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
NOVEMBER 10, 2020

Present at the Meeting:

Chairman	Place No. 3	Matthew Lewis
Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Alternate Member	Alt. No. 2	Randy Villarreal
Director Public Works		Rick Trice
City Attorney		Bradley Anderle
City Attorney		Lindsey Hale
City Engineer		Andrew Simonsen
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Member `	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Mark Canterbury
Jim Makens
Doug Powell
Karen Fuller
Lara Gay
Trey Harper

(1) Call to Order

Chairman Lewis called the meeting to order at 6:35 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Member Barngrover, and Alternate Member Villarreal

(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 October 13, 2020 were presented for approval. A motion was made by Member Barngrover with a second by Vice Chairman Haney to approve the minutes for October 13, 2020 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

(5) PZ 1120-01 PUBLIC HEARING
Consideration And Action Regarding A Request By Community Link Mission To Rezone Lot 6, Block 6, Town Of Saginaw Addition (320 S. Belmont Street) From Single Family (SF4) To Neighborhood Commercial (NC)

Chairman Lewis read the request and opened the public hearing at 6:37 p.m.

DPW Trice reviewed the information provided the members' in their packet. He advised the members that Community Link Mission had acquired the residential lot just to the south of their facility.

Mark Canterbury, Architect for Community Link, explained improvements that were planned such as additional parking, addition to existing building, additional storage, and covered loading and unloading area. He advised the committee that this is the last property on this block of Belmont to change zoning to Neighborhood Commercial (NC).

DPW Trice stated there would need to be a replat to combine the lots into 1 lot. He advised this would be done administratively.

Chairman Lewis closed the public hearing at 6:40 p.m.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the City Council approve the request to change the zoning from Single Family (SF4) to Neighborhood Commercial on Lot 6 Block 6, Town Of Saginaw Addition, 320 South Belmont Street. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

(6) PZ 1120-02

Consideration And Action Regarding Approval Of A Preliminary Plat For Lot 1, Block A, Senior Living At Saginaw Addition, Abstract 1849, A. F. Albright Survey

DPW Trice reviewed the information in the members' packets, stating the property for this preliminary plat is planned to be an assisted/independent living facility.

Vice Chairman Haney asked if public safety departments had approved this plan, stating he is concerned with egress/ingress with only one in way and out. DPW Trice stated that the fire department and police department had reviewed and approved this preliminary plat.

A motion was made by Vice Chairman Haney with a second by Alternate Member Villarreal to recommend that the City Council approve the preliminary plat as presented for Lot 1, Block A, Senior Living at Saginaw Addition. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

(7) PZ 1120-03 PUBLIC HEARING
Consideration And Action Regarding A Request For A Conceptual Development Plan Associated With An Application For A Planned Development Zoning With Community Commercial And Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey Located North Of East Bailey Boswell Road, East Of Business 287 And West Of Wagley Robertson Road

Chairman Lewis read the request and opened the public hearing at 6:44 p.m.

DPW Trice advised the members that city staff and the developer have discussed this project several times in the last 2 years. He said the proposal at tonight's meeting is a conceptual development plan that includes 4 zoning districts, Community Commercial, Multifamily (MF2), Single Family Attached (SFA) and Single Family (SF4).

Doug Powell, engineer with McAdams Engineering, was present to represent this item. He provided a power point presentation and advised the members of the amenities included. He also described the specifics of each proposed zoning district.

There was a general discussion regarding a development agreement, building materials, parks, amenities, number of housing units planned, railroads, and other concerns. DPW Trice and Mr. Powell answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 7:12 p.m.

A motion was made by Alternate Member Villarreal with a second by Member Barngrover to recommend that the City Council approve the conceptual development plan for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

(8) PZ 1120-04
Consideration And Action Regarding Subdivision Ordinance Amendment For Article 9 Construction Standards Details

DPW Trice advised the members that both the subdivision ordinance and zoning ordinance need to be updated to address current needs. He said this amendment to the subdivision ordinance to update the construction standards is the 1st step of that process to be more consistent with requirements in the area and also to include an approved product list to specify specific products.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approve the amendment to the subdivision ordinance to update the construction standards details. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

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

DPW Trice reviewed several of the current projects under construction in the City.

(10) 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

(11) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Member Barngrover, Alternate Member Villarreal

Against: None

Absent Members Julien, LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of November 10, 2020 closed at 7:25 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary