

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

**Saginaw City Hall
333 West McLeroy Boulevard**

6:00 P.M. – Tuesday, November 12, 2019

- | | | |
|-----|---|--|
| (1) | Call To Order | Chairman Lewis |
| (2) | Roll Call To Establish Quorum | Chairman Lewis |
| (3) | Audience Participation | Chairman Lewis |
| (4) | Approval Of Minutes
Regular Meeting And Public Hearing On October 8, 2019 | Chairman Lewis |
| (5) | PZ 1119-01 PUBLIC HEARING
Consideration And Action Regarding Approval Of A Request Of A Specific
Use Permit To Allow A Daycare Facility On Lot 30, Block 2, Saginaw Springs
Addition, (912 North Old Decatur Road) On The Northeast Corner Of North
Old Decatur Road And W. J. Boaz Road In Saginaw | Clay Cristy, P. E.
ClayMoore Eng. |
| (6) | PZ 1119-02 PUBLIC HEARING
Consideration And Action Regarding Master Thoroughfare Plan (MTP)
Amendments For W. J. Boaz Road Changing The Designation From A
Minor Arterial (M4U) To A Minor Arterial (M3U) From Old Decatur
Road To Saginaw Boulevard (Bus. 287) And Changing West McLeroy
Boulevard From A Minor Arterial (M4D) To A Collector (C) From
Knowles Drive To Saginaw Boulevard (Bus. 287) | Public Works Director
Rick Trice, P. E. |
| (7) | Staff Report | Public Works Director |
| A. | Discussion Of Residential, Commercial And Industrial,
And City Capital Projects | Rick Trice, P. E. |
| B. | Update Commission Of City Council Action On
Previous Cases | |
| (8) | EXECUTIVE SESSION
1 § 551.071. <u>Consultation with Attorney.</u> The Planning and Zoning Commission may convene in executive session
to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning
Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in
which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the
State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:
a. Any Posted Item | |
| (9) | Adjournment | Chairman Lewis |

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

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

PLANNING AND ZONING COMMISSION

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

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

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

Audience Participation

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

**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



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: November 6, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 1119-01 - PUBLIC HEARING – Consideration and Action Regarding approval of a Request for a Specific Use Permit to allow a day care facility on Lot 30, Block 2 (912 North Old Decatur Road), of the Saginaw Springs Addition, Located on the northeast corner of Old Decatur Road and W.J. Boaz Road in Saginaw.

This item is a public hearing. This item is a request for approval of a specific use permit to allow a day care facility on Lot 30, Block 2 (912 North Old Decatur Road), of the Saginaw Springs Addition, Located on the northeast corner of Old Decatur Road and W.J. Boaz Road in Saginaw.

Owner: Saginaw 106 LTX

Engineer: Clay Cristy

The property is currently zoned Planned Development (PD)/Neighborhood Commercial. The Ultimate Land Use Plan designates the property as Planned Development (PD)/Neighborhood Commercial. A Specific Use Permit is required to allow a day care facility in Neighborhood Commercial (CC) zoning.

In addition to the Conditions of Approval, staff has reviewed the site plan and has provided comments to the applicant's engineer. The City has not received a formal response addressing these comments although we understand them to be forthcoming. Additional comments may arise based on the engineer's response. A summary of the comments is provided below:

1. Provide asphalt shoulder to allow eastbound traffic to pass turning traffic.
2. 30' required for all inside radii.

3. 100 square feet for each child required for outdoor play area.
Zoning Ordinance 2002-04, Article 8, Section 8-6 B 2.
4. Provide drainage study with site detention.
5. Show the type, location, and quantity of all plant material used for landscaping. Provide landscape table. Section 8-1 E 9
6. Verify parking requirements. Section 8-9 A, Instructional, Day Care.

Minor Comments

7. Replace "town" with "City of Saginaw" in note #5.
8. Correct Radiuses to Radii in note #6.
9. Abbreviations: F. A. U. in table, FL on plan.
10. Add LS to abbreviations definitions
11. Correct "parkgin" to "parking".
12. Provide dimensions on assessable parking or detail.
13. Show zoning on property and contiguous properties. Article 8-1-E-12.
14. Tax certificate from Tarrant County stating that all city and school taxes have been paid to date. Zoning Ordinance 2002-04, Article 5, Section 5-4, C3.
15. Show range of ROW.
16. Need to show detectible surface compliant with ADA where walks enter fire lane.
17. Relocate sign at Old Decatur and W. J. Boaz to accommodate ADA ramp.
18. ADA ramps at all driveway locations.
19. Please complete requirements for Article 8, Section 8-1-E-1.
Specifically show available utilities (water and sewer).
20. Show building setback lines. Article 8-1-E-7.
21. What utility is in the 15' utility easement on the east side of

property?

- 22.Explain "enhanced paving". Note #4
- 23.Provide sidewalk connection to existing at Old Decatur Road.
- 24.Show limits and type of screening and location of all refuse storage areas. Article 8-1-E-9
- 25.Show buildings on exterior of the site that are within 25 feet of all property lines. Article 8-1-E-13.

The Saginaw Fire Department has the following additional comments:

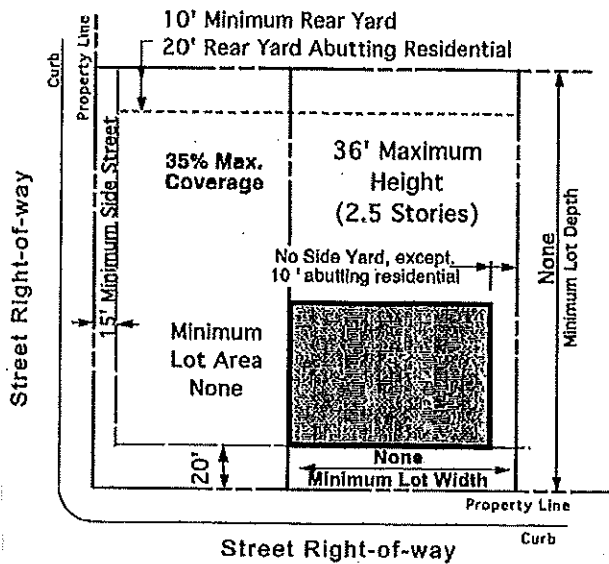
1. Building will need to be constructed to meet the 2018 IFC and Amendments. Those can be found online under City of Saginaw Texas <https://www.ci.saginaw.tx.us/79/Fire-Codes>
2. Parking reflects 18 inches deep, is this unobstructed by a bumper?
If so, the clear length will need to be 18 total feet for every parking space.
3. Fire lane is adequate in terms of the width 24 minimum as long as parking is not allowed in this area. Minimum vertical height 13.6 inches
4. One section of this building is over 150 feet from the fire lane. The fire lane or the building will need some work to ensure that no portion of the building is greater than 150 from the center of the fire lane.
5. Fire lane radius 30 inside radius required on the fire lane. It appears that some additional work may be required here.
6. At this point we have no other concerns other than water supply. Do we have any hydrants to propose on this project or will that come later?

Staff and/or the engineer will provide an updated status at the Planning and Zoning Commission meeting. Subject to the Commission's recommendation all comments and requirement must be met before the City Council Public Hearing.

If you have any questions, please let me know.

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

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



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

Zoning District

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

A	S	S	S	S	S	D	Z	M	M		O	N	G	G	L	H
6	1	2	3	4	A	X	L	H	1	2	P	C	C	F	I	I
												P	P			
													P			1
											P	P	P			
												S	P		P	2
											P	P	P			
														S		1, 23
											P	P		P	P	1, 3, 7, 13, 22
													S		P	2, 3
											P	P				
												S	P		P	P
														P	P	1, 3, 7, 13
														P	P	1, 3, 7, 13
											P	P		P	P	7
											S	S	P			2
											P	P	P			
												P	P			
								S	S		S	P	P			2
								S	S		S	S	P			2, 10
P	P	P	P	P	P	P	P	P	P	P						10
												S	P			2
											S	S				2, 7
												S	P		P	2

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

A. *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.

Sec. 5-4. - Specific use permits.

- A. *Purpose.* Certain land uses, because of their nature and location, are not appropriate for categorizing into installations, such as colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other unusual land uses not specifically provided for in this chapter. To provide for the proper handling and location of such specific uses, provision is made for amending this chapter to grant a permit for a specific use in a specific location. This procedure for approval of a specific use permit includes a public hearing. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a specific use permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a specific use permit unless it is the finding of the planning and zoning commission and city council that such a special use is compatible with adjacent property use and consistent with the character of the neighborhood.
- B. *Permit required.* No special use shall be erected, used, altered, occupied nor shall any person convert any land, building or structure to such a use unless a specific use permit has been issued by the city council. The granting of a specific use permit shall be done in accordance with the provisions for amendment of this zoning ordinance.
- C. *Application procedure.* An application for a special permit shall be filed with the administrative official on a form prepared by the city. The application shall be accompanied by the following:
1. A completed application form signed by the property owner;
 2. An application fee as established by the city's latest adopted schedule of fees;
 3. A certificate stating that all city and school taxes have been paid to date;
 4. A property description of the area where the specific use permit is proposed to apply;
 5. A site plan complying with the requirements stated in this section which will become a part of the specific use permit, if approved; and
 - 6.

Any other material and/or information as may be required by the planning and zoning commission, the city council or the administrative official to fulfill the purpose of this subsection and to ensure that the application is in compliance with the ordinances of the city.

- D. *Site plan information.* A site plan shall contain, at a minimum the following information, as provided in section 8-1, Site Plan Requirements:
- E. *Additional information.* The following additional information may also be required if deemed appropriate by staff, the planning and zoning commission, or city council.
 - 1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
 - 2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
 - 3. Description of the proposed use, anticipated assessed value and supporting documentation.
 - 4. A description of any long-term plans or master plan for the future use or development of the property.
 - 5. A description of the applicant's ability to obtain needed easements to serve the proposed use.
 - 6. A description of any special construction requirements that may be necessary for any construction or development on the subject property.
 - 7. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.
- F. *Council action.* The city council may grant such a wavier only upon finding that the information submitted is sufficient to determine that the proposed building, use, structure, development or activity will have an insubstantial impact on the surrounding area and that providing the information required by the submittal requirements is unreasonably burdensome on the applicant.
- G. *Conditions of permit approval.* A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:
 - 1. The proposed use complies with all the requirements of the zoning district in which the property is located.

2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive

Land Use Plan.

- H. *Additional conditions.* In authorizing a specific use permit, the planning and zoning commission may recommend, and the city council may impose, additional reasonable conditions necessary to protect the public interest and the welfare of the community.
- I. *Time limit.* A specific use permit issued under this division shall become null and void unless construction or use is substantially underway within one year of the granting of the permit, unless an extension of time is approved the city council.
- J. *Revocation of permit.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
 - 1. The permit was obtained or extended by fraud or deception.
 - 2. One or more of the conditions imposed by the permit has not been met or has been violated.
- K. *Amendments to specific use permit.* The procedure for amending a specific use permit shall be the same as for a new application, provided the administrative official may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in an increase in external impacts on adjacent properties or neighborhoods.

Sec. 8-1. - Site plan requirements.

- A. *Generally.* Whenever a site plan is required by this ordinance, such site plan must conform to the requirements of this section. Unless otherwise specified in this ordinance, all site plans must be approved by the city council, upon recommendation of the planning and zoning commission. The site plan submitted in support of an application shall satisfy the requirements for site plan submittals as set forth by the city staff. Site plans shall be reviewed by the city staff, and comments shall be returned after the review by the city staff. The submittal date of the site plan shall be the date upon which the site plan is found to be in compliance with the provisions of the site plan application by the city staff.
- B. *Required prior to building permit.* When required by this ordinance, a site plan must be approved prior to the issuance of a building permit by the city.
- C. *Changes to the site plan.* Changes to the site plan shall be processed in the same manner as the original approved site plan.
 - 1. Except as otherwise provided in paragraph 3 below, any site plan that is amended shall require approval of the city council, upon recommendation of the planning and zoning commission.
 - 2. Changes to the site plan which will affect the use of the land may require either an amendment to a planned development or a rezoning of property, whichever applies.
 - 3. Changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent properties; do not alter the use permitted; and do not increase the density, floor area, height, or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the administrative official or his/her designee. An aggrieved party may appeal the decision of the administrative official or his/her designee to the board of adjustment in accordance with the provisions of this ordinance.
- D. *Council approval.* Council approval of a site plan that accompanies a zoning change request shall become part of the amending ordinance.
- E.

Site plan content. The site plan shall contain the information listed below, and any or all of the required features may be incorporated on a single drawing if the drawing is clear and capable of evaluation by the city council and the staff personnel required to enforce and interpret this ordinance.

1. The boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, sidewalks, emergency access easements, and public rights-of-way.
2. Topography of the property proposed for development in contours of not less than two feet, together with any proposed grade elevations, if different from existing elevations.
3. Flood plains, water courses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings. Topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project petition.
4. The location and use of all existing and proposed buildings or structures, including all refuse storage areas, and the minimum distance between buildings. Where building complexes are proposed, the location of each building and the minimum distances between buildings, and between buildings and the property line, street line, and /or alley.
5. Total number, location, and arrangement of off-street parking and loading spaces, where required.
6. All points of vehicular ingress, egress, and circulation within the property and all special traffic regulation facilities proposed or required to assure the safe function of the circulation plan.
7. Setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure.
8. The location, size, and arrangement of all outdoor signs, exterior auditory speakers, and lighting.
9. The type, location, and quantity of all plant material used for landscaping, and the type, location, and height of fences or screening and the plantings around them.
10. If multiple types of land uses are proposed, a delineation of the specific areas

to be devoted to various land uses.

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

legals & public notices

NOTICE OF PRIVATE SALE

The following property will be sold by written bid by 9:00 a.m. MST on November 6, 2019
2018 Peterbilt 389
1XPXD49X9JD433660
To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
4185 Harrison Blvd Ogden, UT 84403

NOTICE OF PUBLIC SALE

Pursuant to Chapter 59, Texas Property Code, public sale to satisfy landlord's lien to be held at 287 Self Storage, 13340 Hwy 287 Haslet, Texas 76052. Property will be sold to the highest bidder on November 7, 2019. A Cleaning deposit is required. Cash Only.
Buyer must remove all contents and leave the unit clean within 24 hours. Seller reserves the right to withdraw property before sale and reject any bid. Sale will consist of House hold items, clothing, golf clubs, bicycles, and tools of the following persons, Sharon Wolfe, John Wiesner, and Blaine Moore.

NOTICE OF PUBLIC SALE

Pursuant to Chapter 59, Texas Property Code, public sale to satisfy landlord's lien to be held at Chapel Creek Storage, 10113 First Chapel Drive, Fort Worth, TX 76108. The sale will begin at 10 am on November 5, 2019. Property will be sold to the highest bidder. Cleaning deposit required. Cash only. Buyer must remove all contents and leave unit clean within 24 hours. Seller reserves the right to withdraw property before sale and reject any bid. Sale will consist of boxes, plastic totes, tools, furniture, clothes, electronics, misc lawn equipment and misc household belongings to the following people: Vanessa O'Bryant, Richard Wiles, Antonio Salas and Michael Gleason.

NOTICE TO BIDDERS

RFP# B2019-321-001
Mowing Services for Lots, Medians, Right-of-Ways and other City-Owned Properties

The City of Haltom City is soliciting sealed bids to award an annual contract with four (4) 12-month options for renewal for mowing of selected lots, medians, rights-of-way and other city-owned properties within the City of Haltom City. The successful Contractor shall provide all labor, equipment, safety equipment and insurance necessary to perform this work.

A tour of the mow sites is scheduled to begin at the Haltom City Public Works Facility at 4200 Hollis St. on Tuesday, November 5, 2019 at 10 a.m. It is strongly recommended that the contractor view the mowing sites before submitting a bid. Some sites will require more manpower and time than others.

The intent of this bid is to establish an agreement with qualified contractors. This will be a multi-contractor agreement whereby, should the primary contractor be unable to fulfill the City's order in the time frame requested, then the City reserves the right to use another contractor.

Sealed bids will be received by the Purchasing Department, 5024 Broadway Avenue, Haltom City, TX until 10:00 a.m., Tuesday, November 12, 2019. Any and all bids received after the above date and time will be returned unopened. Sealed bids will be opened and read aloud in the Council Chambers at City Hall at 10:30 a.m. (CST) on November 12, 2019.

Bid packets may be obtained upon request at the Purchasing Agent office at City Hall, via e-mail address: purchasing@haltomcitytx.com or from the City's website:

legals & public notices

TY BUSINESS ENTERPRISE (MBE) (BEST VALUE PROPOSAL) in the Instructions to Offerors.

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

If you intend to submit a Proposal, request you inform the Project Manager or Architect/Engineer who can then inform the interested subcontractors.

General Contractors and Suppliers may make copies of the Instructions to Offerors, General Conditions, Drawings, and Specifications through their printer. The construction documents are not available at the City but may be viewed and printed on-line by cutting and pasting the following link into your browser: <https://projectpoint.buzzsaw.com/fortworthgov/Advertised/101739%20%20Richardson%20Bass%20Roof%20Replacement?public>
Contact the Project Manager, Ronald Clements, at (817) 392-8014 or email Ronald.Clements@fortworthtexas.gov for assistance. For additional information contact the Project Architect, Cindy Chadwell, at (817) 496-4631 or email cchadwell@rooftechnical.com

Advertisement:
October 31, 2019
November 7, 2019

PUBLIC HEARING NOTICE

Mansfield Planning and Zoning Commission will hold public hearing on 11/18/19 at 6:30PM in City Council Chambers at 1200 E Broad St Mansfield TX to consider a replat to create Lots 3R and 4R, Block 31, Original Town of Mansfield, an addition to City of Mansfield, Tarrant Co TX as recorded in Vol. 63, Pg. 53 Plat Records Tarrant Co TX.

To be published in the October 31, 2019 edition of the Star-Telegram

PUBLIC NOTICE
CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on November 12, 2019 to consider a request for Specific Use Permit to allow the operation of a day care facility on Lot 30, Block 2 (912 North Old Decatur Road), of the Saginaw Springs Addition, located at the northeast corner of Old Decatur Road and W. J. Boaz Road in Saginaw.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on November 19, 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.

RFB 492-2020 REQUEST FOR BID
FOR HOT MIX ASPHALT

The City of Grapevine is soliciting sealed bids from qualified vendors for a fixed priced annual contract for Hot Mix Asphalt to be ordered on an as needed basis by the Public Works Department. This contract shall be for an initial one-year period with options to renew for four additional one-year periods. The bid will be awarded to the lowest responsible and responsive bid-

legals & public notices

TOWN OF WESTLAKE

ORDINANCE NO. 896

AN ORDINANCE OF THE TOWN OF WESTLAKE AMENDING CHAPTER 2 TITLED "ADMINISTRATIVE" BY AMENDING SECTION 2-221 AND REPEALING ORDINANCE 864 ADOPTING THE TOWN OF WESTLAKE FEE SCHEDULE BY ADOPTING A NEW FEE SCHEDULE; PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE, SECTION 5: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. PASSED AND APPROVED ON THIS 28TH DAY OF OCTOBER 2019.

TOWN OF WESTLAKE

ORDINANCE NO. 897

AN ORDINANCE OF THE TOWN OF WESTLAKE AMENDING CHAPTER 102 ZONING, ARTICLE III, PERMISSIBLE USES, DIVISION 1, GENERALLY, SECTION 102-66; PROVIDING A PENALTY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE, SECTION 4: That any person violating any provision of this Chapter may be issued a citation and upon conviction thereof, the person shall be deemed guilty of a misdemeanor and punished as provided in subsection 1-9 of the Code of Ordinances of the Town of Westlake. Each 24-hour period of violation, and each separate act or condition in violation of this Chapter, shall constitute a separate offense. PASSED AND APPROVED ON THIS 28TH DAY OF OCTOBER 2019.

garage sales

garage/yard sale

2868 STEPHANIE Ln 76054 Fri & Sat 8-3 boys clothes, X-mas, house wear & more!

76013- 1223 W. Lovers Ln. 10/31-3 8am- until. Recliner, living room chair, Bistro table w/ extension, misc dolls, christmas decor, lamps and misc

76016-6007 W. Pleasant Ridge Rd., St. John Ch Arl. Sat 9AM - 3PM Craft/Bake Sale

76034-5509 VALLEY View Drive West, ESTATE SALE Fri-Sat. 9-3, Colleyville - Furniture, refig., W/D, TV, nick nacks, dishes, Cash only

76063 - 2111 Welch Pl, Mansfield Huge Sale! Clothes, tools, Christmas, much more. Friday & Saturday 8am

76108-8817 EASLEY, Fri, Sat, Sun 8AM - 5PM, HUGE Estate Sale Furniture, Appliances, Dolls, Tools, Christmas Decorations

76114 - Collectors Paradise Cleaned out attic, storage house and garage. Lots of vintage items. All must go. Fri Sat 8-4 5724 Black Oak Ln (River Oaks Tx)





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

November 1, 2019

NOTICE OF PUBLIC HEARING

RE: PZ 1119-01 Consideration of a request for a Specific Use Permit (SUP) to be allowed to construct and operate a daycare facility at the NE corner of N. Old Decatur Road and W. J. Boaz Road (912 N Old Decatur Rd) in Saginaw.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 12th day of November 2019 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day November 2019 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Brad Childers, with Barron Stark Engineers, for a Specific Use Permit (SUP) to be allowed to construct and operate a daycare facility at the NE corner of N. Old Decatur Road and W. J. Boaz Road in Saginaw.

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

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

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



Legend

Deeds_Boundary

RECORDBOUNDARYTYPE

- Parcel Line
- Parcel Split Line
- Private Road
- ROW
- Unknown
- HistoricLot
- School
- City
- Abstracts
- County
- Water_District

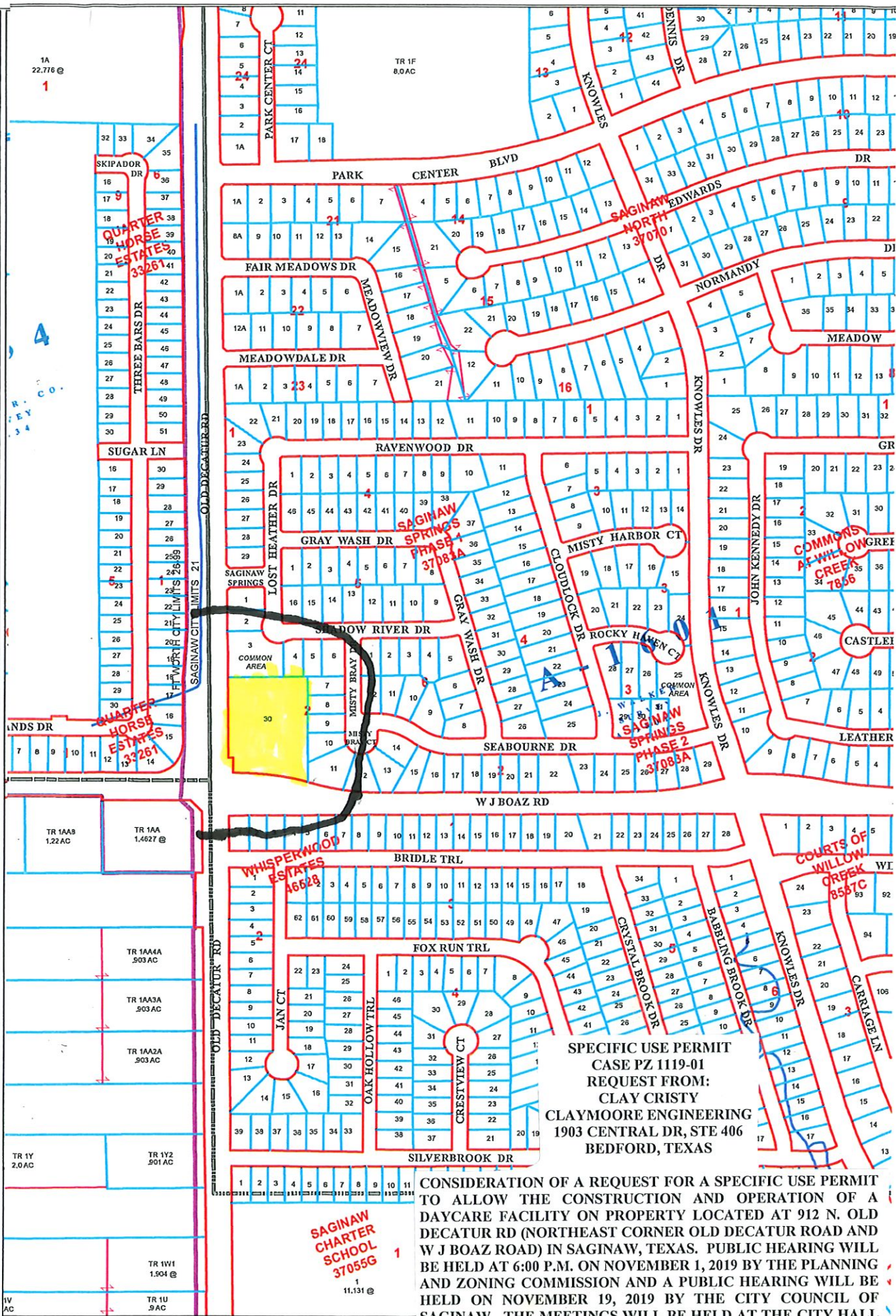


Map created on:
9/17/2019

1 inch = 400 feet



* map location



SPECIFIC USE PERMIT
CASE PZ 1119-01
REQUEST FROM:
CLAY CRISTY
CLAYMOORE ENGINEERING
1903 CENTRAL DR, STE 406
BEDFORD, TEXAS

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT
TO ALLOW THE CONSTRUCTION AND OPERATION OF A
DAYCARE FACILITY ON PROPERTY LOCATED AT 912 N. OLD
DECATUR RD (NORTHEAST CORNER OLD DECATUR ROAD AND
W J BOAZ ROAD) IN SAGINAW, TEXAS. PUBLIC HEARING WILL
BE HELD AT 6:00 P.M. ON NOVEMBER 1, 2019 BY THE PLANNING
AND ZONING COMMISSION AND A PUBLIC HEARING WILL BE
HELD ON NOVEMBER 19, 2019 BY THE CITY COUNCIL OF
SAGINAW. THE 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 & ZONING SECRETARY.

