

**CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING**

**Saginaw City Hall
333 West McLeroy Boulevard
6:00 P.M. – Tuesday, October 8, 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 September 10, 2019

PG 7 (5) **PZ 1019-01 PUBLIC HEARING**
Consideration And Action Regarding A Request for Approval of a Specific Use Permit to Be Allowed to construct and operate a Mini Warehouse Facility on Approximately 4.65 Acres of Land Out of Lot 2R4, Block A, Van Zandt Place Addition, Located North of The 700 Block of West Bailey Boswell Road in Saginaw Jim Maibach
Peyco Southwest

PG 26 (6) **Staff Report** Public Works Director
A. Discussion Of Residential, Commercial And Industrial, Rick Trice, P. E.
And City Capital Projects

PG 32 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
SEPTEMBER 10, 2019**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Director Public Works		Rick Trice
City Attorney		Alicia Kreh
Chief Building Official		Larry Little
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Clay Cristy
Robert Dorazil
Gerald Sappington

(1) Call to Order

Chairman Lewis called the meeting to order at 6:50 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Member Barngrover

(3) Audience participation

Item bypassed. No one other than representatives relating to item 5 were present.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on August 13, 2019 were presented for approval. A motion was made by Member Barngrover with a second by Vice Chairman Haney to approve the minutes for August 13, 2019 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover,

Against: None

Absent Members Julien, LaBruyere, Alternate Members Villarreal, John Peet

(5) PZ 0919-01 PUBLIC HEARING

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

Chairman Lewis opened the Public Hearing at 6:51 p.m.

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

Chairman Lewis asked for an explanation for changing from MF1 to MF2. Clay Cristy, engineer for the owner stated that the increased density would help support the commercial development proposed. He also stated that the reconfiguration of the existing zoning would locate more commercial zoning along East Bailey Boswell Road and Blue Mound Road (Hwy156) and tuck the multifamily behind the commercial.

Member Barngrover asked about ROW for the Blue Mound Road expansion. Mr. Cristy stated this will be included in platting.

Vice Chairman inquired about type of buildings for the multifamily. Mr. Cristy stated it would be 2 to 3 stories.

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

Chairman Lewis closed the public hearing at 6:56 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the city council approve the zoning request for the property located at the southwest corner of East Bailey Boswell Road and Blue mound road to change the zoning from Community Commercial (CC) and Multifamily (MF1) to Community Commercial (CC) and Multifamily (MF2) Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover,

Against: None

Absent Members Julien, LaBruyere, Alternate Members Villarreal, John Peet

(6) 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.

(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

No executive session was held

(8) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover,

Against: None

Absent Members Julien, LaBruyere, Alternate Members Villarreal, John Peet

Chairman Lewis declared the meeting of September 13, 2019 closed at 6:59 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

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

DATE: October 4, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 1019-01 - PUBLIC HEARING.

Consideration and action regarding a request for Specific Use Permit to allow the operation of a mini warehouse facility on approximately 4.65 Acres out of Lot 2R4, Block A, Van Zandt Place Addition, located north of West Bailey Boswell Road behind EECU in Saginaw.

Applicant: James Maiback
Owner: Havener HH LP, Gary Havener
Engineer: Kimley-Horn
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: Community Commercial (CC)

BACKGROUND: This item is a public hearing. This item is a request for approval of a specific use permit to allow a mini warehouse facility on approximately 4.65 Acres out of Lot 2R4, Block A, Van Zandt Place Addition, located north of West Bailey Boswell Road behind EECU in Saginaw.

The property is currently zoned Community Commercial (CC). The Ultimate Land Use Plan designates the property as Community Commercial (CC). A Specific Use Permit is required to allow a mini warehouse in Community Commercial (CC) zoning.

The following Special conditions apply:

1. A site plan is required.
2. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
3. Mini-warehouses.
 - a. The principal access to the mini-warehouse complex shall be provided by an access drive of not less than 24 feet in width;

- b. The lot area used for mini-warehouse structures facing onto a public street shall not be greater than 100 feet in width including the access drive. The remainder of the lot devoted to the mini-warehouse use shall not face on any other public street;
- c. The boundary of the mini-warehouse complex shall be screened by walls or other devices from any adjoining use that, in the opinion of the council, is incompatible with the mini-warehouse use.

Sec. 5-4 G. *Conditions of permit approval* lists thirteen conditions to be considered. The applicant has provided a written response to these conditions and it is included in the Commission's packet.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Trice', with a stylized flourish at the end.

Rick Trice, P.E.
Director of Public Works

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L	M H	M F 1	M F 2			O P	N C	C C	C F	H I	
											Building Materials Manufacturing						P	7, 22
S											Dairy Processing							7, 22
											Electronics Manufacturing					P	P	7, 22
											Laundry, Dry Cleaning & Dyeing Plant including Diaper Service					P	P	7
S											Line Compressor Station	S	S	S	S	S	S	1, 15, 24
											Machine Shop					P	P	
											Manufacturing Facility (Light)					P	P	7, 22
											Meat Product Processing						S	2, 7, 22
											Metal Recycling Facility						S	
											Mini-warehouse	S	S			P	P	2, 7, 18
											Natural Resources Mining							
P	P	P	P	P	P	P	P	P	P	P	Oil and Gas Wells	P	P	P	S	P	P	15
											Pharmaceutical Plant					P	P	7, 22
											Plastic Products Manufacturing					P	P	7, 22
											Salvage Yard							7
											Stockyard						S	2, 7, 22
											Storage and Warehousing Establishment					P	P	2, 7, 13
											Storage Yard					P	P	7
											Telecommunications, Wireless Facility							14
											Textile Manufacturing					P	P	7, 22
10/08/2019 P&Z Packet Page #9											Warehousing, Freight Office and or Storage							7, 13, 22
											Welding or Machine Shop					P	P	7

Sec. 5-2. - Special conditions for listed uses.

Description of land use table conditions and special regulations. The following describe conditions and special regulations for uses listed in the permitted use table. Additional requirements may be added to these herein by the planning and zoning commission or city council as deemed necessary to protect the health, safety, and general welfare of the citizens of Saginaw. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the planning and zoning commission and city council have been met.

1. A site plan will be required in accordance with section 8-1, Site Plan Requirements.
2. A site plan, in accordance with section 8-1, Site Plan Requirements, will only be required in districts which require a specific use permit.
3. All storage shall be within completely enclosed buildings or effectively screened with screening not less than six feet nor more than eight feet in height, provided no storage located within 50 feet of such screening shall exceed the maximum height of such screening.
4. Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
5. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
6. Permitted on a temporary basis only, in accordance with section 8-7, Temporary Uses and Special Events.
7. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
8. Any proposed stable or barn must be set back 150 feet from a residential property line. Only animals permitted within the corporate limits by the City Code will be permitted on site.
9. Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned property.
10. A copy of the state certification of licensing or registration as described in Section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the city.
11. Shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts.
12. All vehicles being stored for repair shall be screened from all public rights-of-way.
13. All equipment shall be stored and displayed on a hard all weather surface.
14. Antenna and towers shall be permitted and regulated in accordance with section 8-14, Wireless Communications Facilities.
15. Oil and gas wells shall comply with Ordinance No. 2007-09, as it may be amended. No gathering station/compressor stations shall be permitted in SF-1, SF-2, SF-3, SF-4, ZLL, DX, MF1, MF2 and MH zoning districts.
16. Accessory dwelling/garage apartments are limited to a maximum of 500 square feet.
17. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within 500 feet from any residentially zoned property.
18. Mini-warehouses.
 - a. The principal access to the mini-warehouse complex shall be provided by an access drive of not less than 24 feet in width;
 - b. The lot area used for mini-warehouse structures facing onto a public street shall not be greater than 100 feet in width including the access drive. The remainder of the lot devoted to the mini-warehouse use shall not face on any other public street;
 - c. The boundary of the mini-warehouse complex shall be screened by walls or other devices from any adjoining use that, in the opinion of the council, is incompatible with the mini-warehouse use.
19. Shall comply with the regulations of article 10, Retirement Housing Regulations.
20. Any nonresidential use abutting a residentially zoned property shall be screened from public view by a solid fence, wall, berm, live plant material, or any combination thereof.
21. Must comply with regulations provided in section 7-2, Carport Overlay District.

Star-Telegram MEDIA

Arlington Citizen-Journal | The Keller Citizen | La Estrella
Mansfield News-Mirror | Star-Telegram Northeast | Weatherford Star-Telegram
star-telegram.com | 808 Throckmorton St. | Ft Worth, Tx. 76102-6315

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
600657	0004396989	PUBLIC NOTICE CITY OF SAGINAW The City of	Public Notice	\$583.26	1	33.00 Li

Attention: Janice England

CITY OF SAGINAW

PO BOX 79070

FORT WORTH, TX 761790070

PUBLIC NOTICE CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 8, 2019 to consider a request for Specific Use Permit to allow the operation of a mini warehouse facility on approximately 4.65 Acres out of Lot 2R4, Block A, Van Zandt Place Addition, located north of West Bailey Boswell Road behind EECU in Saginaw.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 15, 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 McLeroy Boulevard, Saginaw, Texas, 76179.

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.

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THE STATE OF TEXAS

County of Tarrant

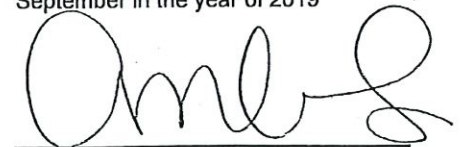
Before me, a Notary Public in and for said County and State, this day personally appeared VICTORIA RODELA, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 Insertion(s)

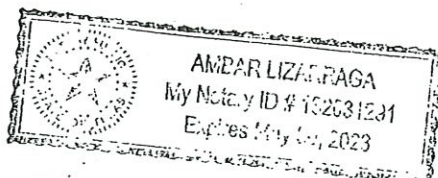
Published On:
September 27, 2019


(Principal Clerk)

SUBSCRIBED AND SWORN TO
BEFORE ME, THIS 27th day of
September in the year of 2019



Notary Public -





205 Brenda Lane
P O Box 79070
Saginaw, Texas 76179
817-230-0500
Fax: 817-232-9868

City of Saginaw

September 27, 2019

NOTICE OF PUBLIC HEARING

RE: PZ 1019-01 Request for consideration of approval of a Specific Use Permit to allow construction and operation of a mini warehouse in Saginaw. This use is allowed in a Community Commercial (CC) Zoning District with the approval of a specific use permit.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of October, 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of October, 2019 at 6:00 p.m. in the Council Chambers of the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from James L. Maibach, 1703 N. Peyco Dr., Arlington, Tx 76001 to construct and operate a mini warehouse on property located north of the 700 block of West Bailey Boswell Road (behind the E. R. and EECU).

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.

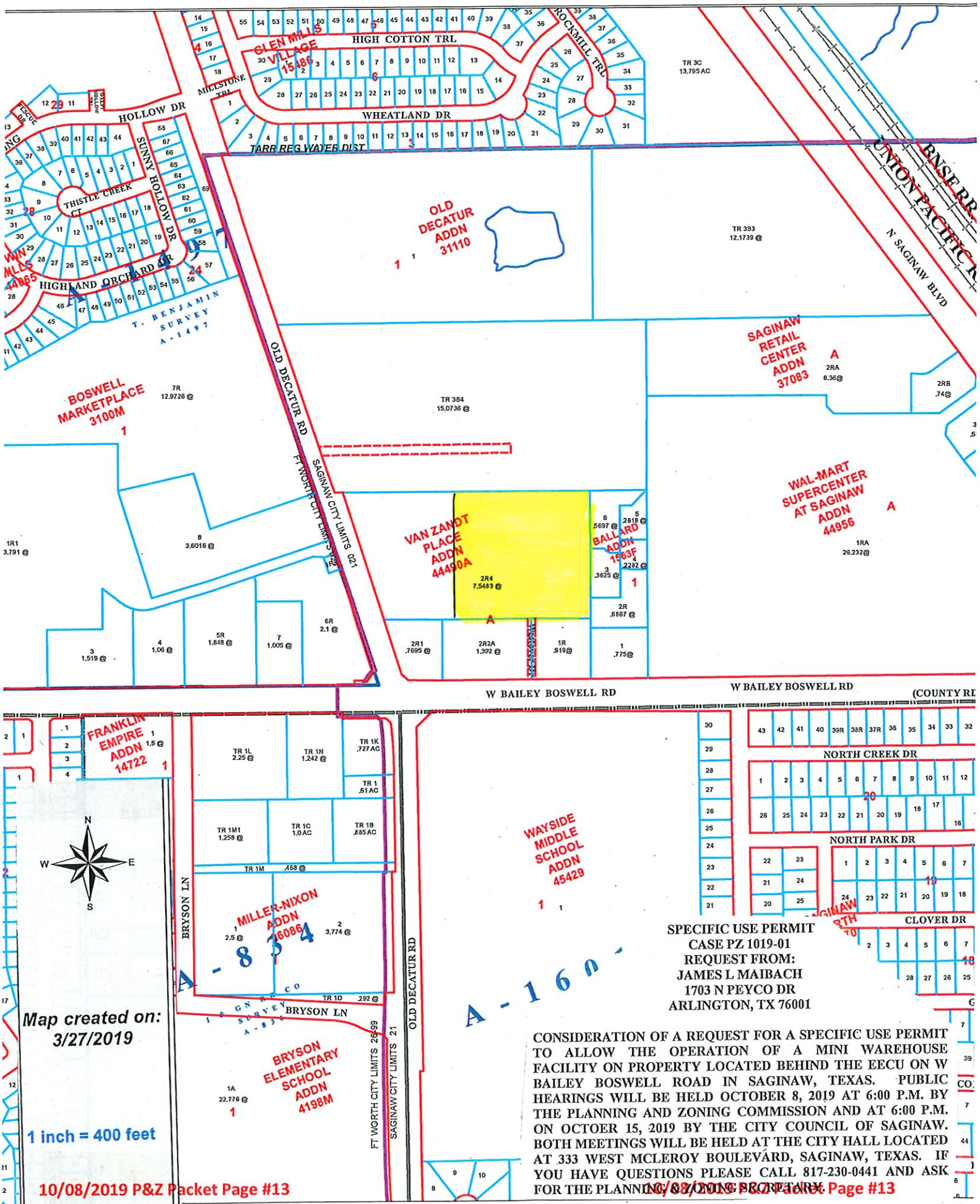
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or crosshatched is the property to be considered.

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.



SPECIFIC USE PERMIT
CASE PZ 1019-01
REQUEST FROM:
JAMES L MAIBACH
1703 N PEYCO DR
ARLINGTON, TX 76001

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MINI WAREHOUSE FACILITY ON PROPERTY LOCATED BEHIND THE EECU ON W BAILEY BOSWELL ROAD IN SAGINAW, TEXAS. PUBLIC HEARINGS WILL BE HELD OCTOBER 8, 2019 AT 6:00 P.M. BY THE PLANNING AND ZONING COMMISSION AND AT 6:00 P.M. ON OCTOBER 15, 2019 BY THE CITY COUNCIL OF SAGINAW. BOTH MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT 333 WEST MCLEROY BOULEVARD, SAGINAW, TEXAS. IF YOU HAVE QUESTIONS PLEASE CALL 817-230-0441 AND ASK FOR THE PLANNING AND ZONING DEPARTMENT.

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 10/8/19 and City Council Meeting on 10/15/19 to consider a request for a Specific Use Permit to be allowed to construct and operate a mini-warehouse facility on property located north of the 700 block of W. Bailey Boswell Road (behind the E. R. and E. E. C. U.)

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

PZ1010 1 45429 1 1
EAGLE MOUNTAIN SAGINAW ISD
1200 N OLD DECATUR ROAD
SAGINAW TX 76179

PZ 1019 01 44956 A 1RA
WALMART REALT EST BUS
% PROPERTY TAX MS 0555
P O BOX 8080
BENTONVILLE AR 72712

PZ1010 1 44490A 2R1
7-ELEVEN INC
55 IVAN ALLEN JR BLVD NW STE 845
ATLANTA GA 30308

PZ1010 1 44490A 2R2A
HAVENER HH LP
PO BOX 121689
FORT WORTH TX 76121

PZ1010 1 44490A A1R
E E C U
1617 W 7TH ST
FORT WORTH TX 76102

PZ1010 1 1563F 1 1-6
BALLARD FAMILY INVESTMENTS
701 W BAILEY BOSWELL RD
SAGINAW TX 76179

PZ1010 1 A1497 3B04
AM & JK DEVELOPMENT LLC
927 CONDOR DR
COPPELL TX 75019



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 1400 N. Old Decatur Rd.

LEGAL DESCRIPTION: (REF. SITE PLAN)

LOT: 2R4 BLOCK: A ADDITION: Van Zandt Place

TRACT: _____ ABSTRACT: 1497 SURVEY: Benjamin Thomas

ZONING: CC - Community Commercial

PRESENT USE AND IMPROVEMENTS ON PROPERTY: Vacant Land

APPLICANT INFORMATION: 1703 N. Peyco Dr.
James L. Maibach Arlington, TX 76001 (817) 467-6803

APPLICANT NAME ADDRESS TELEPHONE

II. OWNER INFORMATION: PO Box 121969
Havener HH LP Fort Worth, TX 76121 (817) 239-1717

PROPERTY OWNER NAME ADDRESS TELEPHONE

By: [Signature]
(Property Owner Signature)

III. AGENT INFORMATION: 801 Cherry St.
Brandon Middleton Suite 1300, Unit 11
Fort Worth, TX 76102 (817) 339-2275

AGENT ADDRESS TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☐ NO

☒ YES, DATE Sept. 2014

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

[Signature]
APPLICANT SIGNATURE

9/9/2019
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: SUP for Mini-Warehouse.

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

All Storage is a leader in the self-storage market proving the best all-around facilities and amenities at each location. This proposed development is for a first class self-storage facility. The site is located behind 3 existing buildings on Bailey Boswell. On Old Decatur Rd. the project will also be buffered from the street by the remaining lot which compliments the use. The current zoning of the property is CC and the self-storage use is allowed with an SUP. The project features a 3 story building for climate controlled storage. This building is planned to feature a leasing office, interior drive-thru access, and internal elevators for accessing the above floors. Quality design is incorporated into the project site and the exteriors of the building. There are also two smaller single story buildings that will also be comprised of masonry materials. All together, this project meets the ordinances for the CC zoning district in parking, height, landscape, screening, exteriors, and no variances are being requested. We look forward to working on this project.

9-10-2019
DATE RECEIVED

M. Ruffe
APPLICATION TAKEN BY

\$750.00
FEE RECEIVED

175803
RECEIPT NUMBER

P&Z MEETING DATE

CITY COUNCIL MEETING DATE

ACTION TAKEN: APPROVED ☐ DENIED ☐ DATE:

VOTE: FOR ☐ AGAINST ☐ ABSTAIN ☐



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041619269
AD NUMBER: 44490A A 2R4
CERTIFICATE NO : 78226423

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
KIMLEY HORN

801 CHERRY STSUITE 1300 UNIT 11
FORT WORTH TX 76102

DATE : 9/13/2019
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

VAN ZANDT PLACE ADDITION BLOCK
A LOT 2R4

0001400 N OLD DECATUR RD
7.5483 ACRES

PROPERTY OWNER

HAVENER HH LP

PO BOX 121969
FORT WORTH TX 761211969

YEAR	TAX UNIT	AMOUNT DUE
2018	CITY OF SAGINAW	\$0.00
2018	Tarrant County	\$0.00
2018	JPS HEALTH NETWORK	\$0.00
2018	TARRANT COUNTY COLLEGE	\$0.00
2018	EAGLE MOUNTAIN/SAGINAW ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : KIMLEY HORN

ACCOUNT NUMBER: 00041619269

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy



Real Estate Brokerage ♦ Development ♦ Appraisals ♦ Property Tax Consulting

September 30, 2019

Re: All Storage | Saginaw, SUP Zoning Requirements Letter

City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

To Mary Ragle:

Please find the below 13 responses in accordance with Zoning Ordinance Section 5.4 G 1-13.

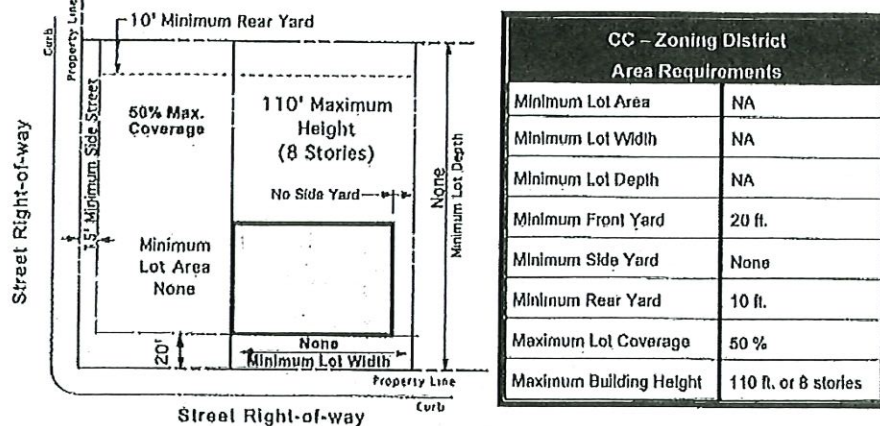
1. The proposed use complies with all of the requirements of the zoning district in which the property is located.
 - a. *Purpose.* The "CC" district is established to provide for a broad range of retail and service oriented commercial uses. This district is generally located near major thoroughfares 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.
 - i. **The desired use of a mini warehouse/self-storage facility is appropriate in its purpose for CC zoning. The business concept blends the ability of patrons to be able to purchase boxes, tape, and other packing material, along with a service-oriented business in providing a location for people to store belongings in a secure and safe location. The site is located near major thoroughfares of Bailey Boswell Rd and Old, Decatur Rd. The proposed development sits behind existing CC zoned businesses 7-Eleven, Medical City ER Saginaw, EECU Credit Union, and is screened by these businesses from the closest residential neighborhood to the southeast of the subject property. Its location is considered a secondary retail location.**
 - b. *Permitted uses.* Uses in the "CC" district shall be in accordance with section 5-1, Permitted Use Table.
 - i. **The proposed development is in accordance with Section 5-1; with an appropriate Special Use Permit.**
 - 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.

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- i. The proposed development complies with all Area Requirements as shown in provided plans and listed below.
 - ii. **Min Front Yard 20' – Complies**
Min Side Yard None – Exceeds yard space on both sides of building.
Min Rear Yard 10' – Complies
Max Lot Coverage: 50% (Lot Area: 202,370 SF)
Lot Coverage: 44% (Ground Level Bldg. SF: 89,700 SF)
Max Building Height 110' – Complies. (Proposed Bldg. Height: 51'-6")
 - 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.
 - i. Per Section 8-9, 1 parking space per 3,000 SF of Floor Area.
Total floor area: 247,100 SF. 82 spaces required | 83 spaces are provided.
 - e. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscaping Regulations.
 - i. Landscaping in accordance with section 8-13 per landscape plan
 - f. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
 - i. Signs in accordance with section 8-10.
 - g. *Exterior construction.* Exterior Construction shall be in accordance with section 9-1.C, Commercial.
 - i. Project complies with the masonry requirements within the zoning district.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
 - a. The proposed climate controlled, internal access, self-storage development will be a benefit for the city and residents of Saginaw. As the greater Fort Worth area continues to expand, Saginaw is and will continue to be a sought-after location for new residents. The proposed development will provide a safe, secure, climate-controlled facility that is centrally located to new development along Bailey Boswell and Old Decatur Rd. The site is configured behind existing community centered businesses. Due to the lack of immediate visibility, this location would not be as well suited for retail development. To the west, on Old Decatur, there will be

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a second lot that will also provide a buffer from the site to the street. No street frontage is being proposed with this project.

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, 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.
 - a. The current tax value for the subject (TAD account #:41619269) as a vacant tract of land is \$301,932, and with the current agricultural exemptions the taxes received on the property for Saginaw City and Eagle Mountain/Saginaw ISD total \$13.96. This development will make an impact on these figures. While the land may have served an agricultural purpose in the past, the continued development around the site has diluted its potential. Additionally, the developer is not aware of any cultural or historical significance of the site, and this would have most likely come forward as a point of contention in prior development around the subject. Businesses around the proposed development will likely see more visitors to their respective businesses, as new development helps drive additional visibility to an area.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
 - a. The developer of the subject has worked closely with the City of Saginaw to ensure all necessary improvements are taken to account. The drainage is being designed with a detention pond in an effort to match the existing drainage conditions. Widening of access easements on the Southwest corner of the property will improve access to the subject site. Utilities are available and will be extended to the site. The developer will continue to refine utility details during the building permitting process.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrance and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
 - a. As mentioned in item 4, the developer is planning on expanding the access easement on the southwest corner of the subject to allow for additional ease of access to the subject. In addition, the development features an EZ Drive-Thru in the middle of the building which provides patrons the security and comfort of loading/unloading vehicles in and out of the facility. The site is designed to connect to the existing drives while providing access to the around the site without disrupting existing traffic 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.
 - a. The vacant tract to the west of the subject (Unplatted lot 2R4B) is in support of the development and is working closely with developer. There is no foreseen hinderance

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to this property at this point. Additionally, as part of this project, Water and Sewer utilities will be extended to this lot. The vacant lot to the North is under development and should bear no hindrance from this development.

7. The location, nature and height of the buildings, structures, walls and fences are not out of scale with the neighborhood.
 - a. The buildings are setback from the street in both directions and they fit within the zoning regulations for this district. The zoning standards on this lot allow for more lot coverage and building height than what is being proposed. The overall height of the building (51'-6") is in accordance with CC zoning, using 50% of the maximum allowed height. The project is below the existing allowed guidelines and fits in with the existing uses and the future proposed uses.
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.
 - a. The proposed subject will be beneficial to the surrounding development, as new development has the potential to bring new patrons and customers to the surrounding businesses. Customers that may choose to utilize this climate controlled secure self-storage facility are likely to also visit the surrounding businesses of 7-Eleven, Walmart, Chick-Fil-A, etc. Additionally, development of this site near these businesses will help promote a cleaner/more established neighborhood, as vacant lots can sometimes lead to illegal dumping and other activities.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
 - a. The proposed self-storage facility will not produce odors, fumes, dust, noise, vibration, or visual blight. To the contrary, the proposed subject is likely to assist with dampening of noise and visual blight from traffic on Bailey Boswell to the residential neighbors to the North of the subject. Additionally, the development has the amenity of the EZ Drive-Thru which mitigates the visibility of vehicles loading and unloading.
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.
 - a. On-site lighting will be designed to lighting code and city ordinance requirements. Building lighting is to be directed downward/away from adjacent residential districts.
As discussed in item 8, the development of the vacant land will improve the security for the surrounding businesses as development of a vacant lot is a crime deterrent in itself.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
 - a. An integral part of the project is the landscaping. It will be done to city ordinance, and it will be very compatible with the adjacent properties. Additionally the

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development of the vacant land will add landscaping that is currently not present,
and help yield a more well established area.

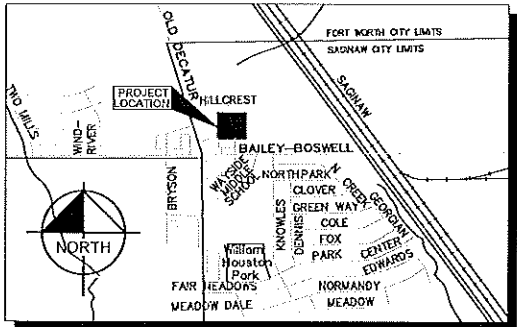
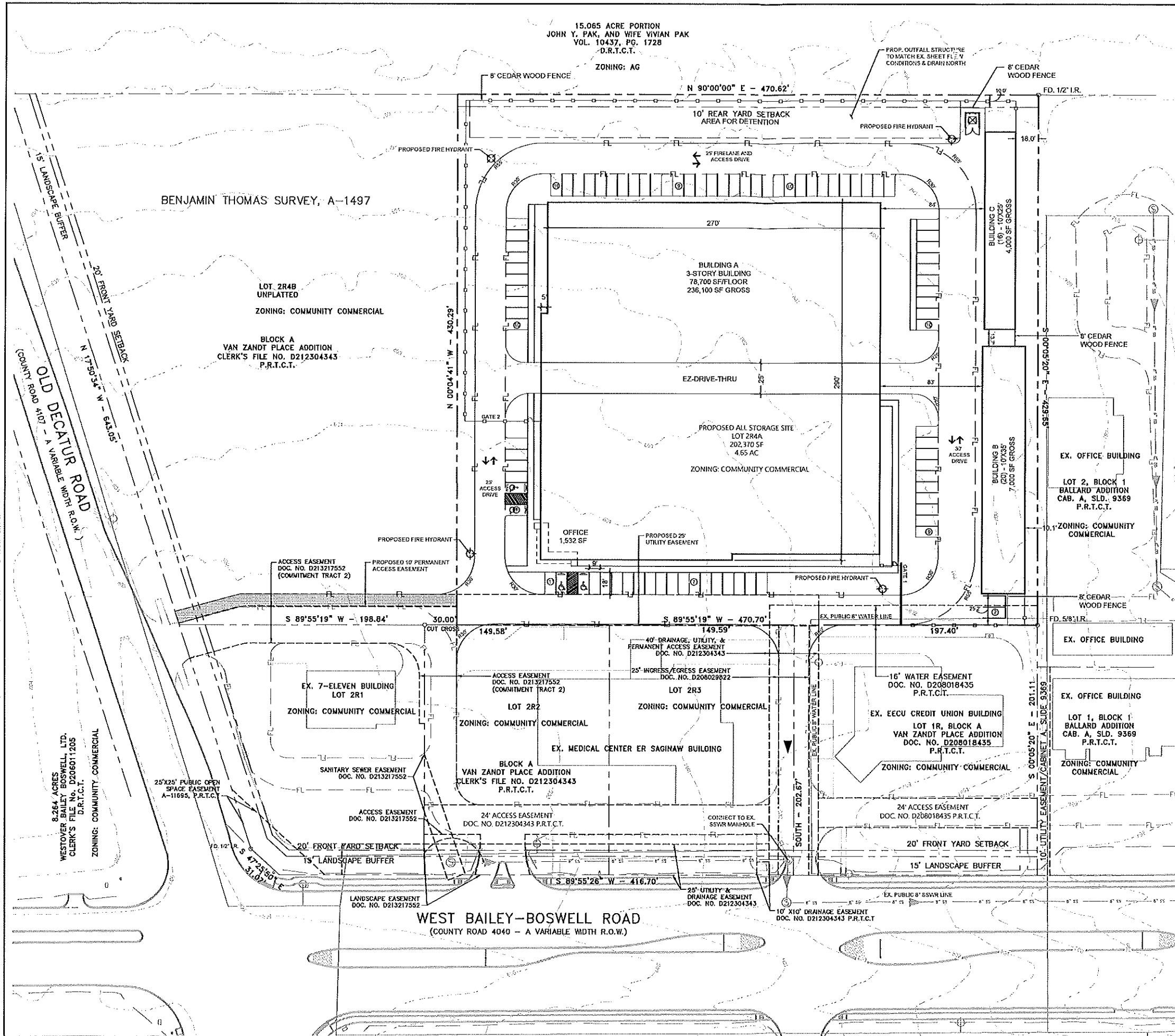
12. The proposed operation is consistent with the applicants submitted plans, master plans, projections, or where inconsistencies exist, the benefits outweigh the costs.
 - a. The developer has and will continue to be willing to work with city to comply with needs and concerns for the proposed site. The developer wishes to be an asset to the city of Saginaw through their development, and wishes to see continual improvement for the surrounding neighborhoods.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.
 - a. The Ultimate Land Use Plan as available from the City of Saginaw's website shows the site planned for (CC) Community Commercial. As mentioned in item 1, mini warehouse/self-storage is allowed with a Specific Use Permit. The subject is inline with the cities desires and plans for the area, and will continue to be an asset to the surrounding community.

Thank you for your time in reviewing this letter, please feel free to contact us with any comments or concerns that you might have.

Respectfully,

Jim Maibach, President
Peyco Southwest Realty, Inc.
jmaibach@peycosouthwest.com
817-467-6803

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE PROPOSED PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LOCATION MAP
N.T.S.

LEGEND	
BOUNDARY LINE	---
PROPOSED FIRE LANE	FL
EX. FIRE LANE	FL
PROPOSED PARKING COUNT	⊙
PERMANENT ACCESS EASEMENT	---
PROPOSED FENCE	---
EX. 8" WATER LINE	---
EX. 8" SANITARY SEWER LINE	---
PROP. FIRE HYDRANT	⊙
EX. FIRE HYDRANT	⊙
EX. SANITARY SEWER MANHOLE	⊙

ZONING: COMMUNITY COMMERCIAL	
USE: MINI WAREHOUSE (ALLOWED BY SUP AREA REQUIREMENTS)	
MIN. FRONT YARD: 20 FT.	
MIN. REAR YARD: 10 FT.	
MAX. LOT COVERAGE: 50%	
PROP. LOT COVERAGE: 43%	
MAX. BUILDING HEIGHT: 110 FT (8 STORIES)	
PROP. BUILDING HEIGHT: 51.5 FT (3 STORIES)	
PARKING	
1 SPACE PER 3,000 SF PER FLOOR AREA	
PARKING REQ'D: 247, 100 SF / 3,000 SF PER 1 SPACE = 82 SPACES	
TOTAL PARKING PROVIDED: 83 SPACES	
HANDICAPPED SPACES REQ'D: 4 SPACES	
HANDICAPPED SPACES PROVIDED: 4 SPACES	

NOTE:
A. LANDSCAPING IN ACCORDANCE WITH SECTION 8-13.
B. ALL SITE LIGHTING WILL CONFORM TO LIGHTING CODE.
C. BUILDING LIGHTING TO BE DIRECTED AWAY FROM THE DOWNSIDE OF ANY ADJACENT RESIDENTIAL DISTRICT.

LEGAL DESCRIPTION
BEING a tract of land out of the Heirs of Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Saginaw, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2019, said tract being a portion of Lot 2R4, Block A, Van Zandt Place Addition, as shown on the plat recorded as Document No. D212304343 in the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch capped steel rod found for the southwest corner of said Lot 2R4;
THENCE South 89 degrees 55 minutes 19 seconds West with the southerly boundary line of said Lot 2R4 a distance of 470.70 feet to a 1/2 inch 'MILLER 5665' capped steel rod set;
THENCE North 00 degrees 04 minutes 41 seconds West a distance of 430.29 feet to a 1/2 inch 'MILLER 5665' capped steel rod set in the northerly boundary line of said Lot 2R4 from which a 1/2 inch capped steel rod found for the northwest corner thereof bears WEST at 352.72 feet, said rod found rod being in the easterly right-of-way line of Old Decatur Road;
THENCE East with the northerly boundary line of said Lot 2R4 a distance of 470.62 feet to a 1/2 inch capped steel rod found for the northeast corner thereof;
THENCE South 00 degrees 05 minutes 20 seconds East with the easterly boundary line of said Lot 2R4 a distance of 429.65 feet to the point of beginning and containing 4.6458 acres of land, more or less.

SPECIFIC USE PERMIT SITE PLAN
ALL- STORAGE SAGINAW - LOT 2R4, BLOCK A
BEING 4.0458 ACRES OUT OF THE HEIRS OF
BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497,
CITY OF SAGINAW, TEXAS
SEPTEMBER 2019

OWNER:
RAVENER III LP
P.O. BOX 121569
FORT WORTH, TX 76121-1569

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST, SUITE 1300
FORT WORTH, TEXAS 76102
P. 817.339.2275
BRANDON MIDDLETON, P.E.

DEVELOPER:
RELIABLE PARKING
1903 PEYCO DR. N.
ARLINGTON, TX 76010
P. 817.463.0216
OZIEL VAS

BY

DATE

REVISIONS

NO.

Kimley»Horn

801 CHERRY STREET, SUITE 1300, FORT WORTH, TX 76102
PHONE: 817-339-2275
WWW.KIMLEY-HORN.COM TX-528

PROJECT

DATE

SCALE

DESIGNED BY

DRAWN BY

CHECKED BY

00000000

SEPTEMBER 2019

AS SHOWN

KHA

CUZ

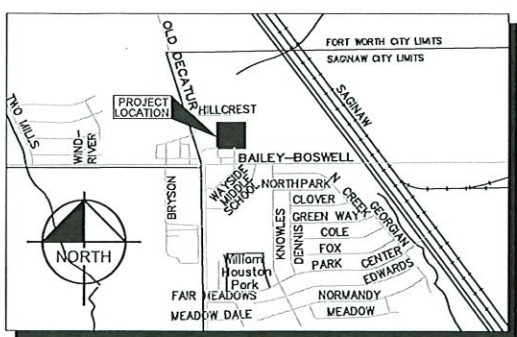
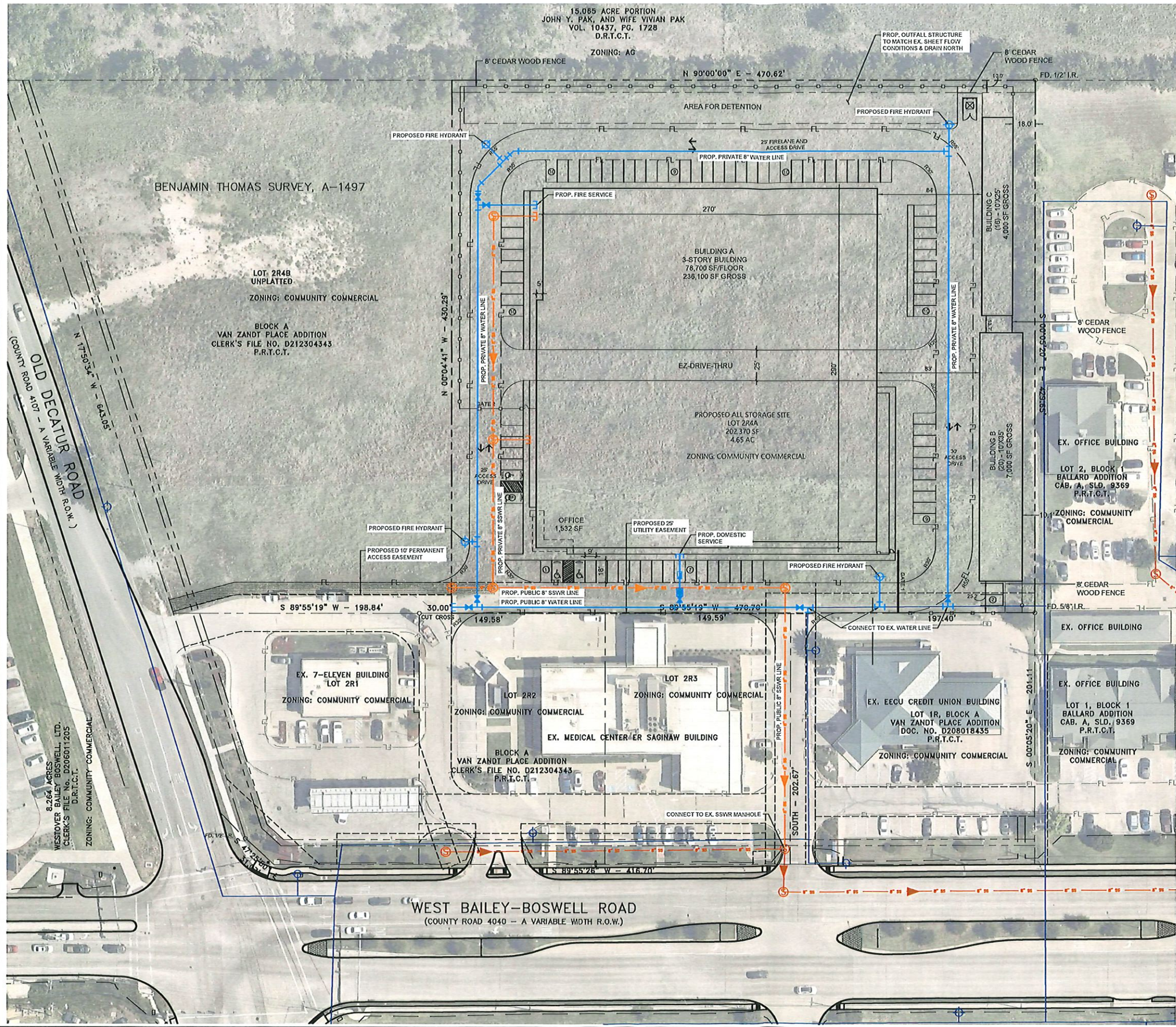
BDN

ALL- STORAGE
SAGINAW
CITY OF SAGINAW, TEXAS

SPECIFIC USE PERMIT
SITE PLAN

P&Z PACKET 10/08/2019 PAGE # 24

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CITY OF SAGINAW, TEXAS
SEPTEMBER 2019

OWNER:
HAVENER HH LP,
P.O. BOX 121959
FORT WORTH, TEXAS 76121-1959

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.,
601 CHERRY ST, UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
P. 817.339.2275
BRANDON MIDDLETON, P.E.

DEVELOPER:
RELIABLE PAVING
1903 PEYCO DR
ARLINGTON, TX
P. 817.467.0776
OZIEL VIGIL

REVISIONS		DATE	BY
No.			

