

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

Saginaw City Hall

333 West McLeroy Boulevard

6:00 P.M. – Tuesday, October 13, 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 September 8, 2020 | Chairman Lewis |
| (5) | PZ 1020-01
Consideration And Action Regarding Approval Of Request For A Specific Use Permit Allowing The Operation Of An Auto Service Station On Property Located At 836 South Saginaw Boulevard | Dan Fritz |
| (6) | Staff Report | Rick Trice, P. E. |
| A. | Discussion of Residential, Commercial and Industrial, and City Capital Projects | Public Works Director |
| 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. 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	1 st Alternate	Term Expires May 2021
Randy Villarreal	2 nd 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 MCCLEROY BOULEVARD
SEPTEMBER 8, 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
Director Public Works		Rick Trice
City Attorney		Ben Gibbs
Recording Secretary		Mary Ragle

Absent from the Meeting:

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

Visitors at the Meeting:

Clay Cristy
David Dierkes
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.

(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 August 11, 2020 were presented for approval. A motion was made by Member Barngrover with a second by Vice Chairman Haney to approve the minutes for August 11, 2020 as presented. Motion carried unanimously.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(5) PZ 0920-01

Consideration and Action Regarding Approval of a Preliminary Plat UCD Saginaw Add. 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.

DPW Trice reviewed the information provided the members' in their packet.

Clay Cristy, P. E. with ClayMoore Engineering, reminded the members that this development had been on the Planning and Zoning Commission agenda previously when the rezoning was approved. He summarized what is proposed.

Vice Chairman Haney asked about the ingress and egress on and off of East Bailey Boswell and Blue Mound Road. Mr. Cristy addressed his questions and stated that the multifamily lot will have access from East Bailey Boswell Road and Blue Mound Road.

A motion was made by Member Haney with a second by Member Barngrover to recommend that the City Council approve the Preliminary Plat, UCD Saginaw Add. Lots 1-8, Block A. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0920-02

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

DPW Trice introduce this item by explaining that an approved site plan is one of the zoning requirements for multifamily zoning. He said there were additional exhibits in the member's packets for elevations and landscaping.

Mr. Cristy summarized the items provided in the site plan.

A motion was made by Vice Chairman Haney with a second by Member Julien to recommend that the city council approve the **Site Plan for Alliance Saginaw (UCD Saginaw Addition, Lot 8, Block A)**.

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

Against: None

Absent 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 information included in the members' packets. He also gave an update on projects throughout the city and some pending City Council items.

(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: Chairman Lewis, Vice Chairman Haney
Members Barngrover, Julien

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of September 8, 2020, 2020 closed at 6:15 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

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

DATE: October 5, 2020

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PZ 1020-01 - PUBLIC HEARING – Consideration and Action Regarding approval of a Request for a Specific Use Permit to allow the operation of a tire sales and auto repair garage on property located 836 S Saginaw Blvd in Saginaw.

This item is a public hearing. This item is a request for approval of a specific use permit to allow the operation of a tire sales and auto repair garage on property located 836 S Saginaw Blvd in Saginaw.

Owner: Alwahban Real Estate, LLC
Applicant: Dan Fritz

The proposed use of the property per the applicant is for the “retail, sales and install of auto parts and accessories to customize auto. Primary items sold are wheels, tires, lift/lower, steps, bumpers and more. We have over 10,000 parts and accessories available to customize the vehicle.”

The use as described would fall under the “*Auto service station*” under the Zoning Ordinance.

The definition for “*Auto service station*” is: “An establishment for the retail sales of petroleum products, automobile accessories, auto tune-up, muffler installation incidental to the primary use, tire installation or repair, oil change or other lubricate services, in which all services provided and all storage, supplies, parts, equipment, and accessories are indoors, with the exception of fuel dispensing operations.”

The site previously operated under a similar use. However, the use was abandoned for over six months before the application was submitted for the proposed use.

Therefore, the proposed use must meet the requirements of the District in which it is located per Section 4-7 below:

“Sec. 4-7. - Nonconforming uses of buildings.

If lawful use involving individual buildings exists at the effective date of adoption or amendment of this ordinance, that would not be allowed in a particular district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

5. When a nonconforming use of a building is discontinued or abandoned for six consecutive months, the building shall not thereafter be used except in conformity with the regulations of the district in which it is located.”

The location falls within the Saginaw Boulevard overlay district (District). The District requires that Auto service station requires a Specific Use Permit in accordance with Section 5-4 of the Zoning Ordinance.

The applicant has provided a site plan and has provided a response to the thirteen conditions for approval listed in Section 5-4, G.

The site is generally consistent with the provisions of the overlay district with the exception of two pole signs. Existing pole signs are protected under the Texas Local Government Code. Building facades and structure are not planned to be changed so the applicable provisions would not be enforced unless the building size is increased by 20% or more. Landscaping, lighting and screening will be addressed as part of the Certificate of Occupancy requirements.

If you have any questions, please let me know.

signage, and screening and recognize the street's unique character and importance as the City's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the Comprehensive Plan and to protect and enhance the City's aesthetic and visual quality.

- B. *Boundaries.* The Saginaw Boulevard overlay district includes all properties zoned Office Professional, Neighborhood Commercial, and Community Commercial that have frontage and/or access (either direct or through another property) to Saginaw Boulevard from East Industrial Boulevard on the south, the railroad on the east and the northern City boundary. The provisions of the overlay district shall apply to all properties located fully or partially within the above defined area.
- C. *Base zoning districts.* Where the Saginaw Boulevard overlay district requirements conflict with the base zoning for properties located within the area described in Section B above, the overlay district shall apply. Otherwise the base zoning of a property shall not be affected by the provisions of this overlay district.
- D. *General requirements of the Saginaw Boulevard overlay district.*
1. *Permitted and prohibited uses.* Uses permitted by right or by Specific Use Permit within the overlay district shall be as noted for the base zoning districts in the use charts in Section 5-1 except as follows:
 - a. *Prohibited uses:*
 - (1) Auto Sales, New and Used
 - (2) Building Material Sales
 - (3) Cargo Container
 - (4) Landscape Service
 - (5) Machinery Sales or Repair
 - (6) Mini-warehouse
 - (7) Motorcycle Sales
 - (8) Non-depository financial institutions
 - (9) Recreational Vehicle Rental
 - (10) Rental Yard, Commercial & Heavy Equipment
 - (11) Stone Monument Sales
 - b. *Uses requiring a specific use permit.* The following uses shall require approval of a Specific Use Permit in accordance with Section 5-4:
 - (1) Convenience Store with fuel sales
 - (2) Golf Course, Driving Range

- (3) Golf Course, Miniature
- (4) Water Park, Commercial
- (5) Auto Car Wash
- (6) Auto Rental (Car & Truck)
- (7) Auto Service Station
- (8) Auto Service Station, Light Maintenance
- (9) Contractor, no Outside Storage Permitted
- (10) Exterminating Service
- (11) Greenhouse or Plant Nursery
- (12) Home Improvement Store
- (13) Small Engine Repair
- (14) Auto paint and body shop

c. *Non-Conforming uses.* Non-conforming uses shall be regulated by the provisions of Article 4, Section 4-13 of this ordinance.

2. *Setbacks.* Buildings shall be located on properties in accordance with the following minimum and maximum front yard setbacks:

- a. For buildings with no drive aisles or parking located between the building face and the street right-of-way – a minimum setback of 20 feet and a maximum setback of 25 feet.
- b. For buildings with drive aisles and/or parking located between the building face and the street right-of-way – maximum setback of 100 feet. Alternatively, the building setback may exceed 100 feet with a 15 foot increase in the minimum landscaped edge for single tenant buildings or multiple-tenant retail shopping centers that are 60,000 square feet or greater in size.

3. *Landscaping.* Landscaping shall be provided and installed in accordance with Section 8-13. Where buildings observe the 25 foot maximum setback, a minimum of 15 feet of landscaping must be provided between the building face and the street right-of-way.

4. *Screening.* Walls, fences, landscaping and other screening devices shall be installed in accordance with Section 8-12 and as follows:

- a. *Trash enclosures.* Chain link with vinyl slats is prohibited as a screening material. Solid gates must be provided for trash enclosures that face a public street.
- b. *Rooftop mechanical units.* Roof-mounted mechanical units must be screened from view at a point 5.5 feet above the property line with a parapet wall, screen, mansard roof, or alternative architectural element. The height of the screening element shall be equal or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a

Sec. 5-4. - Specific use permits.

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

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

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

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

Land Use Plan.

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

Sec. 8-1. - Site plan requirements.

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

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

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

to be devoted to various land uses.

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

Robert M. Bakish, Candace K. Belnecke, Barbara Byrne, Brian Goldner, Linda M. Griego, Robert N. Klieger, Judith A. McHale, Ronald L. Nelson, Armando Nunez, Charles E. Phillips, Jr., Susan Schuman, Nicole Sellman, Frederick O. Terrell, Ellen Albert, Alex Berkett, David Byrnes, Naveen Chopra, Christa A. D'Almonte, Mark DeBevoise, Anthony DiClemente, Amy Dow, Katherine Gill-Charest, Caryn Groce, Ray Hopkins, Richard M. Jones, Pam Kaufman, Dorothea F. Lea, Henry T.A. Moniz, James C. Morrison, Julia Phelps, Nancy Phillips, Jo Ann Ross, Marva Smalls, Erik J. Sobczak, David Stonehill, Jose Tolosa, Naomi Waltman, Mark Beatty, Justin Dini, Michela Halile, Barrie Wexler, Danya Ahmed, John W. Bagwell, Darin Bassin, Julia Behuniak, Rebecca Borden, Aileen Brophy, Alexander Coedo, Jack S. Cohen, John Dabney, Margaret Davidson, Ann Dustman, Mindy H. Greene, Jo Ann Haller, Sarah J. Harp, David Hillman, Michael Housley, Allison Klausner, Michael A. Koczko, Kenneth F. Koen, Christopher Lovejoy, Brian Martinez, Adam Moora, Cindy Morgan, Keith Murphy, Heidi L. Naunton, Dan Paretsky, Shanell Parrish-Brown, Trupti S. Patel, Maria Romeo, Andrew J. Siegel, Randa Soudah, Jill Teich, Fania Washington, Syed Ahmer Wasim, Jenna Watson, Kelly Kahl, Sean McManus, David Nevins, Glenn Oakley, Byron Rubin, George Schweltzer, Nate Basile, Frank Governale, Anne O'Grady, Thom Sherman, Javier Avitia, Deborah Barak, Stacey Benson, David Berson, Karen Howard, Susanna Lowy, Roni Mueller, Deanna O'Toole, Ellen Waggoner, Ray White, Julie Wie, Kenneth Silver, Peter Dunn, Jonathan Anschell, Michele Scaringella, Michael Wittman, Andy Wong, Christopher Fontana, Laura Franco, Mallory Levitt, Laura Kreda and Nicholas Poser.

The Transferees are the Sumner M. Redstone National Amusements Part B Trust and the Sumner M. Redstone National Amusements Life Income Trust. The attributable parties of those entities are their trustees: Shari Redstone, Tyler J. Korff, David R. Andelman, Norman Jacobs, Thaddeus P. Jankowski, Jill S. Krutick and Leonard Lewin.

A copy of this application and related material is available for public inspection at www.ktxa.com or may be obtained from the FCC, Washington, DC 20554, www.fcc.gov.

The North Texas Tollway Authority (NTTA) is accepting bids for the abovementioned solicitations until November 2, 2020 at 10:00 a.m. CT. Bids must be uploaded to NTTA's Marketplace (<https://www.nttamarketplace.org>).

A virtual pre-bid conference will be held on October 13, 2020 at 1:30 p.m. CT. See RFB documents for meeting details.

A copy of the RFB documents can be downloaded at NTTA's Marketplace (<https://www.nttamarketplace.org>). Questions must be submitted online on Marketplace Q&A tab no later than the stated deadline.

Email bidpurchasing@ntta.org for questions on registration or use of website.

ORDINANCE NO. OR-2186-20
AN ORDINANCE AMENDING CHAPTER 73, OF THE TRAFFIC CODE OF ORDINANCES, CITY OF MANSFIELD, TEXAS, PURSUANT TO SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE CONCERNING THE AUTHORITY TO ALTER SPEED LIMITS ON SPECIFIC STREETS AND HIGHWAYS BEING AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTION 545.356 OF THE TEXAS TRANSPORTATION CODE, REGULATING SPEED LIMITS ON HIGHWAYS AND ROADWAYS, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD AS SET OUT IN THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF AN EFFECTIVE DATE; AND PROVIDING A PENALTY.

Any person, firm, or corporation violating any of the provisions of this ordinance or the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon the conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

FIRST READING APPROVED ON THE 24TH DAY OF AUGUST, 2020.

SECOND READING APPROVED ON THE 14TH DAY OF SEPTEMBER, 2020.

DULY PASSED ON THE THIRD

ATTEST:
Susana Marin, City Secretary
APPROVED AS TO FORM AND LEGALITY:
City Attorney

PUBLIC NOTICE
CITY OF SAGINAW

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 13, 2020 to consider a request for specific use permit to allow the operation of an auto service station on property located at 836 S Saginaw Blvd in Saginaw.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 20, 2020 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be at the City of Saginaw City Hall located at 333 W McLeary Boulevard, Saginaw, Texas, 76179.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice, Public Works Director at 817-230-0449.

SECTION 00 11 13
INVITATION TO BIDDERS
DEVELOPER AWARDED
CONTRACTS
FOR PUBLIC BID PROJECTS ONLY

RECEIPT OF BIDS

Sealed bids for the construction of MORNINGSTAR DEVELOPMENT, SECTION 5, PHASE 4 will be received by the MORNINGSTAR MUNICIPAL UTILITY DISTRICT (M.U.D.): WELCH ENGINEERING, INC. 1308 Norwood Drive Suite 200 Bedford, Texas 76022

Bids will be accepted until 9:45 am, CST, Friday, October 9, 2020 and bids will be publicly read aloud at 10:00 am, CST, Friday, October 9, 2020.

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:
The project is MORNINGSTAR DEVELOPMENT, SECTION 5, PHASE 4 consisting of 89 Single Family Residential Subdivision will require the installation of Water, Sanitary Sewer, Storm Drainage, Street Paving and Street Lights. You can bid the project as a whole or separately entities as either Utilities, Paving and/or Street Lights. Excavation of the project is already underway.

PREQUALIFICATION

Home & Business Service

misc. services

All Phases home/rentals/ remodel/ repairs, handyman, 25yrs of satisfied customers. 817-455-1382

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Brick REPAIR & STONE 682-558-6086

Buildings
30x40x10 Metal Bldg 1walk door & slab \$19,200. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

Carpet
Carpet Repair & Re-Stretching. Over 40yr exp. Call 817-641-7888

CARPET REPAIR SPECIALIST. Any Job. No job to small, 40 yrs experience. Call 817-902-7748

misc. services

CEMENT WORK
\$100 OFF All types concrete. Free Est., Lic & bond 817-293-9483

CONCRETE
Epoxy garage floors
Patlo, spray texture overlays 817-664-3872

DIGNIFIED HOARDING RELIEF
Free Confidential Consultation. 817-692-2552/info@brogleys.com

ELECTRICAL Contractor Veteran
Owned & Operated. Comm, Res & Ind'l. 682-258-9905 TECL #26354

ELECTRICAL & PLUMBING Res. & Comm'l. Free est. No job too large or to small 817-566-4785

misc. services

FENCING - PLATINUM
PERFORMANCE FENCE!
FREE ESTIMATES!
817-879-3181

GUTTERS
WILSONS GUTTER SERVICE
42 yrs exp. Free est 817-237-5950

HANDYMAN
Tile, electric, doors, windows, paint, home rep., remodel 817-884-6327

HAULING
NO JOB too small! Usually same day serv. Haul off, demo, clean out Free est. 817-566-4785

Home Repair on SS 40+yrs. Klitch bath, flooring. Call me or we both loose money 940-637-2110

PZ 1020 -01 A1849-8
ATCHISON TOPEKA & SANTA FE RR
PO BOX 961089
FORT WORTH TX 76161

PZ 1020 -01 33470-17-A2A
ALWAHBAN REAL ESTATE LLC
1225 E SEMINARY DR
FORT WORTH TX 76115

PZ 1020 -01 33470-17-A3A
DCP CROSSING LLC
745 JOHNS WELL CT
ARGYLE TX 76226

PZ 1020 -01 33470-17-10
KOP, EVELYN M & GEOFFREY M
PSC 476 BOX 1157
FPO AP 96322

PZ 1020 -01 33470-17-9
CEDILLO, GILBERTO
833 S HAMPSHIRE ST
SAGINAW TX 76179

PZ 1020 -01 33470-17-8
ALVARADO, SANJUANITA E
829 S HAMPSHIRE ST
SAGINAW TX 76179

PZ 1020 -01 33470-17-7
SANTELLANO, MARIVEL
825 S HAMPSHIRE ST
SAGINAW TX 76179



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

September 30, 2020

NOTICE OF PUBLIC HEARING

RE: PZ 1020-01 Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate an Auto Service Station at the NW corner of Saginaw Boulevard and Longhorn Road in Saginaw.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 13th day of October 2020 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 20th day October 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 Dan Fritz, 1225 E. Seminary Dr, Fort Worth, Texas, for a Specific Use Permit (SUP) to be allowed to operate an auto service station at the NW corner of S. Saginaw Boulevard and Longhorn Road

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

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

If you have any questions you may call me at 817-230-0441 or Rick Trice, P. E., Public Works Director, at 817-230-0449.

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 10/13/2020 and City Council Meeting on 10/20/2020 to consider a request for approval of a Specific Use Permit to operate an auto repair facility at 836 S. Saginaw Boulevard.

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments

4R
5,260 @

SPECIFIC USE PERMIT
CASE PZ 1020-01
REQUEST FROM:
Dan Fritz
1225 E. Seminary
Fort Worth, Texas 76115

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF AN AUTO SERVICE STATION ON PROPERTY LOCATED AT 836 S. SAGINAW BLVD (NORTHWEST CORNER SAGINAW BOULEVARD AND LONGHORN RD) IN SAGINAW, TEXAS. PUBLIC HEARING WILL BE HELD AT 6:00 P.M. ON OCTOBER 13, 2020 BY THE PLANNING AND ZONING COMMISSION AND A PUBLIC HEARING WILL BE HELD ON OCTOBER 20, 2020 BY THE CITY COUNCIL OF SAGINAW. THE MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT 333 WEST MCCLEROY BOULEVARD, SAGINAW, TEXAS. IF YOU HAVE QUESTIONS PLEASE CALL 817-230-0441 AND ASK FOR THE PLANNING & ZONING SECRETARY.

CARGILL-SAGINAW
SUBD
6344J

1
77,8431 @

1

A

STRAW RD

HIALEAH CT

RANCHO DR

LONGHORN DR

SANTA FE
NORTHWEST
IND PARK
37460

1A
2.885 @

BURDOCK
4335

BURTON NOR

UNIT

SAGINAW CITY LIM

FT WORTH CITY LIM

A3A
4,7821 @

A1

A2A

2A

3A

2B

TR 8
6.50 @

1R
14.405 @

MELBA ST



City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 836 S. Saginaw Blvd Saginaw, TX 76179

LEGAL DESCRIPTION: All of Lots A1 & A2 Block 17 Rancho North Unit 4

LOT: A1 & A2 BLOCK: 17 ADDITION: Rancho North Unit 4

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: CC Community Commercial

PRESENT USE AND IMPROVEMENTS ON PROPERTY: Vacant / Previously

256 Automotive Service & Repair

APPLICANT INFORMATION:

DAN FRITZ

APPLICANT NAME

dfritz@texastirescustoms.com

1225 E. Seminary Dr.

ADDRESS

Fr. Worth TX 76115

(972) 345-1505

TELEPHONE

II. OWNER INFORMATION:

Alwahban Real Estate LLC

PROPERTY OWNER NAME

1225 E. Seminary Dr.

ADDRESS

Fr. Worth TX 76115

(682) 703-2312

TELEPHONE

(Property Owner Signature)

III. AGENT INFORMATION:

AGENT _____

ADDRESS _____

TELEPHONE _____

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☒ NO

☐ YES, DATE N/A

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

[Signature]
APPLICANT SIGNATURE

DATE

8/26/20
9/30/20 DF

**SUBMITTED
BY APPLICANT**

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED:

Automotive Service Station, Light Maintenance
to Sell Auto Parts & Accessories to customize Vehicles & Routine repair
We also offer the installation of all parts and accessories that we sell

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Property/Building has always been automotive use/Repair Service & Maintenance
to new overlay District we are required Approval of a Specific Use Permit.

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

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

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

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

8/20/20
DATE RECEIVED

\$ 750.00
FEE RECEIVED

10/13/20
P&Z MEETING DATE

Dane Johnson
APPLICATION TAKEN BY

179405
RECEIPT NUMBER

10/20/20
CITY COUNCIL MEETING DATE

**SUBMITTED
BY APPLICANT**

SPECIFIC USE PERMIT 13 CONDITIONS MEMO

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

- 1) The Proposed use of Auto Service Station, Light Maintenance complies with all requirements of zoning district, CC Community Commercial, where the property is located.
- 2) The Proposed Use will provide additional convenience and welfare by offering the community an alternative source for their automotive parts, service and light maintenance needs.
- 3) There are truly only benefits to the City and surrounding properties of the proposed use. Texas Tires is committed to a high degree of customer service and satisfaction. It will clean up and put this vacant property back to a positive productive use that it once was serving the community.
- 4) The Existing Property has adequate utilities, road access, drainage and all the necessary supporting facilities to operate and provide safe professional service to the community.
- 5) The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits provide for safe and convenient movement of vehicular and pedestrian traffic. There will not be any adverse affects on the general public or adjacent properties.
- 6) The issuance of this SUP will not impede normal development or improvement of neighboring vacant property. All adjacent property at this point is developed and occupied.
- 7) The location, nature, and height of all buildings and structures are to code, scale, and approved by the City of Saginaw.
- 8) The proposed use will not diminish or impair the property values within the vicinity and will be compatible with and not injurious to the use and enjoyment of neighboring properties. Texas tires is

**SUBMITTED
BY APPLICANT**

committed to maintaining a professional, safe, clean, work environment where we conduct our operations.

- 9) Nuisance prevention measures are in place to prevent offensive odor, dust, noise, vibration, and visual light, "blight". All primary disassembly and repair of vehicles is done inside buildings and all lighting is and will be maintained to City Code.
- 10) Sufficient on site lighting, video surveillance, security, and fire alarms are present to provide safety and security for all patrons and employees. All lighting will be adequately shielded and controlled as to prevent any nuisance to the neighboring properties.
- 11) There is presently adequate fence screening and landscaping to City code that we will maintain to ensure compatibility and harmony with the community and adjacent properties.
- 12) The proposed operation is consistent with any submitted plan, proposal, or permit application.
- 13) The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

SUBMITTED
BY APPLICANT



TARRANT COUNTY TAX OFFICE

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

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006311687
AD NUMBER: 33470 17 A1
CERTIFICATE NO : 81450925

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

ALWAHBAN REAL ESTATE LLC

1225 E SEMINARY DR
FORT WORTH TX 76115

DATE : 9/24/2020
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

RANCHO NORTH ADDITION BLOCK 17
LOT A1

0000106 LONGHORN RD
0.1986 ACRES

PROPERTY OWNER

ALWAHBAN REAL ESTATE LLC

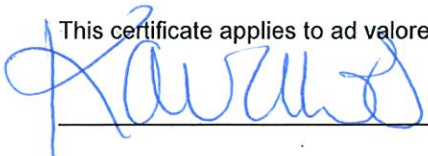
1225 E SEMINARY DR
FORT WORTH TX 76115

YEAR	TAX UNIT	AMOUNT DUE
2019	CITY OF SAGINAW	\$0.00
2019	Tarrant County	\$0.00
2019	JPS HEALTH NETWORK	\$0.00
2019	TARRANT COUNTY COLLEGE	\$0.00
2019	EAGLE MOUNTAIN/SAGINAW ISD	\$0.00
TOTAL		\$0.00

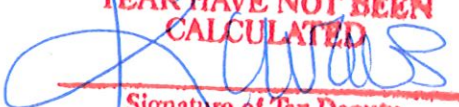
ISSUED TO : ALWAHBAN REAL ESTATE LLC
ACCOUNT NUMBER: 00006311687
TOTAL CERTIFIED TAX: \$0.00

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

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

 Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**


Signature of Tax Deputy

BY APPLICANT



TARRANT COUNTY TAX OFFICE

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

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006311679
AD NUMBER: 33470 17 A2A
CERTIFICATE NO : 81450926

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

ALWAHBAN REAL ESTATE LLC

1225 E SEMINARY DR
FORT WORTH TX 76115

DATE : 9/24/2020
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

RANCHO NORTH ADDITION BLOCK 17
LOT A2A

0000836 S SAGINAW BLVD
0.2783 ACRES

PROPERTY OWNER

ALWAHBAN REAL ESTATE LLC

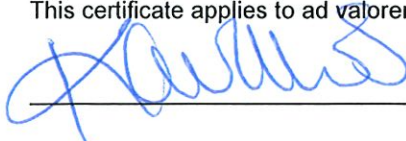
1225 E SEMINARY DR
FORT WORTH TX 76115

YEAR	TAX UNIT	AMOUNT DUE
2019	CITY OF SAGINAW	\$0.00
2019	Tarrant County	\$0.00
2019	JPS HEALTH NETWORK	\$0.00
2019	TARRANT COUNTY COLLEGE	\$0.00
2019	EAGLE MOUNTAIN/SAGINAW ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : ALWAHBAN REAL ESTATE LLC
ACCOUNT NUMBER: 00006311679
TOTAL CERTIFIED TAX: \$0.00

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

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


Deputy

**TAXES FOR THE CURRENT
YEAR HAVE NOT BEEN
CALCULATED**

Signature of Tax Deputy

**SUBMITTED
BY APPLICANT**



SCALE: 1" = 20'
0 10 20 40

LEGAL DESCRIPTION

All of Lots A-1 and A-2, Block 17, RANCHO NORTH, UNIT 4, an Addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-216, Page 57, Plat Records, Tarrant County, Texas.

SAVE AND EXCEPT

A 0.010 acre portion of said Lot A-2 as conveyed to the City of Saginaw by Instrument recorded at Clerk's File No. D209167258, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot A-2, at the intersection of the north right-of-way line of Longhorn Road, a public street with a variable width (being 80 feet wide at this point) with the west right-of-way line of Saginaw Boulevard (U. S. Highway Business 287), a public street with a variable width;

THENCE North 89°45'00" West along the south line of said Lot A-2 and the north right-of-way line of said Longhorn Road, 30.00 feet to a found 1/2" steel rod; THENCE North 42°26'16" East, 40.20 feet to a found 1/2" steel rod in the east line of said Lot A-2 and the west right-of-way line of said Saginaw Boulevard, and in a curve to the right whose radius bears South 84°20'23" West, 5,669.65 feet;

THENCE continuing along the east line of said Lot A-2 and the west right-of-way line of said Saginaw Boulevard, and along said curve to the right, through a central angle of 00°18'09", an arc length of 29.93 feet (long chord bears South 05°30'33" East, 29.93 feet) to the Point of Beginning, and containing 0.010 acre (447 square feet) of land, more or less.

Street Address: 836 South Saginaw Boulevard Saginaw, Texas 76171

Easements and building lines decided "Per Plat" refer to the plat recorded in Volume 388-216, Page 57, Plat Records, Tarrant County, Texas.

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation: Zone X Community 480610 Panel 0180-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is, to the best of my knowledge and belief as recently surveyed under direction on the ground, and that there are no encroachments or protrusions, except as noted.

Date: _____
Job No. 9774-10
P.B. 367, P. 82
JOHN A. GRANT, III
Registered Professional Land Surveyor 415

TRACT AREA
20,730 Square Feet
0.4759 Acres

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

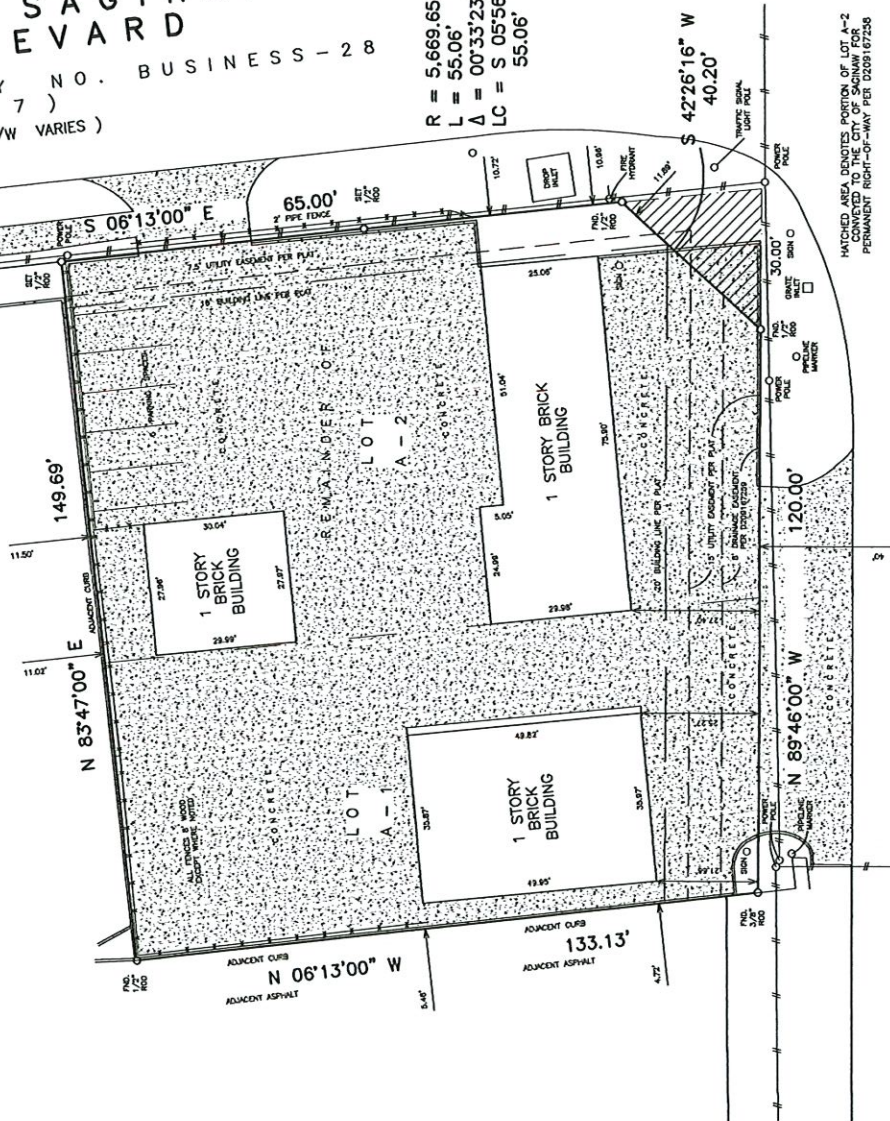
SOUTH SAGINAW BOULEVARD
(STATE HIGHWAY NO. BUSINESS - 28)
(R/W VARIES)

R = 5,669.65
L = 55.06'
Δ = 00°33'23"
LC = S 05°56'19" E 55.06'

RANCHO NORTH
UNIT 4

VOL. 388-43, PAGE 66

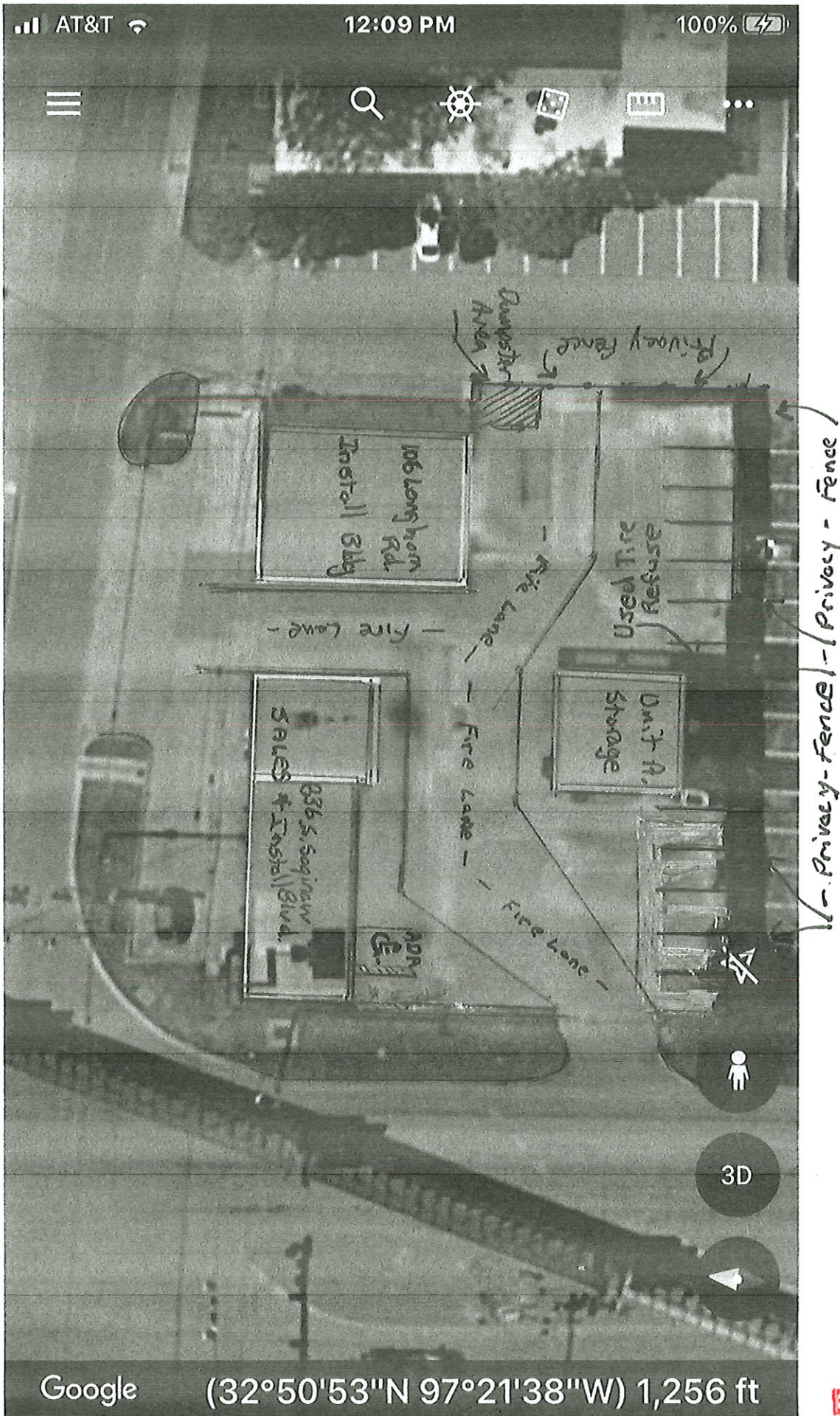
REMAINDER OF LOT A
BLOCK 17



(R/W VARIES)