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: P & Z meeting on 11/12/19 and City Council Meeting on 11/19/19 to consider a request for a Specific Use Permit to be allowed to construct and operate a daycare facility on property located at 912 Old Decatur Road (northeast corner of Old Decatur Road and W. J. Boaz Road) in Saginaw.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

PZ 1119-01 37083A 1 2
GOBERT & MEAGAN TERRAL
929 LOTS HEATHER DR
SAGINAW TX 76179

PZ 1119-01 37083A 2 2
JOE & MITZI HACKFIELD
925 LOST HEATHER DR
SAGINAWTX 76179

PZ 1119-01 37083A 3 2
SAGINAW 40 LTD
3045 LACKLAND DR
FORT WORTH TX 76116

PZ 1119-01 37083A 4 2
ZHOOU YIPING
745 SHAOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 5 2
JAY & LORI WEST
741 SHADOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 6 2
TITH CHANTA
737 SHADOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 7 2
TRACY & SHERRI WELCH
921 MISTY BRAY DR
SAGINAW TX 76179

PZ 1119-01 37083A 8 2
PETER & BARBARA DROLET
917 MISTY BRAY DR
SAGINAW TX 76179

PZ 1119-01 37083A 9 2
TIMOTHY & GLORIA SANCHEZ
913 MISTY BRAY DR
SAGINAW TX 76179

PZ 1119-01 37083A 10 2
NOE GARCIA
909 MISTY BRAY CT
SAGINAW TX 76179

PZ 1119-01 37083A 11 2
TRAVIS & AMY PARIS
905 MISTY BRAY CT
SAGINAW TX 76179

PZ 1119-01 37083A 12 2
STEPHEN & DORINA ANDERSON
901 MISTY BRAY CT
SAGINAW TX 76179

PZ 1119-01 37083A 15 5
MELANIE MASON
740 SHADOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 16 5
MARY FOWLKES
744 SHADOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 1 6
DANIEL & CHARLOTTE SALAS
729 SHADOW RIVER DR
SAGINAW TX 76179

PZ 1119-01 37083A 12 6
BIPINCHANDRA & DAKSHABEN
MAISURIA
740 SEABOURNE DR
SAGINAW TX 76179

PZ 1119-01 46528 1 1
GARY SHAFFER
824 BRIDLE TR
SAGINAW TX 76179

PZ 1119-01 46528 2 1
LORENZO GARCIA
820 BRIDLE TR
SAGINAW TX 76179

PZ 1119-01 46528 3 1
STEPHEN BEHRINGER
14300 SCENIC RIDGE RD
HASLET TX 76052

PZ 1119-01 46528 4 1
LAURA FLETCHER
109 WINDHAM DR
HOUMA LA 70360

PZ 1119-01 46528 5 1
DAVID & ROXANNA BENEVIDES
808 BRIDLE TR
SAGINAW TX 76179

PZ 1119-01 46528 6 1
MATT FONTELERA
804 BRIDLE TR
SAGINAW TX 76179

PZ 1119-01 46528 7 1
JAMES & MAJORIE HYMNA
800 BRIDLE TR
SAGINAW TX 76179

SUBMITTED
BY APPLICANT



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: NEC of Boaz and Old Decatur Rd

LEGAL DESCRIPTION: 912 N. OLD DECATUR RD

LOT: 30 BLOCK: 2 ADDITION: Saginaw Springs

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: PD

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

Undeveloped

APPLICANT INFORMATION:

Clay Cristy

1903 Central Dr. Ste 406 Bedford, TX

817.281.0572

APPLICANT NAME

ADDRESS

TELEPHONE

II. OWNER INFORMATION:

Saginaw 106 LTX

3045 Lackland Rd. Fort Worth, TX

817-731-7595

PROPERTY OWNER NAME

ADDRESS

TELEPHONE

[Signature]
(Property Owner Signature)

III. AGENT INFORMATION:

Clay Cristy - ClayMoore Eng.

1903 Central Dr. Ste 406 Bedford, TX

817.281.0572

AGENT

ADDRESS

TELEPHONE

[Signature]
(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO

☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL

[Signature]
APPLICANT SIGNATURE

10/21/15
DATE

SUBMITTED
BY APPLICANT

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: _____

Children's Daycare

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

We are requesting a children's daycare facility. This will be a proper use adjacent to a residential as this will create a transitional area and time of operation will be conducive to the residential uses.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

10-22-2019
DATE RECEIVED

\$750.00
FEE RECEIVED

P&Z MEETING DATE

M. Reagle
APPLICATION TAKEN BY

176 864
RECEIPT NUMBER

CITY COUNCIL MEETING DATE

**SUBMITTED
BY APPLICANT**

LEGAL DESCRIPTION

Being Lot 30, Block 2, of Saginaw Springs, Phase 2, an Addition to the City of Saginaw, Tarrant County, Texas, according to the Plat thereof recorded under Instrument Number D214183016, Plat Records, Tarrant County, Texas.

Mary Ragle

From: Clay Cristy <clay@claymooreeng.com>
Sent: Thursday, October 24, 2019 2:11 PM
To: Mary Ragle
Cc: Rick Trice
Subject: TLE SUP Submittal.

**SUBMITTED
BY APPLICANT**

Mary – please see the attached submittal for the TLE. Thanks for visiting with me. If you could let me know what the tentative schedule for P&Z and Council would be that would be great. I have included the response to the 13 questions below. Thanks.

Link - <https://claymoore.egnyte.com/fl/Q29AHOQOMB>

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
The proposed use is complementary to the adjacent residential zoning district and would be a good transitional use.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
The use of the facility will contribute to the convenience and welfare by providing a daycare facility that will be in close proximity to the surrounding homes and businesses.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
There are not any known loss or damages proposed with the proposed development.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
It is understood that the existing utilities have capacity to support the development and a turn lane will be provided for the entrance.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
The site plan and layout has been configured to provide proper circulation throughout the site and public roadways.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
The proposed development will not impede future or existing development.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
The building and design is of scale with the surrounding environment.
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.
The proposed development is not known to cause any negative impacts to the surrounding properties.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.

Proper measures have been included to prevent nuisance type issues such as site lighting onto the adjacent properties.

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.

Proper site lighting has been provided and is shielded as necessary.

11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

Proper landscaping has been provided.

12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

The proposed development is consistent with the overall development.

13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

The proposed use would fall within the comprehensive land use plan.

Clay

Clay Cristy, PE(TX, NM)

1903 Central Drive

Suite #406

Bedford, Texas 76021

Direct: 817.458.8997

Cell: 817.789.2200

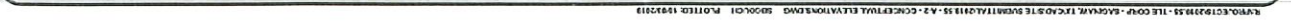
Phone: 817.281.0572

Website: www.claymooreeng.com

Clay@ClayMooreeng.com



**SUBMITTED
BY APPLICANT**



[illegible]

[illegible]



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: November 6, 2019

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 1119-02 - PUBLIC HEARING – Consideration and Action Regarding Master Thoroughfare Plan (MTP) Amendments for W.J. Boaz Rd. Changing the Designation from a Minor Arterial (M4U) to a Minor Arterial (M3U) from Old Decatur Road to Saginaw Blvd. (Bus. 287) and Changing W. McLeroy Blvd. From a Minor Arterial (M4D) to a Collector (C) from Knowles Drive to Saginaw Blvd. (Bus. 287)

In conjunction with preparations for the proposed 2020 Bond Election, staff requested Kimley-Horn and Associates, Inc. to examine traffic demands along Knowles Ave, W.J. Boaz Rd. and W. McLeroy Blvd. Based on demands, staff is recommending that the Master Thoroughfare Plan for both roadways be changed. Minor Arterials designated in the City's Master Thoroughfare Plan are designed to carry 24,000-36,000 vehicles per day. Both W.J. Boaz and W. McLeroy are not projected to need the capacity of a Minor Arterial.

W.J. Boaz is recommended to be changed from a Minor Arterial (M4U) to a Minor Arterial (M3U) from Old Decatur to Saginaw Main St. (Bus. 287). Current traffic count is approximately 6,700 vpd on W.J. Boaz east of Knowles Ave. The current street section is a 48 foot wide two lane roadway with on street parking. Demand for on street parking is generally non-existing. Roadway capacity could be increased, if desired, by restriping the roadway to provide one lane in each direction and turn lanes at intersections.

W. McLeroy Blvd. is recommended to be changed from Minor Arterial (M4D) to a Municipal Collector (C). Traffic counts currently are approximately 10,000 vpd well below the Minor Arterials capacity. A municipal collector is designed to carry 10,000-15,000 vehicles per day. In addition to capacity, the proposed roadway section of a two lanes divided roadway with on street parking on an eighty foot

right-of-way provides for a more context sensitive roadway with on street parking, reduced speeds and more pedestrian friendly environment. The roadway is constrained within the proposed limits by a cemetery and impacted by two public school facilities.

Exhibits are provided in your packet illustrating the proposed street cross sections and limits of the changes.

If you have any questions, please let me know.

Sincerely,

Rick Trice, P.E.
Director of Public Works

ATVs & Accessories
Trailers
Misc.Franchise
General Business
General Labor
Government/FederalResearch
Restaurant
Retail
Sales www.star-telegram.com/classifieds**employment****human resources****ARE YOU HIRING?**

Let us post your job opening both in print and/or online.

Our online job networks include:
MaxRecruit (sponsored postings on Indeed, ZipRecruiter, NeXxt, GlassDoor, Jobs2Careers)
Diversity Networks
Veterans Networks
College Networks
Social Media Networks - including Facebook
Healthcare, Engineering, IT, Sales, Nursing, Accounting, Transportation, Hospitality, Law Enforcement, Education, CareerBuilder & many more.

For information call or email your Recruitment Specialists

April 817-390-7769

aloredomcclatchy.com

Shark 817-390-7151

bvalentine@mcclatchy.com

**BE WHERE THE JOB
SEEKERS ARE LOOKING****misc employment****situations/employment wanted**

Exp'd Caregiver seeks work.
 Lite cook/clean! 2nd/3rd Shift
 Transp/Refs/Hrly
 817-987-8163

legals classified**legals & public notices**

CELLCO PARTNERSHIP AND ITS CONTROLLED AFFILIATES DOING BUSINESS AS Verizon Wireless (Verizon Wireless) proposes to build a 39-foot small cell monopole communications tower at the approx. vicinity of 808 110th Street, Arlington, Tarrant County, TX 76011. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, John, J.huter@trileaf.com, 2550 S IH-35, Suite 200, Austin, TX 78704, 512-519-9388.

legals & public notices

**CITY OF HASLET
NOTICE OF PUBLIC HEARINGS**
 Notice is hereby given that the Planning and Zoning Commission of the City of Haslet will hold public hearings at 6:30 p.m. on Monday, November 18, 2019 and the City Council of the City of Haslet, Texas will hold public hearings at 7:00 p.m. on Monday, December 9, 2019 in the Community Room, 105 Main Street, Haslet, Texas. At these meetings public hearings will be held concerning the following matters:

1. An ordinance amending Section 2 of Chapter 10 Subdivision Regulation, Exhibit A Subdivision Ordinance of the Code of Ordinances of the City of Haslet to comply with new requirements of the Texas Local Government Code.
2. An ordinance amending Section 2.2.B of Chapter 14 Zoning, Exhibit A Zoning Ordinance of the Code of Ordinances of the City of Haslet to make the City Council the Zoning Board of Adjustment.
3. An ordinance amending various Sections of the Code of Ordinances of the City of Haslet to revise the number of members of the Planning and Zoning Commission (P&Z) and its quorum, and the number of members, quorum and definition of the Capital Improvements Advisory Committee (CIAC).
4. A request for approval of a Site Plan for Industrial buildings on 29.0335 acres in a (LR/R-7 PD) Local Retail/R-7 Urban Residential Planned Development. The subject property is located on the north side of Pasque Drive approximately 1,200 ft. west of Harmon Road.

All interested parties and citizens will be given an opportunity to be heard at these hearings. For further information, please contact the Planning Director, 101 Main Street, Haslet, Texas, 76052, 817-439-5931 extension 106.

Dated this 31st day of October 2019.

Walter E. Reeves Jr, AICP
Planning Director

GERRY M. HOFFMAN, M.D. IS RETIRING FROM THE PRACTICE OF Obstetrics and Gynecology as of November 22, 2019. You may have your medical records sent to another physician by calling my office at 817-923-5558.

legals & public notices**CITY OF SAGINAW
PUBLIC NOTICE**

A Public Hearing for the purpose of consideration and action concerning the Master Thoroughfare Plan (MTP) for W. J. Boaz Road, changing the designation from a Minor Arterial (M4U) to a Minor Arterial (M3U) from Old Decatur Road to Saginaw Boulevard (Bus. 287) and changing West McLeroy Boulevard from a Minor Arterial (M4D) to a Collector (C) from Knowles Drive to Saginaw Boulevard (Bus. 287) will be conducted by the Planning and Zoning Commission at 6:00 p.m. on November 12, 2019, and by the Saginaw City Council at 6:00 p.m. on November 19, 2019 (contingent upon the receipt of a report from the Planning and Zoning Commission). Both meetings will take place in the Council Chambers at Saginaw City Hall located at 333 West McLeroy Boulevard. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0449

**DEPARTMENT OF HOMELAND
SECURITY****FEDERAL EMERGENCY
MANAGEMENT AGENCY**

Proposed Flood Hazard Determinations for the City of Fort Worth, Tarrant County, Texas, Case No. 19-06-3630P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the

legals & public notices

National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at www.fema.gov/plan/prevent/fhm/bfe, or call the FEMA Map Information Exchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

**DEPARTMENT OF HOMELAND
SECURITY****FEDERAL EMERGENCY
MANAGEMENT AGENCY**

Proposed Flood Hazard Determinations for the City of Grand Prairie, Dallas County, Texas, Case No. 19-06-2040P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at www.fema.gov/plan/prevent/fhm/bfe, or call the FEMA Map Information Exchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

DR. WILLIAM A. ANDERSON M.D. AT 800 8TH AVE. SUITE 510 FORT WORTH TEXAS, 76104 will be closing effective October 30, 2019 he will be retiring.

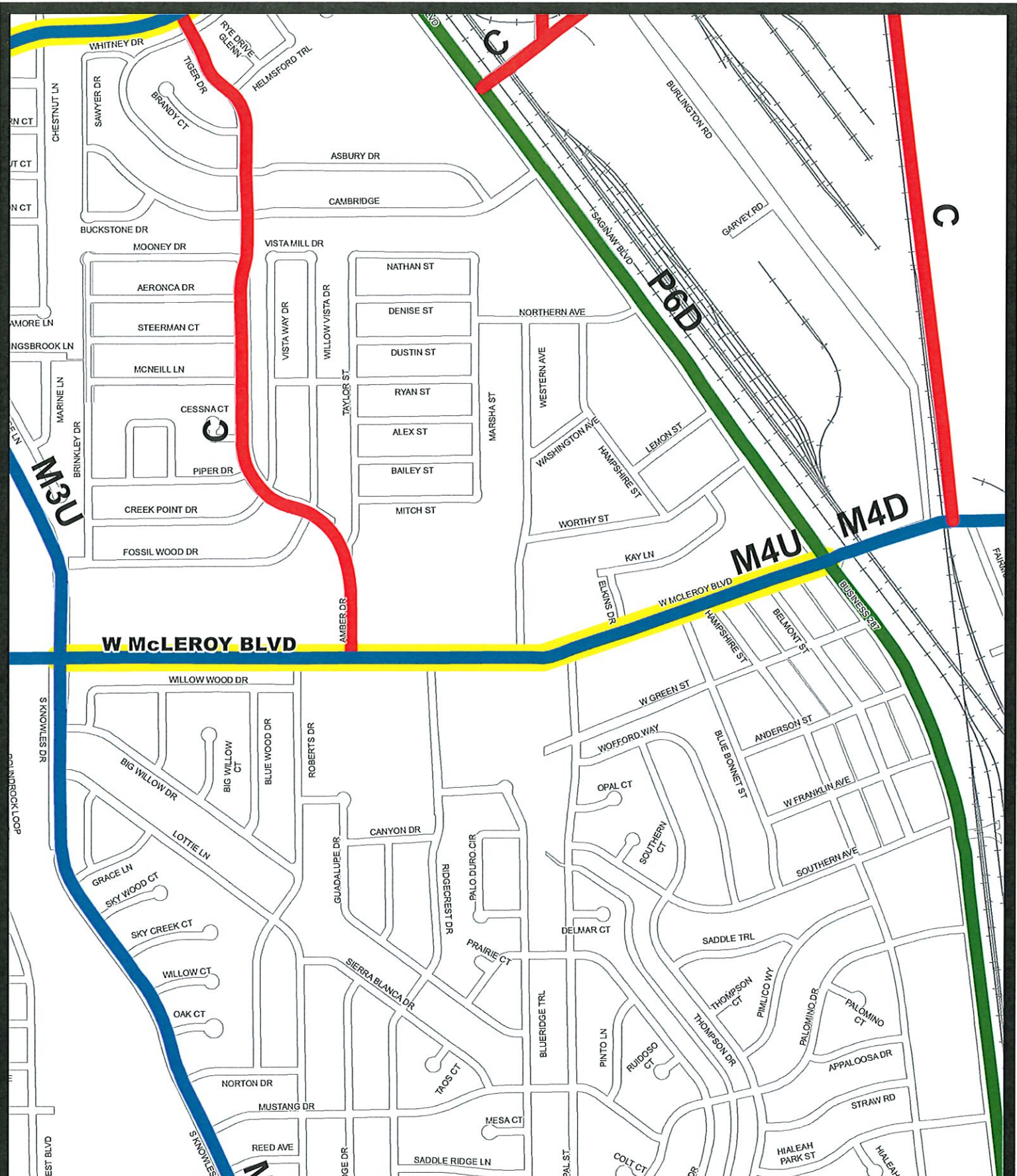
**CALL 817.332.3333
& Place Your Ad NOW**SR5 XTRA-
lean reliable
ifw@att.net,& SUV's
7-919-6119

omes

rSales.com
TRADE
VEHICLES
RV'S
Motor Homes
6071

RV's

enters
1800
rt Fwy.
comEER HUNTS
-8578 OR
7-4325ORTH
EGRAM
IEDS.Sell
uy
2.333



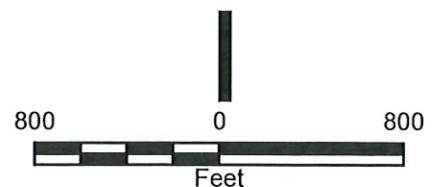
W McLERoy BLVD
EXISTING MASTER
THOROUGHFARE PLAN

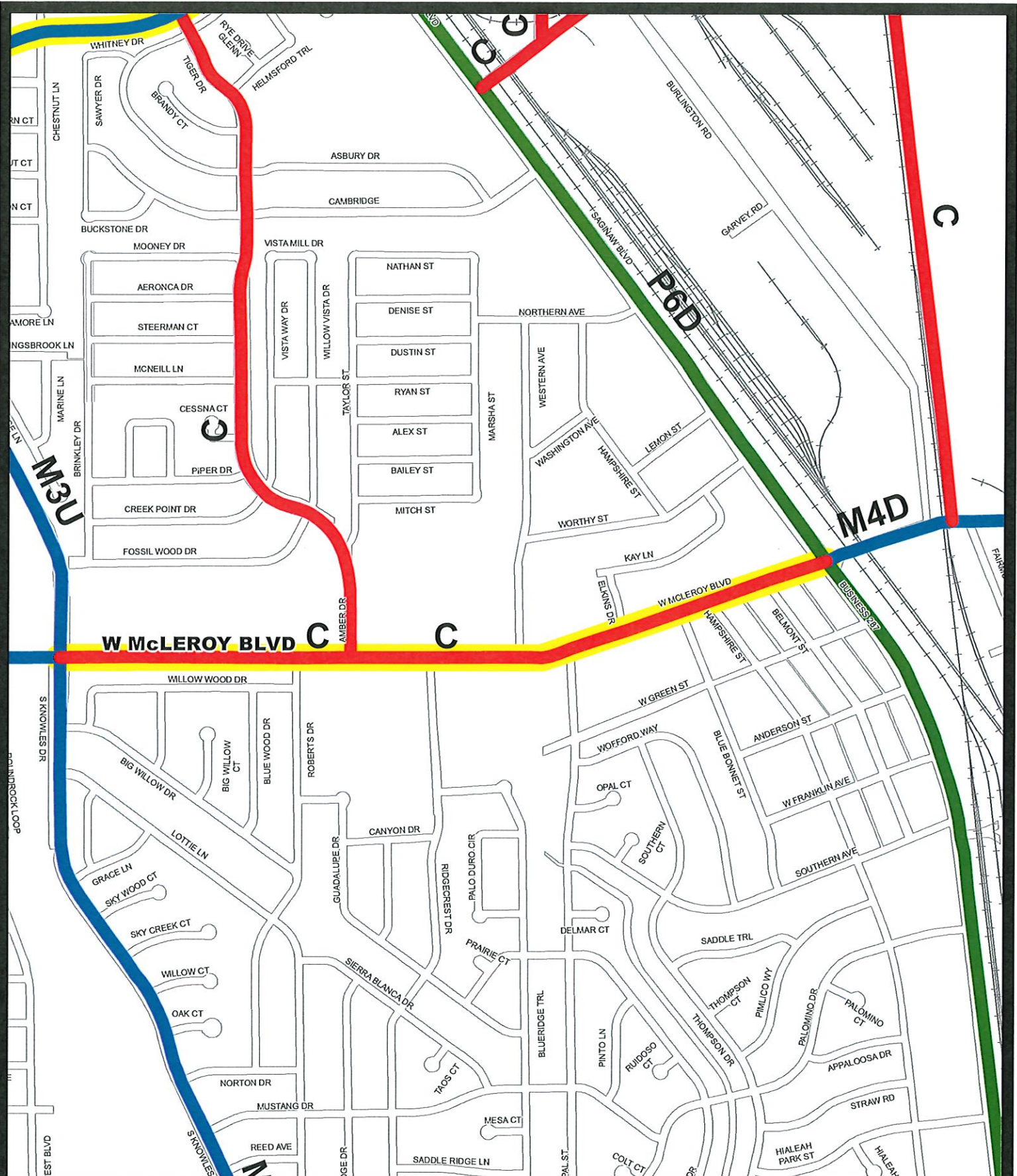
Kimley»Horn

October 2019



City of Saginaw





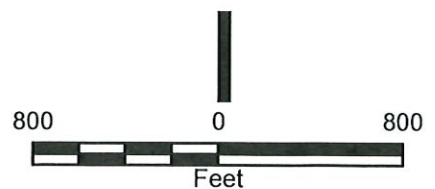
**W McLERoy BLVD
PROPOSED MASTER THOUROUGHFARE
PLAN MODIFICATION**

Kimley»Horn

October 2019

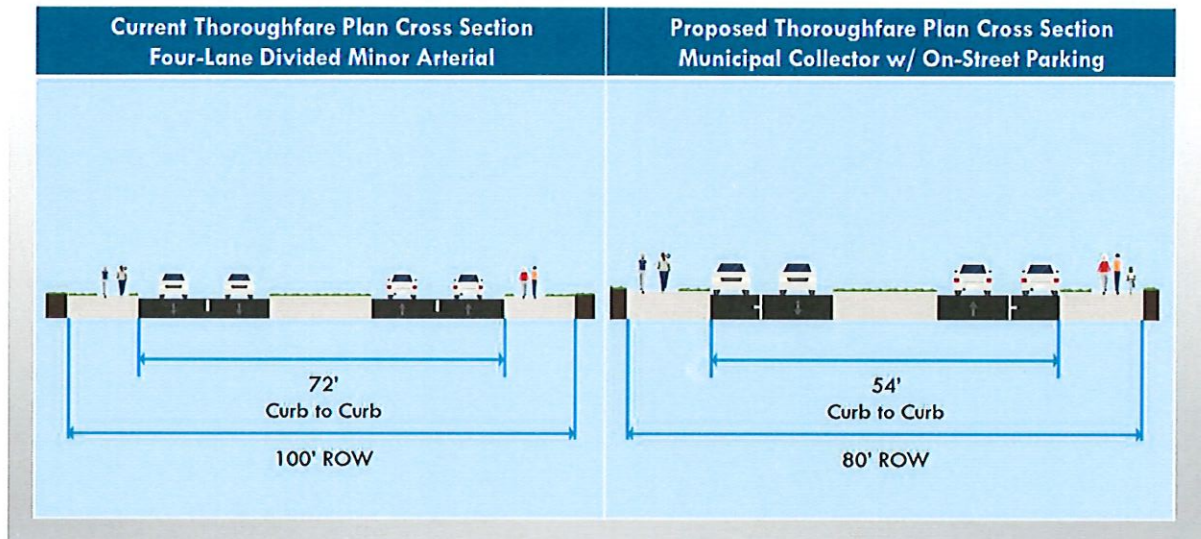


City of Saginaw

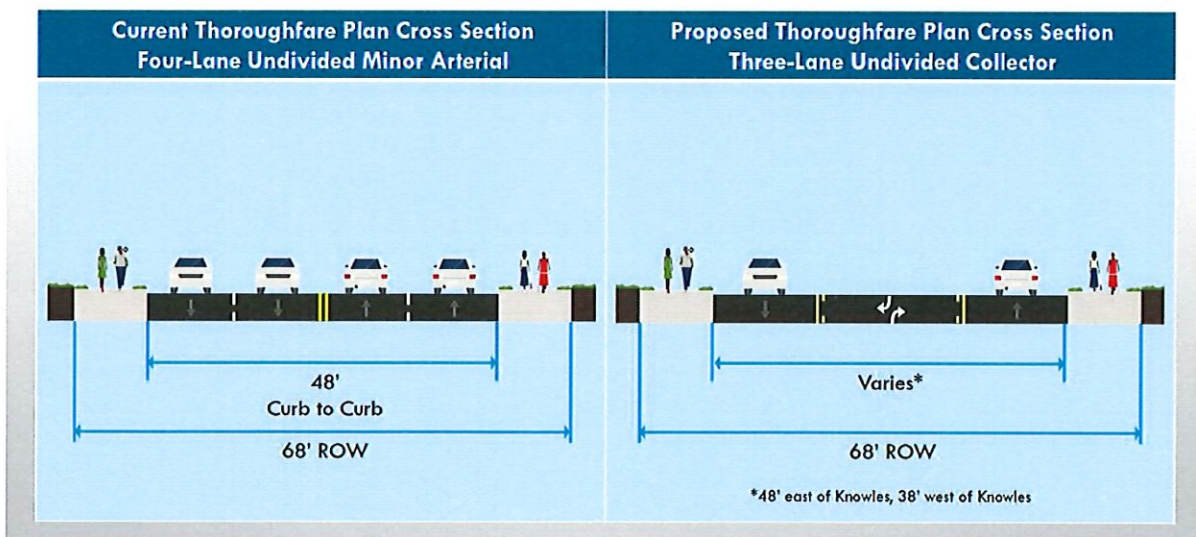


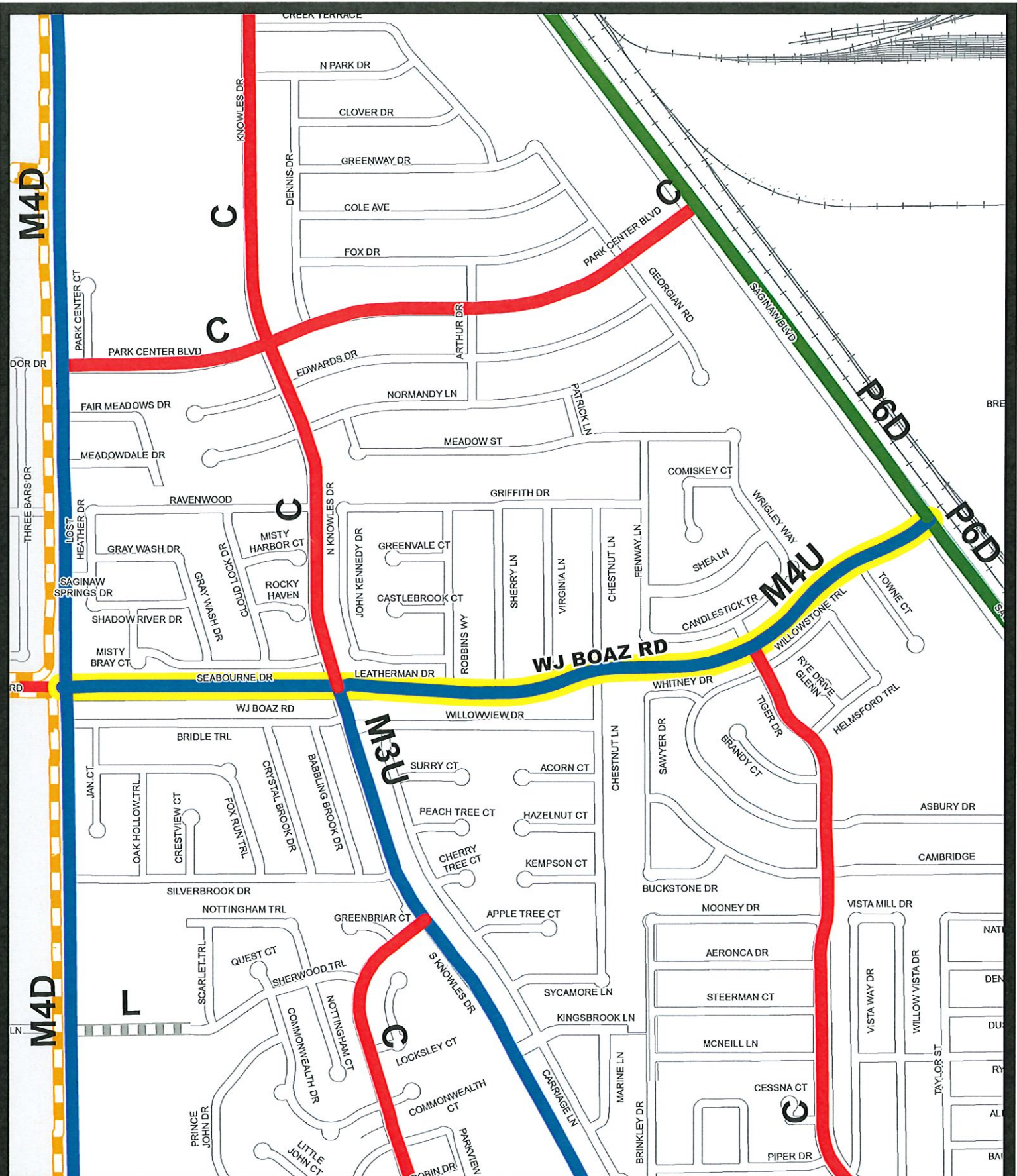
Cross Sections

MCLEROY – KNOWLES TO BUS 287



WJ BOAZ – OLD DECATUR TO BUS 287





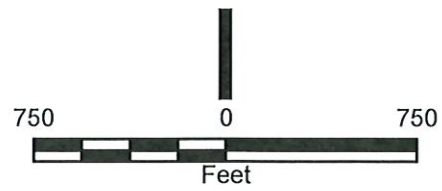
**WJ BOAZ ROAD
EXISTING MASTER
THOROUGHFARE PLAN**

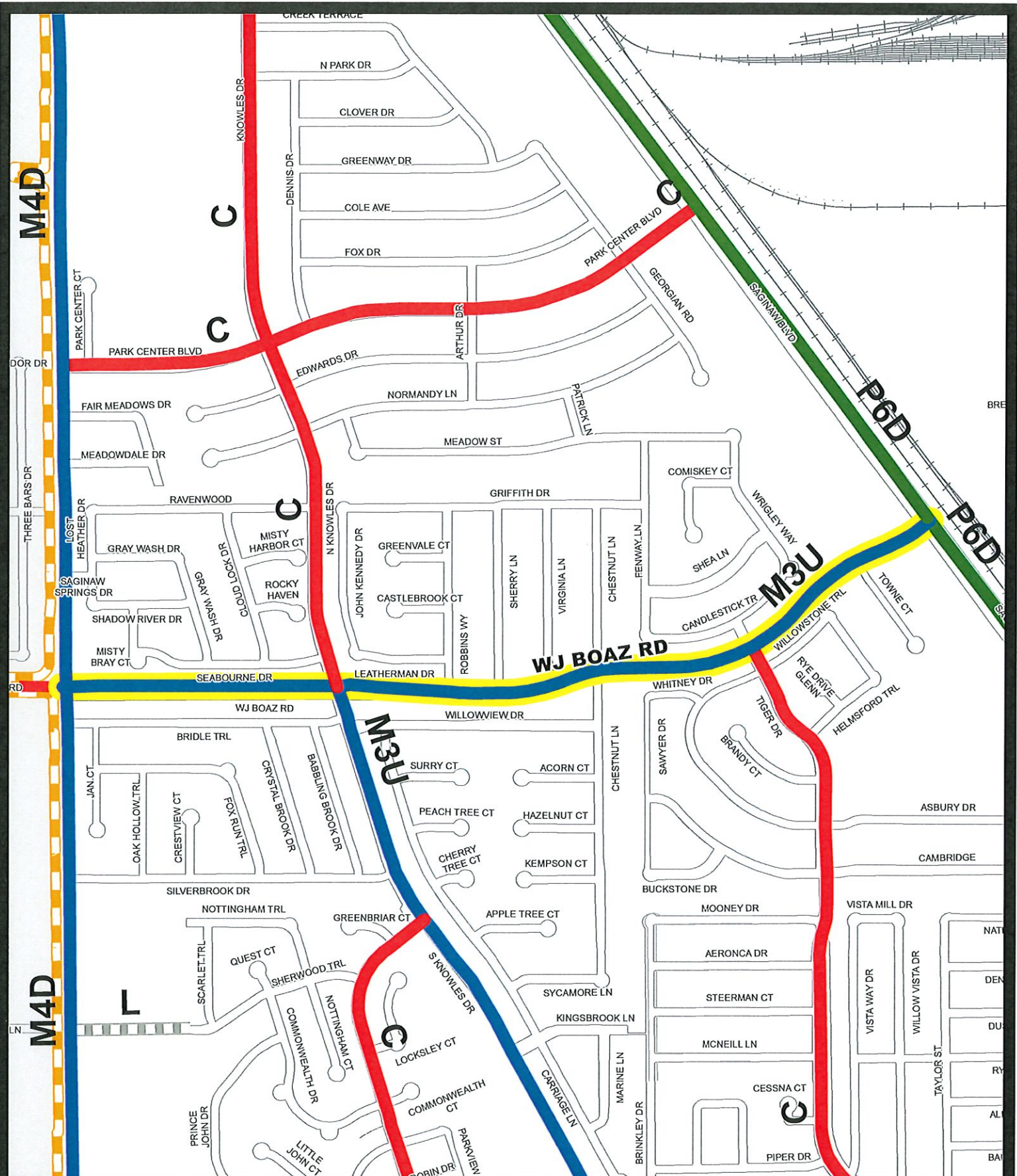
Kimley Horn

October 2019



City of Saginaw





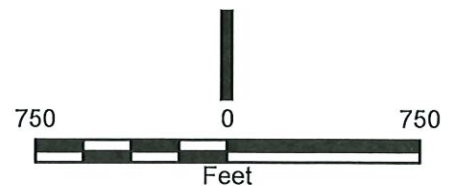
WJ BOAZ ROAD PROPOSED MASTER THOROUGHFARE PLAN MODIFICATION

Kimley»Horn

October 2019

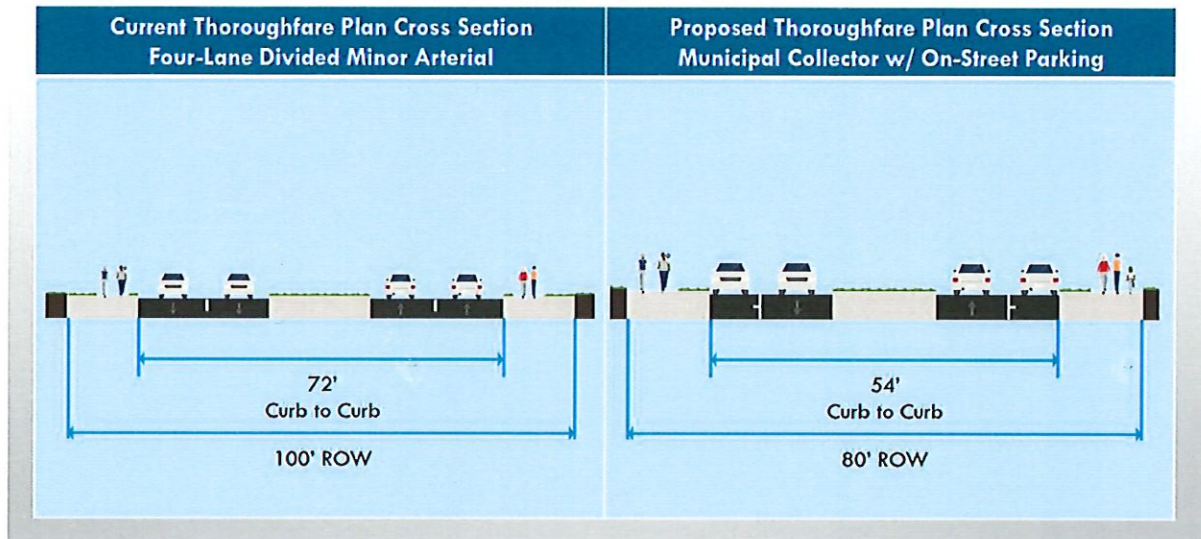


City of Saginaw

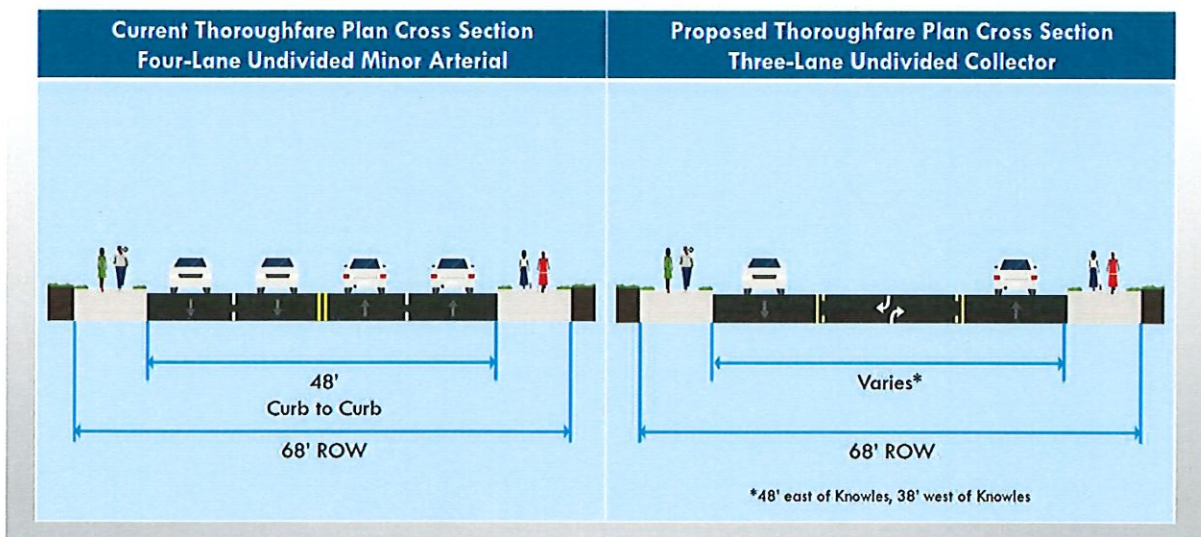


Cross Sections

MCLEROY – KNOWLES TO BUS 287



WJ BOAZ – OLD DECATUR TO BUS 287





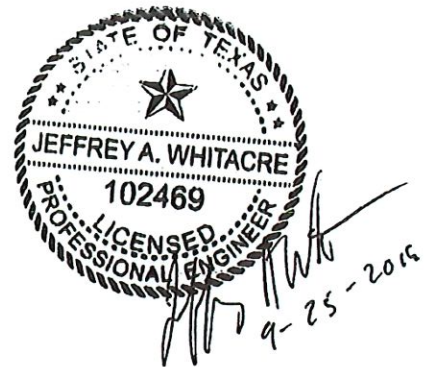
MEMORANDUM

To: Rick Trice, P.E.
Director of Public Works
City of Saginaw

From: Jeff Whitacre, P.E., AICP, PTP
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: September 25, 2019

Subject: Master Thoroughfare Plan Amendment



PURPOSE

The City of Saginaw has retained Kimley-Horn and Associates, Inc. to evaluate two possible Master Thoroughfare Plan (MTP) Amendments. This memo will evaluate the appropriate ultimate cross section for the following roadways:

- McLeroy Boulevard, from Knowles Drive to BUS 287
- WJ Boaz Road, from Old Decatur Road to BUS 287

MCLEROY BOULEVARD

On the MTP, McLeroy Boulevard is identified as a Minor Arterial from Knowles Drive to BUS 287. The ultimate cross section for this segment is a four-lane divided section. The desired modification along this segment of McLeroy Boulevard is a specially developed cross section, a Municipal Collector with on-street parking. When considering a modification from a four-lane divided section to a two-lane divided section with on-street parking, traffic volumes, context and desired target speed of the roadway need to be considered.

Per the City's Comprehensive Master Plan, Minor Arterials are designed to carry 24,000 – 36,000 vehicles per day. Based on a 24-hour machine tube count collected along McLeroy Boulevard, east of Knowles Drive, the current volume along McLeroy Boulevard is 10,151 vehicles. This is well below the carrying capacity of a Minor Arterial and is anticipated to be adequately handled by the proposed Municipal Collector, which is anticipated to have a capacity of 10,000 – 15,000 vehicles per day.

Context-sensitive solutions (CSS) help transportation decision making by taking into account the land use through which the roadway passes. The City's vision for McLeroy Boulevard from Knowles Drive to BUS 287 is to match the context of the area and surrounding community. The ultimate vision consists of enhanced safety and walkability, improved aesthetics, and healthy economic development. With the proposed Municipal Collector's two-lane divided cross section with on-street parking this vision would be accomplished.



According to the National Association of City Transportation Officials (NACTO) Urban Streets Design Guide, streets should be designed using the target speed. The target speed is the speed that the designer intends drivers to go, rather than the operating speed. Based on a speed count collected on this section of McLeroy Boulevard, the current 85th percentile speed limit is 39 mph. To promote a more pedestrian friendly environment along this section of McLeroy Boulevard, it is anticipated that the Municipal Collector classification will effectively lower the travel speeds to 30-35 mph, resulting in better levels of service for pedestrians and bicyclists. The recommended maximum speed limit along this section of McLeroy Boulevard is 35 mph.

WJ BOAZ ROAD

On the MTP, WJ Boaz Road is identified as a Minor Arterial from Old Decatur Road to BUS 287. The ultimate cross section for this segment is a four-lane undivided section. Currently, the existing cross section is a two-lane undivided road with on-street parking. This cross section takes up the ultimate section's roadway width (48 feet). The City desires to evaluate WJ Boaz Road as a three-lane undivided Collector. It is anticipated that the desired three-lane undivided section would improve operations when compared to the existing two-lane undivided section as the on-street parking is not highly utilized and left-turn lanes can now be provided at each intersection.

The Federal Highway Administration (FHWA) refers to this restriping as a road diet. According to FHWA, roadways with an average daily traffic (ADT) of less than 15,000 vehicles per day are good candidates for road diets and should be evaluated for feasibility. Based on the 24-hour machine tube count collected along WJ Boaz Road, there are currently 6,734 vehicles per day traveling along WJ Boaz Road, east of Knowles Drive. This ADT is below the volume threshold discussed when evaluating the appropriateness of a road diet.

In addition, roadways with directional peak hour volumes at, or lower than, 750 vehicles per hour per lane are considered as likely feasible candidates for a road diet. Based on the tube count, the maximum hourly volumes in the eastbound and westbound directions are 351 and 422 vehicles per hour per lane, respectively. These peak hour volumes are well below the directional peak hour volume threshold when considering a road diet.

With the proposed implementation of a road diet, other factors outside of vehicular travel operations are considered. For example, quality of service is considered for pedestrians and bicyclist. With implementation of a road diet, it is expected that pedestrian and bicycle levels of service would improve due to the lane reduction, speed reduction, and the narrower effective street width. Road diets also have an impact on safety and benefit in a crash reduction of 19-47%. Road diets are considered one of FHWA's nine Proven Safety Countermeasures.



MTP AMENDMENT RECOMMENDATIONS

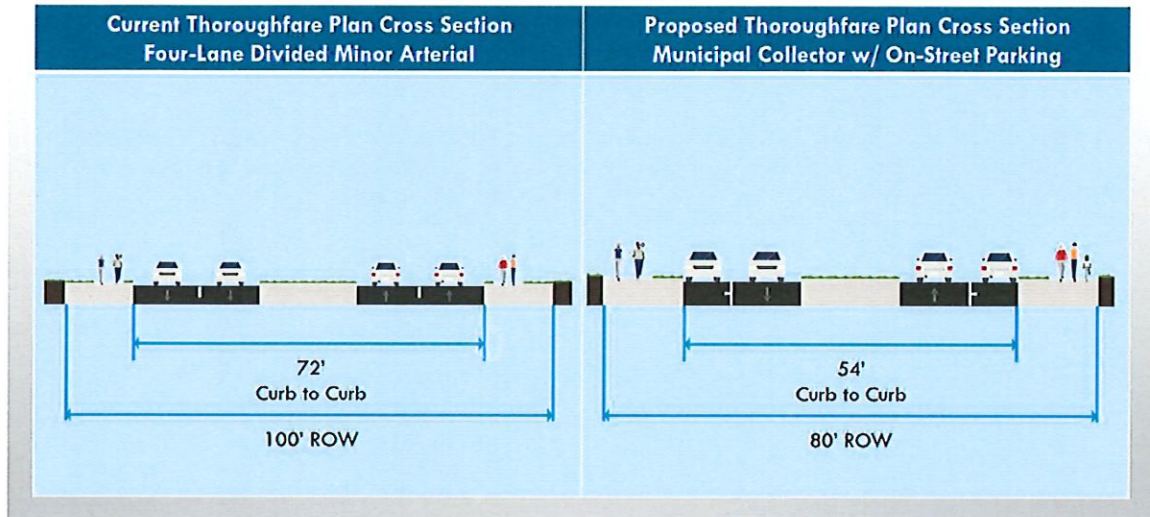
Based on the concepts discussed, the following is recommended:

- **McLeroy Boulevard** (Knowles Drive to BUS 287)
 - Downgrade the classification from a Minor Arterial to a Municipal Collector
 - Two-lane divided cross section with on-street parking
- **WJ Boaz Road** (Old Decatur Road to BUS 287)
 - Road diet from Minor Arterial to Collector
 - Three-lane undivided cross section

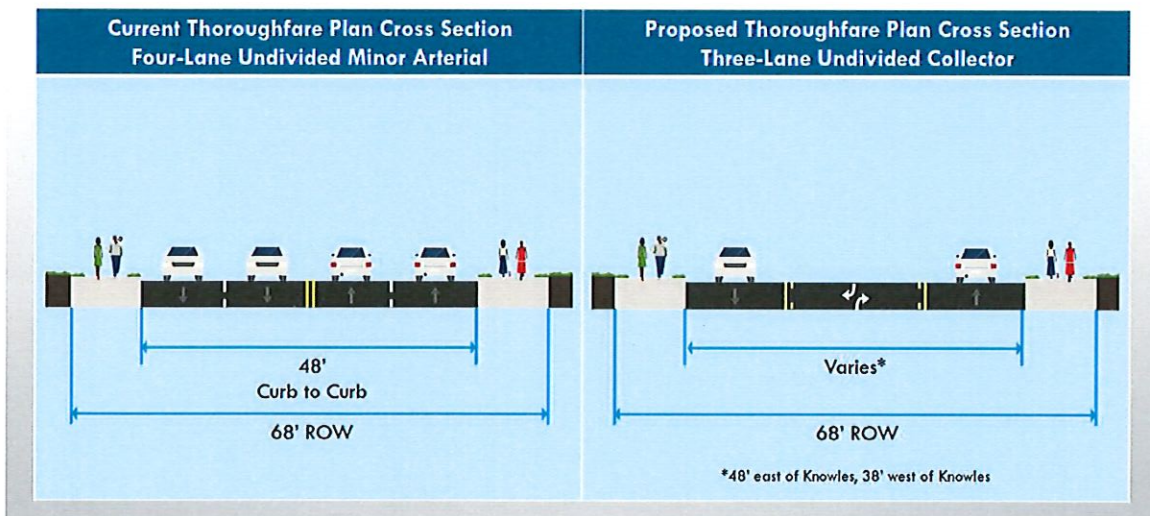
The current thoroughfare plan cross sections and proposed thoroughfare plan cross sections along McLeroy Boulevard and WJ Boaz are attached. If you have any questions, please contact me at jeff.whitacre@kimley-horn.com or by phone at 817-339-2254.

Cross Sections

MCLEROY – KNOWLES TO BUS 287



WJ BOAZ – OLD DECATUR TO BUS 287





Traffic Counts

1120 W. Lovers Lane
Arlington, TX 76013

Page 1

MCLEROY E OF KNOWLES - SPEED WITH 4 SEC FILTER

Date Start: 10-Sep-19

EB																	Date Start: 10-Sep-19		
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th Percent	95th Percent		
	15	20	25	30	35	40	45	50	55	60	65	70	75	999					
09/10/19	0	0	0	0	3	1	0	0	0	0	0	0	0	0	4	37	38		
01:00	0	0	0	1	0	2	1	0	0	0	0	0	0	0	4	42	44		
02:00	0	0	0	0	1	0	1	0	0	0	0	0	0	1	3	43	44		
03:00	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3	37	39		
04:00	0	0	0	1	5	5	3	0	0	0	0	0	0	0	14	41	43		
05:00	0	0	0	2	11	11	6	1	0	0	0	0	0	0	31	41	44		
06:00	1	0	1	7	33	23	12	1	0	0	0	0	0	0	78	40	43		
07:00	1	0	0	31	100	41	5	1	0	0	0	0	0	0	179	37	39		
08:00	1	0	1	13	59	62	12	2	0	0	0	0	0	0	150	39	42		
09:00	0	0	0	4	34	42	14	2	0	0	0	0	0	0	96	40	44		
10:00	0	0	0	2	31	47	17	7	3	0	0	0	0	0	107	43	48		
11:00	1	1	0	8	40	51	17	0	0	0	1	0	0	1	120	40	43		
12 PM	1	0	0	2	27	55	20	3	0	2	1	0	0	0	111	42	45		
13:00	1	0	0	6	42	59	17	1	1	2	1	0	0	0	130	40	44		
14:00	2	0	0	9	49	44	12	3	2	1	1	0	0	0	123	40	46		
15:00	2	0	1	8	57	75	13	1	0	0	0	0	0	0	167	39	42		
16:00	3	0	1	10	44	72	22	1	0	0	0	0	0	0	153	40	43		
17:00	2	0	0	5	39	68	20	3	0	0	0	0	0	0	137	40	44		
18:00	1	0	0	1	35	58	16	3	0	0	0	0	0	0	114	40	44		
19:00	1	0	1	8	25	30	11	1	1	0	0	0	0	0	78	40	44		
20:00	0	0	0	2	22	28	6	1	0	0	0	0	0	0	59	39	43		
21:00	0	0	0	0	11	13	1	3	0	0	0	0	0	0	28	39	47		
22:00	0	0	0	1	5	4	1	0	0	0	0	0	0	0	11	39	42		
23:00	0	0	0	0	2	3	1	2	0	0	0	0	0	0	8	47	49		
Total	17	1	5	121	677	795	228	36	7	5	4	0	0	2	1898				
Percent	0.9%	0.1%	0.3%	6.4%	35.7%	41.9%	12.0%	1.9%	0.4%	0.3%	0.2%	0.0%	0.0%	0.1%					
AM Peak	06:00	11:00	06:00	07:00	07:00	08:00	10:00	10:00	10:00		11:00			02:00	07:00				
Vol.	1	1	1	31	100	62	17	7	3		1			1	179				
PM Peak	16:00		15:00	16:00	15:00	15:00	16:00	12:00	14:00	12:00	12:00				15:00				
Vol.	3		1	10	57	75	22	3	2	2	1				157				
Total	17	1	5	121	677	795	228	36	7	5	4				1898				
Percent	0.9%	0.1%	0.3%	6.4%	35.7%	41.9%	12.0%	1.9%	0.4%	0.3%	0.2%	0.0%	0.0%	0.1%					

15th Percentile :	31 MPH
50th Percentile :	35 MPH
85th Percentile :	39 MPH
95th Percentile :	44 MPH

Stats	10 MPH Pace Speed :	31-40 MPH
	Number in Pace :	1472
	Percent in Pace :	77.6%
	Number of Vehicles > 55 MPH :	11
	Percent of Vehicles > 55 MPH :	0.6%
	Mean Speed(Average) :	36 MPH

GRAM Traffic North Texas, Inc.

1120 W. Lovers Lane
Arlington, TX 76013

Page 2

MCLEROY E OF KNOWLES - SPEED WITH 4 SEC FILTER

Date Start: 10-Sep-19

Date Start: 10-Sep-19

WB																Total	85th Percent	95th Percent
	Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999			
09/10/19	0	0	0	0	4	4	0	1	0	0	0	0	0	0	0	9	39	47
01:00	0	0	0	3	3	1	0	1	0	0	0	0	0	0	0	8	39	48
02:00	0	0	0	1	2	1	1	0	0	0	0	0	0	0	0	5	41	43
03:00	0	0	0	0	2	1	1	1	0	0	0	0	0	0	0	5	46	48
04:00	2	0	0	0	2	3	0	0	0	0	0	0	0	0	0	7	38	39
05:00	8	0	1	0	7	7	6	0	0	0	0	0	0	0	0	29	41	43
06:00	31	0	0	7	40	32	11	1	0	0	0	0	0	0	0	122	39	42
07:00	45	0	1	30	88	62	16	0	1	0	0	0	0	0	2	245	38	41
08:00	47	0	1	5	53	59	18	0	0	0	0	0	1	0	0	184	39	42
09:00	26	0	0	4	36	55	14	0	0	0	0	0	0	0	0	135	39	42
10:00	26	3	3	4	32	44	10	2	0	0	0	0	0	0	0	124	39	42
11:00	18	2	5	13	42	67	15	1	0	0	0	0	0	0	0	163	39	42
12 PM	25	2	2	9	44	57	17	1	0	1	0	0	0	0	1	159	39	43
13:00	18	0	2	10	38	51	21	2	0	0	0	0	0	0	0	142	40	43
14:00	23	2	9	14	54	48	15	1	2	0	0	0	0	0	0	168	39	43
15:00	21	1	3	26	75	82	31	2	1	1	0	0	0	0	0	243	39	43
16:00	16	0	1	11	69	123	35	7	0	0	0	0	0	0	0	262	40	44
17:00	32	0	0	2	53	103	42	4	0	0	0	0	0	0	0	236	41	44
18:00	38	1	0	3	41	81	36	7	0	0	0	0	0	0	0	207	41	44
19:00	18	1	0	4	48	76	38	1	0	0	0	0	0	0	0	186	41	43
20:00	26	0	0	5	36	54	16	1	1	0	0	0	0	0	0	139	39	43
21:00	9	0	0	2	14	32	9	1	0	0	0	0	0	0	0	67	39	43
22:00	4	0	0	0	12	12	5	1	1	0	0	0	0	0	0	35	41	46
23:00	3	0	0	0	6	9	4	0	0	0	0	0	0	0	0	22	40	43
Total	436	12	28	153	801	1064	361	35	6	2	0	1	0	3	2902			
Percent	15.0%	0.4%	1.0%	5.3%	27.6%	36.7%	12.4%	1.2%	0.2%	0.1%	0.0%	0.0%	0.0%	0.1%				
AM Peak	08:00	10:00	11:00	07:00	07:00	11:00	08:00	10:00	07:00			08:00		07:00	07:00			
Vol.	47	3	5	30	88	67	18	2	1			1		2	245			
PM Peak	18:00	12:00	14:00	15:00	15:00	16:00	17:00	16:00	14:00	12:00				12:00	16:00			
Vol.	38	2	9	26	75	123	42	7	2	1				1	262			
Total	436	12	28	153	801	1064	361	35	6	2	0	1	0	3	2902			
Percent	15.0%	0.4%	1.0%	5.3%	27.6%	36.7%	12.4%	1.2%	0.2%	0.1%	0.0%	0.0%	0.0%	0.1%				

15th Percentile : 14 MPH
50th Percentile : 35 MPH
85th Percentile : 39 MPH
95th Percentile : 43 MPH

Stats
10 MPH Pace Speed : 31-40 MPH
Number in Pace : 1865
Percent in Pace : 64.3%
Number of Vehicles > 55 MPH : 6
Percent of Vehicles > 55 MPH : 0.2%
Mean Speed(Average) : 32 MPH

GRAM Traffic North Texas, Inc.

1120 W. Lovers Lane
Arlington, TX 76013

Page 3

MCLEROY E OF KNOWLES - SPEED WITH 4 SEC FILTER

Date Start: 10-Sep-19

EB, WB	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th	95th
Start Time	15	20	25	30	35	40	45	50	55	60	65	70	75	76		Percent	Percent
09/10/19	0	0	0	0	7	5	0	1	0	0	0	0	0	0	13	39	46
01:00	0	0	0	4	3	3	1	1	0	0	0	0	0	0	12	40	46
02:00	0	0	0	1	3	1	2	0	0	0	0	0	0	1	8	42	44
03:00	0	0	0	0	4	2	1	1	0	0	0	0	0	0	8	43	47
04:00	2	0	0	1	7	8	3	0	0	0	0	0	0	0	21	39	43
05:00	8	0	1	2	18	18	12	1	0	0	0	0	0	0	60	41	44
06:00	32	0	1	14	73	55	23	2	0	0	0	0	0	0	200	39	43
07:00	46	0	1	61	188	103	21	1	1	0	0	0	0	2	424	38	40
08:00	48	0	2	18	112	121	30	2	0	0	0	1	0	0	334	39	42
09:00	26	0	0	8	70	97	28	2	0	0	0	0	0	0	231	39	43
10:00	26	3	3	6	63	91	27	9	3	0	0	0	0	0	231	40	45
11:00	19	3	5	21	82	118	32	1	0	0	1	0	0	1	283	39	43
12 PM	26	2	2	11	71	112	37	4	0	3	1	0	0	1	270	40	44
13:00	19	0	2	16	80	110	38	3	1	2	1	0	0	0	272	40	44
14:00	25	2	9	23	103	92	27	4	4	1	1	0	0	0	291	39	44
15:00	23	1	4	34	132	157	44	3	1	1	0	0	0	0	400	39	43
16:00	19	0	2	21	113	195	57	8	0	0	0	0	0	0	415	40	43
17:00	34	0	0	7	92	171	62	7	0	0	0	0	0	0	373	41	44
18:00	39	1	0	4	76	139	52	10	0	0	0	0	0	0	321	41	44
19:00	19	1	1	12	73	106	49	2	1	0	0	0	0	0	264	41	43
20:00	26	0	0	7	58	82	22	2	1	0	0	0	0	0	198	39	43
21:00	9	0	0	2	25	45	10	4	0	0	0	0	0	0	95	39	44
22:00	4	0	0	1	17	16	6	1	1	0	0	0	0	0	46	40	44
23:00	3	0	0	0	8	12	5	2	0	0	0	0	0	0	30	42	46
Total	453	13	33	274	1478	1859	589	71	13	7	4	1	0	5	4800		
Percent	9.4%	0.3%	0.7%	5.7%	30.8%	38.7%	12.3%	1.5%	0.3%	0.1%	0.1%	0.0%	0.0%	0.1%			
AM Peak	08:00	10:00	11:00	07:00	07:00	08:00	11:00	10:00	10:00		11:00	08:00		07:00	07:00		
Vol.	48	3	5	61	188	121	32	9	3		1	1		2	424		
PM Peak	18:00	12:00	14:00	15:00	15:00	16:00	17:00	18:00	14:00	12:00	12:00			12:00	16:00		
Vol.	39	2	9	34	132	195	62	10	4	3	1			1	415		
Total	453	13	33	274	1478	1859	589	71	13	7	4	1	0	5	4800		
Percent	9.4%	0.3%	0.7%	5.7%	30.8%	38.7%	12.3%	1.5%	0.3%	0.1%	0.1%	0.0%	0.0%	0.1%			

15th Percentile : 29 MPH
50th Percentile : 35 MPH
85th Percentile : 39 MPH
95th Percentile : 43 MPH

Stats 10 MPH Pace Speed : 31-40 MPH
Number in Pace : 3337
Percent in Pace : 69.5%
Number of Vehicles > 55 MPH : 17
Percent of Vehicles > 55 MPH : 0.4%
Mean Speed(Average) : 34 MPH

	A	B	C	D	E
1	MCLEROY E OF KNOWLES				
2					
3	Start Date: 9/10/2019				
4	Start Time: 12:00:00 AM				
5	Site Code: 958				
6					
7	Date	Time	EB	WB	TOTAL
8	9/10/2019	12:00 AM	8	6	14
9	9/10/2019	12:15 AM	6	3	9
10	9/10/2019	12:30 AM	14	10	24
11	9/10/2019	12:45 AM	5	3	8
12	9/10/2019	01:00 AM	1	2	3
13	9/10/2019	01:15 AM	9	6	15
14	9/10/2019	01:30 AM	7	6	13
15	9/10/2019	01:45 AM	2	3	5
16	9/10/2019	02:00 AM	3	4	7
17	9/10/2019	02:15 AM	2	2	4
18	9/10/2019	02:30 AM	4	2	6
19	9/10/2019	02:45 AM	4	3	7
20	9/10/2019	03:00 AM	8	3	11
21	9/10/2019	03:15 AM	1	1	2
22	9/10/2019	03:30 AM	6	2	8
23	9/10/2019	03:45 AM	4	2	6
24	9/10/2019	04:00 AM	11	2	13
25	9/10/2019	04:15 AM	6	3	9
26	9/10/2019	04:30 AM	14	1	15
27	9/10/2019	04:45 AM	16	4	20
28	9/10/2019	05:00 AM	16	4	20
29	9/10/2019	05:15 AM	24	3	27
30	9/10/2019	05:30 AM	32	9	41
31	9/10/2019	05:45 AM	36	14	50
32	9/10/2019	06:00 AM	46	22	68
33	9/10/2019	06:15 AM	60	17	77
34	9/10/2019	06:30 AM	88	30	118
35	9/10/2019	06:45 AM	90	63	153
36	9/10/2019	07:00 AM	120	99	219
37	9/10/2019	07:15 AM	178	99	277
38	9/10/2019	07:30 AM	180	102	282
39	9/10/2019	07:45 AM	150	70	220
40	9/10/2019	08:00 AM	108	54	162
41	9/10/2019	08:15 AM	106	54	160
42	9/10/2019	08:30 AM	101	64	165
43	9/10/2019	08:45 AM	106	39	145
44	9/10/2019	09:00 AM	76	61	137
45	9/10/2019	09:15 AM	58	52	110
46	9/10/2019	09:30 AM	64	38	102
47	9/10/2019	09:45 AM	64	29	93
48	9/10/2019	10:00 AM	54	50	104
49	9/10/2019	10:15 AM	36	34	70
50	9/10/2019	10:30 AM	68	56	124

	A	B	C	D	E
51	9/10/2019	10:45 AM	90	33	123
52	9/10/2019	11:00 AM	62	104	166
53	9/10/2019	11:15 AM	62	50	112
54	9/10/2019	11:30 AM	92	46	138
55	9/10/2019	11:45 AM	93	94	187
56	9/10/2019	12:00 PM	72	64	136
57	9/10/2019	12:15 PM	70	56	126
58	9/10/2019	12:30 PM	70	50	120
59	9/10/2019	12:45 PM	50	64	114
60	9/10/2019	01:00 PM	76	46	122
61	9/10/2019	01:15 PM	56	72	128
62	9/10/2019	01:30 PM	52	54	106
63	9/10/2019	01:45 PM	96	67	163
64	9/10/2019	02:00 PM	68	77	145
65	9/10/2019	02:15 PM	58	65	123
66	9/10/2019	02:30 PM	68	61	129
67	9/10/2019	02:45 PM	96	60	156
68	9/10/2019	03:00 PM	93	86	179
69	9/10/2019	03:15 PM	86	86	172
70	9/10/2019	03:30 PM	92	125	217
71	9/10/2019	03:45 PM	88	101	189
72	9/10/2019	04:00 PM	105	113	218
73	9/10/2019	04:15 PM	68	101	169
74	9/10/2019	04:30 PM	98	102	200
75	9/10/2019	04:45 PM	113	102	215
76	9/10/2019	05:00 PM	133	98	231
77	9/10/2019	05:15 PM	107	115	222
78	9/10/2019	05:30 PM	130	126	256
79	9/10/2019	05:45 PM	133	122	255
80	9/10/2019	06:00 PM	84	92	176
81	9/10/2019	06:15 PM	115	76	191
82	9/10/2019	06:30 PM	114	74	188
83	9/10/2019	06:45 PM	95	71	166
84	9/10/2019	07:00 PM	80	84	164
85	9/10/2019	07:15 PM	74	60	134
86	9/10/2019	07:30 PM	66	73	139
87	9/10/2019	07:45 PM	53	58	111
88	9/10/2019	08:00 PM	80	58	138
89	9/10/2019	08:15 PM	88	52	140
90	9/10/2019	08:30 PM	38	63	101
91	9/10/2019	08:45 PM	42	28	70
92	9/10/2019	09:00 PM	55	44	99
93	9/10/2019	09:15 PM	56	30	86
94	9/10/2019	09:30 PM	20	22	42
95	9/10/2019	09:45 PM	38	22	60
96	9/10/2019	10:00 PM	34	17	51
97	9/10/2019	10:15 PM	19	17	36
98	9/10/2019	10:30 PM	20	17	37
99	9/10/2019	10:45 PM	10	9	19
100	9/10/2019	11:00 PM	8	8	16

	A	B	C	D	E
101	9/10/2019	11:15 PM	6	12	18
102	9/10/2019	11:30 PM	9	6	15
103	9/10/2019	11:45 PM	12	2	14
104			5685	4466	10151

	A	B	C	D	E
1	WJ BOAZ E OF KNOWLES				
2					
3	Start Date: 9/10/2019				
4	Start Time: 12:00:00 AM				
5	Site Code: 863				
6					
7	Date	Time	EB	WB	TOTAL
8	9/10/2019	12:00 AM	2	9	11
9	9/10/2019	12:15 AM	3	6	9
10	9/10/2019	12:30 AM	4	10	14
11	9/10/2019	12:45 AM	2	2	4
12	9/10/2019	01:00 AM	1	3	4
13	9/10/2019	01:15 AM	2	4	6
14	9/10/2019	01:30 AM	1	5	6
15	9/10/2019	01:45 AM	4	6	10
16	9/10/2019	02:00 AM	1	3	4
17	9/10/2019	02:15 AM	0	3	3
18	9/10/2019	02:30 AM	3	2	5
19	9/10/2019	02:45 AM	1	10	11
20	9/10/2019	03:00 AM	3	2	5
21	9/10/2019	03:15 AM	2	2	4
22	9/10/2019	03:30 AM	5	1	6
23	9/10/2019	03:45 AM	1	1	2
24	9/10/2019	04:00 AM	3	4	7
25	9/10/2019	04:15 AM	3	1	4
26	9/10/2019	04:30 AM	6	5	11
27	9/10/2019	04:45 AM	7	2	9
28	9/10/2019	05:00 AM	6	3	9
29	9/10/2019	05:15 AM	12	10	22
30	9/10/2019	05:30 AM	11	8	19
31	9/10/2019	05:45 AM	23	4	27
32	9/10/2019	06:00 AM	8	8	16
33	9/10/2019	06:15 AM	24	22	46
34	9/10/2019	06:30 AM	28	30	58
35	9/10/2019	06:45 AM	50	43	93
36	9/10/2019	07:00 AM	48	63	111
37	9/10/2019	07:15 AM	98	64	162
38	9/10/2019	07:30 AM	90	59	149
39	9/10/2019	07:45 AM	83	60	143
40	9/10/2019	08:00 AM	74	43	117
41	9/10/2019	08:15 AM	64	49	113
42	9/10/2019	08:30 AM	48	54	102
43	9/10/2019	08:45 AM	40	41	81
44	9/10/2019	09:00 AM	48	28	76
45	9/10/2019	09:15 AM	27	31	58
46	9/10/2019	09:30 AM	28	30	58
47	9/10/2019	09:45 AM	38	36	74
48	9/10/2019	10:00 AM	32	28	60
49	9/10/2019	10:15 AM	35	24	59
50	9/10/2019	10:30 AM	30	30	60

	A	B	C	D	E
51	9/10/2019	10:45 AM	33	34	67
52	9/10/2019	11:00 AM	40	34	74
53	9/10/2019	11:15 AM	26	28	54
54	9/10/2019	11:30 AM	30	31	61
55	9/10/2019	11:45 AM	28	20	48
56	9/10/2019	12:00 PM	27	43	70
57	9/10/2019	12:15 PM	34	44	78
58	9/10/2019	12:30 PM	42	48	90
59	9/10/2019	12:45 PM	32	30	62
60	9/10/2019	01:00 PM	38	29	67
61	9/10/2019	01:15 PM	44	32	76
62	9/10/2019	01:30 PM	40	45	85
63	9/10/2019	01:45 PM	35	55	90
64	9/10/2019	02:00 PM	47	44	91
65	9/10/2019	02:15 PM	40	68	108
66	9/10/2019	02:30 PM	36	55	91
67	9/10/2019	02:45 PM	66	64	130
68	9/10/2019	03:00 PM	68	64	132
69	9/10/2019	03:15 PM	40	64	104
70	9/10/2019	03:30 PM	60	79	139
71	9/10/2019	03:45 PM	87	92	179
72	9/10/2019	04:00 PM	92	72	164
73	9/10/2019	04:15 PM	78	81	159
74	9/10/2019	04:30 PM	94	83	177
75	9/10/2019	04:45 PM	82	84	166
76	9/10/2019	05:00 PM	87	114	201
77	9/10/2019	05:15 PM	82	110	192
78	9/10/2019	05:30 PM	86	106	192
79	9/10/2019	05:45 PM	58	92	150
80	9/10/2019	06:00 PM	65	76	141
81	9/10/2019	06:15 PM	58	73	131
82	9/10/2019	06:30 PM	56	72	128
83	9/10/2019	06:45 PM	60	56	116
84	9/10/2019	07:00 PM	38	60	98
85	9/10/2019	07:15 PM	52	46	98
86	9/10/2019	07:30 PM	39	58	97
87	9/10/2019	07:45 PM	51	52	103
88	9/10/2019	08:00 PM	44	48	92
89	9/10/2019	08:15 PM	39	70	109
90	9/10/2019	08:30 PM	24	48	72
91	9/10/2019	08:45 PM	47	40	87
92	9/10/2019	09:00 PM	24	36	60
93	9/10/2019	09:15 PM	16	32	48
94	9/10/2019	09:30 PM	17	20	37
95	9/10/2019	09:45 PM	18	16	34
96	9/10/2019	10:00 PM	11	19	30
97	9/10/2019	10:15 PM	12	9	21
98	9/10/2019	10:30 PM	10	10	20
99	9/10/2019	10:45 PM	4	8	12
100	9/10/2019	11:00 PM	4	6	10

	A	B	C	D	E
101	9/10/2019	11:15 PM	10	11	21
102	9/10/2019	11:30 PM	6	8	14
103	9/10/2019	11:45 PM	4	6	10
104			3260	3474	6734

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

SEPTEMBER 2019

C/O ISSUED THIS MONTH						
DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	CERTIFICATE
9/16/19	JACK IN THE BOX	101 SAGINAW BLVD N	CO-43418/19	09/10/19	9/16/19	09/17/19
DATE	NAME	ADDRESS	PERMIT #	COMMENTS		
2/5/18	A T & T AUTHORIZED RETAILER	923 SAGINAW BLVD N	CO-22-17/18			
3/28/19	RYDER SYSTEM INC	1325 TRIAD BLVD	CO-27-18/19			
COM/IND OPEN BUILDING PERMITS						
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS	
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL	
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	
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIAL	
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE	
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	
1/24/19	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	
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 MCLEROY BLVD W	23969	REMODEL	RECEPTION AREA SECURITY UPGRADES	
4/8/19	WILLOW CREEK ELEMENTARY SCHOOL	1100 MCLEROY BLVD W	23970	REMODEL	RECEPTION AREA SECURITY UPGRADES	
4/8/19	HAFLEY DEVELOPMENT CENTER	616 MCLEROY BLVD W	23971	REMODEL	RECEPTION AREA SECURITY UPGRADES	
4/9/19	SAGINAW DC PARK	240 BLUE MOUND RD S	25936	JOB TRAILER	JOB TRAILER	
4/17/19	CANN REAL ESTATE	722 SAGINAW BLVD	25538	REMODEL	FINISH OUT	
6/12/19	EAGLE'S POINT BAR & GRILL	1029 SAGINAW BLVD C	26424	ACCESSORY	FENCED IN PATIO AREA	
6/17/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT	
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS	
7/3/19	I O V 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	
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	
8/1/19	CREEKWOOD LHLF	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	

COMMERCIAL BUILDING REPORT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
9/4/19	EMERALD CUSTOM POOLS & PATIOS	116 MCLEROY BLVD W	26867	ACCESSORY	PERGOLA
9/4/19	EMERALD CUSTOM POOLS & PATIOS	116 MCLEROY BLVD W	26868	ACCESSORY	CABANA
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/23/19	I NAILS & BAR	532 SAGINAW BLVD S	26085	REMODEL	FINISH OUT
	WAL-MART	1401 SAGINAW BLVD	27093	REMODEL	REFRIGERATION AREA REMODEL
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
9/25/19	VALVOLINE INSTANT OIL CHANGE	1137 SAGINAW BLVD N	27102	REMODEL	ROOF
9/30/19	SPRINT	300 OLD DECATUR RD N A	27135	FENCE	EXPAND WALL
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/31/19	WAL-MART	1401 SAGINAW BLVD	56177	REMODEL	ONLINE GROCERY PICK UP AREA

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	BUILDING	FIRE	IWORQ	CERTIFICATE
10/1/19	SMALL WORLD CONSIGNMENT	1029 SAGINAW BLVD N F 3	CO-1-19/20	09/23/19	09/25/19	10/1/19	10/10/19
10/8/19	MAYFIELD DIRECT CARE	200 W J BOAZ RD 200	CO-2-19/20	10/01/19	10/08/19	10/8/19	10/10/19
10/21/19	NOBLE AUTOMATION SYSTEMS	1001 COOK LN	CO-3-19/20	10/02/19	10/18/19	10/21/19	10/31/19
10/31/19	MR FROZE MARGARITA	240 SAGINAW BLVD S 400	CO-4-19/20	10/31/19	10/31/19	10/31/19	
10/31/19	EPIPHANY DERMATOLOGY	616 BAILEY BOSWELL RD E 200	CO-5-19/20	10/31/19	10/31/19	10/31/19	

C/O ISSUED THIS MONTH

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

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
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
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIAL
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
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
1/24/19	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
3/25/19	SAGINAW DC PARK	923 COOK LN	25273	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/25/19	SAGINAW DC PARK	1008 COOK LN	25274	NEW BUILDING	WAREHOUSE WITH OFFICE SPACE INSIDE
3/29/19	WOODCREST	532 SAGINAW BLVD S	25501	REMODEL	FINISH OUT
4/8/19	SAGINAW HIGH SCHOOL	800 BLUE MOUND RD N	23967	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WAYSIDE MIDDLE SCHOOL	1300 OLD DECATUR RD	23968	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	SAGINAW ELEMENTARY SCHOOL	301 MCCLEROY BLVD W	23969	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	WILLOW CREEK ELEMENTARY SCHOOL	1100 MCCLEROY BLVD W	23970	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/8/19	HAFLEY DEVELOPMENT CENTER	616 MCCLEROY BLVD W	23971	REMODEL	RECEPTION AREA SECURITY UPGRADES
4/9/19	SAGINAW DC PARK	240 BLUE MOUND RD S	25936	JOB TRAILER	JOB TRAILER
4/17/19	CANN REAL ESTATE	722 SAGINAW BLVD	25538	REMODEL	FINISH OUT
6/12/19	EAGLE'S POINT BAR & GRILL	1029 SAGINAW BLVD C	26424	ACCESSORY	FENCED IN PATIO AREA
6/17/19	SHIPLEY DONUTS	240 SAGINAW BLVD S 100	25280	REMODEL	FINISH OUT
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS
7/3/19	I O V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LOT
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
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
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
8/28/19	TAKE 5 OIL CHANGE	112 BAILEY BOSWELL RD W	25941	NEW BUILDING	NEW OIL CHANGE SERVICE
9/4/19	EMERALD CUSTOM POOLS & PATIOS	116 MCCLEROY BLVD W	26867	ACCESSORY	PERGOLA
9/4/19	EMERALD CUSTOM POOLS & PATIOS	116 MCCLEROY BLVD W	26868	ACCESSORY	CABANA
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
9/24/19	WAL-MART	1401 SAGINAW BLVD	27093	REMODEL	REFRIGERATION AREA REMODEL
10/3/19	CORNERSTONE DFW	989 KENNEDY LN	27162	NEW BUILDING	NEW OFFICE & WAREHOUSE BUILDING
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
9/25/19	VALVOLINE INSTANT OIL CHANGE	1137 SAGINAW BLVD N	27102	REMODEL	ROOF
CLOSED PROJECTS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS

October 30, 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	47 permits issued for new homes
Willow Vista Phase 3C	Mearl McBee	74	2 permits issued for new homes
Creekwood Phase 4	Hillwood Residential	72	72 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	33 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	69 permits issued for new homes.
Basswood Crossing, Phase 2 Final Plat and Civil Construction Plans	D R Horton	140 11 Open space	140 permits issued for new homes.
Basswood Crossings Phase 3, (includes Phase 4)	D R Horton	213	123 permits issued for new homes.
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:
West McLeroy Spot Repairs	County scheduled for November 2019	November 2019	November 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	November 2019	Construction underway
Fairmount Sanitary Sewer	Final Plans submitted.	4th Qtr of 2019	Notice to Proceed October 2019
BNSF Utility Relocations	Plans and Spec preparation under way.	4th Qtr of 2019	Notice to Proceed October 2019
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. Complete.
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	Pending final inspection
Mr. Froze	240 S Saginaw Blvd #400	Permit issued	Final inspection complete. Pending Certificate of Occupancy.
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	Pending final inspection
Saginaw DC Industrial	923 Cook Lane	Permit Issued	Pending final inspection
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 building 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	Drainage study and TIA underway
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. Agreement with City of Ft. Worth for sanitary sewer connection underway
City	Amendment to Zoning Ordinance Saginaw Blvd Overlay District	Pending	
The Learning Experience Pre School and Day Care	SUP Day Care 912 N Old Decatur Road at W. J. Boaz	P&Z 11/12/19 CC 11/19/19	Request for construction and operation of a daycare. Use approved in Neighborhood Commercial with an approved SUP.
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Pending MTP amendment for ROW dedication requirements
City	Master Thoroughfare plan amendment	P&Z 11/12/19 CC 11/19/19	W. J. Boaz from ODR to Saginaw Blvd and W McLeroy from Knowles Dr to Saginaw Blvd (Hwy 287)

Gary Havener	Specific Use Permit W Bailey Boswell Rd behind EECU	P&Z recommended denial. Scheduled for CC 11/5/19	All Storage climate controlled mini warehouses.
Kelly Franklin	209-217 Belmont Amending plat, combine lots	Pending	Pending submittal of required documents
Gary Havener	Amending Plat for Lots 2R4A, 2R4B, 2R4C, 2R4, Block A, Van Zandt Place	Pending	Pending submittal of required documents
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
2019 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
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
PZ 1019-01	Jim Maibach Peyco Southwest	North of the 700 Block of W Bailey Boswell Rd behind EECU and the E. R.	SUP to construct and operate a mini warehouse	10/08/19	Recommended Denial	09/05/19	Applicant reduced height of building and removed the 2 buildings on the east side of the property. CC approved w/super majority.