

CITY OF SAGINAW PLANNING AND ZONING COMMISSION

NOTICE OF REGULAR MEETING

**Saginaw City Hall
333 West McLeroy Boulevard**

Tuesday, December 8, 2020

AT 6:00 P.M.

- | | | |
|-----|---|--|
| (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 November 10, 2020 | Chairman Lewis |
| (5) | PZ 1220-01
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 | Deependra Sapkota
Project Manager
Triangle Engineering |
| (6) | PZ 1220-02
Consideration And Action Regarding Approval Of A Site Plan
For Lot 1, Block A, Senior Living At Saginaw Addition, Abstract 1849,
A. F. Albright Survey | Deependra Sapkota
Project Manager
Triangle Engineering |
| (7) | Staff Report | Rick Trice, P. E.
Public Works Director |
| A. | Discussion of Residential, Commercial and Industrial, and City Projects | |
| B. | Update Commission of City Council Action on Previous Cases | |
| (8) | EXECUTIVE SESSION
1 § 551.071. <u>Consultation with Attorney.</u> The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:
a. Any Posted Item | |
| (9) | Adjournment | Chairman Lewis |

DATE POSTED: _____ TIME: _____ BY: _____

DATE RETRIEVED: _____ TIME: _____ BY: _____

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

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
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 in the members' in their packet packets. 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.

~~Mr. Dan Fritz, the applicant, was present to answer any questions.~~

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



DATE: December 8, 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 Final Plat for Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey

Owner: Bright Living Saginaw, LLC

Applicant: Deep Sapkota (Engineer)

Property Acreage: 6.120

Zoning: Multi-Family (MF2)

The request is for approval of a Final Plat on property located on E. McLeroy Blvd. approximately 800 feet west of Amber Drive. The property is planned to be an Independent Senior Living Facility.

The preliminary plat was approved by the Commission at its November 10, 2020 meeting and subsequently by City Council on November 17, 2020.

If there are any questions, please let me know.



**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 BLOCK: A ADDITION: Senior Living at Saginaw

TRACT: N/A ABSTRACT 1849 SURVEY: A.F. Albright Survey

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

ADDRESS and/ or LOCATION OF PROPERTY: 824 West McLeroy Blvd., Saginaw, TX 76179

NAME OF PROPOSED DEVELOPMENT: Independent Living Facility

TOTAL ACREAGE OF PROPERTY: 6.120 acres

(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 #: 469-995-0911

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Bright Living Saginaw, LLC

OWNER'S ADDRESS: 8505 Rugby Drive Irving TX 75063

APPLICANT'S SIGNATURE: Deependra Sapkota Digitally signed by Deependra Sapkota
DN: cn=Deependra Sapkota, c=US,
o=Engineering, ou=Triangle
Engineering LLC,
email=dsapkota@triangle-engr.com
Date: 2020.12.01.13:20:25 -0600 PHONE #: 469-331-8566

APPLICANT'S NAME: Deep Sapkota

APPLICANT'S ADDRESS: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____



DATE: December 8, 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 Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey

Owner: Bright Living Saginaw, LLC

Applicant: Deep Sapkota (Engineer)

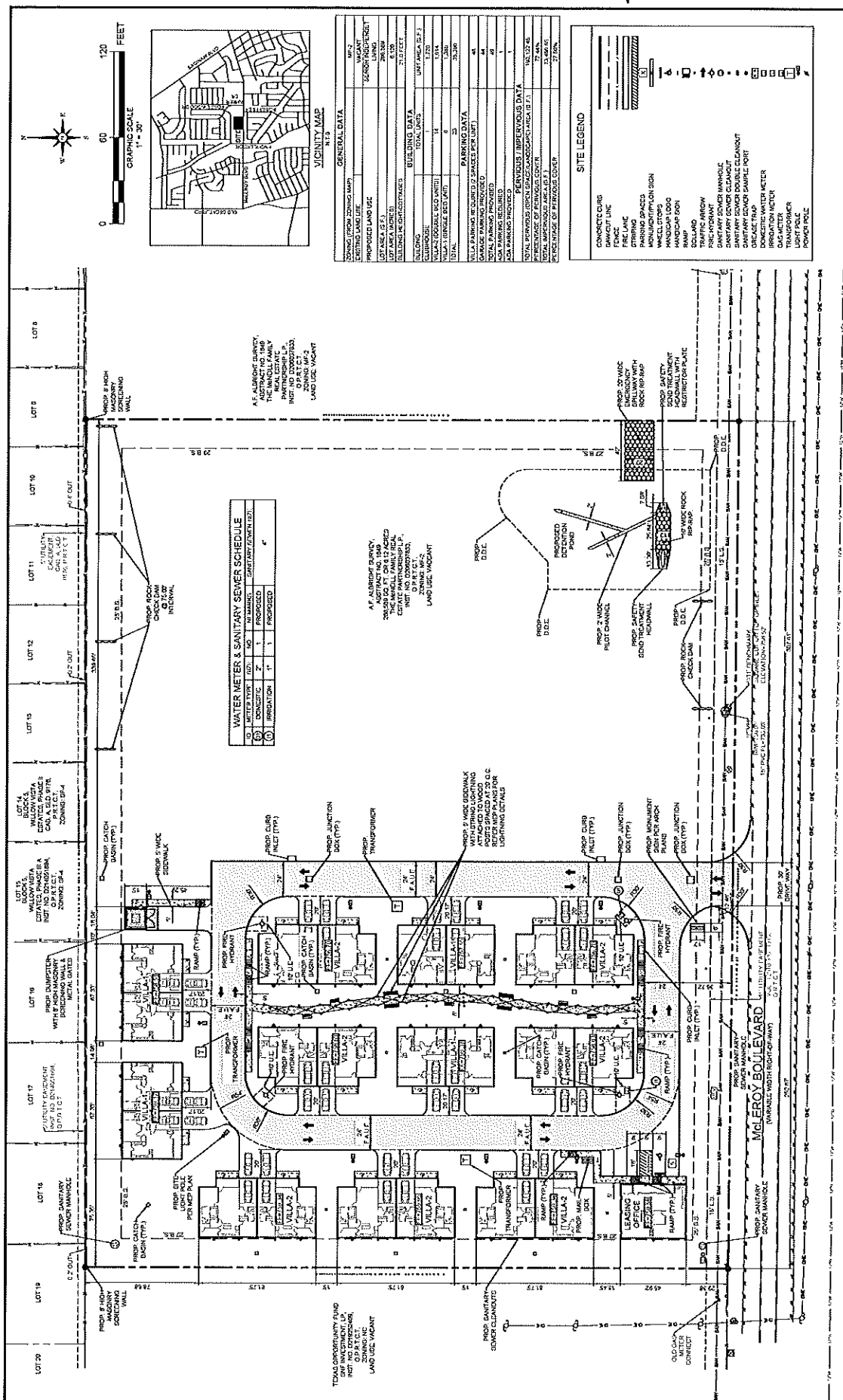
Property Acreage: 6.120

Zoning: Multi-Family (MF2)

Currently Bright Living Saginaw, LLC is in the process of developing proposed Lot 1, Block A, Senior Living at Saginaw Addition as an Independent Senior Living Facility. 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.



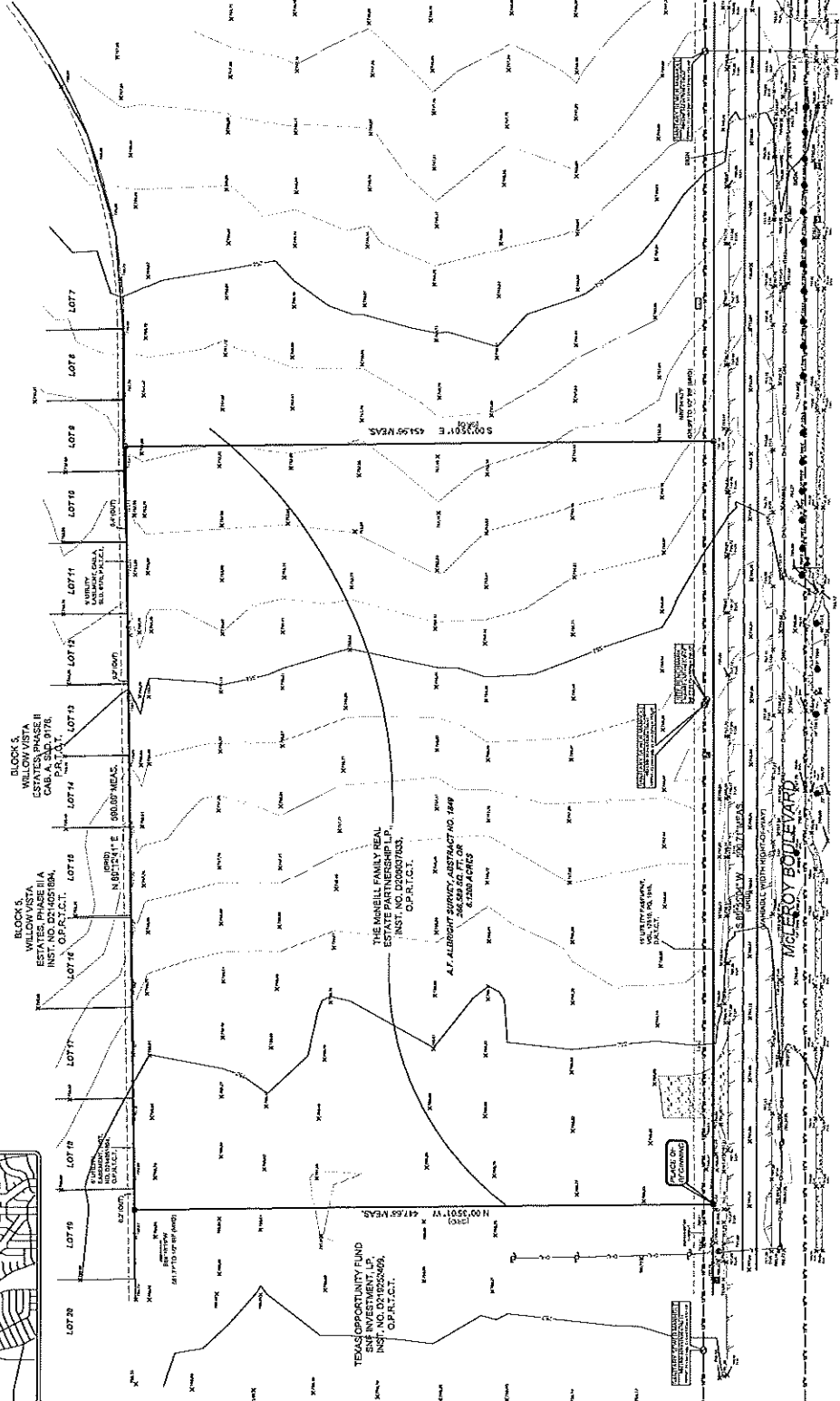
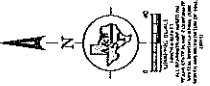
EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.G.
LANDSCAPE SETBACK	L.O.
FRONT LANE ACCESS & UTILITY EASEMENT	F.A.U.
WATER EASEMENT	WE
ELECTRICAL EASEMENT	EE
UTILITY EASEMENT	UE
UTILITY EASEMENT	UE
DRAINAGE EASEMENT	DE
DRIVEWAY & DETENTION EASEMENT	D.D.E.
SEWAGE EASEMENT	SE.E
ACCESS EASEMENT	AE
POLE EASEMENT	PE

PROJECT CONTACT LIST	
SPARKS ENGINEERING 2001 WEST LAKEMORE, LLC 6000 P STREET, SUITE 110 AUSTIN, TX 78720 CONTACT: ANITA R. TURNER TEL: 512.440.1111 FAX: 512.440.1112 EMAIL: ANITA@SPARKS-ENG.COM	ARCHITECT DFD INDUSTRIES, INC 356 WEST LAKEMORE, SUITE 101 AUSTIN, TX 78720 CONTACT: WILLIAM J. SMITH, AIA TEL: 512.440.1111 FAX: 512.440.1112 EMAIL: WILLIAM@DFDINC.COM
ENGINE CONSULTING 1734 W. MCCORMICK STREET, SUITE 110 AUSTIN, TX 78703 CONTACT: ANITA R. TURNER TEL: 512.440.1111 FAX: 512.440.1112 EMAIL: ANITA@ENGINECONS.COM	SUBCONS A & W HANCOCK, INC P.O. BOX 870000 AUSTIN, TX 78787 CONTACT: JOHN A. TURNER TEL: 512.753.4535 FAX: 512.753.4536 EMAIL: JOHN@AANDWHANCO.COM

SECRET

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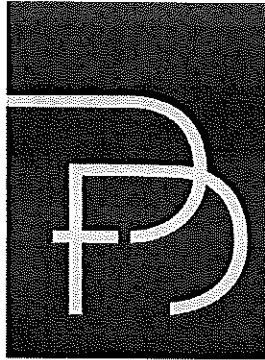
VICINITY MAP - NOT TO SCALE



GENERAL INFORMATION									
NAME	DATE OF BIRTH	DATE OF DEATH	DATE OF INTERVIEW	DATE OF REPORT	DATE OF REVIEW	DATE OF REVISION	DATE OF CLOSURE	DATE OF ARCHIVAL	DATE OF DESTRUCTION
1. NAME	2. DATE OF BIRTH	3. DATE OF DEATH	4. DATE OF INTERVIEW	5. DATE OF REPORT	6. DATE OF REVIEW	7. DATE OF REVISION	8. DATE OF CLOSURE	9. DATE OF ARCHIVAL	10. DATE OF DESTRUCTION
11. NAME	12. DATE OF BIRTH	13. DATE OF DEATH	14. DATE OF INTERVIEW	15. DATE OF REPORT	16. DATE OF REVIEW	17. DATE OF REVISION	18. DATE OF CLOSURE	19. DATE OF ARCHIVAL	20. DATE OF DESTRUCTION
21. NAME	22. DATE OF BIRTH	23. DATE OF DEATH	24. DATE OF INTERVIEW	25. DATE OF REPORT	26. DATE OF REVIEW	27. DATE OF REVISION	28. DATE OF CLOSURE	29. DATE OF ARCHIVAL	30. DATE OF DESTRUCTION
31. NAME	32. DATE OF BIRTH	33. DATE OF DEATH	34. DATE OF INTERVIEW	35. DATE OF REPORT	36. DATE OF REVIEW	37. DATE OF REVISION	38. DATE OF CLOSURE	39. DATE OF ARCHIVAL	40. DATE OF DESTRUCTION
41. NAME	42. DATE OF BIRTH	43. DATE OF DEATH	44. DATE OF INTERVIEW	45. DATE OF REPORT	46. DATE OF REVIEW	47. DATE OF REVISION	48. DATE OF CLOSURE	49. DATE OF ARCHIVAL	50. DATE OF DESTRUCTION
51. NAME	52. DATE OF BIRTH	53. DATE OF DEATH	54. DATE OF INTERVIEW	55. DATE OF REPORT	56. DATE OF REVIEW	57. DATE OF REVISION	58. DATE OF CLOSURE	59. DATE OF ARCHIVAL	60. DATE OF DESTRUCTION
61. NAME	62. DATE OF BIRTH	63. DATE OF DEATH	64. DATE OF INTERVIEW	65. DATE OF REPORT	66. DATE OF REVIEW	67. DATE OF REVISION	68. DATE OF CLOSURE	69. DATE OF ARCHIVAL	70. DATE OF DESTRUCTION
71. NAME	72. DATE OF BIRTH	73. DATE OF DEATH	74. DATE OF INTERVIEW	75. DATE OF REPORT	76. DATE OF REVIEW	77. DATE OF REVISION	78. DATE OF CLOSURE	79. DATE OF ARCHIVAL	80. DATE OF DESTRUCTION
81. NAME	82. DATE OF BIRTH	83. DATE OF DEATH	84. DATE OF INTERVIEW	85. DATE OF REPORT	86. DATE OF REVIEW	87. DATE OF REVISION	88. DATE OF CLOSURE	89. DATE OF ARCHIVAL	90. DATE OF DESTRUCTION
91. NAME	92. DATE OF BIRTH	93. DATE OF DEATH	94. DATE OF INTERVIEW	95. DATE OF REPORT	96. DATE OF REVIEW	97. DATE OF REVISION	98. DATE OF CLOSURE	99. DATE OF ARCHIVAL	100. DATE OF DESTRUCTION

800 McLEROY BOULEVARD
SAGINAW, TEXAS

NEW SURVEYORS, INC.
Professional Land Surveyors
1001 W. 10th Street, Suite 100
Oklahoma City, OK 73106
405.521.1111
www.newsurveyors.com



DFD ARCHITECTS INC

Addendum

Project: Saginaw Independent Living
City of Saginaw, Texas

Addendum No. 3

To Owner: Bright Living Saginaw, LLC
25080 Spectrum Drive, Suite 123 W
Addison, Tx 75001

Date: 12/01/2020

The Permit Set dated September 29th, 2020 is hereby revised with the following changes (These include the plan review comments issued as Addendum No. 3 dated December 01, 2020:

1. Enclosed please find landscape plans L1 and L2 for your reference.
2. Per Article 8. – Supplemental District Regulations EC. 8-1. – Site plan requirements Section E. Site Plan content – Item 9. - the landscape plan includes the type, location and quantity of all plant materials used for landscaping and the type, location and height of fences or screening and the plantings around them.

Please note that the attached drawings comply with all the items listed in item 2. Additionally, refer to sheet C-3.0 for the revised sidewalk layout.

I trust that the enclosed information is beneficial and satisfactory. We are hopeful that the detailed revisions and description indicated herein will allow for the issuance of a building permit. If you have any questions or comments, please feel free to contact me.

Sincerely,

William A. Davies, AIA
President, DFD Architects, Inc.

**SITE PLAN
SHEET 8 OF 8**

November 30, 2020	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	Developer	# of Lots	Status
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	17 permits issued for new homes
Willow Creek Sanitary Sewer Extension to serve future development.	Mearl McBee		Complete August 2020
Beltmill	Don Allen VLMC, Inc	MF, Residential, Commercial	Conceptual Development Plan and Development Agreement approved 11/17/2020
Capital Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Safe Pathway Sidewalks	Advertised for construction	Spring 2021	Opal Street to Southern Ave to Bluebonnet Street
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	Spring 2022	Construction began 8/10/2020. 17% complete.
W. J. Boaz and Old Decatur Road Intersection Construction	60% plans approved.	2021	Proposed advertisement January 2021
N Old Decatur design	IPO awarded	March 2021	60% design complete
Knowles Drive Phase 1	IPO awarded	March 2021	Design 90% complete
Knowles Drive Phase 2	Pending	Pending	Design 60% complete
Knowles Drive Phase 3	Pending	Pending	Design 60% complete
Street Maintenance Fund Projects:			
Name of Project	Status	Estimated Date of Completion	Comments:
Anderson Street Reconstruction	Construction underway	January 2021	Complete with exception of Saginaw Blvd to Belmont.
East McLeroy Reconstruction	Construction underway	January 2021	Under construction. 40% complete.
Building and Inspections:			
Building Permits	Location	Status	Comments
DFW Cornerstone	989 Kennedy Lane	Permit issued	C/O issued

Saginaw Health Care and Rehab	848 W. McLeroy Blvd	Permit pending	53,249 SF, \$6,796,000 care facility. Permit pending adding contractors and payment
All Storage	1416 N Old Decatur Rd	Permit pending	Pending payment
7-Eleven Convenience Store	Old Decatur Rd and Longhorn	Civil plans under review	Under review
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
New single family residence	504 Park Center Blvd	Permit issued	Under construction
Franklin Office Complex	Belmont Street	Permit Issued	Under construction
Planet Fitness	SWC Saginaw Blvd & Palomino	Permit Issued	Under construction
Golden Chick	North Old Decatur Road	Permit pending	Pending payment
BOA			
Applicant	Location	Status	Comments
Planning & Zoning	Location	Status	Comments
Beltmill Planned Development	NE corner Saginaw Blvd and E Bailey Boswell Rd	P&Z 11/10/2020 CC 11/17/2020	Conceptual Plan Approved 11/17/2020
The Square Final Plat and Civil Construction Plans	North and West of Wal-Mart	Pending	TxDOT reviewing LOSA agreement between City and TxDot. Developer hiring Insp/testing company.
City of Saginaw	NWC Amber & W McLeroy	Pending	Rezone property from Neighborhood Commercial (NC) to Community Facility (CF). Waiver required for driveway width.
Rancho North Block 16, Lots 4R1, 5, 6, 7	SW corner Saginaw Blvd and Palomino Drive (Planet Fitness Location)	Approved	Plat filed
Edgar Kerr Subdivision, Lots 2R1 & 2R2, Block 12	213-217 E. McLeroy Blvd	Approved and filed at county 11/4/2020	Administrative plat to divide lot 2R into 2 lots
Clay Cristy UCD Development	SWC 156 and E Bailey Boswell Rd	Preliminary Plat and Site Plan for MF2	approved
Code Enforcement	Location		Comments
TXDOT Issues	Location	Status	Comments
Asphalt Overlay	Saginaw Blvd, city limit to city limit	Projected Completion April 2021	Underway.

City Council Considerations			
Project Dream Play	North end of Willow Creek Park	Complete	Repairs complete. Open 11/5/2020. Awaiting processing of final payment.
2020 Year 46 CBDG	200-500 Block Blue Bonnet sidewalks	pending	Plans approved. Preparing for advertisement by Tarrant County 11/11/2020

Council Item	Council Date	P&Z Date	Park Board Date
Water Resiliency and Response IPO	1/5/2021	NA	
NW Booster Pump IPO	1/5/2021	NA	

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

OCTOBER 2020

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
10/13/20	SECUREPRO LLC	124 SOUTHERN AVE W 100	CO-1-20/21	10/13/20	10/19/20
10/13/20	TX TOY SALES	1200 BLUE MOUND RD S 200	CO-2-20/21	10/13/20	10/19/20
10/27/20	BOAZ COMPLETE FAMILY CARE	200 W J BOAZ RD 200	CO-3-20/21	10/27/20	
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
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
7/10/19	D & K STOCKER INVESTMENTS LLC	989 KENNEDY LN	26470	PAVING	SITE IMPROVEMENTS
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
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 BUILDING 1	27162	NEW BUILDING	NEW OFFICE & WAREHOUSE BUILDING
2/13/20	CARVANA	1353 JARVIS RD	28829	ACCESSORY	ACCESSORY OFFICE BUILDING
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
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
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
9/11/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING
9/14/20	R S F INSULATION LLC	814 BLUE MOUND RD S	30738	REMODEL	INTERIOR REMODEL
9/15/20	VAQUERO PALOMINO PARTNERS	700 SAGINAW BLVD N	30017	PAVING	REPLACE PARKING LOT FOR SHOPPING CENTER
9/16/20	WEBBER HWY CONSTRUCTION	1512 WAGLEY ROBERTSON RD	31129	JOB TRAILER	JOB TRAILER: BAILEY BOSWELL BRIDGE PROJECT
9/17/20	I O V 1353 JARVIS LLC	1353 JARVIS RD	31107	PAVING	DRIVE APPROACH
9/21/20	PLANET FITNESS	608 SAGINAW BLVD	30654	NEW BUILDING	NEW BUILDING
9/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
COM/IND BUILDING PERMITS ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
10/13/20	PLANET FITNESS	608 SAGINAW BLVD	31311	NEW BUILDING	JOB TRAILER
10/21/20	T MOBILE	689 GRAND CENTRAL PKWY	31127	REMODEL	ANTENNA UPGRADE
10/28/20	AGGREGATE CAPITAL & DEVELOPMENT	800 BLUE MOUND RD S	31257	REMODEL	ADDITION OF RESTROOM & STORAGE AREA

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

OCTOBER 2020

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
3/11/20	M L HEALTHCARE	848 MCCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
6/25/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LOT
7/21/20	BALLARD FAMILY INVESTMENTS	715 BAILEY BOSWELL RD W	30735	ACCESSORY	ACCESSORY DETACHED GAZEBO
8/5/20	GOLDEN CHICK	1420 OLD DECATUR RD N	30851	NEW BUILDING	NEW RESTAURANT
9/9/20	BLUE MOUND DONUTS	1100 BLUE MOUND RD N 110	31084	REMODEL	INTERIOR REMODEL
9/22/20	WELLS FARGO ATM	504 SAGINAW BLVD S	31166	REMODEL	EXTERIOR LIGHTING UPGRADE

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
8/13/20	ALL STARS TIRE CO	308 SAGINAW BLVD S	30864	ADDITION	BUILDING ADDITION
9/15/20	7 ELEVEN	OLD DECATUR RD & LONGHORN	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
9/28/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
9/29/20	BRIGHT LIVING SAGINAW	MCCLEROY BLVD W	31265	NEW BUILDING	22 WOOD FRAMED COTTAGE UNITS
10/13/20	U C D SAGINAW LP	BAILEY BOSWELL & BLUE MOUND	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
10/20/20	WILLIAMS	345 SAGINAW BLVD	31377	REMODEL	BUILDING REMODEL
10/21/20	D F W PLASTICS	901 INDUSTRIAL AVE E	31381	REMODEL	ADDITION OF 3 RESTROOMS
10/22/20	NDFIII NORTH TOWN CENTER	1029 SAGINAW BLVD D1	31392	REMODEL	WHITE BOX FINISH OUT
10/27/20	U F P SAGINAW	444 SANSOM BLVD	31446	PAVING	FOUNDATION FOR KILN & APRON

CLOSED PROJECTS

PLANNING AND ZONING COMMISSION
2019-2020 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
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
PZ 0920 01	Clay Cristy	SW Corner of E Bailey Boswell and Blue Mound Rd	Preliminary Plat - UCD Saginaw Addition, Lots 1-8, Block A, 21.292 Acres	09/08/20	Recommended Approval	09/15/20	Approved
PZ 09250 02	Clay Cristy	SW Corner of E Bailey Boswell and Blue Mound Rd	Site plan for Multifamily Zoning	09/08/20	Recommended Approval	09/15/20	Approved
PZ 1020 01	Dan Fritz	836 S Saginaw Blvd, Northwest corner of Saginaw Blvd and Longhorn Rd.	Request for a Specific Use Permit to operate an Auto Service Station	10/13/20	Recommended Approval	10/20/20	Approved with condition that brick remain natural and not painted.

PLANNING AND ZONING COMMISSION
2019-2020 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 1120 01	Community Link Mission, Inc.	320 S Belmont St.	Request to Rezone Lot 6, Block 6, Town of Saginaw Addition from a Single Family (SF4) to Neighborhood Commercial (NC)	11/10/20	Recommended Approval	11/17/20	Approved
PZ 1120 02	Deep Sapkota, P.E.	Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey	Preliminary plat approval for Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey	11/11/20	Recommended Approval	11/18/20	Approved
PZ 1120 03	CFI Farm Properties, LLC.	116 Acres of Land located North of East Bailey Boswell Road, East of Business 287 and West of Wagley Robertson Road	Request to Approve 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 Survey	11/12/20	Recommended Approval	11/19/20	Approved
PZ 1120 04	Rick Trice, P.E. Director of Public Works	N/A	Approval of Subdivision Ordinance Amendment for Article 9 Construction Standards Details	11/13/20	Recommended Approval	11/20/20	Approved