

**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
JANUARY 12, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Alternate Member	Alt No. 1	John Peet
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Visitors at the Meeting:

Lexie Truong
Crystal Mayes
Clay Cristy
Jon Julien

(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, Members Barngrover, Julien, LaBruyere

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on December 8, 2020 were presented for approval. A motion was made by Member LaBruyere with a second by Member Julien to approve the minutes for December 8, 2020 as presented. Motion carried unanimously.

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

Against: None

Absent Alternate Member Peet

(5) PZ 0121-01

Consideration And Action Regarding Approval Of A Final Plat For The Square, Being 27.246 Acres Out Of The Benjamin Thomas Survey, Abstract No. 1497, City Of Saginaw, Tarrant County, Texas. Located North Of Walmart Between N Saginaw Blvd And Old Decatur Road

DPW Trice reviewed the information in the members' packets regarding the final plat for The Square. He reminded the members that the Planning and Zoning Commission had considered and recommended approval of a preliminary plat for The Square on May 12, 2020 and that the City Council had approved the preliminary plat at their May 19, 2020 meeting. He said this project had the city had been working on this project with the developer for approximately 18 months. He advised that the delay had involved securing an agreement with TxDOT regarding the median opening and signalization on Saginaw Boulevard (Hwy 287) and that the city council has now approved this agreement.

A motion was made by Member Barngrover with a second Vice Chairman Haney to recommend that the City Council approve the final plat for The Square as presented. Motion carried.

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

Against: None

Absent Alternate Member Peet

(6) PZ 0121-02

Consideration And Action Regarding Approval Of A Final Plat For UCD Saginaw Addition, Lots 1-2, 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 in the members' packets, stating that the property is located at the southwest corner of E. Bailey Boswell and Blue Mound Rd (Hwy 156). He said that the Commission had considered and recommended approval early in 2020 for the preliminary plat. He reminded the members that the preliminary plat was divided into 8 lots with lots 1-7 being the Community Commercial Zoning and lot 8 being the Multi-Family Zoning. He said the areas of lot 1, previously lots 1-7, the Community Commercial and lot 2, previously lot 8, the Multi-Family are the exact same area in each zoning district on the final plat as the preliminary plat.

DPW Trice advised the members that staff recommends approval of the final plat contingent on the approval of an escrow agreement for the median opening on Blue Mound Road (Hwy 156) that will be funded by the developer.

A motion was made by Member LaBruyere with a second by Vice Chairman Haney to recommend that the City Council approve the Final Plat for the UCD Saginaw Addition, Lots 1-2, Block A as presented contingent on City Council approval of an escrow agreement for the developer to fund the median opening on Blue Mound Road. Motion carried.

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

Against: None

Absent Alternate Member Peet

(7) PZ 0121-03 PUBLIC HEARING
Consideration And Action Regarding A Request For A Specific Use Permit To Allow The Operation Of A Massage Therapy And Permanent Makeup/Tattoo Use On Property Located At 900 N. Blue Mound Road, Suites 156, 168, 172 In Saginaw

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

DPW Trice reviewed the information included in the members' packets advising the members that he had included the state requirements for this type of establishment. He said the state will be responsible for the licensing and inspections for the requested uses.

Lexie Truong, the owner and applicant, was present to answer any questions. She advised that she does not do the permanent cosmetic tattoo but instead the micro blading which is semi-permanent.

There was a discussion regarding hours of operation, what services would be provided, number of massage therapists employed, other businesses of this type in area, how long Ms. Truong had been in business and other concerns. Ms. Truong answered the members' questions and addressed their concerns. She stated she will begin with one therapist but wants to add a Licensed Medical Therapist soon. Crystal Mays was also present and stated that she is a licensed medical massage therapist. She explained that she works with clients and their doctors giving one example of service for diabetic clients that improves circulation and improves fluid retention.

Chairman Lewis closed the public hearing at 6:18 p.m.

A motion was made by Alternate Member Villarreal with a second by Member Julien to recommend that the City Council approve the request for approval of a specific use permit to allow the operation of a massage therapy and semi-permanent makeup tattoo use on property located at 900 N. Blue Bound Road, suites 156, 168, 172 in Saginaw. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, LaBruyere

Against: Vice Chairman Haney

Absent Alternate Member Peet

(8) PZ 0121-04 PUBLIC HEARING

Consideration And Action Regarding A Request For A Specific Use Permit To Allow The Operation Of A Smoke Shop On Property Located At 1453 N Saginaw Boulevard, Suite 110 in Saginaw

Chairman Lewis opened the public hearing at 6:20 p.m.

DPW Trice reviewed the information included in the members' packets. He stated that the application is incomplete and has not been signed by the property owner.

There was as discussion among the members regarding the absence of the applicant, the incomplete application and questions regarding the operation of the smoke shop.

Chairman Lewis closed the public hearing at 6:25 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to table this item until the February Planning and Zoning Commission meeting to allow the applicant to complete the application and give him the opportunity to be present to answer questions. Motion carried.

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

Against: None

Absent 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
Members Barngrover, Julien, LaBruyere

Against: None

Absent Alternate Member Peet

Chairman Lewis declared the meeting of January 12, 2021 closed at 6:28 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary