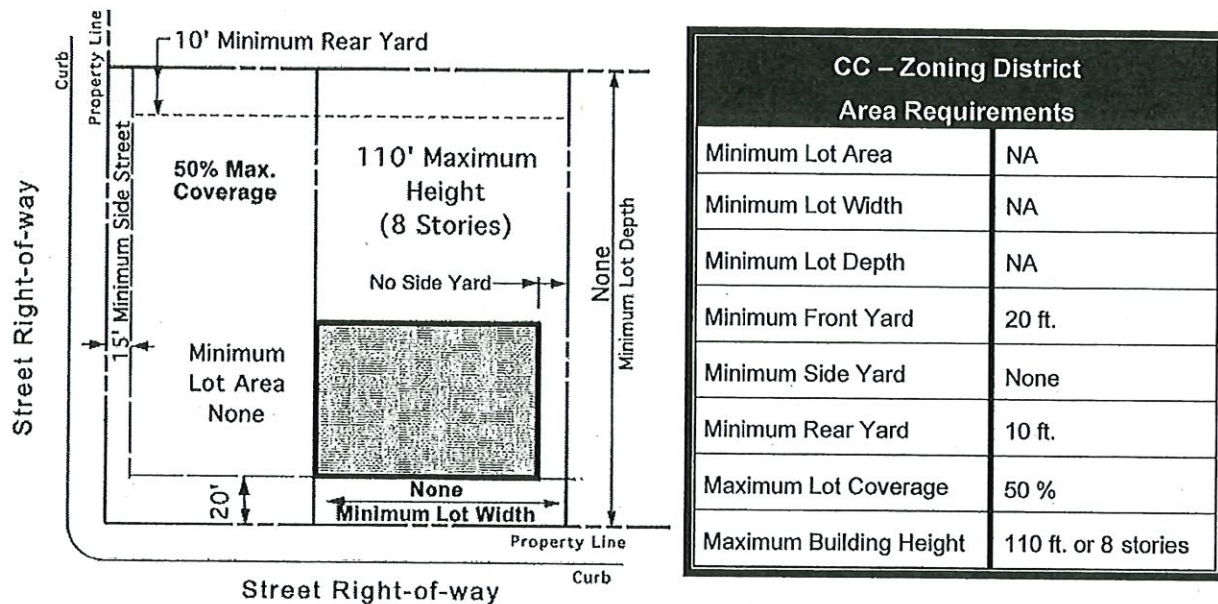
Director of Public Works





Sec. 6-14. - CC (Community Commercial)

- A. *Purpose.* The "CC" district is established to provide for a broad range of retail and service oriented commercial uses. This district is generally located near major thoroughfares because of the intensity of vehicular traffic visiting these uses. Because of the more intense commercial use, care should be given in locating the CC district near residential uses.
- B. *Permitted uses.* Uses in the "CC" district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the CC zoning district.



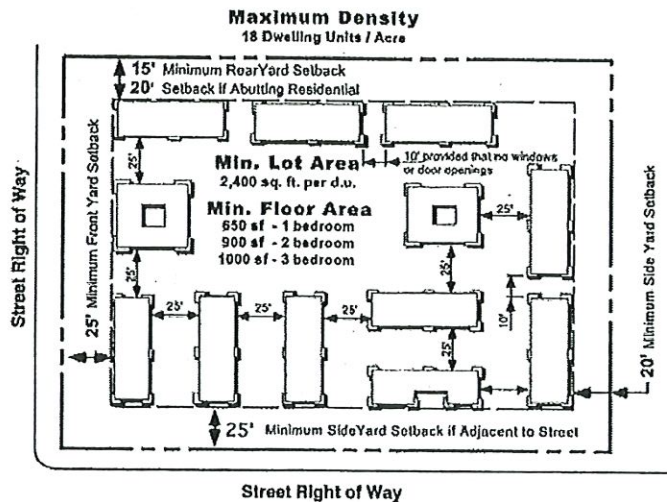
Zoning District

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

(Ord. No. 2003-03, § 1, 4-1-03)

Sec. 6-10. - MF-1 (Multi-Family).

- A. *Purpose.* The "MF-1" district is to provide for compatible land, building and structural uses primarily oriented to low-density multi-family residential uses. The "MF-1" district is intended to serve as a transitional element between lower density residential and more intense nonresidential land uses.
- B. *Permitted uses.* Uses in the "MF-1" district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the MF1 zoning district.



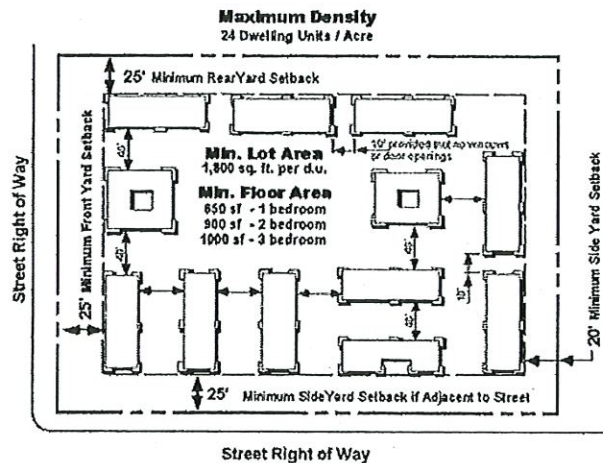
MF-1 – Zoning District Area Requirements	
Minimum Lot Area	2400 s.f. of lot area per d.u. located on 1 acre
Maximum Density	18 d.u. per acre
Minimum Front Yard	25 ft.
Minimum Side Yard	20 ft.
Minimum Rear Yard	15 feet or 20 feet if abutting any residential district.
Minimum Distance Between Buildings	25 ft., but may be reduced to 10 ft. provided all facing walls of the adjacent buildings contain no door or window openings.
Maximum Lot Coverage	50 %
Maximum Building Height	36 ft. or 2 1/2 stories
Minimum Floor Area	650 s.f. – 1 bedroom 900 s.f. – 2 bedroom 1000 s.f. – 3 bedroom

Zoning District

- D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- E. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- F. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscaping Regulations.
- G. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- H. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4, Detached Accessory Building Regulations.
- I. *Exterior construction.* Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.
- J. *Site plan required.* A site plan must be approved by the city council, upon approval of the planning and zoning commission and in accordance with section 8-1, Site Plan Requirements.

Sec. 6-11. - MF-2 (Multi-Family).

- A. *Purpose.* The MF-2 district is to provide for compatible land, building, and structural uses primarily oriented to high-density multi-family residential use. The MF-2 district is intended to serve as a transitional element between lower density residential uses and more intense nonresidential land uses.
- B. *Permitted uses.* Uses in the MF-2 district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the MF2 zoning district.



MF-2 – Zoning District Area Requirements	
Minimum Lot Area	1800 s.f. of lot area per d.u. located on 1 acre
Maximum Density	24 d.u. per acre
Minimum Front Yard	25 ft.
Minimum Side Yard	20 ft.
Minimum Rear Yard	25 ft.
Minimum Distance Between Buildings	40 ft. 10 ft. provided all facing walls of the adjacent buildings contain no door or window openings.
Maximum Lot Coverage	65 %
Maximum Building Height	45 ft or. 3 stories
Minimum Floor Area	650 s.f. – 1 bedroom 900 s.f. – 2 bedroom 1000 s.f. – 3 bedroom

Zoning District

- D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.
- E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4, Detached Accessory Building Regulations.
- H. *Exterior construction.* Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.
- I. *Site plan required.* A site plan must be approved by the city council, upon approval of the planning and zoning commission and in accordance with section 8-1, Site Plan Requirements.

legals & public notices

Closing: 4:00PM, Friday, August 30, 2019
The City reserves the right to reject any and/or all qualifications and to waive any and all formalities. For further information contact Doug Woodard at 917-2003-1111.

- 2003 DODGE 4 D R
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2 D R
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JA4AS3AA8K2018648
1997 NISSAN 4 D R
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1997 NISSAN 4 D R

legals & public notices

2013 5N1AN08U96C519810
NISSAN 4 D R
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2005 NISSAN 4 D R
1N4AL11D25N475801
NISSAN 4 D R
for a contract will be executed. Email bidpurchasing@ntta.org for questions on registration or use of website.

NTTA
RFB 05058-NTT-00-GS-IT
Boardroom Audio and Video Services
The North Texas Tollway Authority (NTTA) is accepting bids for the abovementioned solicitation until September 13, 2019 at 02:00 p.m. CT at 5900 West Plano Parkway, Suite 100 (Customer Service Center).
A pre-bid conference will be held on September 03, 2019 at 12:30 p.m. CT at 5900 West Plano Parkway, NTTA Boardroom, Plano, Texas 75093.
A copy of the RFB documents can be downloaded at NTTA's Marketplace (<https://www.ntta.marketplace.org>). Questions are to be submitted online on Marketplace Q&A tab no later than the stated deadline.
Prospective bidders are highly encouraged to register in NTTA's Marketplace, and is required to be able to submit questions. This is a free registration, and ensures bidders are notified of any changes or addenda to a solicitation. Note: Awarded vendor(s) are required to register in Marketplace before a contract will be executed. Email bidpurchasing@ntta.org for questions on registration or use of website.

NTTA
RFP 05066-NTT-00-GS-IT
Customer Service Center Queue Management and Appointments
The North Texas Tollway Authority (NTTA) is accepting proposal for the abovementioned solicitation until September 12, 2019 at 10:00 a.m. CT at 5900 West Plano Parkway, Suite 100 (Customer Service Center).
A pre-proposal conference will be held on September 3, 2019 at 1:30 p.m. CT at 5900 West Plano Parkway, NTTA Boardroom, Plano, Texas 75093.
A copy of the RFP documents can be downloaded at NTTA's Marketplace (<https://www.ntta.marketplace.org>). Questions are to be submitted online on Marketplace Q&A tab no later than the stated deadline.
Prospective bidders are highly encouraged to register in NTTA's Marketplace, and is required to be able to submit questions. This is a free registration, and ensures bidders are notified of any changes or addenda to a solicitation. Note: Awarded vendor(s) are required to register in Marketplace before a contract will be executed. Email bidpurchasing@ntta.org for questions on registration or use of website.

ORDINANCE NO. 480-313B
AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SOUTHLAKE, TEXAS; GRANTING A ZONING CHANGE ON A CERTAIN TRACT OR TRACTS OF LAND WITHIN THE CITY OF SOUTHLAKE, TEXAS BEING LEGALLY DESCRIBED AS LOTS 1R1R1, 1R1R2, 1R2, 2R, 3, 4R1-4R3, BLOCK 1, SABRE GROUP CAMPUS ADDITION, AND LOT 4, BLOCK A, MTP-IBM #1 ADDITIONS CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS BEING APPROXIMATELY 154.8 ACRES, AND MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT "A" FROM "NR-PUD" NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT WITH

legals & public notices

TERS; PARKING STRUCTURES; HELIPORT/STOP AND VERTI-PORT/STOP; HOTEL, RESTAURANT, RETAIL AND OFFICE USES AS DEPICTED ON THE APPROVED CONCEPT PLAN, 6093. Air interested parties are encouraged to attend and make comments.

A copy of the proposed budget is available for public inspection at Grapevine City Hall, City Secretary's Office, 200 South Main Street, First Floor; at the Grapevine Public Library, 1201 Municipal Way, or online at www.grapevinetexas.gov.

This budget will raise more total property taxes than last year's budget by \$1,470,451 or 6%, and of that amount, \$506,717 is tax revenue to be raised from new property added to the tax roll this year.

PUBLIC NOTICE
CITY OF SAGINAW
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on September 10, 2019 to consider a request for a change in zoning on approximately 21.3 Acres out of Abstract 1798, Tract 1N, Henry Robertson Survey from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) and Multi Family (MF2). Property is located at the Southwest corner of Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on September 17, 2019 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be in the Council Chambers at City Hall located at 333 West McLeary Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

USMD ANNOUNCES THE RESIGNATION OF OSCAR BECERRA, MD, effective Sept. 26, 2019, after which time he will no longer see patients as part of USMD. USMD will contact patients who have appointments scheduled with Dr. Becerra after Sept. 26 to make other arrangements. Please call the Burleson Clinic at 817.295.7214 or the Cleburne Clinic at 817.558.3937 with any questions.

auctions

auctions

AUGUST 31ST Saturday 8am - Pursuant to section 59 of the Texas Property Code, this is a notice of public auction in order to satisfy a landlords lien of personal property. Units B79, C28, A35, A27, D24, D-14, A21, B4 will be auctioned off. Cash and Card Accepted. Please Contact Property Manager for any questions. Brian Rials - 817-599-0300

garage sales

garage/yard sale

76017-2016 THAMES, MOVING SALE - Fri & Sat - 9 am - 3 pm

76054-736 SPRINGHILL Drive, Friday, Saturday, Sunday 9am - 5pm 4 Family Moving Sale

76103-600 CANDLEWOOD Th-Sat 8am House Full Priced Right!

76107-4521 CALMONT Avenue, Fri-Sun 8-5 see online ad for details

76109-3901 ARLAN Ln. Saturday

garage/yard sale

76132-5303 LEDGESTONE Dr, Fri 9-2; Sat 9-5, Sun 12-5
World traveller/collector selling furniture, art, dishes/serving pieces, collectibles, office
for info, buyer's premium, terms & conditions. 254-718-5120
T. Galloway TXLIC# 12798
Broker Lic# 9003373

firearms

LEWISVILLE GUN SHOW

SAT. August 31, 9am-5pm
SUN. September 1, 10am-4pm
Premier Event Center
Lakeland Plaza

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City of Saginaw

205 Brenda Lane
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Fax 817-232-9868
www.ci.saginaw.tx.us

August 30, 2019

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: PZ 0919-01 Consideration of a request to change zoning from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) and Multi Family (MF2) on 21.296 acres of land out of Abstract 1798, Henry Robertson Survey, Tracts 1N, located south of East Bailey Boswell Road and west of Blue Mound Road (Hwy 156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of September, 2019 at 6:30 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day of 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 Clay Cristy, with ClayMoore Engineering at 1903 central Drive, suite 406, Bedford, Texas, 76021 to change the zoning on the above mentioned property from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC) and Multi Family (MF2).

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

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

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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: Planning and Zoning Commission Meeting on 9/10/19 and City Council Meeting on 9/17/19 to consider a request to change the zoning from Community Commercial (CC) and Multi-Family (MF1) to Community Commercial (CC and Multi-Family (MF2) on property located at the SW corner of Blue Mound Road (Hwy 156) and East Bailey Boswell Road.

Name: _____

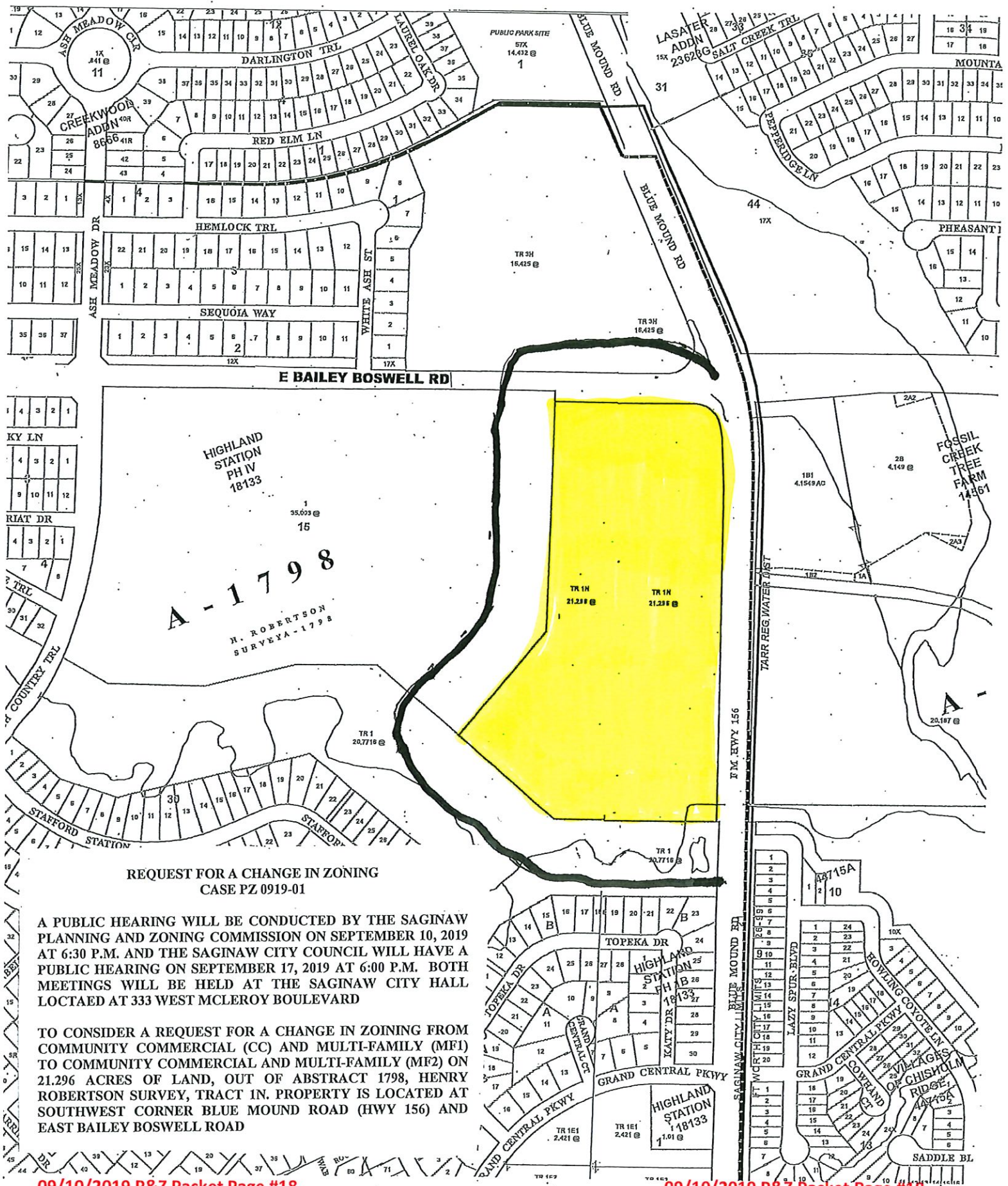
Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments



UCD SAGINAW
SW CORNER BLUE MOUND/E BAILEY BOS

LEGAL	NAME	MAILING ADDRESS	CITY	STATE	ZIP	PROPERTY ADDRESS IF DIFFERENT
A1798 PR 1	CITY OF SAGINAW	PO BOX 79070	SAGINAW	TX	76179	FROM MAILING ADDRESS
A1798 PR 3H	BLUE MOUND PARTNERS LP	7001 PRESTON RD STE 410	DALLAS	TX	75205	1340 HIGH COUNTRY TRL
18133 171	EAGLE MOUNTAIN SAGINAW ISD	1200 OLD DECATUR RD	SAGINAW	TX	76179	8401 BLUE MOUND RD
A1798 PR 1	UCD SAGINAW LP	7001 PRESTON RD STE 410	DALLAS	TX	75205	1400 HIGH COUNTRY TRL

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

CASE NUMBER: _____

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

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

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

REQUEST FOR CONSIDERATION OF

ZONING CHANGE () PLANNED DEVELOPMENT () DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: CC / MF1 PROPOSED ZONING: CC / MF2

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: I / III ABSTRACT: 1798 SURVEY: Henry Robertson Survey

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

ADDRESS and/ or LOCATION OF PROPERTY: SW corner of HWY 156 and Bailey Boswell

NAME OF PROPOSED DEVELOPMENT: UCD Saginaw

TOTAL ACREAGE OF PROPERTY: 21.3 acres

REASON FOR ZONING REQUEST: *(please be specific)*

Rezone the existing property to allow for a cohesive
mixed use development

(Use additional sheets and attach if necessary)

CURRENT ZONING: Property is Currently Zoned CC and MU1

REQUESTED ZONING: We respectfully request to realign the zoning districts as shown on the site plan to all for CC and MU2

zoning to provide for a mixed use development.

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

OWNER'S SIGNATURE: [Signature]

PHONE #:

214.288.3624

and/or OPTION HOLDER:

dparks@dpcrales

PHONE #:

214.288.3624

OWNER'S NAME: (Please Print) UCD Saginaw LP

OWNER'S ADDRESS: 7001 Preston Rd. Ste 410 Dallas, TX 75205

APPLICANT'S SIGNATURE: [Signature]

PHONE #:

817.281.0572

APPLICANT'S NAME: Clay Cristy - ClayMoore Engineering

CLAY@CLAYMOOREENG.COM

APPLICANT'S ADDRESS: 1903 Central Drive, Ste 406 Bedford, TX 76021

**SUBMITTED
BY APPLICANT**

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: [Signature] DATE: 4-2-19 TIME: 5:00 PM

FEE FOR APPLICATION: \$1500. RECEIPT #: 172710

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: ~~5-14-19~~ 9-10-19

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: ~~5-21-19~~ 9-17-

ACTION TAKEN: _____

August 21, 2019

We received an email prior to the May P&Z meeting date from the applicant requesting additional time to work on their concept plan and to postpone the meeting to a later time. They are now ready to proceed and we are rescheduling the P&Z meeting to 9/10/19 and the City Council meeting to 9/17/19.

Mary Ragle

MULTIFAMILY TRACT

Being all that certain 11.492 acre tract of land situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas and being a portion of that certain tract of land conveyed to UCD Saginaw, LP, by deed recorded in Instrument Number D216057686, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with metal cap found for the northwest corner of said UCD tract, same being the Southwest corner of that certain tract of land dedicated for right-of-way to City of Saginaw, by deed recorded in Volume 12586, Page 2082, said Deed Records, same being in the South right-of-way line of Bailey Boswell Road (75 foot right-of-way per Volume 388-211, Page 59 and Volume 12586, Page 2082), same being the Northeast corner of Lot 1, Block 15, Highland Station Phase IV, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded under Cabinet A, Slide 3462, Plat Records, Tarrant County, Texas;

THENCE South 00 deg. 06 min. 29 sec. East, along the common line of said UCD tract and said Lot 1, a distance of 290.36 feet to a point for the northwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said UCD tract as follows:

South 89 deg. 22 min. 50 sec. East, a distance of 90.83 feet to a point for angle point;

South 89 deg. 25 min. 51 sec. East, a distance of 237.89 feet to a point for angle point;

South 00 deg. 37 min. 18 sec. West, a distance of 880.68 feet to a point for internal corner;

South 89 deg. 23 min. 43 sec. East, a distance of 296.71 feet to a point for corner, same being in an easterly line of said UCD tract, same being in the westerly right-of-way line of Blue Mound Road (Farm to Market 156, called 120 foot right-of-way);

THENCE South 00 deg. 35 min. 42 sec. East, along the common line of said UCD tract and said Blue Mound Road, a distance of 214.45 feet to a 1/2 inch iron rod with "YP Associates" cap found for the Southeast corner of said UCD tract, same being the most easterly Northeast corner of that certain tract of land conveyed as Tract I to City of Saginaw, by deed recorded in Volume 13636, Page 421, aforesaid Deed Records, Tarrant County, Texas;

THENCE along the common line of said UCD tract and said City of Saginaw tract (Volume 13636, Page 421) as follows:

South 89 deg. 53 min. 58 sec. West, a distance of 566.36 feet to a 1/2 inch iron rod found for the most southerly Southwest corner of said UCD tract;

North 50 deg. 45 min. 13 sec. West, a distance of 432.04 feet to a 1/2 inch iron rod found for the most westerly Southwest corner of said UCD tract, same being the most southerly corner of aforesaid Lot 1;

THENCE along the common line of said UCD tract and said Lot 1 as follows:

North 39 deg. 02 min. 59 sec. East, a distance of 450.45 feet to a 1/2 inch iron rod found for angle point;

North 00 deg. 06 min. 29 sec. West, a distance of 479.38 feet to the POINT OF BEGINNING and containing 500,592 square feet or 11.492 acres of computed land, more or less.

COMMERCIAL

Being all that certain 9.804 acre tract of land situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas and being a portion of that certain tract of land conveyed to UCD Saginaw, LP, by deed recorded in Instrument Number D216057686, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with metal cap found for the northwest corner of said UCD tract, same being the Southwest corner of that certain tract of land dedicated for right-of-way to City of Saginaw, by deed recorded in Volume 12586, Page 2082, said Deed Records, same being in the South right-of-way line of Bailey Boswell Road (75 foot right-of-way per Volume 388-211, Page 59 and Volume 12586, Page 2082), same being the Northeast corner of Lot 1, Block 15, Highland Station Phase IV, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded under Cabinet A, Slide 3462, Plat Records, Tarrant County, Texas;

THENCE North 89 deg. 54 min. 35 sec. East, along the common line of said UCD tract and the South right-of-way line of said Bailey Boswell Road (per deed recorded in Volume 12586, Page 2082), a distance of 500.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most northerly Northeast corner of said UCD tract, same being in the intersection of said Bailey Boswell Road and Blue Mound Road (Farm to Market 156, called 120 foot right-of-way), same being the beginning of a curve to the right, having a radius of 90.00 feet, a central angle of 79 deg. 45 min. 28 sec., and a chord bearing and distance of South 50 deg. 12 min. 36 sec. East, 115.41 feet;

THENCE along said curve to the right in said intersection (per deed recorded in Volume 12586, Page 2082), an arc distance of 125.28 feet to a 1/2 inch iron rod set for angle point, same being the South

corner of said City of Saginaw tract, same being in the West right-of-way line of said Blue Mound Road, same being in the East line of said UCD tract;

THENCE along the common line of said UCD tract and said Blue Mound Road as follows:

South 10 deg. 11 min. 47 sec. East, a distance of 37.38 feet to a 1/2 inch iron rod set for angle point;

South 03 deg. 51 min. 11 sec. East, a distance of 165.03 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 35 min. 42 sec. East, a distance of 902.99 feet to a point for the southeast corner of the herein described tract;

THENCE through the interior of said UCD tract as follows:

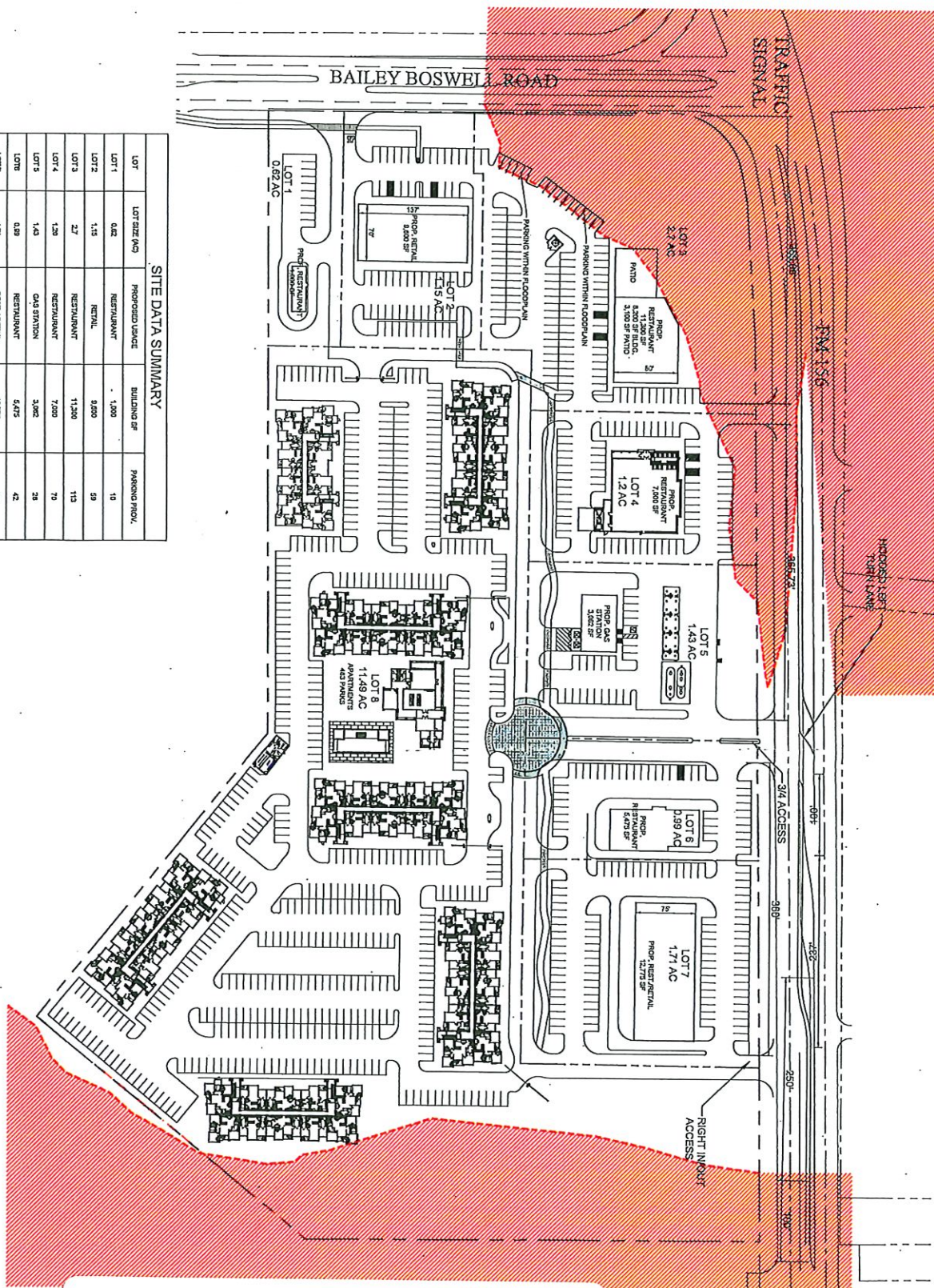
North 89 deg. 23 min. 43 sec. West, a distance of 296.71 feet to a point for the most southerly southwest corner of the herein described tract;

North 00 deg. 37 min. 18 sec. East, a distance of 880.68 feet for angle point;

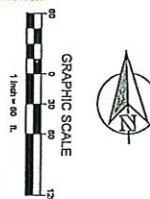
North 89 deg. 25 min. 51 sec. West, a distance of 237.89 feet to a point for angle point;

North 89 deg. 22 min. 50 sec. West, a distance of 90.83 feet to a point for the most westerly southwest corner of the herein described tract, same being in a westerly line of said UCD tract, same being in the easterly line of aforesaid Lot 1;

THENCE North 00 deg. 06 min. 29 min. West, along the common line of said UCD tract and said Lot 1, a distance of 290.36 feet to the POINT OF BEGINNING and containing 427,053 square feet or 9.804 acre of computed land, more or less.



**APPROVAL OF THIS ZONING CHANGE
REQUEST WILL NOT APPROVE THE
CONCEPT PLAN SUBMITTED. PLAN
INCLUDED FOR INFORMATION ONLY.**



August 29, 2019	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	Developer	# of Lots	Status
Willow Vista Phase 3A	Mearl McBee	47	42 permits issued for new homes.
Willow Vista Phase 3B	Mearl McBee	50	46 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	23 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	139 permits issued for new homes.
Basswood Crossings Phase 3, (includes Phase 4)	D R Horton	213	77 permits issued. 22 permits in review. Acceptance Letter issued 8/28/19.
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East Bailey Boswell Rd reconstruction Phase II	98% complete.	September 2019	Pending development punch list.
East Bailey Boswell Rd reconstruction Phase III Overpass	Project delayed.	Spring 2021	Pending Railroad and TxDOT Permits
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Fairmount Street	Under construction	September 2019	Construction began 8/26/19
West McLeroy Spot Repairs	Pending county schedule	September 2019	Completed south side of roadway. North side to begin September 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	Complete	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	Pavilions Under Construction	September 2019	Council approved release of easement for Atmos on 7/23/19
Fairmount Sanitary Sewer	Final Plans submitted.	4th Qtr of 2019	Contract to be awarded 9/3/19
BNSF Utility Relocations	Plans and Spec preparation under way.	4th Qtr of 2019	Work included with 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 issued	Under construction

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
2 JT Development	900 E. Industrial	Under Review	Civil and build plans submitted.
Take 5 Oil Change	112 W Bailey Boswell Rd	Permit Issued	Permit issued 8/28/19.
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltmill 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 to consider on 9/3/19
Saginaw Skilled Nursing Facility SUP	NE corner Knowles Dr and W McLeroy Blvd	Pending	P&Z recommended approval on 8/13/19, City council to consider on 9/3/19
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Under review

UCD Saginaw	SW Corner of Blue Mound Road and E Bailey Boswell Road	Scheduled for P&Z on 9/10/19 and City Council on 9/17/19	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.	Approved	P&Z recommended approval on 8/13/19. City Council approved 8/20/19.
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.	Construction Underway.

PLANNING AND ZONING COMMISSION
2017-2018 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 1218-01	City of Saginaw	Saginaw Boulevard	Saginaw Blvd Overlay District Amend Zoning Ordinance to add new use "Restaurant Limited"	12/11/18	Recommended Approval with additional textual clarification for non-conforming buildings and uses	12/18/18	Tabled
PZ 1218-02	City of Saginaw		Amend Zoning Ordinance to require a permit 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			12/11/18	Recommended Approval	12/18/18	Approved
PZ 0419-01, 02	Michael Clark, Winkleman & Assoc	The Square, north and west of Walmart between Saginaw Boulevard and Old Decatur Road	Final Development Plan and change zoning to a Planned Development	04/19/19	Recommended Approval	4/4/16/19	Approved
PZ 0519-01	Clay Cristy, Clay Moore Eng	Southwest corner E Bailey Boswell Rd and Blue Mound Rd (H156)	Change Zoning	05/14/19	Applicant Requested that the item be tabled. Tentatively scheduled for 9/10 P&Z and 9/17 CC		
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

PLANNING AND ZONING COMMISSION
2017-2018 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0819-01	Brad Childers, Barron Stark Engineering	NE Corner West McLeroy Blvd and N Knowles	SUP to be allowed to operate a Skilled Nursing Facility (nursing home)	08/13/19	Recommended Approval	09/03/19	
PZ 0919-02	City	Zoning Ordinance Amendment	To add regulation and definition governing Public, Private, and Open Enrollment Charter Schools	08/13/19	Recommended Approval	08/20/19	Approved