

**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
OCTOBER 8, 2019**

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Director Public Works		Rick Trice
City Attorney		Alicia Kreh
Recording Secretary		Mary Ragle

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jim Maibach
Cole Carter
Randal Johnson
Brandon Middleton
Oziel Vigil

(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, Member Barngrover, Julien

(3) Audience participation

Chairman Lewis explained the procedure to be followed to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on September 10, 2019 were presented for approval. Member Julien advised that who made the motion and second was incorrect for the adjournment. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for September 10, 2019 with the correction as noted. Motion carried unanimously.

For: Chairman Lewis,

Member Barngrover, Julien

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Members Villarreal, John Peet

(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

Chairman Lewis opened the Public Hearing at 6:04 p.m.

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

Jim Maibach, with Peyco Southwest located at 1703 N. Peyco Drive in Arlington, Texas, was present to represent the applicant for this item.

Mr. Maibach reviewed some of the conveniences and services associated with this project. He explained the storage units will be located at the rear of and north of the commercial businesses on West Bailey Boswell Road. He said that apartments are proposed to the north of this development. Mr. Maibach advised that the developer plans to preserve the tree line along the property line.

Chairman Lewis asked about the previous application for a specific use permit for a mini warehouse facility at this location. Oziel Vigil, with Reliable Commercial located at 1903 Peyco Drive in Arlington advised the commission that this request is different than the one a few years ago.

Chairman Lewis shared that he recalled the reason for denial at the 1st request was related to size and height and visibility from W Bailey Boswell Road.

Member Julien asked about the size of the lettering for the wall sign on the building. Mr. Oziel stated most of the signage on the building would not be visible as it would be directly behind the emergency room on West Bailey Boswell Road.

Member Barngrover inquired if the proposed drainage would be adequate. Brandon Middleton, with Kimley Horn located at 801 Cherry Street in Fort Worth responded that they are still working with the development on the north to ensure that it would be adequate.

Other questions and concerns brought up by the members were increased traffic, lighting, ingress and egress height of skyline and other items.

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

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

A motion was made by Chairman Lewis with a second by Member Barngrover to recommend that the city council deny the request for a specific use permit (SUP) to be allowed to construct and operate a mini warehouse facility north of the 700 block of West Bailey Boswell Road behind E. E. C. U. and the E. R. Motion carried.

For: Chairman Lewis,
Member Barngrover

Against: Member Julien

Absent Vice Chairman Haney, Member 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 Barngrover with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Member Barngrover, Julien

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Members Villarreal, John Peet

Chairman Lewis declared the meeting of October 8, 2019 closed at 6:36 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary