

**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, April 14, 2020**

- | | | |
|-----|---|-----------------------|
| (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 March 10, 2020 | Chairman Lewis |
| (5) | <div style="display:flex; justify-content:space-between;"><div>PZ 0420-01 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 76.613 Acres Out Of The J Walker Survey Abstract 1602, Tracts 3C And 3E, And The J Bradford Survey, Abstract 183, Tracts 1K And 1 From Community Commercial (CC) And Multi Family (MF1) To Community Commercial (CC), Multi Family (MF2), And Light Industrial (LI) and Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan. Property Is Located At The Northwest Corner Of Blue Mound Road (Hwy 156) And E McLeroy Boulevard.</div><div style="text-align:right; flex-grow:1;">Michael Clark, P.E.
Winkelmann & Assoc.</div></div> | |
| (6) | 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 | |
| (7) | 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 | |
| (8) | Adjournment | Chairman Lewis |
- DATE POSTED:_____

TIME:_____

BY:_____

DATE RETRIEVED:_____

TIME:_____

BY:_____
- The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Mary Ragle at 817-230-0441 a minimum of 72 hours in advance of the meeting.**
- PLEASE NOTE THAT IN ACCORDANCE WITH CURRENT CDC RECOMMENDATIONS REGARDING COVID-19 WE WILL BE OBSERVING SIX FEET DISANCING BETWEEN EVERYONE. THEREFORE, THERE WILL BE LIMITED SEATING AVAILABLE.**
- 1

ADVISORY RECREATION AND PARK BOARD

Charity DeVille, Member	Place No. 1	Term Expires May 2021
Janelle Young, Member	Place No. 2	Term Expires May 2020
Vacant	Place No. 3	Term Expires May 2021
Russell Jolly, Member	Place. No. 4	Term Expires May 2020
Brack St. Clair, Chairman	Place No. 5	Term Expires May 2021
Ronda Nyberg, Member	Place No. 6	Term Expires May 2020
Travis Albritton, Member	Place No. 7	Term Expires May 2021
Brandi Coble, Alternate Member	1 st Alternate	Term Expires May 2021
Christopher Gonzales, Alternate Member	2 nd Alternate	Term Expires May 2020

Four Members shall constitute a quorum for the transaction of business.

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
March 10, 2020**

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
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:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien

(1) Call to Order

Chairman Lewis called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, Julien,

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on February 11, 2020 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for February 11, 2020 as presented. Motion carried unanimously.

For: Vice Chairman Haney
Members Barngrover, Julien

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Members Peet, Villarreal

(5) PZ 0320-01 PUBLIC HEARING
Consideration And Action Regarding Approval Of Amending Ordinance 2002-04, The Zoning Regulations Of The City Of Saginaw, Texas; Amending The Requirements That Regulate Parking Lot, Off Premises

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

Director of Public Works Rick Trice reviewed the information included in the members' packets for this item explaining the proposed ordinance revision will require a Specific Use Permit to allow regulatory oversight of the use and modification of traffic and other impacts created by commercial parking lots.

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

Chairman Lewis closed the public hearing at 6:05 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve Ordinance No. 2020-06 amending regulations for Parking Lot, Off Premises. Motion carried.

For: Vice Chairman Haney
Members Barngrover, Julien

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0320-02 PUBLIC HEARING
Consideration And Action Regarding Approval Of Amending Ordinance No. 2002-04, The Zoning Regulations Of The City Of Saginaw, Texas, Amending The Requirements for Auto Car Wash

Chairman Lewis opened the public hearing at 6:06 p.m.

DPW Trice reviewed the information included in the members' packets. He reminded the members that the city had recently created a zoning overlay district for properties having frontage or access onto Saginaw Boulevard. He said that in the overlay district a Specific Use Permit is required for Auto Car Wash. Mr. Trice stated that staff is recommending that the Specific Use Permit be required throughout the City in the NC (Neighborhood Commercial) and CC (Community Commercial) zoning districts for the Auto Car Wash use.

Chairman Lewis asked if there were any additional questions or comments. There were none

Chairman Lewis closed the public hearing at 6:08 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve Ordinance 2020-07 amending regulations for Auto Car Wash. Motion carried.

For: Vice Chairman Haney
Members Barngrover, Julien

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Members Peet, Villarreal

- (7) **Staff Report**
A. **Discussion of Residential, Commercial, Industrial, and City Capital Projects**
B. **Previous Cases**

DPW Trice reviewed projects and developments included in information included in the members' packets. He also gave an update on projects throughout the city.

(8) **EXECUTIVE SESSION**

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

a. **Any Posted Item**

No executive session was held

(9) **Adjournment**

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

For: Vice Chairman Haney
Members Barngrover, Julien

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Members Peet, Villarreal

Vice Chairman Haney declared the meeting of March 10, 2020 closed at 6:13 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



DATE: March 4, 2020

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT:

PUBLIC HEARING – Consideration and Action Regarding a request for a change in zoning on approximately 76.613 Acres out of the J Walker Survey Abstract 1602, Tracts 3C and 3E, and the J Bradford Survey, Abstract 183, Tracts 1K and 1 from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC), Multi Family (MF2), and Light Industrial (LI). Property is located at the Northwest corner of Blue Mound Road (Hwy 156) and E McLeroy Boulevard.

Owner: Lavonne White

Engineer: Winkelman and Associates, Inc. (Mike Clark)

Existing Zoning: MF1 and CC

Ultimate Land Use Plan: CC

Proposed Zoning: CC, MF2 and LI

Background

The applicant is requesting a zoning change on 76.613 acres north of E. McLeroy and west of F.M.-156. The City's Ultimate Land Use Plan shows the entire area as Community Commercial (CC). Existing land use is Agricultural (Ag). Existing zoning is comprised of approximately 51.6 ac. of Community Commercial (CC) located along the frontage of F.M-156, E. McLeroy and Rough Rider Drive and approximately 25.1 ac. of Multi-Family (MF1) located to the rear of the Community Commercial zoning.

Proposed Zoning

The proposed zoning is broken into four tracts as follows:

Tract A – Community Commercial (11.025 ac.) Located south of Western Center Blvd. extension

Tract B – Community Commercial (9.283 ac.) Located north of Western Center Blvd. extension

Tract C – Multi-Family (MF2, 44.993 ac.) Located north of Western Center Blvd. extension and east of Lavonne Lane.

Tract D Light Industrial (7.311 ac.). Located north of E. McLeroy and west of Lavonne Lane.

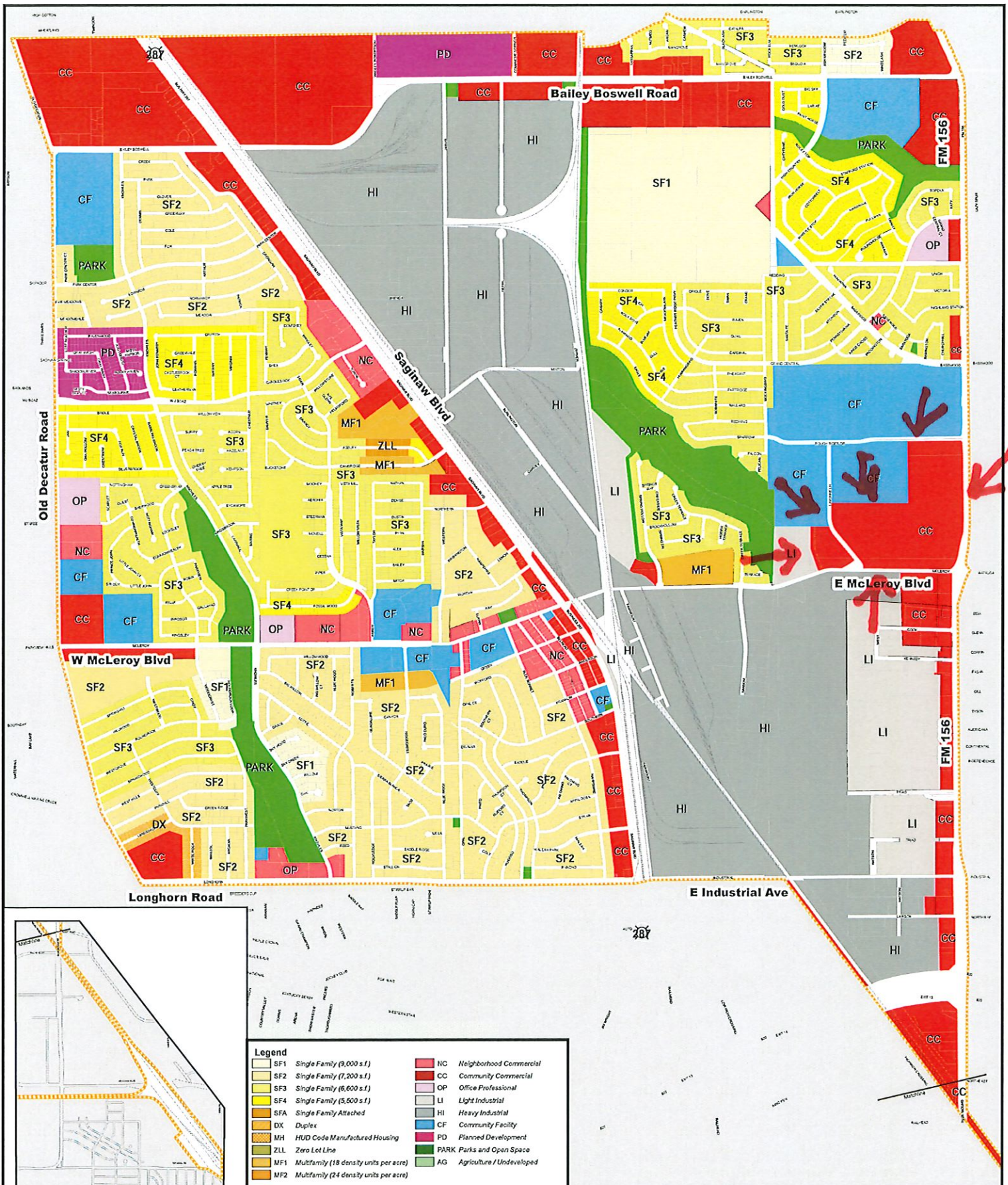
A table comparison of existing and proposed zoning is shown below:

	Existing Acres (Approx.)	Proposed Acres
Community Commercial (CC)	51.6	20.308
Multi-Family (MF1)	25.1	0
Multi-Family (MF2)	0	44.993
Light Industrial (LI)	0	7.311

If you have any questions, please let me know.

Sincerely,

Rick Trice, P.E.
Director of Public Works



City Map Of Saginaw, Texas ULTIMATE LAND USE PLAN

Kimley»Horn

April 2017



City of Saginaw



This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

EXISTING

-
- Maximum Density**
18 Dwelling Units / Acre
- 15' Minimum Rear Yard Setback**
20' Setback if Abutting Residential
- 25' Minimum Front Yard Setback**
- 25' Minimum Side Yard Setback**
- 20' Minimum Side Yard Setback**
- Min. Lot Area**
2,400 sq. ft. per d.u.
- Min. Floor Area**
650 sf - 1 bedroom
900 sf - 2 bedroom
1000 sf - 3 bedroom
- 10' provided for all windows or door openings
- Street Right of Way**
- Street Right of Way**
- The diagram illustrates a residential lot layout within a rectangular boundary. The lot is divided into several rectangular units. Setback requirements are indicated by arrows and text: 15' Minimum Rear Yard Setback, 20' Setback if Abutting Residential, 25' Minimum Front Yard Setback, 25' Minimum Side Yard Setback, and 20' Minimum Side Yard Setback. Minimum Lot Area is 2,400 sq. ft. per d.u. and Minimum Floor Area is 650 sf - 1 bedroom, 900 sf - 2 bedroom, 1000 sf - 3 bedroom. A 10' provided for all windows or door openings is also shown. The lot is bounded by Street Right of Way on the left and right sides.

Zoning District

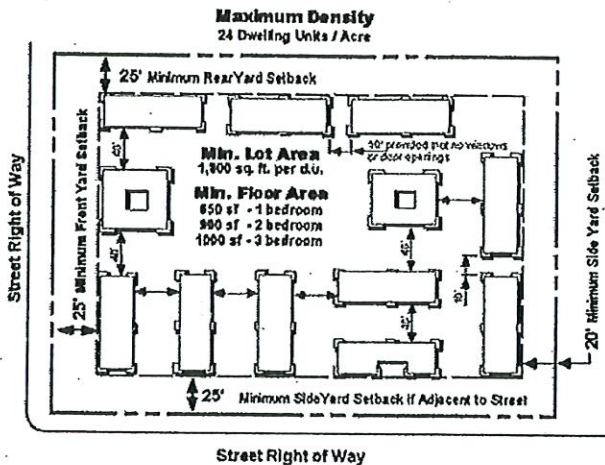
same

- Site plan required.* A site plan must be approved by the city council, upon approval of the planning and zoning commission and in accordance with section 8-1, Site Plan Requirements.

PROPOSED

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

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



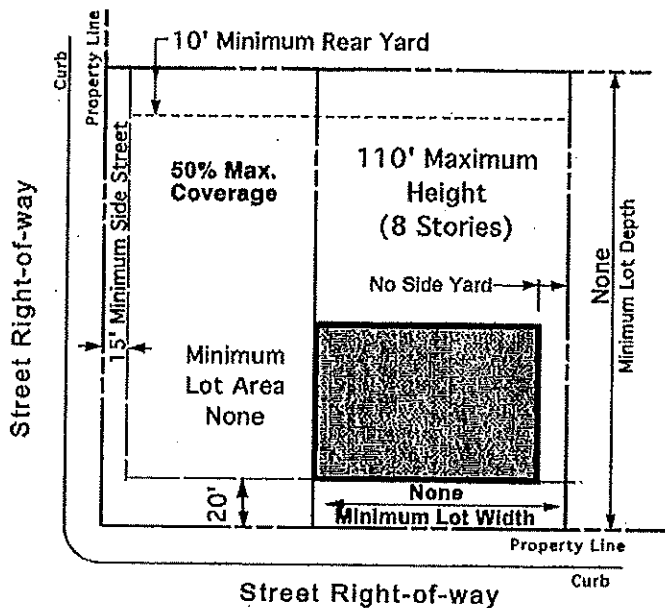
MF-2 – Zoning District Area Requirements	
Minimum Lot Area	1800 s.f. of lot area per d.u. located on 1 acre
Maximum Density	24 d.u. per acre
Minimum Front Yard	25 ft.
Minimum Side Yard	20 ft.
Minimum Rear Yard	25 ft.
Minimum Distance Between Buildings	40 ft. 10 ft. provided all facing walls of the adjacent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

Zoning District

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

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

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



CC – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	None
Minimum Rear Yard	10 ft.
Maximum Lot Coverage	50 %
Maximum Building Height	110 ft. or 8 stories

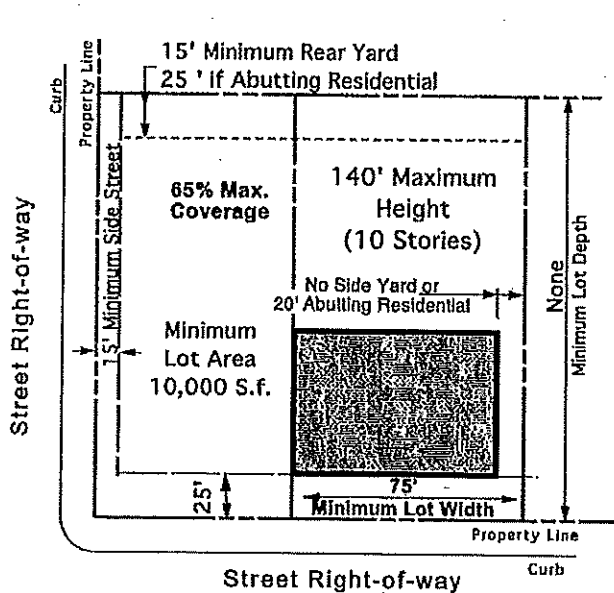
Zoning District

- 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, Landscaping Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Exterior construction.* Exterior Construction shall be in accordance with section 9-1.C, Commercial.

(Ord. No. 2003-03, § 1, 4-1-03)

Sec. 6-16. - LI (Light Industrial).

- J. *Purpose of district.* The "LI" light industrial district is designed to permit industrial and manufacturing use which tends to be of direct support to nearby residential and commercial areas, and which have low to moderate objectionable environmental influences:
- B. *Principal uses.* In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for any use permitted in the "LI" light industrial district as a principal use.
- 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 LI zoning district.



LI - Zoning District Area Requirements	
Minimum Lot Area	10,000 s.f.
Minimum Lot Width	75 ft.
Minimum Lot Depth	NA
Minimum Front Yard	25 ft.
Minimum Side Yard	0 ft. or 20 ft. if abutting any residential district.
Minimum Rear Yard	15 ft. or 25 ft. if abutting any residential district.
Maximum Lot Coverage	65 %
Maximum Building Height	140 ft. or 10 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.D, Industrial.

NWC E BAILEY BOSWELL FM 156

LEGAL	NAME	MAILING ADDRESS	CITY	STATE	ZIP	PROPERTY ADDRESS IF DIFFERENT FROM MAILING ADDRESS
10486 & 10484N	EAGLE MOUNTAIN SAGINAW ISD	1200 N OLD DECATUR ROAD	SAGINAW	TX	76179	BM Rd and Lavonne Rd
A 183 1B	BANA, INC	624 E MCLEROY BLVD	SAGINAW	TX	76179	851 E McLeroy Blvd
A 345 2F	U S A	P O BOX 17300	FORT WORTH	TX	76116	1102 E McLeroy Blvd
A 345 2F1	ICON TEXAS DEVELOPMENT	4037 LEGACY TDR	CARROLLTON	TX	75010	1150 McLeroy Blvd



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

April 6, 2020

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: PZ 0420-01 Consideration of a request to change zoning from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC), Light Industrial (LI) and Multi Family (MF2) on 76.613 acres of land out of J Walker Survey Abstract 1602, Tracts 3C and 3E, and the J Bradford Survey, Abstract 183, Tracts 1K and 1, located north of East McLeroy Blvd, and west of Blue Mound Road (Hwy 156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 14th day of April, 2020 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 21st day of April, 2020 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Michael Clark, with Winkelmann & Associates, Inc. at 6750 Hillcrest Plaza #215, Dallas Texas, 75230 to change the zoning on the above mentioned property from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC), Light Industrial (LI) and Multi Family (MF2).

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

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

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817/230-0441.

REPLY

RE: Planning and Zoning Meeting on 4/14/2020 and City Council Meeting on 4/21/2020 to consider a request for change in zoning on property located at the NWC of E. McLeroy Blvd. and Blue Mound Rd (FM156).

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments



1 inch = 400 feet

EAGLE MOUNTAIN
SAGINAW
HIGH SCHOOL
ADDN
10486

1A
65.074 AC
1

SAGINAW
HIGH SCHOOL
ADDN
10486

1A
65.074 AC
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BLUE MOUND RD SAGINAW C

ET WORTH C
1.531 @
VIC
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CRESTONE T

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A - 1602

J. WALKER
SURVEY
A - 1602

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GREENWAY
WESTER
CENTER
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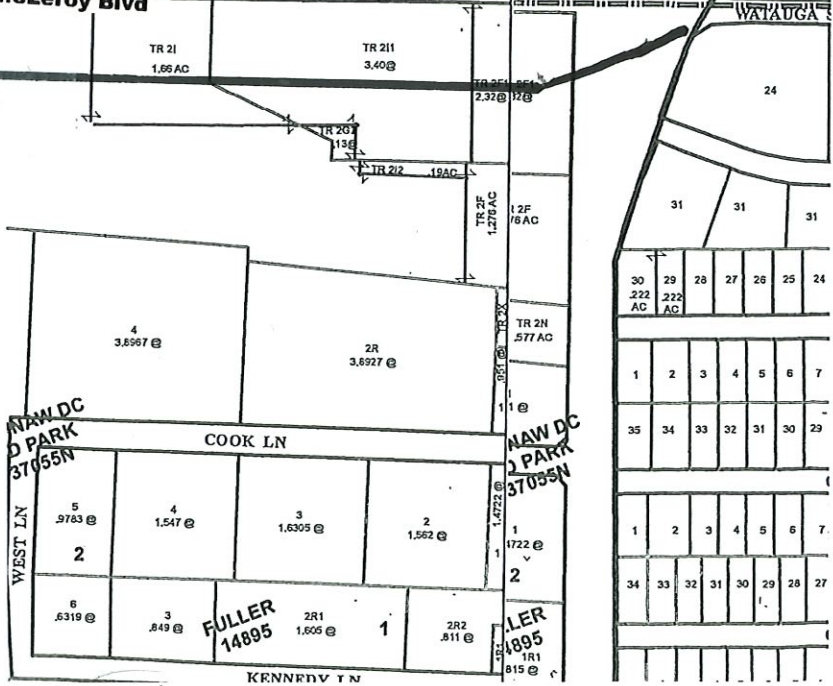
J. BRADFORD
SURVEY
A - 183

E. McLeroy Blvd

REQUEST FOR A CHANGE IN ZONING
CASE PZ 0420-01

A PUBLIC HEARING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION ON APRIL 14, 2020 AT 6:00 P.M. AND THE SAGINAW CITY COUNCIL WILL HAVE A PUBLIC HEARING ON APRIL 21, 2020 AT 6:00 P.M. BOTH MEETINGS WILL BE HELD AT THE SAGINAW CITY HALL LOCTAED AT 333 WEST MCLEROY BOULEVARD

TO CONSIDER A REQUEST FOR A CHANGE IN ZONING FROM COMMUNITY COMMERCIAL (CC) AND MULTI-FAMILY (MF1) TO COMMUNITY COMMERCIAL (CC), MULTI-FAMILY (MF2) AND LIGHT INDUSTRIAL (LI) ON 76.613 ACRES OF LAND, OUT OF J WALKER SURVEY ABSTRACT 1602, TRACTS 3C AND 3E, AND THE J BRADFORD SURVEY, ABSTRACT 183, TRACTS 1K AND 1. PROPERTY IS LOCATED AT NORTHWEST CORNER BLUE MOUND ROAD (HWY 156) AND EAST MCLEROY BLVD.



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

CASE NUMBER: PZ 0420-01

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

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

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

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ☒ PLANNED DEVELOPMENT () DEVELOPMENT PLAN,

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: CC & MF 1

PROPOSED ZONING: CC/MF2/ /LI

LEGAL DESCRIPTION: (fill in the one that applies) See attached Exhibit A.

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: _____ ABSTRACT: _____ SURVEY: _____

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

ADDRESS and/ or LOCATION OF PROPERTY: _____

NWC McELROY @ FM156

NAME OF PROPOSED DEVELOPMENT: _____

TOTAL ACREAGE OF PROPERTY: 76.613 AC

REASON FOR ZONING REQUEST: (please be specific)

TO ADJUST ZONING DISTRICT LINES TO CORRELATE
WITH ROADWAY EXTENSIONS, PROPERTY LINES & PROPOSED
DEVELOPMENT SCHEME
(Use additional sheets and attach if necessary)

CURRENT ZONING: MF-1 & CC

REQUESTED ZONING: CC

MF-1 & SFA)

L.I

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

OWNER'S SIGNATURE: Lavonne White PHONE #: 817-281-7671

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME: (Please Print) LAVONNE WHITE

OWNER'S ADDRESS: 5748 SARANAC DR KATANGA TX 76148

APPLICANT'S SIGNATURE: _____ PHONE #: 2148017216

APPLICANT'S NAME: MICHAEL CLARK

APPLICANT'S ADDRESS: WINKELMANN & ASSOCIATES, INC
6750 HILLCREST PLAZA #215
DALLAS TX 75230

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: M. Ruffe DATE: 2-5-2020 TIME: _____

FEE FOR APPLICATION: \$1500.

RECEIPT #: 178334

SUBMITTED INFORMATION REVIEWED BY: City Staff, City Engineer, Fee Dept

PLANNING AND ZONING COMMISSION MEETING DATE: 4/14/20

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 4-21-2020

ACTION TAKEN: _____

PROPERTY DESCRIPTION
TRACT A

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas and being a portion of a tract of land as described in deed to The Cheri Elaine Walker Trust and The Judy Lynn Hartt Trust, recorded in County Clerk's File Number D209025164, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southeast corner of said Cheri Elaine Walker & Judy Lynn Hartt tract and the Southwest corner of a corner clip at the intersection of the West right-of-way of Blue Mound Road (F.M. 156), a variable width right-of-way, and the North right-of-way of McLeroy Boulevard, a variable width right-of-way;

THENCE North 89 deg 16 min 11 sec West, along the North right-of-way of said McLeroy Boulevard and the Southerly line of said Cheri Elaine Walker & Judy Lynn Hartt tract, a distance of 1,391.79 feet to a point for corner, said point being the beginning of a non-tangent curve to the left, with a radius of 800.00 feet, a central angle of 44 deg 21 min 00 sec, a chord bearing of North 68 deg 14 min 17 sec East, and a chord length of 603.90 feet;

THENCE departing the North right-of-way of said McLeroy Boulevard and over and across said Cheri Elaine Walker & Judy Lynn Hartt tract the following:

Along said non-tangent curve to the left, an arc distance of 619.24 feet to a point for corner:

North 46 deg 02 min 01 sec East, a distance of 482.68 feet to a point for corner, said point being the beginning of a curve to the right, with a radius of 800.00 feet, a central angle of 44 deg 45 min 06 sec, a chord bearing of North 68 deg 24 min 34 sec East, and a chord length of 609.09 feet;

Along said curve to the right, an arc distance of 624.85 feet to a point for corner;

South 89 deg 12 min 53 sec East, a distance of 155.62 feet to a point for corner, said point being situated in the West right-of-way of said Blue Mound Road (F.M. 156) and the Easterly line of said Cheri Elaine Walker & Judy Lynn Hartt tract;

THENCE along the West right-of-way of said Blue Mound Road (F.M. 156) and the East line of said Cheri Elaine Walker & Judy Lynn Hartt tract the following:

South 00 deg 50 min 30 sec East, a distance of 43.78 feet to a 5/8-inch iron rod with yellow plastic cap stamped "SAMLLC" found for corner;

South 10 deg 52 min 15 sec West, a distance of 574.10 feet to a 5/8-inch iron rod found for the Northerly corner of said corner clip;

THENCE South 34 deg 24 min 27 sec West, continuing along said corner clip, a distance of 231.68 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 15.025 acres or 654,502 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION
TRACT B

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas and being a portion of a tract of land as described in deed to The Cheri Elaine Walker Trust and The Judy Lynn Hartt Trust, recorded in County Clerk's File Number D209025164, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found at the Northwest end of a corner clip at the intersection of the South right-of-way line of Rough Rider Drive (variable width right-of-way) and the West right-of-way line of Blue Mound Road (variable width right-of-way);

THENCE South 45 deg 59 min 44 sec East, along said corner clip, a distance of 35.41 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner, said iron rod being situated in said West right-of-way line and the East line of said Cheri Elaine Walker & Judy Lynn Hartt tract;

THENCE South 00 deg 50 min 30 sec East, along the West right-of-way line of said Blue Mound Road and the East line of said Cheri Elaine Walker & Judy Lynn Hartt tract, a distance of 1,321.18 feet to a point for corner;

THENCE departing the West right-of-way line of said Blue Mountain Road and over and across said Cheri Elaine Walker & Judy Lynn Hartt tract the following:

North 89 deg 12 min 53 sec West, a distance of 155.62 feet to a point for corner, said point being the beginning of a curve to the left, with a radius of 800.00 feet, a central angle of 08 deg 37 min 55 sec, a chord bearing of South 86 deg 28 min 10 sec West, and a chord length of 120.41 feet;

Along said curve to the left, an arc distance of 120.52 feet to a point for corner;

North 00 deg 50 min 30 sec West, a distance of 1,124.68 feet to a point for corner;

South 89 deg 05 min 11 sec West, a distance of 153.53 feet to a point for corner;

North 00 deg 50 min 30 sec West, a distance of 222.40 feet to a point for corner, said point being situated in the Southerly right-of-way of said Rough Rider Drive;

North 89 deg 05 min 11 sec East, along the Southerly right-of-way of said Rough Rider Drive, a distance of 404.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 9.283 acres or 404,387 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION
TRACT C

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas and being a portion of a tract of land as described in deed to The Cheri Elaine Walker Trust and The Judy Lynn Hartt Trust, recorded in County Clerk's File Number D209025164, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found at the intersection of the North right-of-way of McLeroy Boulevard and the Northeasterly right-of-way of Lavonne Lane, a 68-foot right-of-way, said iron rod being situated in the Southerly line of said Cheri Elaine Walker & Judy Lynn Hartt tract;

THENCE departing the North right-of-way of said McLeroy Boulevard and along the Northeasterly right-of-way of said Lavonne Lane and over and across said Cheri Elaine Walker & Judy Lynn Hartt tract the following:

North 00 deg 43 min 49 sec East, a distance of 49.81 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner, said iron rod being the beginning of a curve to the left, with a radius of 168.00 feet, a central angle of 40 deg 25 min 39 sec East, a chord bearing of North 19 deg 28 min 55 sec West, and a chord length of 116.10 feet;

Along said curve to the left, an arc distance of 118.54 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 39 deg 41 min 48 sec West, a distance of 602.37 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner, said iron rod being the beginning of a curve to the right, with a radius of 416.00 feet, a central angle of 39 deg 02 min 13 sec, a chord bearing of North 20 deg 10 min 42 sec West, and a chord length of 277.98 feet;

Along said curve to the right, an arc distance of 283.43 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

North 00 deg 39 min 36 sec West, a distance of 225.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southwest corner of Lot 1, Block 1, Eagle Mountain-Saginaw ISD Elementary and Middle School Addition, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number D211200490, Official Public Records, Tarrant County, Texas;

THENCE South 89 deg 45 min 01 sec East, departing the Easterly right-of-way of said Lavonne Lane and continuing over and across said Cheri Elaine Walker & Judy Lynn

Hartt tract, a distance of 1,246.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of said Lot 1;

THENCE North 00 deg 50 min 30 sec West, along the East line of said Lot 1 and continuing over and across said Cheri Elaine Walker & Judy Lynn Hartt tract, a distance of 1,009.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being situated in the Southerly right-of-way of Rough Rider Drive, a variable width right-of-way;

THENCE North 89 deg 05 min 11 sec East, departing the Easterly line of said Lot 1 and continuing over and across said Cheri Elaine Walker & Judy Lynn Hartt tract and along the Southerly right-of-way of said Rough Rider Drive, a distance of 470.40 feet to a point for corner;

THENCE departing the Southerly right-of-way of said Rough Rider Drive and continuing over and across said Cheri Elaine Walker & Judy Lynn Hartt tract the following:

South 00 deg 50 min 30 sec East, a distance of 222.40 feet to a point for corner,

North 89 deg 05 min 11 sec East, a distance of 153.53 feet to a point for corner;

South 00 deg 50 min 30 sec East, a distance of 1,124.68 feet to a point for corner, said point being the beginning of non-tangent curve to the left, with a radius of 800.00 feet, a central angle of 36 deg 07 min 11 sec, a chord bearing of South 64 deg 05 min 37 sec West, and a chord length of 496.02 feet;

Along said non-tangent curve to the left, an arc distance of 504.33 feet to a point for corner;

South 46 deg 02 min 01 sec West, a distance of 482.68 feet to a point for corner, said point being the beginning of a curve to the right, with a radius of 800.00 feet, a central angle of 44 deg 21 min 00 sec, a chord bearing of South 68 deg 14 min 17 sec West, and a chord length of 603.90 feet;

Along said curve to the right, an arc distance of 619.24 to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 44.993 acres or 1,959,897 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION
TRACT D

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas and being a portion of a tract of land as described in deed to The Cheri Elaine Walker Trust and The Judy Lynn Hartt Trust, recorded in County Clerk's File Number D209025164, Deed Records, Tarrant County, Texas, and being more particularly described as follows: and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northeasterly corner of a non-tangent curving corner clip to the right, at the intersection of the Westerly right-of-way line of Lavonne Lane and the Northerly right-of-way line of McLeroy Boulevard (variable width right-of-way), said non-tangent curve to the right, having a radius of 1,199.19 feet, a central angle of 16 deg 14 min 46 sec, a chord bearing of South 60 deg 22 min 57 sec West and a chord length of 338.89 feet;

THENCE along said non-tangent curving corner clip and said curve to the right, an arc distance of 340.03 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the approximate centerline of said McLeroy Boulevard;

THENCE North 89 deg 16 min 11 sec West, along said approximate centerline, a distance of 255.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of a tract of land as described in deed to Bana, Inc., recorded in County Clerk's File No. D216107091, Deed Records, Tarrant County, Texas;

THENCE North 20 deg 07 min 00 sec West, departing said approximate centerline and along the Easterly line of said Bana, Inc. tract, a distance of 377.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 deg 49 min 13 sec West, departing the North line of said Bana, Inc. tract, a distance of 356.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 deg 55 min 47 sec East, a distance of 266.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Westerly right-of-way line of said Lavonne Lane and being the beginning of a non-tangent curve to the left having a radius of 484.00 feet, a central angle of 19

deg 24 min 51 sec, a chord bearing of South 29 deg 59 min 23 sec East and a chord length of 163.22 feet;

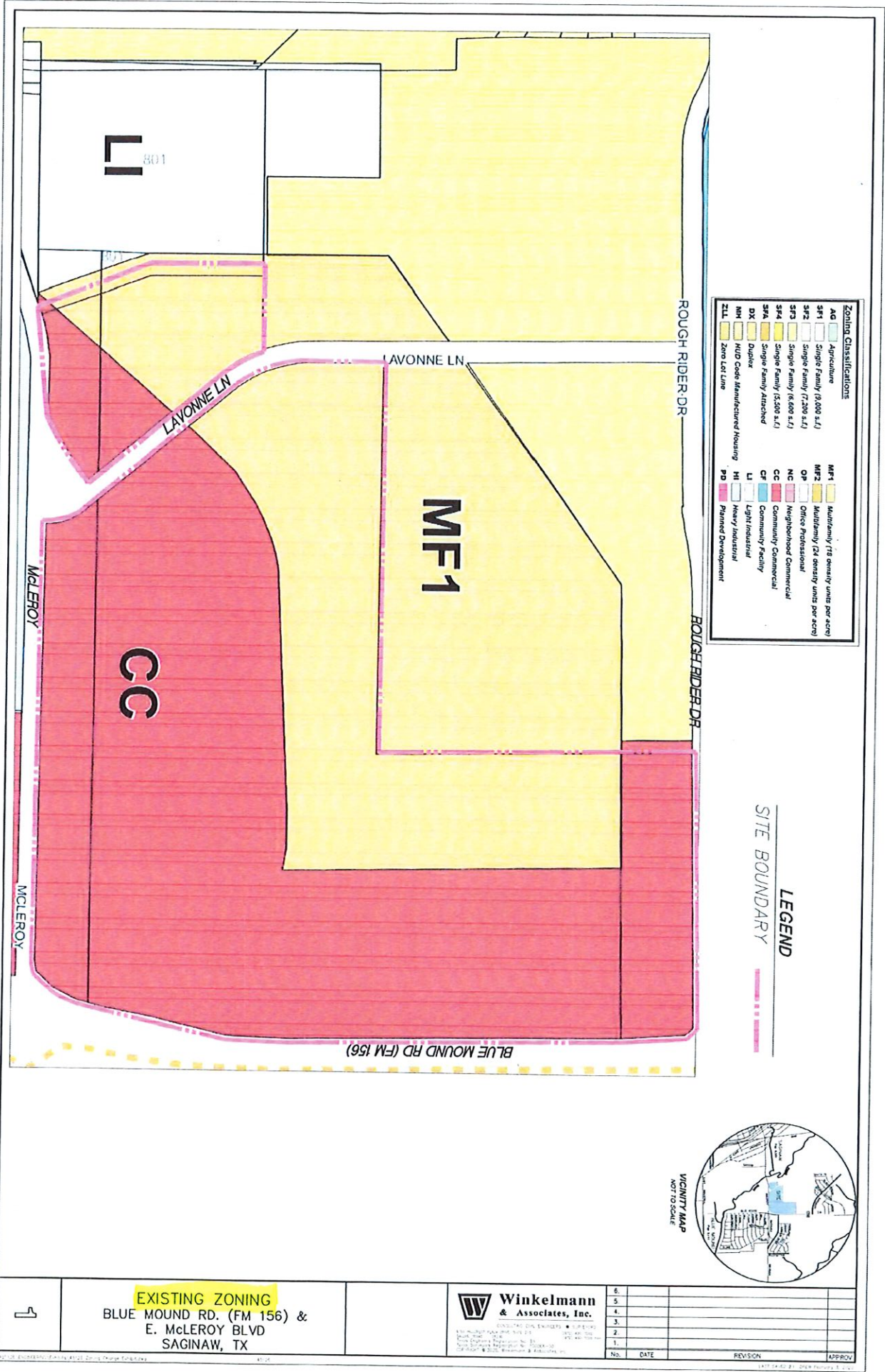
THENCE along said Westerly right-of-way line and said non-tangent curve to the left, an arc distance of 164.00 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner;

THENCE South 39 deg 41 min 48 sec East, along said Westerly right-of-way line, a distance of 528.07 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.311 acres or 318,451 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

EXISTING



Zoning Classifications

AG	Agriculture	MF1	Multi-Family (18 density units per acre)
SF1	Single Family (8,000 s.f.)	MF2	Multi-Family (24 density units per acre)
SF2	Single Family (7,200 s.f.)	OP	Office Professional
SF3	Single Family (6,400 s.f.)	NC	Neighborhood Commercial
SF4	Single Family (5,500 s.f.)	CC	Community Commercial
SF5	Single Family Attached	CF	Community Facility
DX	Duplex	LI	Light Industrial
NH	HUD Code Manufactured Housing	HI	Heavy Industrial
ZIL	Zero Lot Line	PD	Planned Development

LEGEND

SITE BOUNDARY



EXISTING ZONING BLUE MOUND RD. (FM 156) & E. MCLEROY BLVD SAGINAW, TX	Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • L.P. 10000 Katy Road, Suite 200 • Houston, TX 77054 Phone: (281) 440-1000 • Fax: (281) 440-1001 Email: info@winkelmann.com • Website: www.winkelmann.com	6. _____	REVISION	APPROV
		5. _____		
		4. _____		
		3. _____		
		2. _____		
		1. _____		
		No. DATE		

Zoning Classifications

AO	Agriculture	MP1	Multifamily (18 density units per acre)
SP1	Single Family (8,000 s.f.)	MP2	Multifamily (24 density units per acre)
SP2	Single Family (7,200 s.f.)	OP	Office Professional
SP3	Single Family (6,500 s.f.)	NC	Neighborhood Commercial
SP4	Single Family (5,500 s.f.)	CC	Community Commercial
SPA	Single Family Attached	CF	Community Facility
DX	Duplex	LI	Light Industrial
MH	MHD Code Manufactured Housing	MI	Heavy Industrial
ZIL	Zero Lot Line	PD	Planned Development

LEGEND

SITE BOUNDARY

PROPOSED ZONING

BLUE MOUND RD. (FM 156) & E. McLEROY BLVD SAGINAW, TX

March 31, 2020	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	Developer	# of Lots	Status
Willow Vista Phase 3A	Mearl McBee	47	43 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	8 permits issued for new homes
Bar C Ranch, Phase 1	Steve Hawkins Custom Homes	79	79 permits issued for new homes.
Bar C Ranch, Phase 2	Steve Hawkins Custom Homes	66	66 permits issued.
Basswood Crossing, Phase 1	D R Horton	75	70 permits issued for new homes.
Willow Creek Sanitary Sewer Extension	Mearl McBee		Plans under review
Basswood Crossings Phase 3, (includes Phase 4)	D R Horton	213	209 permits issued for new homes.
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
East Bailey Boswell Rd reconstruction Phase III Overpass	Bids to open 2/27/2020	Spring 2022	Opened bids 2/26/2020 Projected award 4/7/2020
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Anderson Street Reconstruction	Construction underway	Spring 2020	Reconstruct from Saginaw Blvd to Blue Bonnet
Hialeah Park Reconstruction	Construction to begin 3/2/2020	Spring 2020	Reconstruct from Saginaw Blvd to S Hampshire Street.
East McLeroy	Revised IPO approved 1/21/2020	Spring 2020	Project bid. Bid canceled. Awaiting survey for top of curb profiles.
Public Works			
Project	Status	Estimated Date of Completion	Comments:
Food Truck Park	Pavilions complete	March 2020	Electrical service & meter installed 2/25/2020

Fairmount Sanitary Sewer	Construction underway	1st Qtr 2020	Construction underway
BNSF Utility Relocations	Construction underway	1st Qtr 2020	Construction underway
Worthy Street Improvements	100 Block of Worthy	1st Qtr 2020	Construction complete. Awaiting punch list.
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.
DFW Cornerstone	989 Kennedy Lane	Permit issued	Construction underway
Saginaw Health Care and Rehab	848 W. McLeroy Blvd	Permit under review	51, 707 SF, \$6,796,000 care facility
Police Department Parking Lot Expansion	505 W. McLeroy Blvd	Bids to open 1/29/2020	Preconstruction conference scheduled for 3/5/2020
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
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Pending final inspection
2 JT Development	900 E. Industrial	Under Review	Civil and building plans submitted.
Terry's Donuts	1209 N Saginaw Blvd	Permit under review	Remodel
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltmill Planned Development	NE corner Saginaw Blvd and E Bailey Boswell Rd	Pending	comments for preliminary plat submitted to engineer. Plan review under way .
The Square Preliminary Plat	North and West of Wal-Mart	Under Review	Revised Drainage study review underway
Saginaw Skilled Nursing Facility Final Plat	NE corner Knowles Dr and W McLeroy Blvd	Pending	Final Plat filed with county
Gary Havener	Amending Plat for Lots 2R4A, 2R4B, 2R4C, 2R4, Block A, Van Zandt Place	Pending	TIA and Drainage study underway by developer
City of Saginaw	Amend Zoning Ordinance	P&Z 3/10 CC 3/17	Council approved ordinance on 3/17/20
City of Saginaw	Amend Zoning Ordinance	P&Z 3/10 CC 3/17	Council approved ordinance on 3/17/20

Michael Clark, P.E. Winkelmann & Assoc	Rezoning request NWC E McLeroy and Blue Mound Rd	P&Z 4/14/20 CC 4/21/20	76.613 acre development. Change zoning from Community Commercial (CC) and Multi Family (MF1) to Community Commercial (CC), Light Industrial (LI) and Multi Family (MF2)
Code Enforcement	Location		Comments
TXDOT Issues	Location	Status	Comments
Utility relocations for FM 156 Expansion	FM 156 from Western Center to US 287	Open bids 1/8/2020	Preconstruction conference held 2/13/2020
City Council Considerations			
Project Dream Play	North end of Willow Creek Park	Estimated completion: 01/15/2020	Grand Opening/Ribbon Cutting 2/7/2020. Awaiting final walk thru and punch list. Awaiting contractor/vendor response on merry go round installation issue.
2020 Year 46 CBDG	200-500 Block Blue Bonnet	CC 3/17/20	Council approved Resolution in support on 3/27/20 meeting

PLANNING AND ZONING COMMISSION
2019 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
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.
PZ 1119-09	Clay Cristy Claymoore Eng	NE corner of Old Decatur Road and W J Boaz Road	SUP to operate daycare	11/12/19	Recommended Denial	02/18/20	Approved
PZ 0120-01	City of Saginaw	Zoning Ordinance Amendment	Amend Regulations for Snow Cone Stands	02/11/20	Recommended Approval	02/18/20	Approved
PZ 0120-02	City of Saginaw	Zoning Ordinance Amendment	Amend Regulation for Mobile Food Truck Unit Park	02/11/20	Recommended Approval	02/18/20	Approved
PZ 0310-01	City of Saginaw	Zoning Ordinance Amendment	Amend regulations for Parking Lot, Off Premises	03/10/20	Recommended Approval	03/17/20	Approved
PZ 0310-o02	City of Saginaw	Zoning Ordinance Amendment	Amend regulations for Auto Car Wash	03/10/20	Recommended Approval	03/17/20	Approved