LONGHORN ROAD

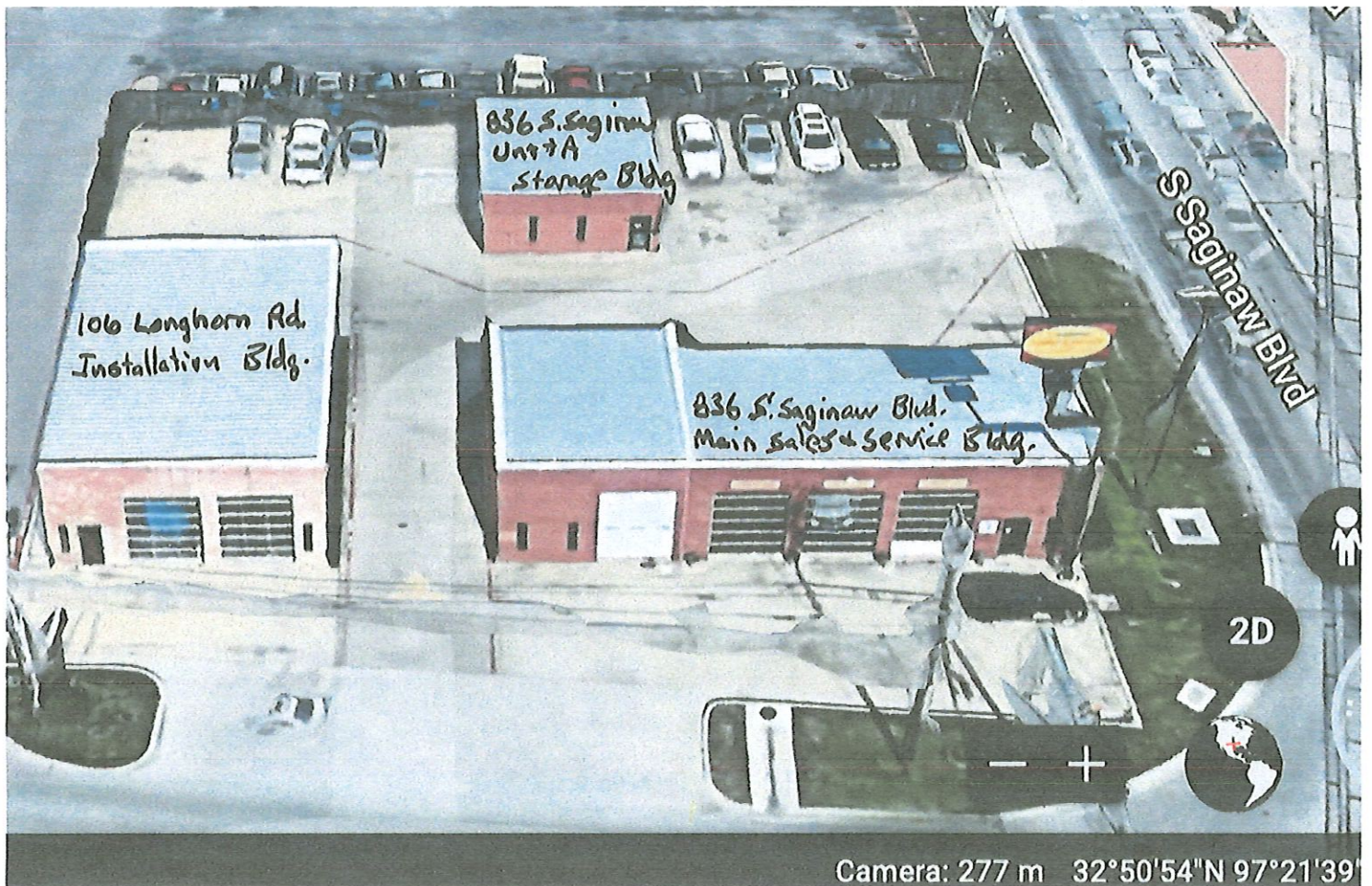
SUBMITTED
BY APPLICANT



LOCATION & USE

- Privacy Fence
- Fire Lane -
- Parking
- ADA
- Bldg Use
- Used Tire Refuse
- Dumpster Area

**SUBMITTED
BY APPLICANT**



- Longhorn Rd side view

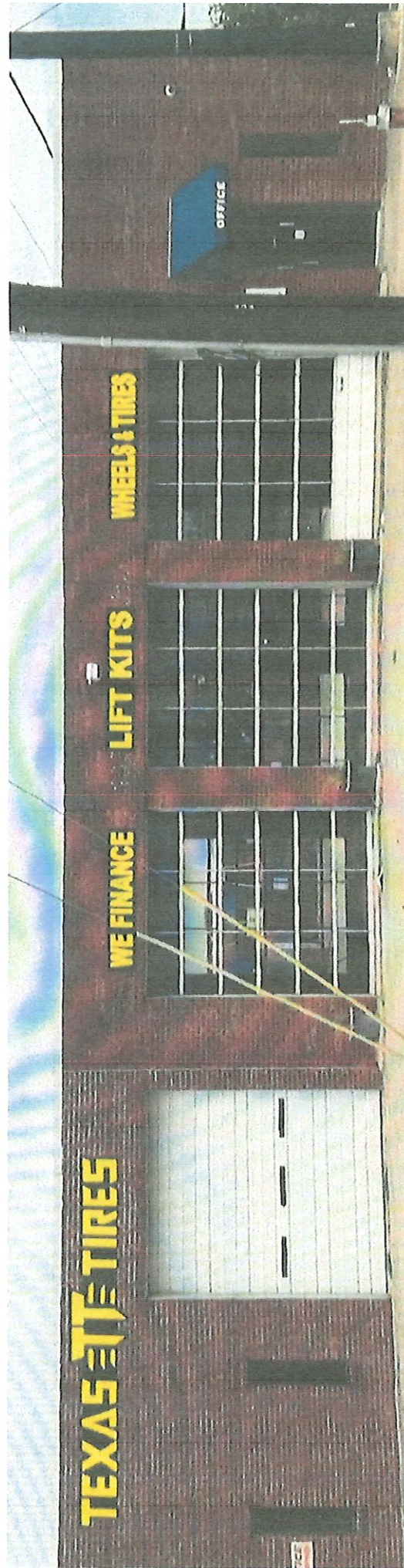
**SUBMITTED
BY APPLICANT**

**SUBMITTED
BY APPLICANT**



836 SAGINAW BLVD. ENTRANCE SIDE

**SUBMITTED
BY APPLICANT**



836 SAGINAW BLYD./LONGHORN RD. SIDE