

**NOTICE OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW BOARD OF ADJUSTMENT
WILL BE HELD IN THE COUNCIL CHAMBERS
AT THE SAGINAW CITY HALL 333 WEST MCCLEROY BOULEVARD**

Commencing At 6:00 P.M. On The 26th Day Of March 2019, To Consider And Act Upon Any Lawful Subject Which May Come Before Said Meeting Including Among Others The Following Business;

- | | | |
|-----|---|--------------------------|
| (1) | Call to Order | Chairman Sanderson |
| (2) | Clarification of Quorum | Chairman Sanderson |
| (3) | Audience Participation | Building Official Little |
| (4) | Administration of Oath | Chairman Sanderson |
| (5) | Approval of Minutes
Regular Meeting and Public Hearing on October 23, 2018 | Chairman Sanderson |

(6) **BOA 1018-01 PUBLIC HEARING Brian Gallagher**

This item was tabled from the October 23, 2018 meeting
Consideration of a request from Brian Gallagher for a variance to City Zoning Ordinance No. 2002-04 Article 6, Section 6-4 C, to allow a fence to be constructed with relief from the minimum required 25 foot side yard setback of a key lot, at 500 Scarlet Trail.

The applicant has withdrawn the request for variance.

(7) **BOA 0319-01 PUBLIC HEARING David Gregory**
Consideration of a request from David Gregory for a special exception to City Zoning Ordinance No. 2002-04 Article 8, Section 8-9 A to allow a 15% reduction of the required parking spaces at 240 Saginaw Blvd S.

- (8) Executive Session
1 § 551.071. Consultation with Attorney. The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment 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 Sanderson |
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DATE POSTED: 3/22/19 TIME POSTED: 12:05 PM BY: McRae

DATE RETRIEVED: 3/26/19 TIME RETRIEVED: 6:45 PM BY: D Thomas

IF YOU PLAN TO ATTEND THE MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, CONTACT DEBRA THOMAS WITHIN 72 HOURS OF THE MEETING AT 817-230-0453. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW BOARD OF ADJUSTMENT
HELD AT THE SAGINAW, TEXAS, CITY HALL
ON MARCH 26, 2019**

Present at the meeting:

Chairman	Place No. 3	Bethany Sanderson
Member	Place No. 2	Bobby Grayson
Member	Place No. 5	Derrick Thomas
Alternate Member	Alt No. 1	James Burgdorf
Alternate Member	Alt No. 2	Vacant
Chief Building Official		Larry Little
Recording Secretary		Debra Thomas

Absent from the meeting:

Vice Chairman	Place No. 1	Petina Powers
Member	Place No. 4	Cindy Sulsar

Visitors: David Gregory John Dancer

ITEM 1 CALL TO ORDER

Chairman Sanderson called the meeting to order at 6:11 p.m.

ITEM 2 CLARIFICATION OF QUORUM

Due to the absence of Vice Chairman Powers, Alternate Member Burgdorf was temporarily be promoted to regular member status. The quorum for tonight's meeting consists of the following: Chairman Sanderson, Member Grayson, Member Thomas, and Alternate Member Burgdorf.

Chairman Sanderson explained to the applicant that while there was a quorum present, it was the minimum number to qualify as a quorum, and it would take a unanimous vote in favor for the variance request to be granted. Chairman Sanderson further explained the applicant had the option to have his request heard at the next regular meeting and public hearing of the Board of Adjustment on April 23, 2019, to allow for more members to be present.

Mr. Dancer agreed to have the request heard by the quorum present.

ITEM 3 AUDIENCE PARTICIPATION

CBO Little advised the audience the procedure to follow to address the board.

ITEM 4 ADMINISTRATION OF OATH

Chairman Sanderson administered the Oath to the audience members wanting to address the board.

ITEM 5 APPROVAL OF MINUTES

The minutes of a regular meeting and public hearing on October 23, 2018 were presented for approval.

Motion was made by Member Thomas and seconded by Member Grayson to approve the minutes as presented.

Motion carried unanimously.

ITEM 6 BOA 1018-01 PUBLIC HEARING Brian Gallagher

This item was tabled from the October 23, 2018 meeting

Consideration of a request from Brian Gallagher for a variance to City Zoning Ordinance No. 2002-04 Article 6, Section 6-4 C, to allow a fence to be constructed with relief from the minimum required 25 foot side yard setback of a key lot, at 500 Scarlet Trail.

The applicant has withdrawn the request for variance.

ITEM 7 BOA 0319-01 PUBLIC HEARING David Gregory

Consideration of a request from David Gregory for a Special Exception to City Zoning Ordinance No. 2002-04 Article 8, Section 8-9 A to allow a 15% reduction of the required parking spaces at 240 Saginaw Blvd S.

Chairman Sanderson read the request and opened the public hearing at 6:16 p.m.

Mr. Gregory addressed the board, and explained the request is for a 15% reduction in parking for a new 5000 square foot strip center. He stated they already had two signed tenants: Shipley's donuts and Mr. Froze Margaritas. The proposed third tenant would be a dentist office. The required parking for these tenants would be 30 parking spaces. He stated there are 25 parking spaces but with this tenant mix, the donut store closing by noon, the margarita shop not opening until afternoon, and the dentist office would be during the daytime hours, not more than one would be at peak occupancy at a time, so the parking that is provided would be sufficient.

The members had questions about the drive through lane, ADA parking requirements, and how long these tenants would be in the location. They also asked about future tenants and parking requirements.

CBO Little explained parking requirements are based of the Occupancy type and each future tenant would have to meet the required parking, or request a special exception.

The board asked the applicant and CBO Little some questions for clarification.

Chairman Sanderson closed the public hearing at 6:34 p.m.

There was discussion among the board members.

Motion was made by Member Thomas and seconded by Member Grayson to grant a special exception to allow a 15% reduction of the required parking spaces to 25.5 (25) parking spaces at 240 Saginaw Blvd S.

Motion carried unanimously.

ITEM 7 EXECUTIVE SESSION

This item was not needed.

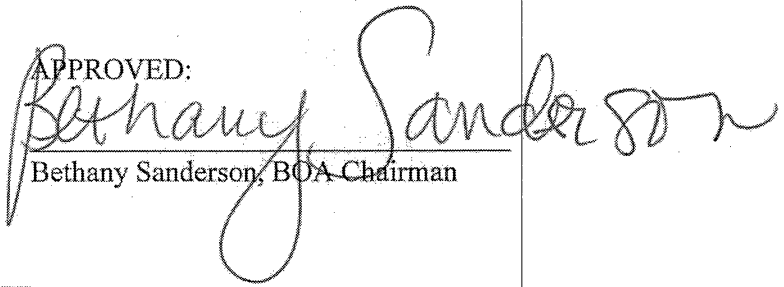
ITEM 8 ADJOURNMENT

Motion was made by Member Grayson and seconded by Alternate Member Burgdorf to adjourn the meeting.

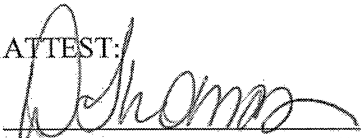
Motion carried unanimously.

Meeting was adjourned at 6:36 p.m.

APPROVED:


Bethany Sanderson, BOA Chairman

ATTEST:


Debra Thomas, BOA Recording Secretary