CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
Saginaw City Hall
333 West McLeroy Boulevard
6:00 P.M. – Tuesday, September 08, 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 August 11, 2020	Chairman Lewis
(5)	**PZ 0920-01** **Consideration And Action Regarding Approval Of A Preliminary Plat UCD Saginaw Addition, Lots 1-8, Block A Being 21.292 Acres Of Land Situated In The Henry Robertson Survey, Abstract No. 1798, City Of Saginaw, Tarrant County, Texas.**	Clay Christy, P.E. ClayMoore Engineering
(6)	**PZ 0920-02** Consideration and Action Regarding Approval of a Site Plan for **Alliance Saginaw (UCD Saginaw Addition, Lot 8, Block A).**	Clay Christy, P.E. ClayMoore Engineering
(7)	**Staff Report**	Rick Trice, P. E. Public Works Director
A.	Discussion of Residential, Commercial and Industrial, and City Capital Projects	
B.	Update Commission of City Council Action on Previous Cases	

(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

(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.

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. FACE COVERINGS WILL BE REQUIRED.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2022
John Peet	1st Alternate	Term Expires May 2021
Randy Villarreal	2nd Alternate	Term Expires May 2022

- **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 MCLEROY BOULEVARD
August 11, 2020

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Ben Gibbs
Recording Secretary		Mary Ragle

Absent from the Meeting:

Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Kelly Agnor
Kevin Patel
Jon Julien

(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, Vice Chairman Haney, Members Barngrover, Julien, LaBruyere.

(3) Audience participation

Chairman Lewis explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on July 14, 2020 were presented for approval. A motion was made by Member Barngrover with a second by Vice Chairman Haney to approve the minutes for July 14, 2020 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, Julien, LaBruyere

Against: None

Absent Alternate Member Peet

(5) PZ 0820-01
Consideration And Action Regarding A Variance Request To Section 7.09, C.3.i Of The Subdivision Ordinance, for a Proposed Planet Fitness Located at the SW Corner of S Saginaw Boulevard and Palomino Drive

DPW Trice stated that the developer of Planet Fitness has requested a variance to Section 7.09, C.3.i of the Subdivision Ordinance regarding detention in parking lots.

DPW Trice informed the members that the variance requested is for an exception to the 6-inch depth maximum and be allowed to count the 63 parking spaces in their proposed detention area in the required number of parking spaces.

There was a discussion regarding members' concerns regarding depth of water during a heavy rain, affect to residences to the west of this project and signage required by the Sub Division Ordinance.

Kevin Patel, P. E., with Triangle Engineers, answered questions and addressed concerns.

DPW Trice stated that the area drains to the east and that a drainage flume will intercept toe parking lot runoff and direct it to the north. Surrounding properties will not be adversely affected. He also advised that there should be no impact downstream.

Mr. Patel stated the detention is designed to drain water slowly and should improve some of the existing drainage problems with the site.

There was also a discussion regarding the following items the city council has to consider in granting a variance:
E.
In granting a variance, the council shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings herein below required, the council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the council finds that all of the following conditions exist:

1.
That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;

2.

That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

3.

That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

4.

That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

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

A motion was made by Member Julien with a second by Member Barngrover to recommend that the City Council approve the variance to the Sub Division Ordinance requested but require that the 15 parking spaces in the area that will have more than 6" of water at 100-year rainfall event be designated as truck parking only. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, Julien, LaBruyere

Against: None

Absent Alternate Member Peet

(6) PZ 0820-02 PUBLIC HEARING

Consideration And Action Regarding An Ordinance Amending Ordinance No. 2002-04, The Zoning Regulations Of The City Of Saginaw, Texas; Amending The Permitted Use Table, Section 5-1, To Provide That Bingo Halls Are Permitted In Community Commercial And Light Industrial Zoning Districts And Private Card Clubs Are Permitted By Specific Use Permit In Community Commercial, Light Industrial And Heavy Industrial Zoning Districts; Amending Article 7, Section 7-4, D 1. A. "Prohibited Uses" To Provide That Private Card Clubs And Bingo Halls Are Prohibited Uses In The Saginaw Boulevard Overlay District; Amending Part B, "Land Use Definitions And Explanations", Of Section 12-2 Of Article 12 Providing A Definition For Private Card Club.

Chairman Lewis opened the Public Hearing at 6:22

DPW Trice reminded the members that at the July 14th meeting staff had presented a discussion item regarding a new use, Private Card Club. He said based on that discussion staff prepared an amendment to the Zoning Ordinance that addresses "Private Card Club" and Changes to the "Bingo Hall" permitted use. He reviewed the conditions and requirements in the amendment.

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

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the amendment to the Zoning Ordinance (2002-04) for an added use, Private Card Club and requirements and changes to the Bingo Hall Use.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, Julien, LaBruyere

Against: None

Absent Alternate Member Peet

(7) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

DPW Trice reviewed 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 Vice Chairman Haney with a second by Member LaBruyere to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, Julien, LaBruyere

Against: None

Absent Alternate Member Peet

Chairman Lewis declared the meeting of August 11, 2020 closed at 6:30 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Mary Ragle, Recording Secretary

DATE: September 2, 2020

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT:
Consideration and Action regarding Approval of a Preliminary Plat UCD Saginaw Addition, Lots 1-8, Bock A being 21.292 Acres of Land Situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas

Owner: UCD Saginaw LP
Engineer: Clay Christy, P.E., ClayMoore Engineering (Brandon Middleton)
Existing Zoning: Community Commercial (CC) 9.804 Acres, Multi Family (MF2) 11.492 Acres

The applicant is requesting approval of a Preliminary Plat for UCD Saginaw Addition, Lots 1-8, Bock A being 21.292 Acres of Land Situated in the Henry Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas.

The Preliminary Plat proposed the creation of 8 lots on the property. Lots 1-7 are within the Community Commercial zoning district and have frontage along Bailey Boswell Road and FM-156. Lot 8 is within the Multi-Family zoning district and has frontage along FM-156. Lot 8 will also have access by means of access easements along Bailey Boswell and FM-156.

The lot sizes are summarized below:

Lot 1	0.435 Ac.	Lot 5	1.436 Ac.
Lot 2	1.335 Ac.	Lot 6	0.988 Ac.
Lot 3	2.695 Ac.	Lot 7	1.725 Ac.
Lot 4	1.206 Ac.	Lot 8	11.472 Ac.

If you have any questions, please let me know.



Preliminary Plat
UCD Saginaw Addition
Lots 1-8, Block A

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

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. The application is not considered complete until all requirements are met.

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 be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (☑) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

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

LOT: 1-8 BLOCK: A ADDITION: UCD SAGINAW ADDITION

TRACT: _____ ABSTRACT 1796 SURVEY: HENRY ROBERTSON

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

ADDRESS and/ or LOCATION OF PROPERTY: 8389 BLUE MOUND ROAD

_____

NAME OF PROPOSED DEVELOPMENT: UCD SAGINAW

TOTAL ACREAGE OF PROPERTY: 21.292

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development 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: _____ PHONE #: 214.224.4600

and/or OPTION HOLDER: _____ PHONE #: _____

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

OWNER'S ADDRESS: 7001 PRESTON ROAD, STE. 410 DALLAS, TEXAS 75205

APPLICANT'S SIGNATURE: _____ PHONE # : 817.281.0572

APPLICANT'S NAME: CLAY CRISTY

APPLICANT'S ADDRESS: 1903 CENTRAL DR. STE. 406 BEDFORD, TEXAS 76021

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: 9-3-2020 TIME: 10:20 A.M

FEE FOR APPLICATION: $610 RECEIPT #: 179404

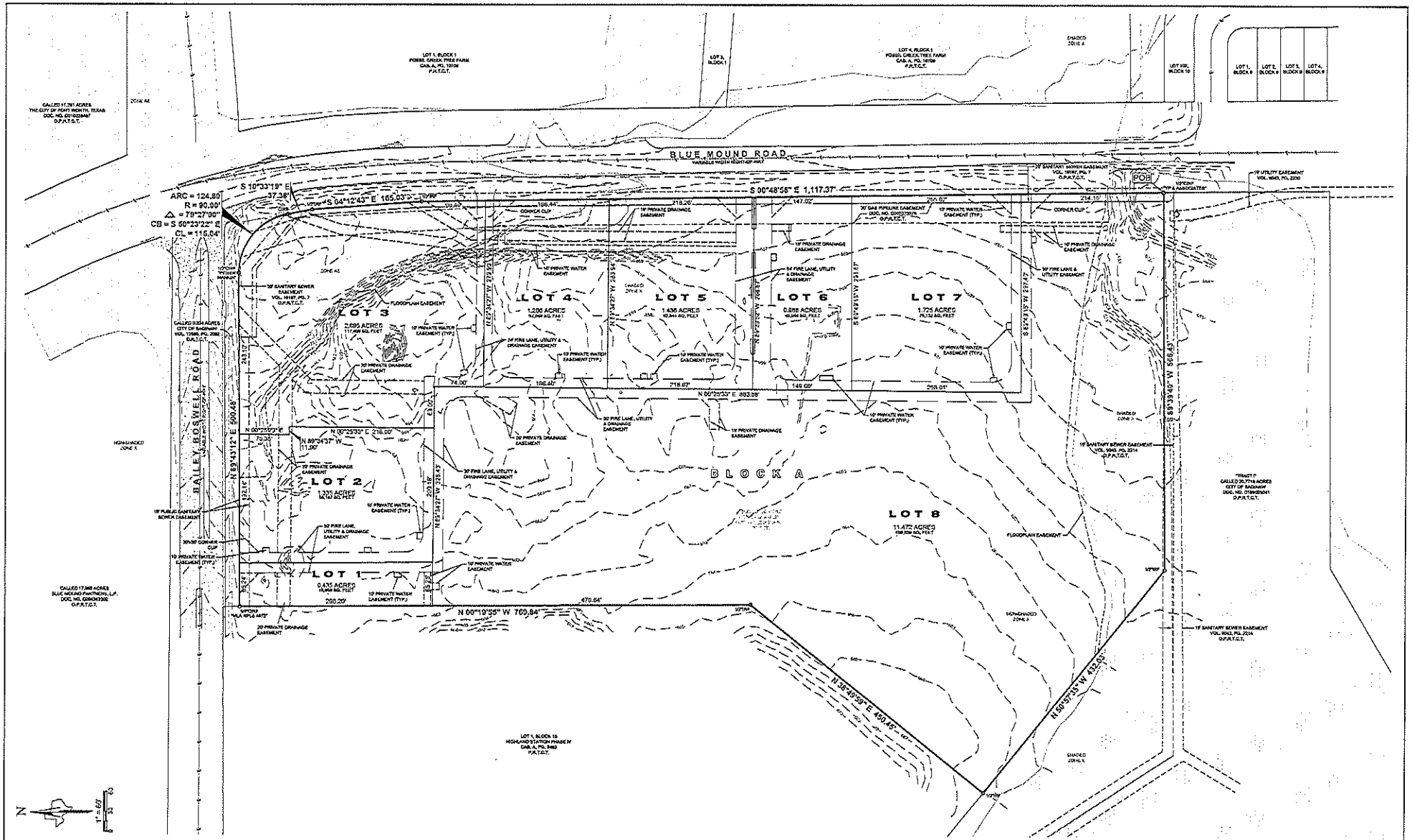
SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: 9-8-2020

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 9-15-2020

ACTION TAKEN: _____



Project	2001.010-03
Date	08/02/2020
Drafter	JDC

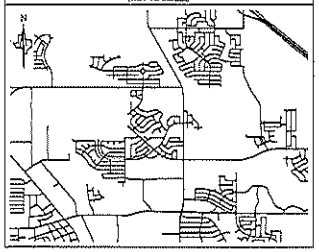
EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
UCD Saginaw, L.P.
Contact: Robert V. Dorsad
7001 Preston Road, Suite: 410
Dallas, TX 75205
(214) 224-4800

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to create eight (8) lots of record from a tract of land and to dedicate easements for site development.

2.) This property is located in "Zone X" & "Zone AE" according to the F.I.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0065L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the ASTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the ASTerra RTKNET Cooperative network, NAD 83(2011) Datum.

LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, UCD SAGINAW, L.P., is the owner of a 21.292 acre tract of land situated in the HENRY ROBERTSON SURVEY, ABSTRACT NUMBER 1798, City of Saginaw, Tarrant County, Texas, being all of that called 21.298 acre tract of land conveyed by Special Warranty Deed to UCD Saginaw, L.P., recorded in Document Number D219257698, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod with yellow plastic cap stamped "YP & Associates" found at the Southeast corner of said UCD Saginaw tract, being at the Northeast corner of "Tract I" a called 20.7716 acre tract of land described in deed to City of Saginaw, recorded in Document Number D196025041, Official Public Records of Tarrant County, Texas, and being in the West right-of-way line of Blue Mound Road;

THENCE South 89°30'40" West, departing the West right-of-way line of said Blue Mound Road, with the South line of said UCD Saginaw tract and the common line of said 20.7716 acre tract, a distance of 668.42 feet to a 1/2-inch iron rod found;

THENCE North 00°57'35" West, continuing along said course with the South line of UCD Saginaw tract and the common line of said 20.7716 acre tract, a distance of 432.03 feet to a 1/2-inch iron rod found at the Southwest corner of said UCD Saginaw tract and being at the Southeast corner of Lot 1, Block 16 of Highland Station, Phase IV, an addition to the City of Saginaw, recorded in Cabinet A, Page 3462, Plat Records of Tarrant County, Texas;

THENCE North 36°43'59" East, departing the North line of said 20.7716 acre tract, with the West line of said UCD Saginaw tract and with the East line of said Lot 1, Block 16, a distance of 450.45 feet to a 1/2-inch iron rod found;

THENCE North 00°19'59" West, continuing along said course with the West line of said UCD Saginaw tract and the common line of said Lot 1, Block 16, a distance of 709.94 feet to a 5/8-inch iron rod with yellow plastic cap stamped "MLA RPLS 4872" found at the Northwest corner of said UCD Saginaw tract and being in the South right-of-way line of Bailey Boswell Road;

THENCE North 89°43'12" East, departing the East line of said Lot 1, Block 16, with the North line of said UCD Saginaw tract and the South right-of-way line of said Bailey Boswell Road, a distance of 600.48 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PEISER MANIUM" found at the beginning of a curve to the right, with a radius of 90.00 feet, delta angle of 79°27'00", chord bearing and distance of South 50°23'22" East, 115.04 feet;

THENCE, continuing along said course, an arc distance of 124.80 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, in the West right-of-way line of said Blue Mound Road;

THENCE along the East line of UCD Saginaw tract and with the West right-of-way line of said Blue Mound Road the following three (3) calls:

South 10°33'19" East, a distance of 37.39 feet to a 1/2-inch iron rod found;

South 04°12'43" East, a distance of 165.03 feet to a 1/2-inch iron rod found;

South 00°48'50" East, a distance of 1,117.37 feet to the POINT OF BEGINNING and containing 21.292 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, UCD SAGINAW, L.P., does hereby adopt this plat, designating herein described property as UCD SAGINAW ADDITION, an addition to the City of Saginaw, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed, No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: UCD SAGINAW, L.P., a Texas limited partnership

BY: UCD SAGINAW GP, LLC, a Texas limited liability company (its general partner)

BY: _____ _____
Robert V. Dorazil — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT V. DORAZIL, as Manager of UCD SAGINAW GP, LLC, on behalf of UCD SAGINAW, L.P., its general partner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

BY: _____ _____
Clifford C. Henderson — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared CLIFFORD C. HENDERSON, as Manager of UCD SAGINAW GP, LLC, on behalf of UCD SAGINAW, L.P., its general partner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, MATTHEW RAASE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Saginaw, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raase, R.P.L.S. # 6407 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAASE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Saginaw Planning and Zoning Commission on this _____ day of _____, 2020.

_____
Planning and Zoning Chairman

ATTEST:

_____
City Secretary

Project	2001.016-03
Date	09/02/2020
Drafter	JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3099
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3099

ENGINEER
Claymoore Engineering, Inc.
Contact: Clay Crisp
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
UCD Saginaw, L.P.
Contact: Robert V. Dorazil
7001 Preston Road, Suite: 410
Dallas, TX 75205
(214) 224-4600

PRELIMINARY PLAT
UCD SAGINAW ADDITION
LOTS 1 - 8, BLOCK A

BEING 21.292 ACRES OF LAND SITUATED IN THE HENRY ROBERTSON SURVEY, ABSTRACT No. 1798, CITY OF SAGINAW, TARRANT COUNTY, TEXAS

DATE: September 2, 2020

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT:
Consideration and Action regarding Approval of a Site Plan for Alliance Saginaw (UCD Saginaw Addition, Lot 8, Block A)

Owner: UCD Saginaw LP
Engineer: Clay Christy, P.E., ClayMoore Engineering
Existing Zoning: Multi Family (MF2)

Currently UCD Saginaw LP is in the process of developing proposed Lot 8, Block A as a multi-family development. The zoning ordinance requires approval of a site plan by the Planning and Zoning Commission and City Council prior to issuance of a building permit by the city.

The Site Plan and supporting exhibits have been reviewed by City Staff and meets or exceeds the requirements of Section 8-1 – Site Plan Requirements of the Zoning Ordinance.

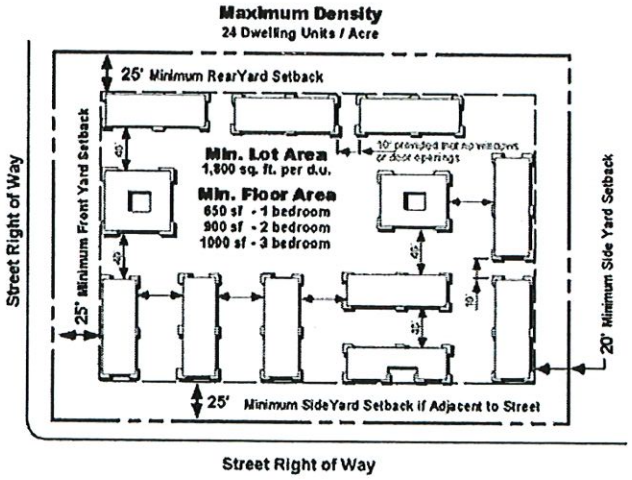
If you have any questions, please let me know.

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.

l. *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. 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.

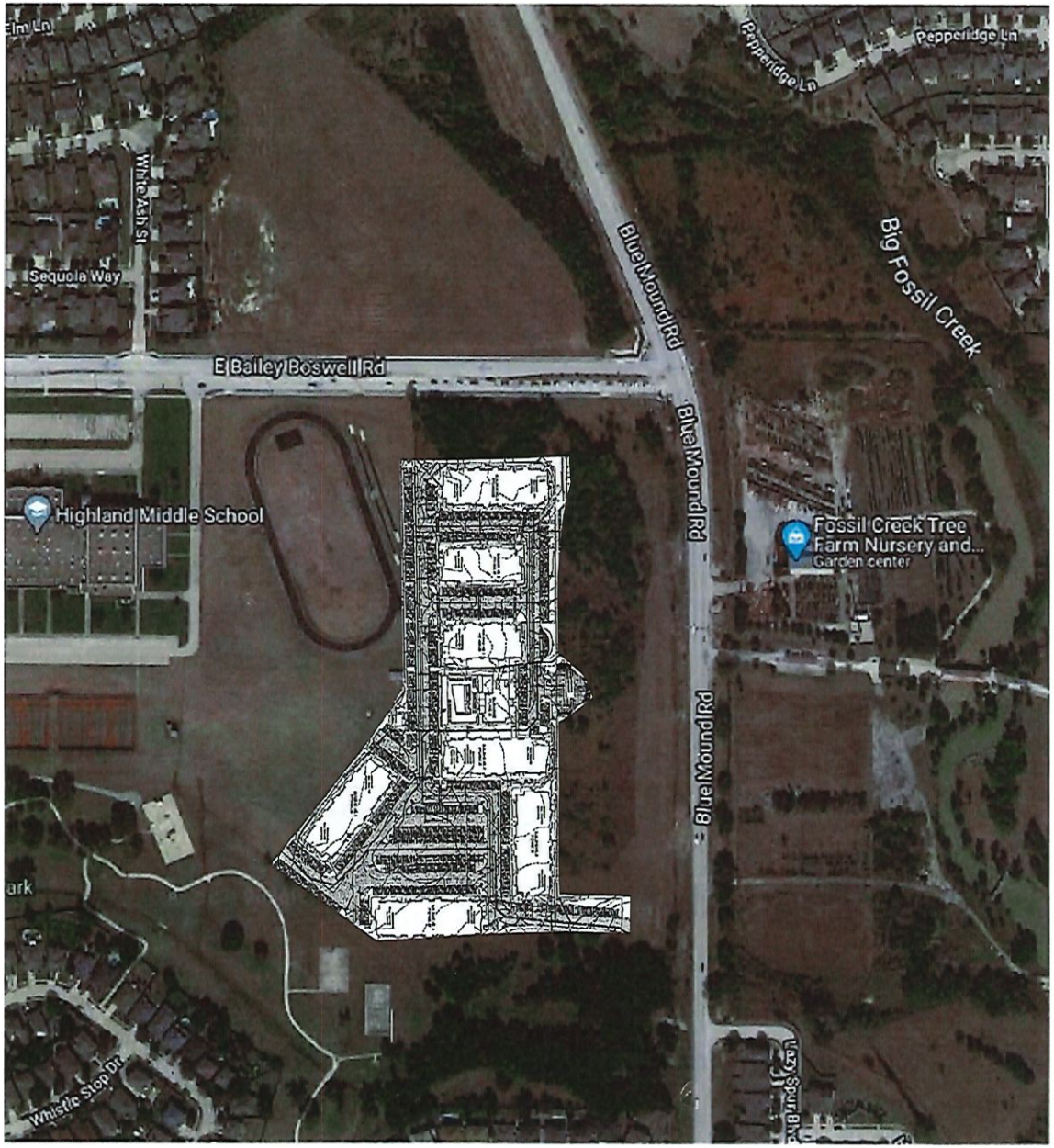
1. The boundary lines and dimensions of the property, existing subdivision lots, available utilities, easements, roadways, sidewalks, emergency access easements, and public rights-of-way.
2. Topography of the property proposed for development in contours of not less than two feet, together with any proposed 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.

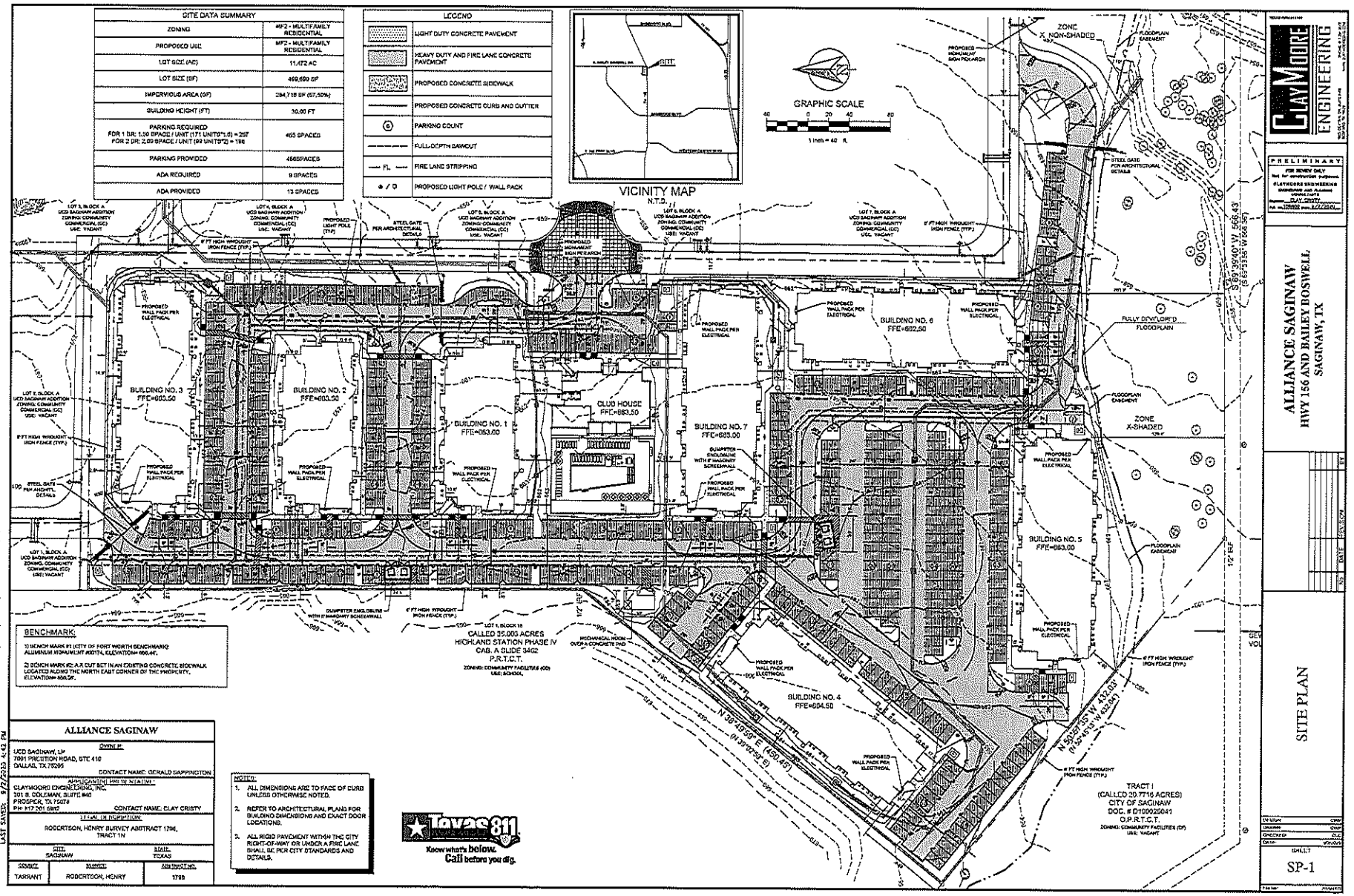
4. The location and use of all existing and proposed buildings or structures, including all refuse storage areas, and the minimum distance between buildings. Where building complexes are proposed, the location of each building and the minimum distances between buildings, and between buildings and the 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.

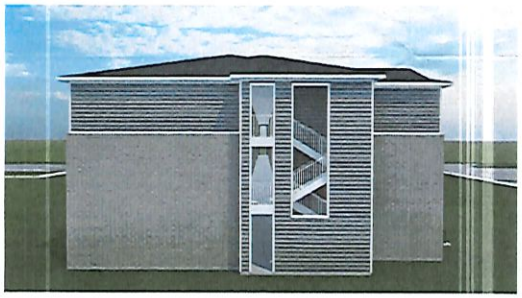
17. Legal description of the total site area proposed for rezoning, development or specific use permit.
18. Signature, title and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans, and supporting documents reflect a reasonably accurate portrayal of the general nature and character of the applicant's proposals.



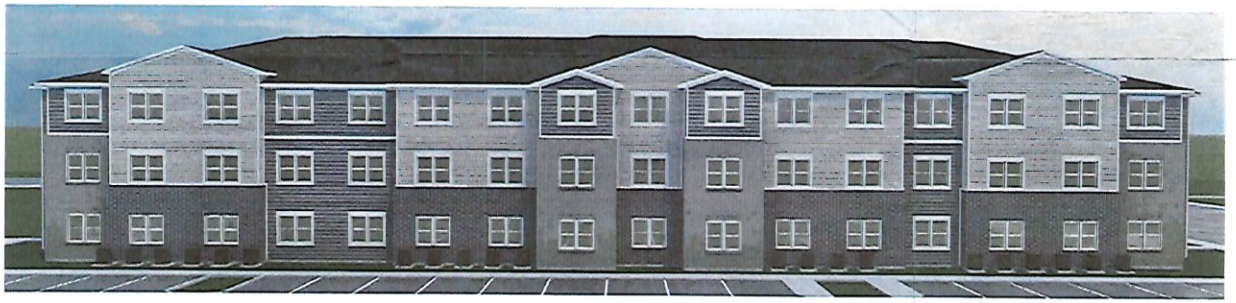
Alliance Apartments Saginaw
MF2 Site Plan


SITE DATA SUMMARY
ZONING
MF2 - MULTIFAMILY RESIDENTIAL
PROPOSED USE
MF2 - MULTIFAMILY RESIDENTIAL
LOT SIZE (AC)
11.472 AC
LOT SIZE (SF)
499,699 SF
IMPERVIOUS AREA (SF)
284,718 SF (57.00%)
BUILDING HEIGHT (FT)
30.00 FT
PARKING REQUIRED
FOR 1 BR: 1.00 SPACE / UNIT (171 UNITS*1.0) = 297
FOR 2 BR: 2.00 SPACE / UNIT (99 UNITS*2) = 198
495 SPACES
PARKING PROVIDED
466SPACES
ADA REQUIRED
9 SPACES
ADA PROVIDED
13 SPACES
LEGEND
LIGHT DUTY CONCRETE PAVEMENT
HEAVY DUTY AND FIRE LANE CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE CURB AND GUTTER
PARKING COUNT
FULL-DEPTH SAWCUT
FIRE LANE STRIPPING
PROPOSED LIGHT POLE / WALL PACK
VICINITY MAP
N.T.S.
GRAPHIC SCALE
1 inch = 40 ft.
BUILDING NO. 1 FFE=663.00
BUILDING NO. 2 FFE=663.50
BUILDING NO. 3 FFE=663.50
CLUB HOUSE FFE=663.50
BUILDING NO. 4 FFE=664.50
BUILDING NO. 5 FFE=663.00
BUILDING NO. 6 FFE=662.50
BUILDING NO. 7 FFE=663.00
CALLED 35.003 ACRES HIGHLAND STATION PHASE IV CAB. A SLIDE 3462 P.R.T.C.T.
TRACT I (CALLED 20.7716 ACRES) CITY OF SAGINAW DOC. # D109025941 O.P.R.T.C.T.
ZONE X NON-SHADED
ZONE X-SHADED
FULLY DEVELOPED FLOODPLAIN
BENCHMARK:
1) BENCH MARK #1 (CITY OF FORT WORTH BENCHMARK: ALUMINUM MONUMENT #00174, ELEVATION= 660.44'.
2) BENCH MARK #2: A X CUT SET IN AN EXISTING CONCRETE SIDEWALK LOCATED ALONG THE NORTH EAST CORNER OF THE PROPERTY. ELEVATION= 664.59'.
ALLIANCE SAGINAW
OWNER:
UCD SAGINAW, LP
7001 PRESTON ROAD, STE 410
DALLAS, TX 75205
CONTACT NAME: GERALD SAPPINGTON
APPLICANT/PREPARATION:
CLAYMOORE ENGINEERING, INC.
301 S. COLEMAN, SUITE #40
PROSPER, TX 75078
PH: 817.201.5822
CONTACT NAME: CLAY CRISTY
LEGAL DESCRIPTION:
ROBERTSON, HENRY SURVEY ABSTRACT 1796, TRACT 1N
CITY: SAGINAW
STATE: TEXAS
COUNTY: TARRANT
SURVEY: ROBERTSON, HENRY
ABSTRACT NO.: 1796
NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
Texas 811
Know what's below.
Call before you dig.
CLAYMOORE ENGINEERING
PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
REGISTERED FIRM #
CLAY CRISTY
Reg. # 129800 Date: 9/7/2020
ALLIANCE SAGINAW
HWY 156 AND BAILEY BOSWELL
SAGINAW, TX
SITE PLAN
SHEET
SP-1
PLOTTED BY: MARK TOKES
PLOT DATE: 9/7/2020 4:45 PM
LOCATION: Z:\PROJECTS\2020-003 ALLIANCE SAGINAW\CAD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 9/7/2020 4:43 PM

FIRE LANE & HOSE LAY
EXHIBIT
EX-1
ALLIANCE SAGINAW
HWY 156 AND BAILEY BOSWELL
SAGINAW, TX
PRELIMINARY
CLAY MOORE ENGINEERING
BENCHMARK:
1) BENCH MARK #1 (CITY OF FORT WORTH BENCHMARK)
ALUMINUM MONUMENT ROOTH. ELEVATION= 999.44'.
2) BENCH MARK #2: A X CUT SET IN AN EXISTING CONCRETE SIDEWALK
LOCATED 1.0' NORTH AND 1.0' EAST OF THE NORTH WEST CORNER OF THE PROPERTY.
ELEVATION= 806.56'
ALLIANCE SAGINAW
ZONING:
LUCID SAGINAW, LP
7001 PRESTON ROAD, STE 410
DALLAS, TX 75205
CONTACT NAME: GERALD SAPPINGTON
ADDRESS:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR, STE 440
PROSPER, TX 75078
CONTACT NAME: CLAY CRISTY
LEGAL DESCRIPTION:
ROBERTSON, HENRY SURVEY ABSTRACT 1759,
TRACT 1A
COUNTY:
TARRANT
CITY:
SAGINAW
SURVEY:
ROBERTSON, HENRY
STATE:
TEXAS
ABSTRACT NO.:
1759
VICINITY MAP
N.T.S.
GRAPHIC SCALE
1 INCH = 40 ft.
BUILDING NO. 1 FFE=660.00
BUILDING NO. 2 FFE=662.00
BUILDING NO. 3 FFE=660.00
BUILDING NO. 4 FFE=664.50
BUILDING NO. 5 FFE=663.00
BUILDING NO. 6 FFE=662.50
BUILDING NO. 7 FFE=660.00
CLUB HOUSE FFE=663.50
ZONE X NON-SHADED
ZONE X-SHADED
RAW DEVELOPED FLOODPLAIN
TRACT I (CALLED 20.7716 ACRES) CITY OF SAGINAW DOC. # D159025041 O.P.R.T.C.T.
LOT 1, BLOCK 15 CALLED 33.503 ACRES HIGHLAND STATION PHASE IV CAB. A SLIDE 3402 P.R.T.C.T.
Texas 811 Know what's below. Call before you dig.
FLOTTED BY: CLAY CRISTY
PLOT DATE: 9/23/2020 10:35 AM
LOCATION: \\Cm-1501\Public\Projects\2020-033 Alliance Saginaw\CAD\Exhibit\2020-08-19 Exhibit\EX-1 Fire Lane Exhibit.dwg
LAST SAVED: 8/28/2020 11:00 AM



04 BUILDING TYPE I - SIDE ELEVATION
SCALE: N.T.S.



02 BUILDING TYPE I - REAR ELEVATION
SCALE: N.T.S.



03 BUILDING TYPE I - SIDE ELEVATION
SCALE: N.T.S.



01 BUILDING TYPE I - FRONT ELEVATION
SCALE: N.T.S.

HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

ALLIANCE RESIDENTIAL COMPANY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14372

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

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Project Title:

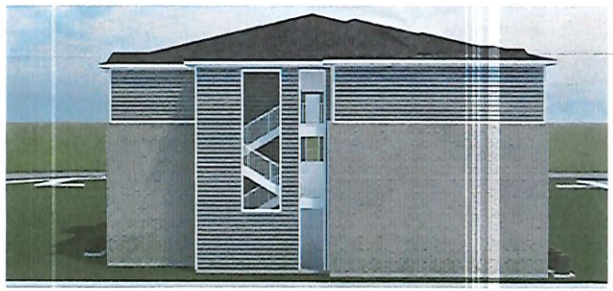
PROSE BLUE MOUND ROAD

SAGINAW
TEXAS

Development Package: 07.17.20

Project ID
19485

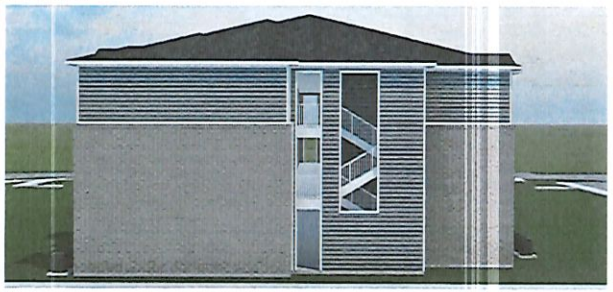
Drawing No.
A0.2B
BUILDING TYPE I



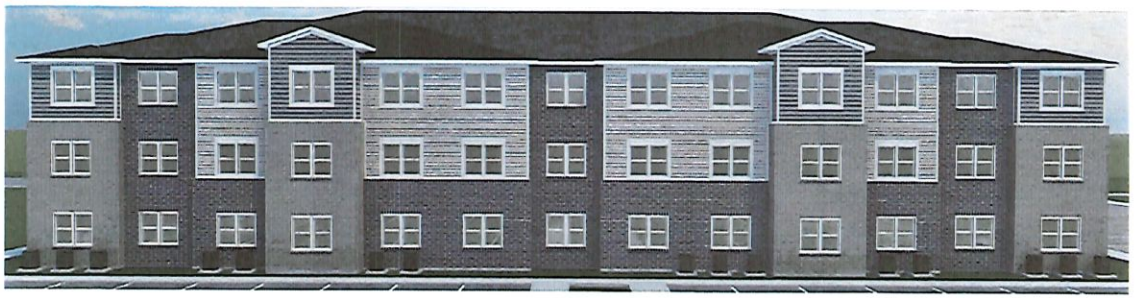
04 BUILDING TYPE II - SIDE ELEVATION
SCALE: N.T.S.



02 BUILDING TYPE II - REAR ELEVATION
SCALE: N.T.S.



03 BUILDING TYPE II - SIDE ELEVATION
SCALE: N.T.S.



01 BUILDING TYPE II - FRONT ELEVATION
SCALE: N.T.S.

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HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.720.9480

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BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373

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Project Title:

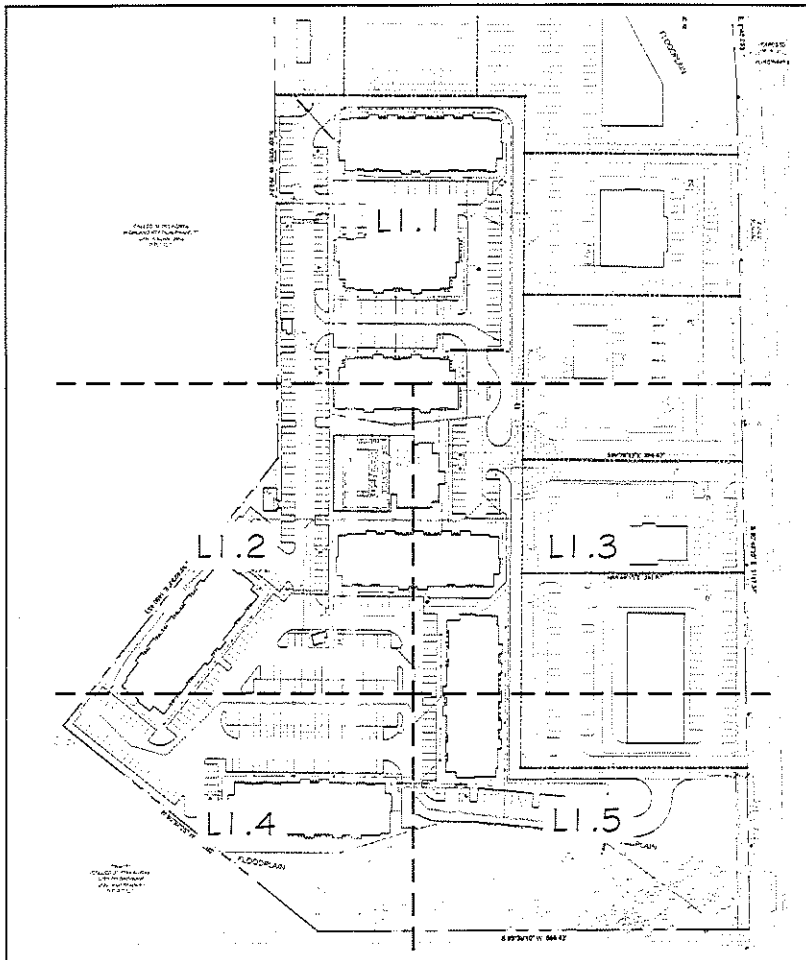
PROSE BLUE MOUND ROAD

SAGINAW
TEXAS

Development Package: 07.17.20

Project ID
19485

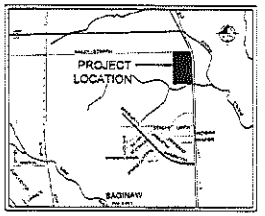
Drawing No.
A0.3B
BUILDING TYPE II



1 OVERALL PLANTING PLAN

GRAPHIC SCALE IN FEET

LANDSCAPE REQUIREMENTS - CITY OF SAGINAW			
SITE DESCRIPTION			
BUFFER YARD	REQUIRED	PROVIDED	COMMENTS
INTERIOR LANDSCAPE AREA REQUIREMENTS	REQUIRED	PROVIDED	COMMENTS
PARKING LOT	REQUIRED	PROVIDED	COMMENTS
LANDSCAPE IRRIGATION			



VICINITY MAP
N.T.S.

PLANT SCHEDULE

INTERIM REVIEW

Pacheco Koch

OVERALL PLANTING PLAN

BAILEY BOSWELL APARTMENTS
AT BAILEY BOSWELL ROAD & FM 156
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO
CJT	AJH	JULY 2020	AS SHOWN			L1.0

BAILEY BOSWELL APARTMENTS

Pacheco Koch

Revisions

BAILEY BOSWELL APARTMENTS
SAGINAW
TEXAS

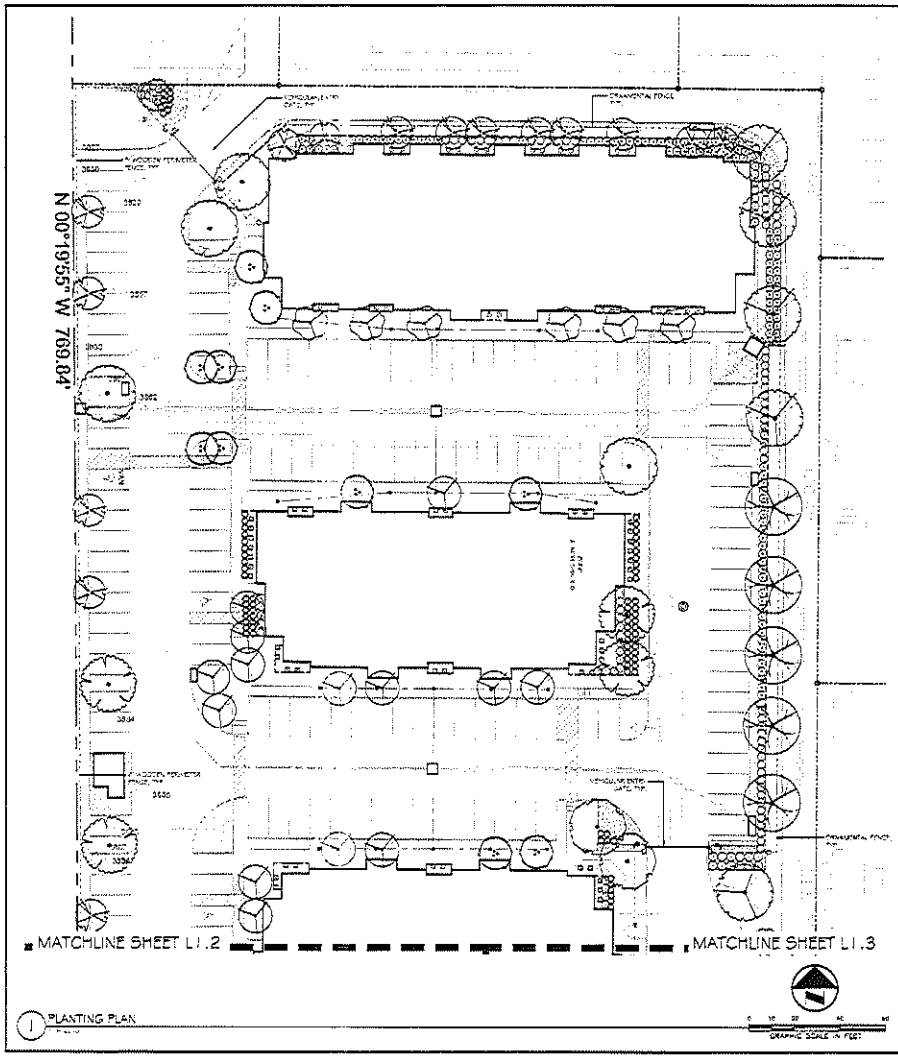
ALLIANCE RESIDENTIAL COMPANY

Issue Set 07.17.20
Permit Set Issue 07.17.20
Construction Set Issue 07.17.20

Project ID 19485

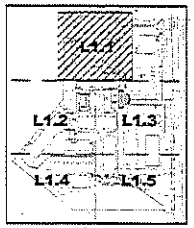
Drawing No.

L1.0



1 PLANTING PLAN

PLANT SCHEDULE



KEY MAP
N.T.S.

INTERNAL REVIEW

Pacheco Koch

PLANTING PLAN

BAILEY BOSWELL APARTMENTS
AT BAILEY BOSWELL ROAD & FM 156
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	AJW	JULY 2020	AS SHOWN			L1.1

BAILEY BOSWELL APARTMENTS

Pacheco Koch

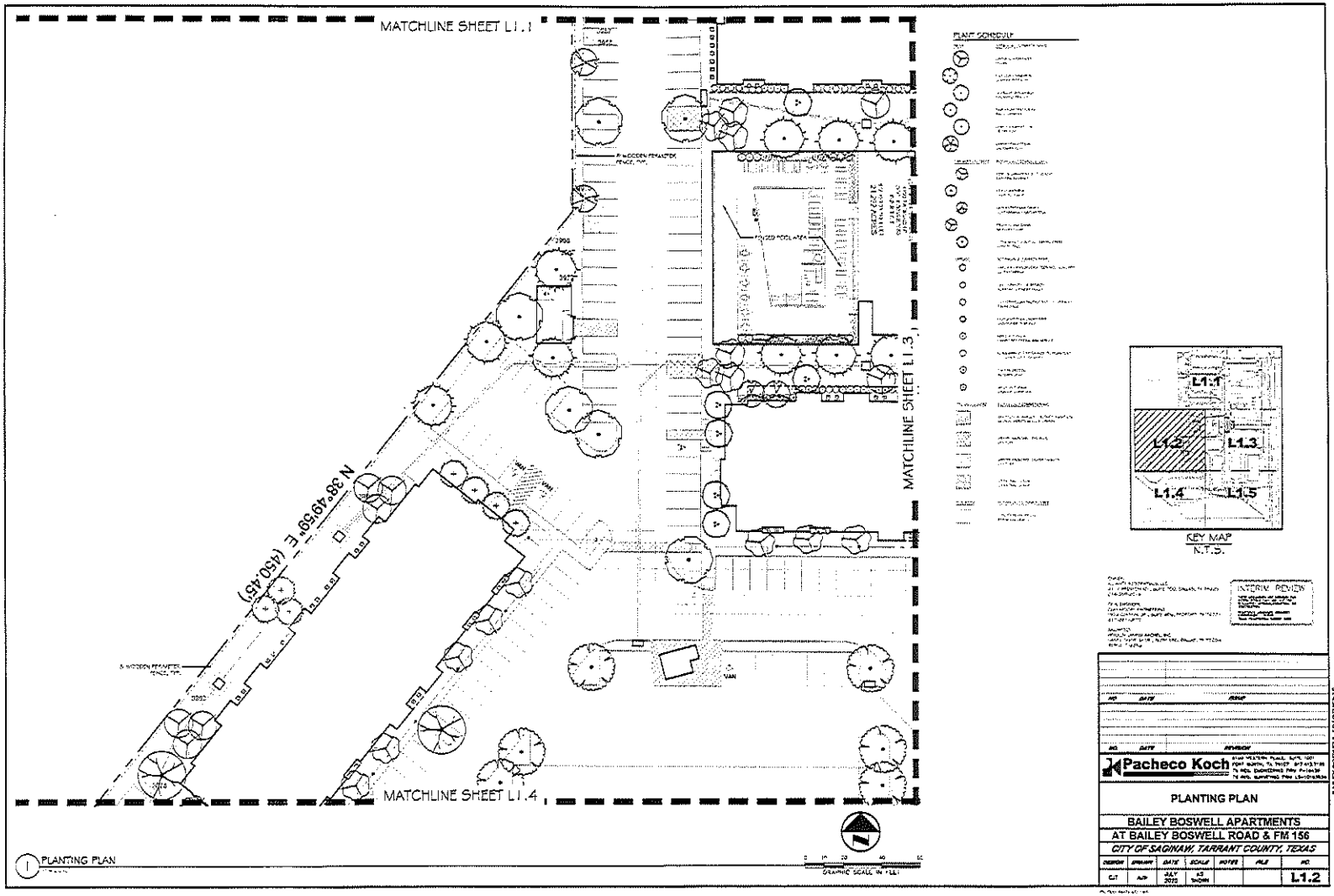
BAILEY BOSWELL APARTMENTS
SAGINAW
TEXAS

ALLIANCE RESIDENTIAL COMPANY

Issue Set: 07.17.20
Permit Set Issue: 07.17.20
Construction Set Issue: 07.17.20

Project ID: 19485

Drawing No.: L1.1



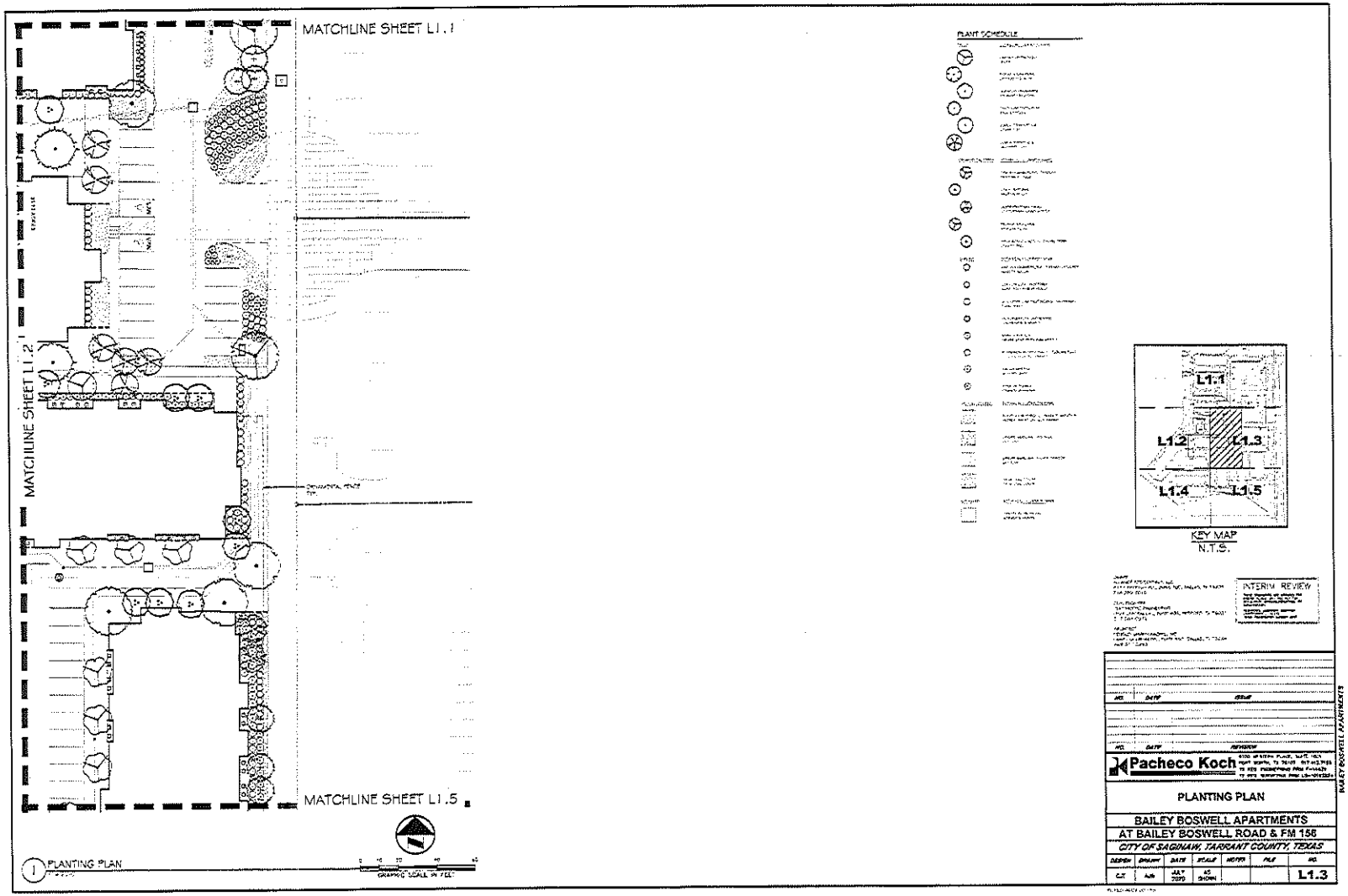
Pacheco Koch

BAILEY BOSWELL APARTMENTS
SAGINAW
TEXAS

ALLIANCE RESIDENTIAL COMPANY

Project No. 19485

Drawing No. **L1.2**



Pacheco Koch

BAILEY BOSWELL APARTMENTS

SAGINAW TEXAS

ALLIANCE

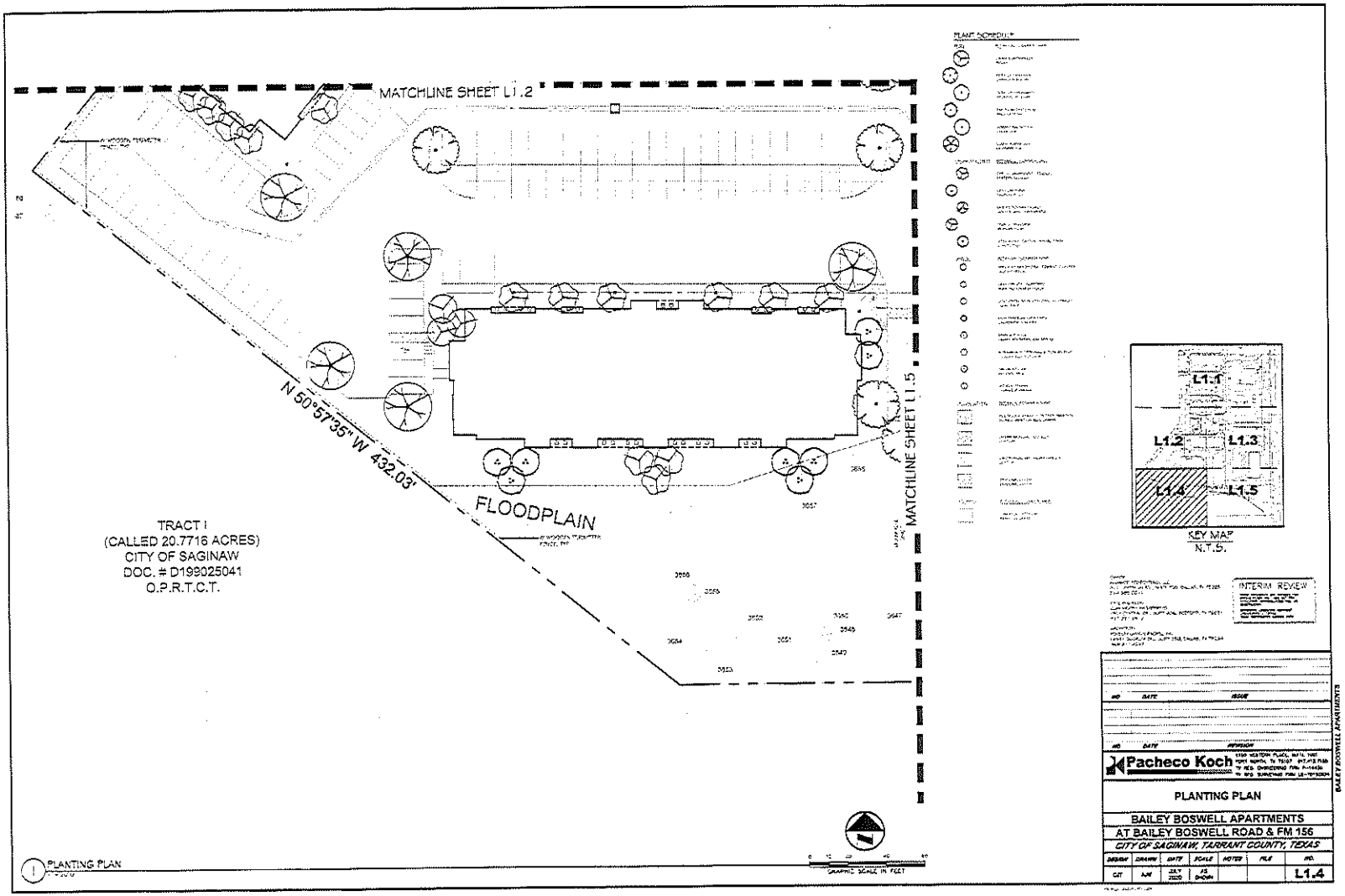
Issue Set: 07.17.20

Permit Set Issue: 07.17.20

Construction Set Issue: 07.17.20

Project ID: 19485

Drawing No.: **L1.3**



Pacheco Koch

BAILEY BOSWELL APARTMENTS
SAGINAW
TEXAS

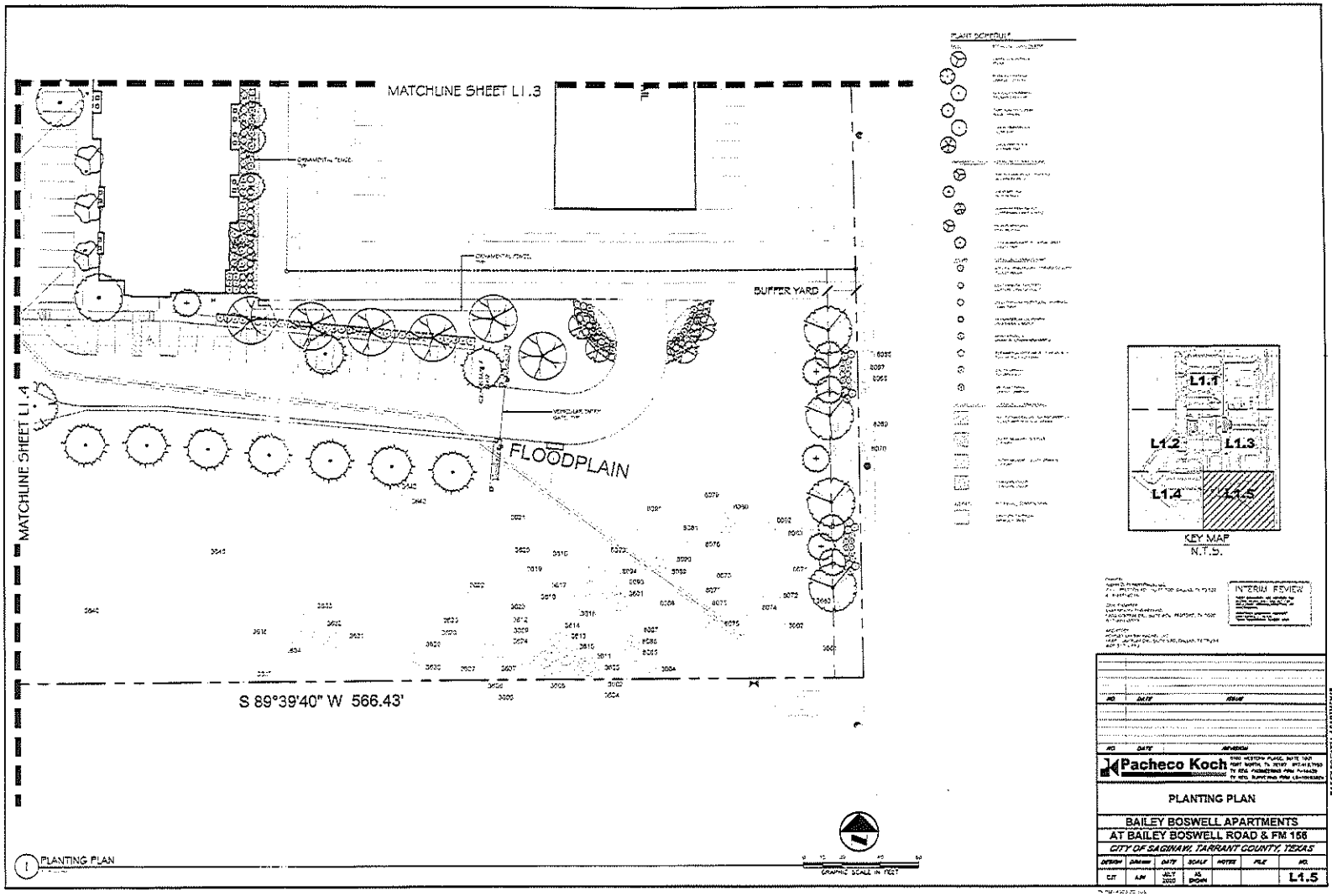
ALLIANCE RESIDENTIAL COMPANY

Issue Set 07.17.20
Planning Set Issue 07.17.20
Construction Set Issue 07.17.20

Project ID 19485

Drawing No.

L1.4



Pacheco Koch

Revisions

Project Title

BAILEY BOSWELL APARTMENTS

SAGINAW TEXAS

ALLIANCE RESIDENTIAL COMPANY

Permit Set 07.17.20

Construction Set Review 07.17.20

Project ID 19485

Drawing No

L1.5

PLANNING AND ZONING COMMISSION
2019-2020 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0420-01	Michael Clark Winkelmann & Assoc 6750 Hillcrest Plaza Dallas, Tx 75230	NWC Blue Mound Rd and E McLeroy Blvd	Zoning change CC and MF1 to CC, MF2 and LI	05/12/20	Recommended Approval	06/16/20	Approved
PZ0520-01	Michael Clark Winkelmann & Assoc 6750 Hillcrest Plaza Dallas, Tx 75230	The Square, north and west of Walmart	Approval of Preliminary Plat	05/12/20	Recommended Approval	05/19/20	Approved
PZ 0720 01	Brandon Middleton, KHA	Van Zandt Place Replat, North of EECU and the ER	Approval of Replat	07/14/20	Recommended Approval with Approval of Development Agreement	08/18/20	Pending
PZ 0720 02	Rick Trice		Addition of new Use "Private Card Club"	07/14/20	P&Z discussed and asked staff to prepare an amendment to the Zoning Ordinance		
PZ 0820 01	Kevin Patel, P.E. Triangle Engineers	SW Corner of S. Saginaw Boulevard and Palomino Drive	Variance Request to Section 7.09, C.3.i of the Subdivision Ordinance	08/11/20	Recommended Approval	08/18/20	Approved
PZ 0820 02	Rick Trice		Amending Zoning Regulations for Bingo Halls and Private Card Clubs	08/11/20	Recommended Approval	08/18/20	Approved

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

AUGUST 2020

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
8/10/20	T G W SYSTEMS INC	1008 COOK LN 100	CO-44-19/20	8/10/20	8/18/20
8/19/20	D F W SPARTAN BASEBALL LLC	1001 KENNEDY LN 710	CO-46-19/20	8/19/20	8/19/20

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

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
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
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
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
8/9/19	ARDENT MILLS	401 INDUSTRIAL AVE E	26700	PAVING	REPLACING PAVING INCLUDING FIRE LANE
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
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
1/16/20	W B D S CORNERSTONE	989 KENNEDY LN	27436	FENCE	FENCE OVER 6 FEET TALL
1/17/20	CORNERSTONE DFW	989 KENNEDY LN	27162	NEW BUILDING	NEW OFFICE & WAREHOUSE BUILDING
1/27/20	CITY OF SAGINAW ANIMAL SHELTER	205 BRENDA LN	28340	ACCESSORY	ACCESSORY BUILDING
2/13/20	CARVANA	1353 JARVIS RD	28829	ACCESSORY	ACCESSORY OFFICE BUILDING
3/4/20	EMERALD CUSTOM POOLS & PATIOS	116 MCLEROY BLVD W	27407	FENCE	FENCE OVER 6 FEET TALL
3/6/20	LAWRENCE	142 SOUTHERN AVE W	29275	REMODEL	FOUNDATION REPAIR
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
6/5/20	PARK MY TRUCK 24/7	1353 JARVIS RD	30359	FENCE	FENCE
6/23/20	U F P	444 SANSOM BLVD	30437	PAVING	CONCRETE FOOTERS FOR ELECTRIC BUS
6/25/20	LAWRENCE	124 SOUTHERN AVE W	30523	PAVING	DRIVE APPROACH
7/7/20	LAWRENCE	124 SOUTHERN AVE W	30020	FENCE	8 FOOT TALL FENCE
7/15/20	QUALITY CARRIERS INC	700 MINTON RD E	30618	ACCESSORY	MOBILE OFFICE TRAILER 1
7/15/20	QUALITY CARRIERS INC	700 MINTON RD E	30619	ACCESSORY	MOBILE OFFICE TRAILER 2
7/17/20	C V S PHARMACY	1301 SAGINAW BLVD N	30273	REMODEL	BUILDING REMODEL
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
7/30/20	WAL MART	1401 SAGINAW BLVD N	30614	REMODEL	3 UNIT - PAD MOUNTED GENERATOR

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

AUGUST 2020

COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/11/20	O D G COMPOSITES	216 MCLEROY BLVD E	30873	REMODEL	BUILDING REMODEL
8/21/20	U F P SAGINAW	444 SANSOM BLVD	30847	ACCESSORY	T-SHED ROOF
8/26/20	BUD STARNES & ASSOCIATES	104 BELMONT ST S	30864	REMODEL	BUILDING REMODEL
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
9/25/19	VALVOLINE INSTANT OIL CHANGE	1137 SAGINAW BLVD N	27102	REMODEL	ROOF
5/12/20	VAQUERO PALOMINO PARTNERS	700 SAGINAW BLVD N	30017	PAVING	REPLACE PARKING LOT FOR SHOPPING CENTER
7/15/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING
7/21/20	BALLARD FAMILY INVESTMENTS	715 BAILEY BOSWELL RD W	30735	ACCESSORY	ACCESSORY DETACHED GAZEBO
7/22/20	R S F INSULATION LLC	814 BLUE MOUND RD S	30738	REMODEL	INTERIOR REMODEL
BUILDING PERMITS IN PLAN REVIEW					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/20/19	2 J T DEVELOPMENT	900 INDUSTRIAL AVE E	26537	NEW BUILDING	NEW SHELL BUILDING
3/11/20	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
6/25/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
6/26/20	PLANET FITNESS	SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
7/9/20	PLANET FITNESS	SAGINAW BLVD	30654	NEW BUILDING	NEW BUILDING
8/5/20	GOLDEN CHICK	1420 OLD DECATUR RD N	30851	NEW BUILDING	NEW RESTAURANT
8/13/20	ALL STARS TIRE CO	308 SAGINAW BLVD S	30864	ADDITION	BUILDING ADDITION
CLOSED PROJECTS					

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JULY 2020

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
7/1/20	R S F INSULATION	814 BLUE MOUND RD S	CO-41-19/20	7/1/20	7/1/20
7/20/20	CLAIRE 'S 3207	1000 KENNEDY LN 105	CO-42-19/20	7/20/20	12/21/01
7/22/20	SMARTSTYLE HAIR SALON 18940	728 SAGINAW BLVD S	CO-43-19/20	7/22/20	
7/31/20	GUISO	201 SAGINAW BLVD N	CO-44-19/20	7/31/20	

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

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
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
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
6/25/19	WILLOW CREEK PARK PAVILIONS	752 KNOWLES DR S	26328	NEW BUILDING	2 NEW PAVILIONS
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
8/9/19	ARDENT MILLS	401 INDUSTRIAL AVE E	26700	PAVING	REPLACING PAVING INCLUDING FIRE LANE
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
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
1/16/20	W B D S CORNERSTONE	989 KENNEDY LN	27436	FENCE	FENCE OVER 6 FEET TALL
1/17/20	CORNERSTONE DFW	989 KENNEDY LN	27162	NEW BUILDING	NEW OFFICE & WAREHOUSE BUILDING
1/27/20	CITY OF SAGINAW ANIMAL SHELTER	205 BRENDA LN	28340	ACCESSORY	ACCESSORY BUILDING
2/3/20	TACO SHOP	201 SAGINAW BLVD N	27695	REMODEL	REMODEL
2/13/20	CARVANA	1353 JARVIS RD	28829	ACCESSORY	ACCESSORY OFFICE BUILDING
3/4/20	EMERALD CUSTOM POOLS & PATIOS	116 MCLEROY BLVD W	27407	FENCE	FENCE OVER 6 FEET TALL
3/6/20	LAWRENCE	142 SOUTHERN AVE W	29275	REMODEL	FOUNDATION REPAIR
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
6/5/20	PARK MY TRUCK 24/7	1353 JARVIS RD	30359	FENCE	FENCE
6/23/20	U F P	444 SANSOM BLVD	30437	PAVING	CONCRETE FOOTERS FOR ELECTRIC BUS
6/25/20	LAWRENCE	124 SOUTHERN AVE W	30523	PAVING	DRIVE APPROACH

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JULY 2020

COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/7/20	LAWRENCE	124 SOUTHERN AVE W	30020	FENCE	8 FOOT TALL FENCE
7/15/20	QUALITY CARRIERS INC	700 MINTON RD E	30618	ACCESSORY	MOBILE OFFICE TRAILER 1
7/15/20	QUALITY CARRIERS INC	700 MINTON RD E	30619	ACCESSORY	MOBILE OFFICE TRAILER 2
7/17/20	C V S PHARMACY	1301 SAGINAW BLVD N	30273	REMODEL	BUILDING REMODEL
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
7/30/20	WAL MART	1401 SAGINAW BLVD N	30614	REMODEL	3 UNIT - PAD MOUNTED GENERATOR
COM/IND BUILDING PERMITS TO BE PICKED UP					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
9/25/19	VALVOLINE INSTANT OIL CHANGE	1137 SAGINAW BLVD N	27102	REMODEL	ROOF
5/12/20	VAQUERO PALOMINO PARTNERS	700 SAGINAW BLVD N	30017	PAVING	REPLACE PARKING LOT FOR SHOPPING CENTER
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
3/11/20	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
6/25/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
6/26/20	PLANET FITNESS	SAGINAW BLVD	30568	NEW BUILDING	NEW BUILDING
CLOSED PROJECTS					
7/3/19	I O V 1341 JARVIS	1341 JARVIS RD	26326	PAVING	STORAGE PARKING LON