Kimley-Horn
801 CHERRY STREET, UNIT 11, SUITE 1300, FORT WORTH, TX 76102
PHONE 817.339.2275
WWW.KIMLEY-HORN.COM TX F-428

FOR REVIEW ONLY
Prepared for Concept Plan submission
Not for construction purposes or permit.
Kimley-Horn
BRANDON MIDDLETON
P.E. No. 120185 SEPTEMBER 2019

KHA PROJECT	000000000	DATE	SEPTEMBER 2019	SCALE	AS SHOWN	DESIGNED BY	KHA	DRAWN BY	CUZ	CHECKED BY	BDM
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ALL- STORAGE
SAGINAW
CITY OF SAGINAW, TEXAS

CONCEPTUAL
UTILITY PLAN

September 24, 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	25 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	92 permits issued. 25 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.	October 2019	Pending development punch list.
East Bailey Boswell Rd reconstruction Phase III Overpass	Project delayed.	Spring 2021	Verbal agreement with Railroad and TxDOT for construction plans
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Fairmount Street	complete	September 2019	Complete.
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:
Food Truck Park	Pavilions Under Construction	October 2019	Construction underway
Fairmount Sanitary Sewer	Final Plans submitted.	4th Qtr of 2019	Preconstruction meeting 9/26
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	Under construction
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	Under construction
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltmill Planned Development	NE corner Saginaw Blvd and E Bailey Boswell Rd	Under Review	2nd DRC meeting scheduled for 9/25/2019
The Square Preliminary Plat	North and West of Wal-Mart	Under Review	Pending review comments being addressed. TxDot permit under way for proposed median and signal.
City	Amendment to Zoning Ordinance Saginaw Blvd Overlay District	Pending	
Saginaw Skilled Nursing Facility Zoning	NE corner Knowles Dr and W McLeroy Blvd	Approved	P&Z recommended approval on 7/9/19, City council approved on 9/3/19
Saginaw Skilled Nursing Facility SUP	NE corner Knowles Dr and W McLeroy Blvd	Approved	P&Z recommended approval on 8/13/19, City council to approved on 9/3/19
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Under review
City	Master Thoroughfare plan amendment	Pending	W. J. Boaz and W McLeroy from Knowles Dr to Saginaw Blvd (Hwy 287)

UCD Saginaw	SW Corner of Blue Mound Road and E Bailey Boswell Road	Approved	Request for zoning change from Community Commercial (CC) and Multi Family (MF1) to Community Commercial and Multi Family (MF2) P&Z recommended approval on 9/10/19, city council approved on 9/17/19.
Gary Havener	Specific Ues Permit W Bailey Boswell Rd behind EECU	Tentatively scheduled for P&Z 10/8 and CC 10/15/19	All Storage climate controlled mini warehouses.
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.

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH						
DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	CERTIFICATE
8/2/19	EMERALD CUSTOM POOLS	116 MCCLEROY BLVD W	CO-43-18/19	08/02/19	07/31/19	08/15/19
COM/IND OPEN BUILDING PERMITS						
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			
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS	
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL	
10/6/18	BASSWOOD CROSSING HOA	1205 HIGH COUNTRY TR	21468	FENCE	SUBDIVISION FENCE (PHASE I)	
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)	
10/11/18	SAGINAW STRIP CENTER	240 SAGINAW BLVD N	23362	NEW BUILDING	COMMERCIAL LEASE SPACE	
12/17/18	MILLER MILLING	221 FAIRMOUNT ST S	23716	ADDITION	RAIL CAR CLEANING CANOPY	
1/15/19	WAUKESHA PEARCE INDUSTRIES	850 INDUSTRIAL AVE	23864	REMODEL	ROOF	
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL	
2/4/19	MR FROZE MARGARITA EXPRESS	240 SAGINAW BLVD S 400	23837	REMODEL	FINISH OUT	
2/12/19	VENTURA FOODS	1100 DEFIEL RD	23492	ADDITION	ROOF & CATWALK	
8/6/00	MONARCH TOWERS - WEST	124 OPAL ST	23973	REMODEL	ANTENNA	
3/25/19	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	
6/12/18	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	
7/3/19	LOV 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON	
7/8/19	AWESOME BLOSSOM	100 HAMPSHIRE ST S 100	26638	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	

COMMERCIAL BUILDING REPORT

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
COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/1/19	CREEKWOOD LHLP	608 BAILEY BOSWELL RD E 140	26676	REMODEL	INTERIOR REMODEL
8/6/19	SAGINAW DENTAL	240 SAGINAW BLVD S 200	26572	REMODEL	FINISH OUT
8/8/19	DOS PROJECT - STANDARD MEAT	455 SANSOM BLVD	26157	REMODEL	REMODEL
8/9/19	ARDENT MILLS	401 INDUSTRIAL AVE E	26700	PAVING	REPLACING PAVING INCLUDING FIRE LANE
8/20/19	SMALL WORLD CONSIGNMENT	1029 SAGINAW BLVD N F 3	26643	REMODEL	FINISH OUT
8/28/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
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
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
8/21/19	EMERALD CUSTOM POOLS & PATIOS	116 MCCLEROY BLVD W	26867	ACCESSORY	PERGOLA
8/21/19	EMERALD CUSTOM POOLS & PATIOS	116 MCCLEROY BLVD W	26868	ACCESSORY	CABANA
8/20/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
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
8/20/19	2 J T DEVELOPMENT	900 INDUSTRIAL AVE E	26537	NEW BUILDING	NEW SHELL BUILDING
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
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
3/13/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	23750	REMODEL	FINISH OUT
7/31/19	I O V 1341 JARVIS	1353 JARVIS RD	26658	STORM SHELTER	INSTALLING IN GROUND STORM SHELTER

PLANNING AND ZONING COMMISSION
2019 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0419-01, 02	Michael Clark, Winkleman & Assoc	The Square, north and west of Walmart between Saginaw Boulevard and Old Decatur Road	Final Development Plan and change zoning to a Planned Development	04/19/19	Recommended Approval	4/4/16/19	Approved
PZ 0519-01	Clay Cristy, ClayMoore Eng	Southwest corner E Bailey Boswell Rd and Blue Mound Rd (H156)	Change Zoning	05/14/19	Applicant Requested that the item be tabled. 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	09/03/19	Approved
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	approved
PZ 0819-02	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
PZ 0919-01	Clay Cristy P. E. ClayMoore Eng	SW Corner E Bailey Boswell and N Blue Mound Rd	Reconfigure and change zoning from MF (MF1) and Community (CC) to MF (MF2) and Community Commercial (CC)	09/10/19	Recommended Approval	09/17/19	Approved