City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, February 16, 2021
Saginaw City Hall Council Chambers
333 West McLeroy Blvd.

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation.

The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

(1) Call to Order--Todd Flippo, Mayor

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

(2) Invocation--Pastor Ronnie Mills, Kingdom Chapel

(3) Audience Participation--All items listed with lower case letters are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

(4) Consent Agenda

(a) Action regarding Minutes, February 2, 2021--Janice England, City Secretary

(b) Action Regarding Purchase of 3.903 Acres from Mearl McBee--Rick Trice, P.E., Director of Public Works

(c) Action regarding Inmate Communications Service Agreement with NCIC

Inmate Communications, Inc.--Lee Howell, Chief of Police

(d) Action Regarding Approval of a Discretionary Service Agreement with Oncor Electric Delivery Company LLC (Oncor) for the E. Cement Creek Drainage Project--Rick Trice, P.E., Director of Public Works

(e) Action regarding Acquisition of a Permanent Drainage Easement at 308 Opal Street--Rick Trice, P.E., Director of Public Works

(5) PUBLIC HEARING--Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Beltmill Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code on property consisting of approximately 380.9 acres and described as being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC (Resolution No. 2021-08)--Gabe Reaume, City Manager/Bryn Meredith, City Attorney

(6) Consideration and Action regarding an Escrow Agreement by and between Beltmill Saginaw, LLC , the City of Saginaw, Texas, and the City Attorney as escrow agent, governing terms and conditions for the filing of a Petition for Dissolution of the Beltmill Public Improvement District--Gabe Reaume, City Manager/Bryn Meredith, City Attorney

(7) Consideration and Action regarding Chapter 380 Incentive Agreement with CTI Beanmaker (500 Sansom Blvd.) (Tabled at 2/2/2021 Meeting)--Gabe Reaume, City Manager

(8) Consideration and Action regarding a Recommendation from the Planning and Zoning Commission regarding Approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas--Rick Trice, P.E., Director of Public Works

(9) Consideration and Action regarding a Recommendation from the Planning and Zoning Commission regarding Approval of a Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas--Rick Trice, P.E., Director of Public Works

(10) PUBLIC HEARING–Consideration and Action regarding a Recommendation from the Planning and Commission regarding an Ordinance amending Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, Texas, by changing the zoning classification on 4.5844 acres of land,

Lot 1, Block 1, McNeil Addition, also known as 700 West McLeroy Boulevard from Neighborhood Commercial (NC) to Community Facilities (CF); revising the official zoning map in accordance therewith; and by amending the comprehensive land use plan relating to said property by changing the land use from Neighborhood Commercial (NC) to Community Facilities (CF) (Ordinance No. 2021-06)--Rick Trice, P.E., Director of Public Works

(11) PUBLIC HEARING--Consideration and Action regarding a Recommendation from the Planning and Zoning Commission to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport overlay district" (Ordinance No. 2021-07)--Rick Trice, P.E., Director of Public Works

(12) Consideration and Action Regarding a Variance Request for Driveway Serving the Proposed Fire Station No. 1 and Fire Administration--Rick Trice, P.E., Director of Public Works

(13) Consideration and Action regarding a Variance Request for Screening Fence for Proposed Fire Station No. 1 and Fire Administration--Rick Trice, P.E., Director of Public Works

(14) PUBLIC HEARING--Consideration and Action regarding a Recommendation from the Planning and Zoning Commission for a Request for a Specific Use Permit to allow the operation of a Smoke Shop on Property Located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center (Ordinance No. 2021-08)--Rick Trice, P.E., Director of Public Works

(15) Consideration and Action regarding Resolution No. 2021-09, Adopting the Fiscal Year 2020-2021 Annual Strategic Project List and Work Plan--Gabe Reaume, City Manager

(16) Consideration and Action regarding First Amendment to Agreement between the City of Saginaw and Community Link Mission, Inc. regarding Farmer's Market at Saginaw Switchyard--Gabe Reaume, City Manager

(17) Executive Session--The City Council may take action on any Executive Session Item posted.

551.071. Texas Government Code.

Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council 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

(18) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (4)(a)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, February 2, 2021

BACKGROUND/DISCUSSION:
The minutes of the February 2, 2021 City Council Meeting are being presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 2-02-2021

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
FEBRUARY 2, 2021

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Engineer	Andrew Simonsen, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
City Secretary	Janice England
Finance Director	Kim Quin
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Police Officer	Klayton Kaddatz

Absent from the meeting:

City Attorney	Bryn Meredith

Visitors at the meeting:

Brack St. Clair	Kathryn Johnson
Kelly Stewart	Andrew Friedman
Clark Kimball	Clay Cristy
Mike Mowery	

(1) Call to Order

Mayor Flippo called the meeting to order at 6:01 p.m. with a quorum present.

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

In the absence of Reverend John Farrar, Mayor Flippo gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

(a) Action regarding Minutes, January 19, 2021

(b) Action regarding Resolution No. 2021-05, Calling for a General Election to elect the Offices of Mayor and City Council Place 2 to be held on May 1, 2021

Summary: Resolution No. 2021-05 calls the General Election to elect the offices of Mayor and City Council Place 2 to be held on Saturday, May 1, 2010. Those places are currently held by Todd Flippo (Mayor) and Patrick Farr (Place 2). Both positions have three year terms. The deadline for candidate applications is Friday, February 12, 2021 at 11:30 a.m.

(c) Action regarding Resolution No. 2021-06, Adopting Information Technology and Social Media Policies and Procedures

Summary: The City had a third party assessment of our Information Technology (IT) systems, services, and needs across the City. One of the recommendations from that assessment was to adopt written IT policies and procedures. During the review of the proposed document the City Attorney's office recommended an additional policy to address the use of the City's social media platforms. Resolution No. 2021-06 adopts the policy and procedures.

(d) Action regarding Resolution No. 2021-07, Amending the City Personnel Policy Manual to include Personal Use of Social Media

Summary: This addition to the Personnel Policy Manual address city employee's personal use of social media as recommended by the City Attorney's Office. Resolution No. 2021-07 adopts the amendment.

(e) Action regarding Building Improvement Grant Agreement with Saginaw Laundry (416 Belmont St

Summary: On Tuesday, January 19, 2021, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during December 2020 by Saginaw Laundry regarding their property located at 416 Belmont St. The City Council determined in that session to award an amount not-to-exceed $5,000 in reimbursable, and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention. Funds are available in Account 01-6142-13, Building Improvement Grants.

(f) Action regarding Building Improvement Grant Agreement with Hofer Builders (325 & 329 N. Saginaw Blvd.)

Summary: On Tuesday, January 19, 2021, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during January 2021 by Hofer Builders regarding their property located at 325 and 329 N. Saginaw Blvd. The City Council determined in that session to award an amount not-to-exceed $5,000 in reimbursable, and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention. Funds are available in Account 01-6142-13, Building Improvement Grants.

(g) Action regarding Recommendation for Award of Bid for Highway Right-of-Way Mowing

Summary: In September 2019, the City of Saginaw went out for bid for Right-of-Way Mowing. Greener Pastures Landscaping (A Yellowstone Landscape Co.) was awarded the bid in the amount of $785 per mowing cycle. The term of the original contract was from the date of the award through December 30, 2020, with the option for two additional one-year terms. The original has been completed and this recommendation is to renew the contract for one additional year that will end December 31, 2021. Renewal is based on an evaluation by the City of the contractor's performance, budget requirements, etc. Greener Pastures has agreed to a one year renewal with no change to the monthly fee of $785 per mowing cycle. This contract is funded through the Keep Saginaw Beautiful voluntary donations on the monthly water bills.

(h) Action regarding Approval of an Escrow Agreement for Median Opening and Turn Lanes to Serve UCD Saginaw Addition, Lots 1-2, Block A

Summary: On January 19, 2021, the City Council approved the final plat for UCD Saginaw Addition, Lots 1-2, Block A subject to the execution of an Escrow Agreement for the construction of a median opening and turn lanes in FM-156 currently under construction by the Texas Department of Transportation (TXDOT). The agreement requires that the developer fund through cash escrow with the City, the City's share of the project that will be identified in a future agreement with TXDOT. The proposed agreement includes the estimated cost of construction that will be funded at the time of the agreement's execution. The developer will be required to fund any additional costs identified by TXDOT and be responsible for any cost overruns related to the project.

(i) Action regarding Chapter 380 Incentive Agreement with CTI Beanmaker (500 Sansom Blvd.)

Summary: The proposed Chapter 380 Incentive Agreement with CTI Beanmaker provides incentives to assist CTI Beanmaker with the costs of adding an industrial scrubber to abate odors.

Mayor Flippo stated that Items 4e, 4f, and 4i will be removed from the Consent Agenda for additional discussion and consideration.

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to approve Items 4a, 4b, 4c, 4d, 4g, and 4h as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

The Council then considered Item 4e. Action regarding Building Improvement Grant Agreement with Saginaw Laundry (416 Belmont St.) and Item 4f. Action regarding Building Improvement Grant Agreement with Hofer Builders (325 & 329 N. Saginaw Blvd.) Mayor Flippo stated that Mayor Pro-Tem Junkersfeld submitted a Conflict of Interest Form for both items and therefore will abstain from the discussion and action on these two items.

Motion was made by Councilmember Farr with a second by Councilmember Tucker to approve Consent Agenda Items 4e and 4f as presented. Motion carried. 6-0-1-0

For: Mayor Flippo, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: Mayor Pro-Tem Junkersfeld

Absent: None

The Council then considered Item 4i. Action regarding Chapter 380 Incentive Agreement with CTI Beanmaker (500 Sansom Blvd.).

Motion was made by Councilmember Bighorse with a second by Mayor Pro-Tem Junkersfeld to table Item 4i until the next Council Meeting. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(5) Consideration and Action regarding Ordinance No. 2021-05, Calling a Bond Election to be held On May 1, 2021

Motion was made by Councilmember Beasley with a second by Councilmember Tucker to approve Ordinance No. 2021-05, calling a Bond Election to be held on May 1, 2021. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(6) Consideration and Action regarding Council Retreat Proposal from Strategic Government Resources

Motion was made by Councilmember Beasley with a second by Councilmember Copeland to approve the Council Retreat Proposal from Strategic Government Resources. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(7) Discussion related to Beltmill Development

City Manager Reaume gave a brief update on the Beltmill Development and the next steps in the process including a development plan, roadway alignment, funding mechanisms, and plats.

(8) Discussion regarding 2021 Work Plan

City Manager Reaume briefly explained the projects proposed for inclusion in the 2021 Work Plan. A Resolution adopting the 2021 Work Plan will be presented for Council action at a future meeting.

(9) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council 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

1 § 551.072. Texas Government Code. Deliberations regarding Real Property. The City Council may convene in executive session to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person, including the following matters:

a. Discussion regarding Property located at South End of Willow Creek Park

Mayor Flippo declared the meeting recessed into Executive Session at 7:16 p.m.

Mayor Flippo declared the meeting back in Regular Session at 7:37 p.m.

(10) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to adjourn the meeting. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Junkersfeld, Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo\ declared the City Council Meeting of February 2, 2021 adjourned at 7:37 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (4)(b)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action Regarding Purchase of 3.903 Acres from Mearl McBee

BACKGROUND/DISCUSSION:
Mearl McBee, the owner of a 3.903 acre tract of land in the southwest corner of Willow Creek Park, has expressed an interest in selling the tract to the City. The property is described in a survey attached to this memo.

Staff initiated an appraisal with Tom Kyser, SRA, MAI, a Real Estate Appraiser. The appraisal for the property was $595,100 or $3.50 per square foot. The appraisal was done fee simple title (surface estate) without title report or environmental assessment. Mineral interests would be retained by the seller.

Mr. McBee offered to sell the property for $485,000 or approximately $2.85 per square foot.

If approved the property will come with a title policy at closing.

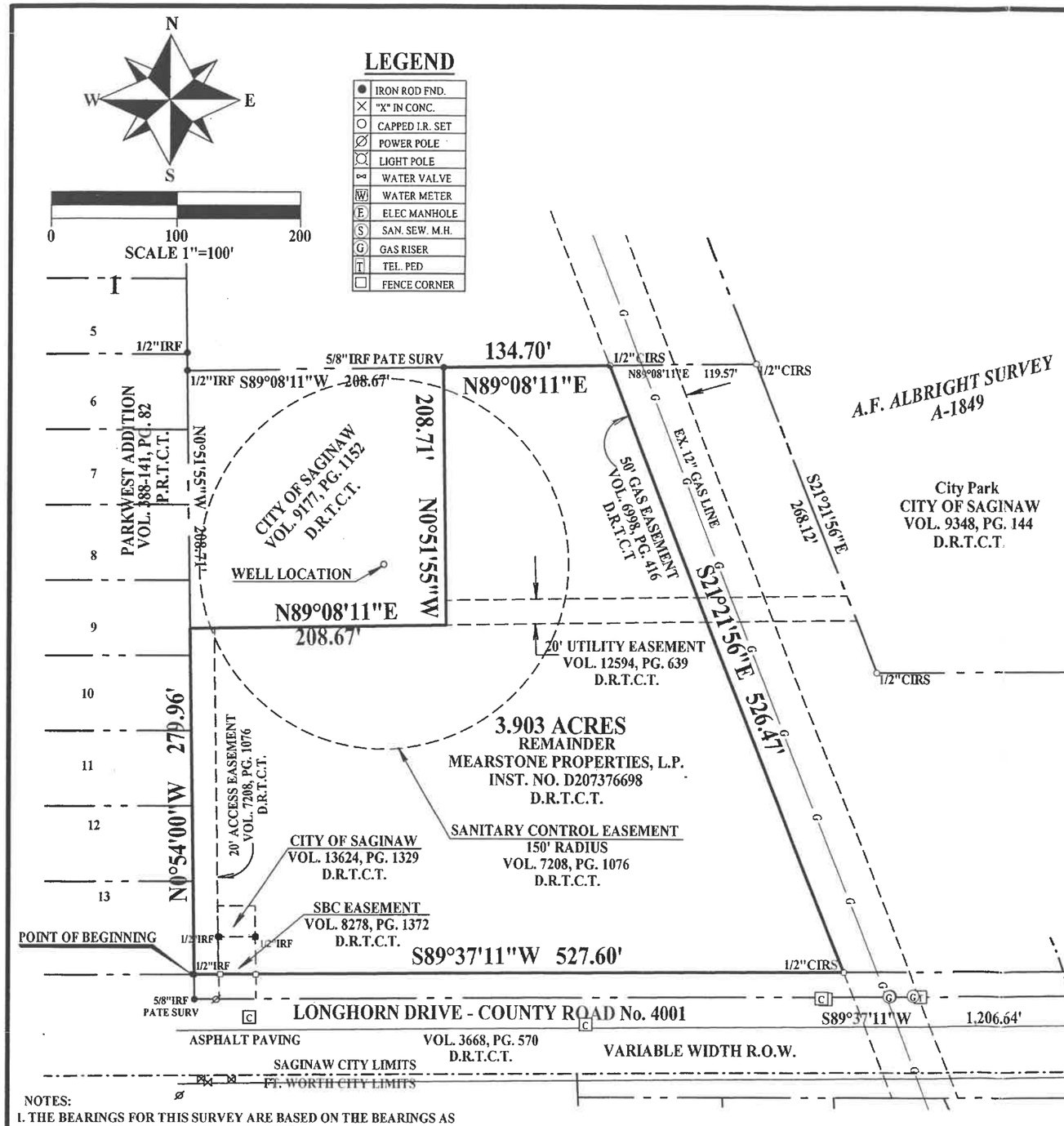
FINANCIAL IMPACT:
Total Fiscal Impact is $485,000 plus closing costs. Funding will come for Fund Balance.

RECOMMENDATION:
It is recommended that the appropriate closing documents be executed by the City and that the property be purchased from Mr. McBee for $485,000 plus closing costs.

ATTACHMENTS:

Description

Property Survey
Property Appraisal



NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN COUNTY CLERK'S INSTRUMENT NUMBER D207376698, DEED RECORDS, TARRANT COUNTY, TEXAS.

2. NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS MAP NUMBER 48439C0260 H, MAP REVISED AUGUST 2, 1995.

PROPERTY DESCRIPTION

Being a 3.903 acre tract of land in the A.F. Albright Survey, Abstract No. 1849, situated in the City of Saginaw, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Mearstone Properties, L.P., recorded in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. Said 3.903 acre tract of land being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the west line of the said Mearstone Properties tract, at the southeast corner of Lot 13, Block 1, Parkwest Addition as recorded in Volume 388-141, Page 82, Plat Records, Tarrant County, Texas, and being on the north right of way line of Longhorn Drive, a variable width public right of way;

THENCE North 0°54'00" West, along the common line of said Block 1 Parkwest Addition and the said west line, a distance of 279.96 Feet to the southwest corner of that certain tract of land described in deed to the City of Saginaw recorded in Volume 9177, Page 1152, Deed Records, Tarrant County, Texas;

THENCE North 89°08'11" East, along the south line of the City of Saginaw tract, a distance of 208.67 Feet to the southeast corner of the said City of Saginaw tract;

THENCE North 0°51'55" West, along the east line of the said City of Saginaw tract, a distance of 208.71 Feet to a 5/8" iron rod with plastic cap stamped "Pate Surv" found at the northeast corner of the said City of Saginaw tract;

THENCE leaving the said northeast corner and continuing over and across the said Mearstone Properties tract the following courses and distances:

North 89°08'11" East, a distance of 134.70 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 21°21'56" East, a distance of 526.47 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE South 89°37'11" West, a distance of 527.60 Feet to the POINT OF BEGINNING; and containing a computed area of 3.903 Acres, more or less.

STATE OF TEXAS
REGISTERED
JOHNNY D.L. WILLIAMS
4818
PROFESSIONAL
LAND SURVEYOR

WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916

I, _____
Certify that this plat of survey is true and correct as surveyed on the ground and there are no visible encroachments or protrusions except as shown.

DATE: 2/26/2009

JOB NO. 09-020

\\WHSSRV01\DATA (G)\NEW VOLUME FPCS 2009\09-020 A. ALBRIGHT SURVEY\remainder.PCS

REAL ESTATE APPRAISAL

Unimproved Commercial Land
Tract
Located at
900 Longhorn Road (County Road 4001)
Saginaw, Texas

A Part of Alexander F. Albright Survey
Abstract 1849
City of Saginaw
Tarrant County, Texas

Owner of Record:
Mearstone Properties, L.P.

For:
Rick Trice P.E.
Director of Public Works & Community Development
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

Appraised as of:
November 17, 2020

By:

Tom Kyser SRA, MAI
1412 Texas Street
Fort Worth, Texas 76102
(817)332-4428

TOM KYSER SRA, MAI
REAL ESTATE APPRAISER
1412 TEXAS STREET
FORT WORTH, TEXAS 76102
(817) 332-4428

November 17, 2020

Rick Trice P.E.
Director of Public Works & Community Development
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

Subject: Compensation due for a whole taking of a tract of land located on 900 Longhorn Road. Tract is located on north side of Longhorn Road in Saginaw, Texas.

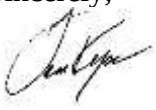
Dear Mr. Trice:

The property was appraised, "as is", as of November 17, 2020. The compensation is the value of the whole property as of the date of inspection. The valuation is discussed further in the "Scope" section of this report. The value in this report was appraised subject to all assumptions and conditions contained in this report.

The estimated value of the property is estimated at……. $595,100.00

The property was valued in fee simple title (surface estate), as of November 17, 2020 which is the date of property inspection. No title report or environmental study was furnished to appraiser. Normal utility easements, only, were assumed unless indicated in the report. Value estimates and conclusions are subject to the Special Conditions, Assumptions and Limiting Conditions, Certifications, and Disclaimer, in this report.

Sincerely,



Tom Kyser, SRA, MAI

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CERTIFICATION

I (and "we", as applicable) certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analyses, opinions, and conclusions of the appraiser.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. This assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. This appraisal report has also been prepared in accordance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

I have performed no other appraisals or other real estate services on this property, in part or in total in the last three years prior to the acceptance of this assignment.

The use of this report is subject to the requirements of the above noted organization (Appraisal Institute), relating to review by its duly authorized representatives.

As of the date of this report, I have completed the continuing education requirements of the Appraisal Institute, and of the Texas Appraiser Licensing and Certification Board.

I have made a personal inspection of the property that is the subject of this report.

Kim Hartt provided significant real property appraisal assistance to the person signing this report.

My analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the rules of the Texas Real Estate Commission, and the Texas Appraiser Licensing and Certification Board; and I am certified by the Texas Appraiser Licensing and Certification Board as General Real Estate Appraiser, TX-1320755-G.



_____

Tom Kyser SRA, MAI

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

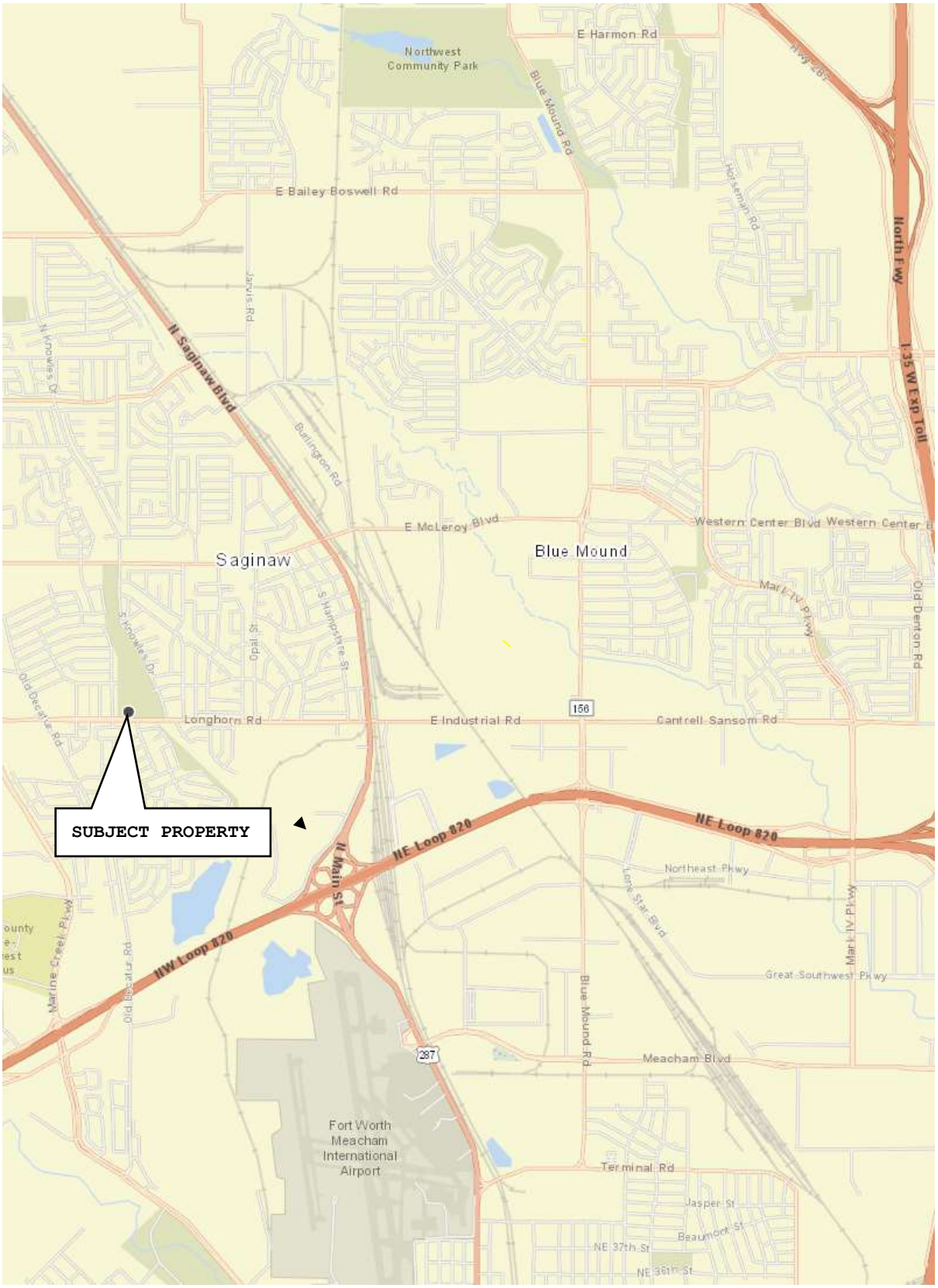
Property Identification:	The property is located at 900 Longhorn Road. The tract is on north side of Longhorn Road in between S. Knowles Drive and Parkwest Boulevard. Legal description is tract of land situated in the Alexander F. Albright Survey A-1849, Saginaw, Tarrant County, Texas. The property fronts Longhorn Road.
Property Description:	The subject site is estimated to be 3.903 acres or 170,014.68 square feet according to the survey furnished by the client (City of Saginaw). The legal description is from the deed of records of Tarrant County. The property has an irregular shape, mostly open and level land. It has 527.6 feet of frontage along Longhorn Drive and is 526.47 feet deep along the east property line, according to the most recent survey of the site.
Zoning:	"NC" The zoning allows for neighborhood commercial development.
Estate Appraised:	Fee simple, surface estate
Highest and Best Use:	Subject property site has a highest and best use to be improved with neighborhood commercial development that supports surrounding residential development, as currently zoned.
Market Value:	$ 595,100.00

AERIAL PHOTO



(Approximate Shape and Size of Subject Property)

PROPERTY LOCATION MAP



SPECIAL CONDITIONS AND ASSUMPTIONS

1. No environmental information or study was furnished to appraiser. The property is assumed to be clear of hazardous material and soil conditions, whether from inside or from outside the property.

2. Area of the subject site is based on the indicated size by a survey furnished by the client City of Saginaw and confirmed by deed of record with Tarrant County. Size is assumed to be accurate.

3. Persons with interest in this property are advised to contact U.S. Army Corps of Engineers concerning any potential wetlands and possible use restrictions. This information is not readily available to appraisers. The property is further assumed to be unaffected by the existence of any endangered species that would limit property utilization and have an adverse effect on value. Appraiser was furnished no such data and is unaware of any such existence.

4. Value estimates assume no roll-back tax liability to the current owner and no future special assessments or impact fees were considered in the estimate of values.

5. Value of the property is of the surface estate and no mineral interests are valued. All values are real estate only and no business value, personal property or any other values have been included. It is not known if the current owner owns any mineral interests in the property.

6. Data furnished by landowner, client or third parties regarding such issues as conditions, features or characteristics of the subject property, market sales or market area of the subject property are assumed to be accurate and were relied upon in the completion of this report.

7. Most recent survey provided by the client shows a sanitary control easement that encroaches unto subject property. This easement is surrounding a well on the adjoining property owned by City of Saginaw. It has a 150-foot radius restricted area (partly on subject property). However, the city indicated that this well is an old public well that is no longer in use and can be abandoned by the city. The restriction is no longer in effect and has no impact on the development of the subject site. The value being considered is based on the assumption that the current easement will be abandoned.

8. Owner was contacted, and permission was given to inspect property. Owner was not present during inspection.

9. This report is subject to special hypothetical conditions and assumptions which include the provisions of the laws of the State of Texas regarding eminent domain acquisition. These laws provide for hypothetical conditions such as not considering any project influence in the value of the whole property or acquisition parcel and valuing any remainder value, as if the public project has been completed. Certain factors of value are not considered in a remainder valuation, if they are considered "non-compensable" by State law. This type of appraisal is done in compliance with USPAP, under jurisdictional exception.

The above represent hypothetical conditions or extraordinary assumptions and values could be different if these were not considered.

Note: Kim Hartt was involved with the research and development of this appraisal.

PHOTOGRAPHS

(all photos taken on 11/17/20)



View of property from Longhorn Road looking north



View from southwest corner of property on Longhorn Road looking northeast



Rear view of property from northeast corner looking southwest



Rear view from adjoining property looking at west property line (City of Saginaw public wells)



View of Willow Creek Park adjoining property to the north and east



Street view of west property line looking north at adjacent property owned by City of Saginaw



Street view of Longhorn Road looking west



Street view of Longhorn Road looking east

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished is assumed to be correct. I, and collectively we as may be applicable hereafter, assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good.

The property is appraised on the basis of fee simple title conveyance to the purchaser and full cash payment being received by the seller. It is recognized; however, that purchaser will likely take advantage of the maximum available financing, and effects of such financing on the probable selling price have been considered.

I do not assume any responsibility for the condition of the property or the correction of any defects now existing or that may develop in the future.

Sketches in this report are to assist the reader in visualizing the property. I have made no survey of the property and assume no liability in connection with such matters.

I believe the information contained in this report, which was furnished by others to be reliable, but assume no responsibility for its accuracy.

The appraisal of this property has been made assuming responsible ownership and management, and if applicable, aggressive marketing effort.

Possession of this report or a copy hereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without written consent of the appraiser.

One or more of the signatories of this appraisal report is a member or candidate of the Appraisal Institute. The bylaws and regulations of this organization require that each member or candidate control the use and distribution of each appraisal report signed by the member or candidate. Therefore, except as provided hereinafter, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this report. This particularly includes valuation conclusions, identity of appraiser, or the firm with which he is connected.

I am prepared but not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless prior additional arrangements are made, therefore.

If applicable, the distribution of total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and is invalid if so used.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

If applicable, some dimensions may have been calculated due to nature of building or other property improvement, because of irregular shape, and/or landscaping or structural interference, and various improvement sizes and areas could be approximate.

This property is assumed to be unaffected by the existence of any endangered species that would create limitations on property utilization and or have an effect on value. Appraiser was furnished no such information and is unaware of any such existence. Persons with an interest in this property are advised to contact the U.S. Army Corps of Engineers concerning any potential wetlands and possible restrictions. This information is not generally readily available to appraiser. Users of this report are advised that appraiser has been furnished with no environmental report of any type. Appraiser is not a qualified environmental inspector or expert. Persons or parties with an interest in this property are advised to investigate environmental concerns to their own satisfaction, using qualified assistance. Value estimates and conclusions herein assume that this property is free of any environmental contamination from any sources, including those from outside the property.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

This report is subject to the Special Conditions of Value and Disclaimer

DISCLAIMER

All users of this report are hereby advised that appraiser(s) is not a qualified inspector of such items as pest/termite damage or infestation, soil and subsoil conditions, soil contamination, drainage, foundations, structures, plumbing systems, electrical systems, septic tanks and lateral systems, appliances, electrical or electronic equipment, mechanical equipment, roofs, swimming pools and related equipment, wells, or the presence of potentially hazardous materials such as radon, asbestos, urea formaldehyde, molds or fungi, or lead based paint. Unless otherwise stated, all component parts are assumed to be serviceable and appraiser(s) assumes no liability for their adequacy or proper function. Potentially hazardous substances or conditions, unless otherwise noted, are assumed not to be present within or without the property limits. Persons with an interest in the property are advised to investigate such items to their own satisfaction, and the assistance of qualified experts in such matters is recommended. Due to normal building tolerances, dimensions of the improvements may have been "squared" in order to calculate building or living area. In most areas, new, and in some cases older, improvements are required to have smoke/fire detection devices, and appraiser(s) assumes and recommends compliance with such requirements. If a private water system, water well, or private sewage or septic system are utilized with the property, their compliance with all applicable health codes is assumed, including plugging of abandoned wells. This property is assumed to comply with legislation requiring security devices (door locks, window latches, etc.).

Unless noted otherwise in this report, subject property is assumed to be clear of environmental contamination, from sources within or without the property. Users of this report are advised that appraiser has been furnished no environmental report of any type. Appraiser is not a qualified environmental expert. Persons with an interest in this property are advised to investigate environmental concerns, using qualified personnel.

This property is assumed to be unaffected by the existence of any endangered species that would create limitations on property utilization and or have an effect on value. Appraiser was furnished no such information and is unaware of any such existence.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since appraiser(s) have no direct evidence relating to this issue, they did not consider possible noncompliance with the requirements of ADA in estimating the value of the property. Appraiser(s) are not qualified to assess the impact of the act on this property.

SCOPE OF APPRAISAL

Appraiser was requested to estimate market value, as defined in this report, of an unimproved land tract located at 900 Longhorn Road, also known as C.R. 4001. Site is located west of Saginaw Boulevard, or Saginaw Main Street on the north side of Longhorn Road. The market value estimated is considered the total compensation for a whole taking of the property. The legal description is a part of Alexander F. Albright Survey, Abstract 1849, City of Saginaw, Tarrant County, Texas. The subject site is estimated to be 170,014.68 square feet or 3.903 acres. It has approximately 527.6 feet of frontage on Longhorn Road and 526.47 feet deep along the eastern boundary according to the survey furnished by the client which is assumed to be accurate. Site has an irregular shape, is mostly level and open. All utilities are at or near the site. Survey shows a 150-foot sanitary control easement that encroaches onto property from a well located on adjoining property owned by City of Saginaw. However, the city indicated that this well is an old public well that is no longer in use and can be abandoned by the city. The city claims the restriction is no longer in effect and has no impact on the development of the subject site. Typical perimeter easements exist on this site, as well as a 20-foot wide utility easement that bisects the property from east to west. There is also a 20-foot access easement on the west side of the site. City of Saginaw owns surrounding properties except for the residential subdivision located to the west of the property. The site is currently zoned as "NC" neighborhood commercial zoning restricted to city approval, that limits commercial development to convenience shopping for the surrounding residential developments. There are no flood or deed restrictions that could be found that would limit the commercial usage. There is a small easement owned by SBC that is located along the access easement at the front of the site. This easement is improved with a small building containing telephone equipment. The easement has little or no negative impact on the value of the subject property. This tract is currently adaptable for neighborhood commercial development in accord with the current zoning.

The property was first physically inspected to determine nature and type of property. Owner was contacted and permission was received. The inspection was completed without the property owner. Other sources of property information may include city offices, county offices, appraisal district, tax offices, multiple listing services (MLS), FEMA flood hazard maps, state offices, federal agencies, and various data services. Sales information was also obtained from buyers, sellers, and brokers. After familiarization with subject, research was completed and analyzed to develop an estimate of value for the subject property.

Appraiser applied the sales comparison approach to value the property's land value. This is the most common and reliable method for land appraising in this market area. The layout of the property is decidedly for commercial use. Due to the lack of contributing improvements, no income analysis or cost approach was completed or considered necessary in this analysis. Market value of the property as defined, is considered the total compensation for the whole property taking.

APPRAISAL REPORT

This is an "Appraisal Report" which is intended to comply with reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As, such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for any unauthorized use of this report.

PURPOSE / USE /USER OF APPRAISAL

Purpose of the appraisal was to estimate compensation due for a whole taking of the subject property. The compensation is the market value of the property, as defined in this report. Use of this appraisal is to assist clients with the possible purchase of the property on behalf of the City of Saginaw. Clients are the intended users of this report.

Market value is defined by the State of Texas, as follow:

"Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

LEGAL DESCRIPTION AND LOCATION

The legal description of the subject property is a tract of land situated in the A.F. Albright Survey, Abstract 1849, City of Saginaw, Tarrant County, Texas. Site is located west of Saginaw Boulevard (Main Street) in a mostly residential neighborhood with complimentary commercial sites. Property frontage is on the north side of Longhorn Road, which in in between South Knowles Drive and Parkwest Boulevard.

EXPOSURE TIME

Marketing time is the prospective length of time during which a sale may occur, after the date of value. Exposure time is the retrospective time during which a property would have been on the market to sell at the estimated value, at the date of value. Marketing time is a future projection, while exposure time occurs prior to date of value. The exposure time for the subject property site is based on the marketing times of sales, and information from brokers, market participants (buyers, sellers), and statistical data. This data is expected to reflect the impact of supply and demand, general and local economic factors, and considerations for the future that would have affected price decisions at the date of value. In appraiser's opinion, this data would support an exposure time projection for the subject of approximately one year. Subject was valued as if it had been exposed on the market for such a time.

AREA AND NEIGHBORHOOD DATA

Subject property is located in Saginaw, Texas. The location of the site is west of Saginaw Boulevard, also known as Main Street, which is a highly trafficked road through the center of town. Longhorn Road is a secondary road, from Main Street, that is located in a predominately mixed-use area of light industrial and neighborhood commercial uses that are compatible to the surrounding residential development. The subject site is in a residential neighborhood setting with parks adjacent to the subject property on the east. Saginaw is a small city in north Tarrant County, Texas and a suburb of Fort Worth. The close proximity to DFW Airport and other work centers in Fort Worth and Tarrant County are major economic influences of the city of Saginaw.

Saginaw is a small bedroom community that has a population of 24,310 persons. Many of these residents commute daily to areas within the DFW to places of employment. Saginaw's top employers in the city are from the local School district, Eagle Mountain-Saginaw I.S.D. This makes up 30% of total employment of its population. It also has two major railroad lines, Union Pacific and BNSF running through the center of the city. These railways provide heavy industrial users the ability to transport wheat and other grains across the country. Saginaw is known for its "Train & Grain" Heritage due to these railroads and grain mills located in the city limits. It has a heavy industrial base compared to other suburban cities that also uses the railroads for transport of various commodities.

According to local data sources the population density of Saginaw is 2,900 people per square mile. There were 7,315 housing units. The median household income is $75,617 and approximately 4% of the population was below the poverty line. The total land area of the city is 7.5 square miles. Major roadway through the city is Saginaw Main Street (Bus. U.S.287). Interstate 820 is the southern boundary and another major link to other parts of the metro-area. Even with the local employment, the City of Saginaw remains a "bedroom community" and is largely dependent on Fort Worth and Tarrant County.

Fort Worth is located in north central Texas, about 80 miles south of the Oklahoma border, and 30 miles east of Dallas. It began as a frontier military post in the mid-1800s, became a major livestock center, has since developed into a large city with a diverse economy, and is the county seat of Tarrant County.

City population ranges around 900,000. The county, including cities such as Arlington, Hurst, Euless, Bedford, Richland Hills, North Richland Hills, Haltom City, Keller, Benbrook, White Settlement, and several others, approaches 1,850,000. Fort Worth operates under an elected mayor-council system, which appoints a city manager as chief administrative official. County government consists of an elected commissioners' court (4 precinct commissioners plus a county judge) presided over by the judge.

Fort Worth offers typical large city services. There is a city water and sewer department, public transportation, police department, fire department, library system, and trash collection. Electricity, telephone, cable television, and natural gas are supplied by private utilities. The city has zoning ordinances and building codes. Less visible is a large administrative staff that deals in areas of real estate planning and development, real property management, engineering, legal, various welfare programs, public health, parks and recreation, personnel, finance, etc. Taxes and fees have generally increased during the past several years. Transportation facilities, to serve business and individual, are considered adequate. The Dallas-Fort Worth airport is supplemented by several small airports. Rail is available in

many areas. Private transportation and express companies are well distributed. Three interstate highways (IH20, IH30, IH35W) serve the city, as well as numerous state and federal highways. Several of these major roads have been recently expanded, with more planned.

The county provides police protection (sheriff's department) and road maintenance in unincorporated areas. They do not provide utility services. There is a county managed public hospital. Other county functions include maintenance of public records, court system, jail operations, some welfare administration, and tax collection.

Development in Fort Worth spread from the central business district in most directions not having physical limitations. Old neighborhoods, both residential and otherwise, generally have inner city locations. During the past 20 years, most but certainly not all growth has been to the north, west and southwest. Growth to the extreme west is limited by a few large landowners with no motivation to sell. The far east side has physical factors, in the form of flood plain from several streams, which hinder expansion. The abutment of other cities, many of which have had rapid growth themselves, limits Fort Worth development.

Many individuals relocating here from other large cities feel a small-town atmosphere exists. Over the years, the city has managed to attract or retain many large business residents. Employees are satisfied that this is a desirable city in which to live. There are adequate restaurants. Shopping is convenient to most neighborhoods and consists of several large malls and various neighborhood centers. Just west of the downtown business district is a cultural district that includes a science museum and three art museums, and two live theaters. Nearby is a city owned zoo and botanical garden. Two convention centers are located in or near the business district. Major league football, basketball, and baseball teams play in Dallas and Arlington. Fort Worth is proud of its western heritage and annually hosts the Southwestern Exposition and Fat Stock Show. The old stockyards area in north Fort Worth has been restored and has become a significant tourist attraction.

Outdoor recreation is available from public parks interspersed around the city, public golf courses, several private country clubs, and about eight nearby lakes. Amusement parks are located in Arlington.

Public education is provided by the Fort Worth Independent School District and numerous other districts. School districts do not follow city jurisdictional lines and there is considerable overlap. Several private schools, some church affiliated, are available, and charge tuition. A county junior college system has three campuses located around the city. Texas Christian University, Southwestern Baptist Theological Seminary, Texas Wesleyan University, and Texas College of Osteopathic Medicine are located in Fort Worth. The University of Texas at Arlington and University of North Texas (Denton) are within easy commuting distance. Both are large, state supported colleges. Other private and public colleges are located in Dallas. School taxes have shown steady increases.

In the near south side of the city is an extensive medical district. There are about five large hospitals, including a specialized children's unit. Physicians are available to deal with most health problems. This district is used extensively by residents of nearby counties. Nursing and retirement facilities are available to suit a range of income levels.

The economic base of the city is varied. Fort Worth, in its early years, had an agricultural economy. It became a major meat packing and livestock trading center and was home to national packing companies (Swift, Armour, etc.). It was also a farming center and several grain storage facilities still exist. Beginning about World War II, the economy began to move away from agriculture. Major sources of employment are now diverse. In and around Fort Worth, defense related industry had significant growth. These employers included Lockheed Martin, Bell Helicopter, and Carswell Joint Reserve Base. Industrial districts of various sizes are located around the city, but principal industrial centers are in north and south Fort Worth. Employers range from small local concerns to major, national corporations. Their products range from warehousing/distribution through heavy manufacturing of such goods as railcars and oil well equipment.

After the war, Fort Worth served as district or regional headquarters for several major oil companies and was also the home for many independents. Oil and gas activity generally increased up until the mid-1980's, after which it sharply declined. A large part of the "energy employed" have relocated into other fields. Recent increases in petroleum prices are reversing these growth trends but most regional and other headquarters of these companies are not likely to move to Tarrant County again.

Government is a large employer in Fort Worth. Many federal agencies are housed in the downtown Fritz Lanham Federal Center. District offices are maintained by the Internal Revenue Service, U.S. Army Corps of Engineers, Department of Agriculture, Commerce Department, General Services Administration, and Housing and Urban Development. These districts may administer a multi-state area. Numerous other bureaus also office here. The federal courthouse is the location of the north Texas federal court system, as well as the Justice Department and other legal and law enforcement entities. The Federal Aviation Administration has offices in north Fort Worth. In south Fort Worth, a large supply and storage depot is used by several government departments. In addition to city and county government, the state is also a significant employer. The Texas Department of Transportation maintains a multi-county district headquarters.

Private sector employment is diverse, ranging from small, locally owned businesses to major corporations. Well known companies include Miller Brewing, Tandy Corporation, American Airlines, Burlington Northern Railroad, General Motors (in Arlington), and the above defense contractors. Other large firms are Trinity Industries, American Manufacturing, Halliburton, Harbison Fischer, and Alcon Laboratories.

According to Texas Real Estate Research at Texas A and M University the residential real estate market in Fort Worth and surrounding markets leveled off in 2011-2012. This is in spite of the rapid growth of Fort Worth (40%) and Tarrant County (20%) in the last 15 years. Average home sales prices had leveled at $135,000 which is slightly higher than in 2000. Recently the residential market has started to improve with signs of growth in 2013 through 2018. Some leveling has recently been reported but most brokers indicate that this is due to diminished supply. Multi-family has faired well in the Fort Worth market area. Multi-family stands at near 95% occupancy with rental rates averaging at $.89/sf. Over 500,000 units have been built in north Texas since 2000. Office has been a slow market item for a number of years due to over-building is past years and changes in the nature of office work in general. Over-all vacancy is at 12%. Class “C” space, the largest grouping, is near 15%. Retail has improved since the downturn in late 2008. 1.5 million square feet in now occupied

but there is still 10% vacancy. All expect retail growth to be level to increasing and generally in line with residential and multi-family growth levels since most retail is neighborhood service related. Industrial is also slow. Little industrial absorption has occurred in the last few years with only 50,000 square feet absorbed in the entire market area. Most of this is build-to suit and not spec space. Vacancy is at or near 10% in most sectors although this has to be factored with the slow industrial growth in the last 15 years. Limited sales of industrial lots have been found in research of the general market area and immediate area of the subject as well. Industrial parks report similar slow growth. Sectors of lower land costs and owner-occupied properties in mixed use areas make up most of the recent growth according to brokers and developers.

The most significant commercial development of the general area was the development of Alliance Airport in 1988 and the ensuing development of Alliance Texas, a 17,000-acre, master planned development that includes office, manufacturing, distribution, industrial and commercial development. The airport is an industrial airport that operates on a full-time basis. In 1995, the Burlington Northern Santa Fe Railroad Company (BNSF) headquarters move into the area. Other developments in the area include Alliance Commerce Center, Alliance Advance Technology Center. Both centers have a large number of high-tech companies ranging from aerospace related companies to government entities such as FAA and City of Fort Worth facilities. The United States Bureau of Engraving and Printing has a mint facility located at 9000 Blue Mound Road.

Other development in the north sector includes the BNSF Intermodal Facility that was developed and covers 735 acres of land. Many related companies have warehouses in and near the area to utilize the facility including J.C. Penney, Fed Ex, Maytag and others. Alliance Crossing is a 170-acre retail and mixed-use development center developed recently. Alliance Town Center is another retail center recently completed. Kroger, J.C. Penney and Best Buy anchor this center. Other mixed-use developments include Presidio Towne Crossing which is developed with multi-family, retail and restaurants. Other than the largest developments, many smaller centers and users have developed around the expanding residential base that has grown since the 1990's.

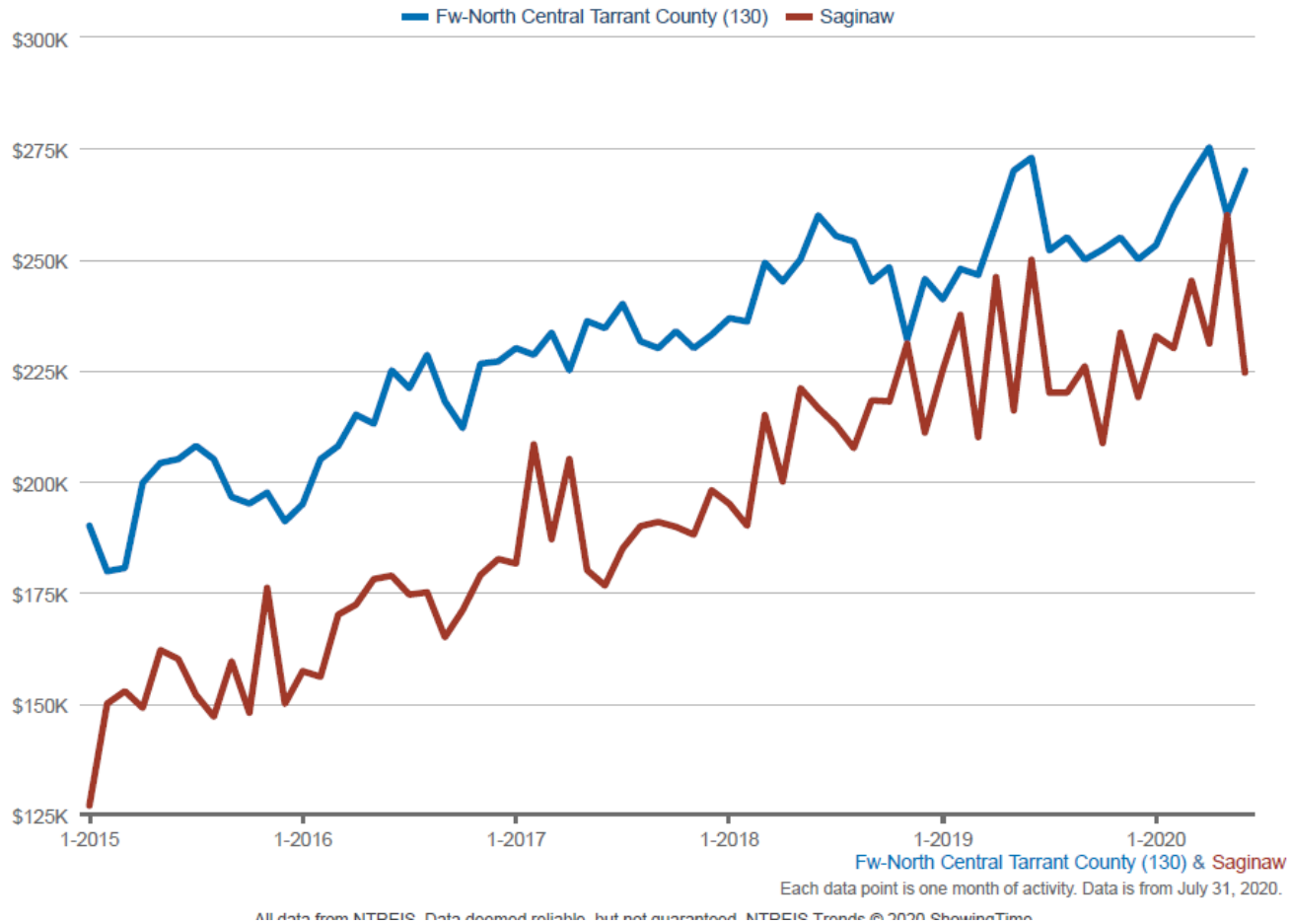
The outlook is somewhat positive for the foreseeable future even with the recent slowdown caused by the corona pandemic. The expectation is still that the slow economic outlook will be temporary especially considering the expected growth of the city and county. Tarrant County and Fort Worth have recorded substantial growth in the last few years and most expect this growth to continue even though sales volumes have obviously slowed. Median price ranges of all types of properties have increased including entry-level housing.

The attached chart indicates the growth in the recent past of all property types in the north Tarrant County area and Saginaw.

Thomas Kyser
Kyser & Ondo, Appraisers

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Median Sales Price



Fw-North Central Tarrant County (130) & Saginaw

Each data point is one month of activity. Data is from July 31, 2020.

All data from NTREIS. Data deemed reliable, but not guaranteed. NTREIS Trends © 2020 ShowingTime

PROPERTY DESCRIPTION

This property is an unimproved land tract located at Longhorn Road, also known as (County Road 4001). It is located on the north side of Longhorn Road west of Saginaw Boulevard, also known as Main Street. The surrounding area of Longhorn road includes some light industrial uses but mostly residential properties with some neighborhood commercial uses. The legal description is a tract of land situated in the Alexander F. Albright Survey Abstract 1849, City of Saginaw, Tarrant County, Texas. The subject site is estimated to be 3.903 acres or 170,014.68 square feet according to the survey furnished by the client and assumed to be accurate. The property is irregular in shape, mostly open and level land. It has approximately 526.7 feet of frontage and a similar depth. According to survey, there is a sanitary control easement with a radius of 150-feet that encroaches on the northwest side of property owned by City of Saginaw. Public restrictions normally apply to this easement that prevents any hazardous materials on this easement, but the city indicated that this well in no longer in use and the normal restrictions do not apply. Therefore, no development is impacted on this site due to this sanitary control easement. There is a 20-foot access easement (a dirt road) approximately 279 feet along west property line dedicated to the city for access to the water tanks located on northwest side of property. There is a small easement along the southwest part of the site that is improved with a building containing telephone equipment. There is a 20-foot utility easement that bisects the property in an east-west direction. City of Saginaw owns the land surrounding the subject site to the north and east of the property. The city has improved the property to the north and east side of the subject property with community park facilities, including tennis courts, walking trails, playground equipment and a dog park. The subject tract is commercially zoned in a residential neighborhood with both multi-family and single-family residences. It is zoned as "NC" Neighborhood Commercial, a restricted commercial zoning that requires city approval. The zoning limits commercial development to convenience shopping in residential neighborhoods. All utilities are at the site.

The site had no improvements to be considered in this valuation.

LEASES

No leases were furnished by the client or the property owner and none are assumed to exist.

ASSESSED VALUE

The subject property has a market value assessed at $85,140.00 (total of 2 tracts) for 2020.

SALES HISTORY

Property owner of record is Mearstone Properties, L.P. who acquired the property in 2007 from John Paul Grace. No sales data was available. The property is currently offered for sale, but not optioned or under contract. No specific data regarding pricing was available.

OWNER CONTACT/PROPERTY INSPECTION

Appraiser spoke with the owner and permission was granted to inspect the property. Owner did not attend the inspection. Property was inspected on November 17, 2020.

TITLE AND SURVEY DATA

Appraiser was furnished with no whole property title reports. The properties have been appraised assuming good and transferable title, and the absence of any adverse easements whether above or below surface, except as noted.

ZONING, LAND USE RESTRICTIONS

Subject property is zoned "NC" Neighborhood Commercial (restricted commercial with city approval required) that allows convenience shopping in residential neighborhoods. Alcohol sales were limited to "off-premise" sales. There is a sanitary control easement that encroaches on the northwest side of property from adjoining property owned by the City of Saginaw. However, the city indicated that the well was no longer in use, therefore the restrictions no longer apply. The city will consider abandoning the easement. Other easements are discussed in the Property Description in the previous section of this report. None have a significant measurable effect on the utility and value of the subject property.

EFFECTIVE DATES

Property was inspected on 11/17/20 and no current owners were present. Effective date of value is 11/17/20. Date of this report is 11/17/20.

PROPERTY RIGHTS APPRAISED

Property surface estate (land) was valued in fee simple. Fee simple title is the highest form of land ownership subject only to police powers and escheat.

DATA ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE:

Highest and best use is that program of utilization that results in the highest present value. Any such use should be legal, physically possible, economically feasible, likely to occur and of maximum productivity. The concept applies both to unimproved land and improved property. Land is always valued as if unimproved and ready to be put to its highest and best use. Improvement value is measured by its contribution to the whole.

Physically, subject site appears to consist of soil types that would generally support improvements based on construction in the general area. Site is irregular in shape but conducive to development. Size is adequate for any number of uses. Frontage is good with clear access to fronting street. A utility easement bisects the property east to west near the mid-point of the site. All typical utilities are available to the property. As discussed previously, no major impact on the utility or value of the subject site is judged to be affecting the subject property from any easements.

The property is zoned "NC" for neighborhood commercial development that require city approval. Access is available from the fronting street of Longhorn Road. No private restrictions are known to exist that could limit the use potential of the site except the easements mentioned above. The most recent sales of land in similar locations to the subject site are being developed with commercial developments that serves the residential community and region. The site will likely be used for commercial development consistent with the current zoning.

Demand appears adequate for neighborhood commercial development. Entry level housing demand has improved during the last three years and this type of specific commercial uses typically follow the residential development trends in this market. Any uses would require professional marketing and time for market exposure. Alternative uses would not be allowed by zoning.

Highest and best use appears to be for neighborhood commercial development and use, consistent with the current zoning.

VALUATION

Normal approaches to value are the cost, market data or sales comparison, and income approaches. Land is typically valued from market data, where other sales of land tracts are compared to a subject, differences are recognized, and the sales reconciled into a value estimate. This approach is also applicable to improved properties. The cost approach employs replacement costs of improvements, from which are deducted accrued depreciation. Land value and net improvement values are added for a value estimate from the cost approach. The income approach is an investor technique, where net income from real estate is derived, then capitalized or processed under discounted cash flow methods, to arrive at a value indication. In this report, the income and cost approaches were not used, as discussed in the Scope section of this report. Land was valued from sales comparisons and market data

LAND VALUATION:
The following land sales were used to estimate land value of the subject property:

LAND SALE 1



Grantor:	McNeill Family Real Estate Partnership, L.P.; Barbara K. Beerling & Linda M. Stegall
Grantee:	Texas Opportunity Fund SNF Investment, L.P.
Date:	11/01/19
Recording:	D219252409 & D220054204 (plat) Tarrant County Deed Records
Legal:	Saginaw Skilled Nursing Addition, Lot 1 Block 1, Tarrant County, Texas
Size:	258,441 square feet / 5.93 acres
Unit Price:	$3.25/sf

This sale was located on northeast corner of Knowles and McLeroy in Saginaw. Access to this property was good. Site has approximately 582.35 feet of frontage on McLeroy and 441 feet on Knowles according to Tarrant County records. The property was rectangular, mostly open and level land but there is a large detention and drainage easement at the southwest corner of the site. The site has no flood or other terrain issues and is conducive for commercial development. Perimeter easements also include more typical utility easements. The property was purchased for construction of a nursing home, according to the broker. The site had all utilities available. Sale was cash to the seller with no mineral interests involved with the sale.

LAND SALE 2



Grantor:	Vertice Fretwell, Trustee
Grantee:	Danny Leverett
Date:	10/31/17
Recording:	D217254151 Tarrant County Deed Records
Legal:	Lot 7, 8A, 8B, 8C Harlem Gardens addition to Fort Worth, Tarrant County, Texas
Size:	91,998.72 sf/ 2.112 acres
Unit Price:	$4.08/sf

This site was located at 2937 Beach Street. The location was at the southwest corner of North Beach and Elinor Street in a highly trafficked area of older residential, commercial, and light industrial uses of Fort Worth. Property had approximately 360 feet of frontage along Beach and 366 feet on Elinor. Site was an irregularly shaped tract, level and mostly open. This property was bought for future development or investment. This property is zoned "E" commercial use. There was no flood or terrain issues. Site had all utilities. The sale involved no minerals and was cash to the seller.

LAND SALE 3



Grantor:	Clifford and Doris D. Hurst
Grantee:	B.C.D. Singh Properties, L.L.C (Charan Walia) & C.J.W. Commercial Properties, L.L.C.
Date:	03/01/2019
Recording:	D219040833, D219040808, D219236600 Tarrant County Deed Records
Legal:	A part of Coleman Boyd Survey A-212 Lot 2 block 1; & Lot 1 Block 1 Goddard, City of Fort Worth, Tarrant County, Texas
Size:	191,220. square feet / 4.390 acres
Unit Price:	$3.29/sf
Sale Price:	$629,000

This sale was located at 1257 Avondale Haslet Road in Fort Worth. The property was rectangular, mostly open and somewhat level. The site had drainage and typical utility easements. Utilities were not all at site, but access was available. According to the broker, the tract was subdivided while under contract, but sale price included the whole 4.39 acres. The sale was written under two separate contracts, deeds and owners. Tract was located at a highly trafficked road in a mostly residential area, with some limited commercial and light industrial uses. Zoning was "E" neighborhood commercial. It had approximately 394 feet of frontage on Avondale Haslet Road according to Tarrant County deeds and 548 feet deep. This site was purchased for commercial development and currently a portion of property has been developed with a private school. A 60-foot road widening dedication was required for platting. Sale was cash to the seller and no minerals were transferred with the sale.

LAND SALE 4



Grantor:	Marilyn S. Tucker
Grantee:	Karen Lucchesi
Date:	11/15/2019
Recording:	D219263906 Tarrant County Deed Records
Legal:	A part of J.C. Bradford Survey A-139, City of North Richland Hills, Tarrant County, Texas
Size:	106,025 square feet /2.434 acres
Unit Price:	$3.30/sf
Sale Price:	$350,000

This sale was located at the northeast corner of Smithfield Road and North Tarrant Parkway (7800 North Tarrant Parkway). Site was in a mostly residential and light commercial area. The tract was generally rectangular, mostly level and open at a highly trafficked corner with good access. The site has approximately 362.89 feet of frontage on North Tarrant Parkway and 155.37 feet on Smithfield Road. Approximate size and shape were verified by deed of sale and Tarrant County Appraisal District. Property had no flood or terrain issues. The site was zoned "C-2" (restricted commercial for retail and general business uses). This property had access to all utilities and typical utility easements exist. No development was currently visible. Sale was cash to the seller with no minerals included in the sale.

LAND SALE 5



Grantor:	N.R.H. Properties, Inc.
Grantee:	Saeed Mohammad
Date:	7/02/18
Recording:	D218144353 County Deed Records
Legal:	Lot 2R, Block 11 Emerald Hills Addition to the town of North Richland Hills, Tarrant County, Texas
Size:	51,516 square feet/ 1.183 Acres
Unit Price:	$ 3.88/sf
Sale Price:	$ 200,000

This sale was located on 5440 Davis Boulevard, a highly trafficked street. The property was rectangular with 155.03 feet of frontage according to Tarrant County records, and 339.30 feet deep. It was open and level. The property was in an extensive older residential neighborhood with zoning "LR" (local retail district-which was commercially restricted to convenience shopping and professional offices. Site had no terrain or flood issues. No development was visible. The tract had access to all utilities and typical utility easements exists. Sale was cash to the seller with no minerals were included in the sale.

CORRELATION OF VALUE

Comparison of land sales or improved sales in any market area always depends on the amount of data (sales and listings) available for comparison. Comparisons of sales to extract adjustments is the most common method used but pure analysis of differences on that basis requires very similar data and adequate sales volume and most often that similarity and volume do not exist. Other supplemental and reliable techniques include anecdotal information from brokers, buyers and sellers, costs involved in certain remediation issues such as flood land or relocation of tanks or pipelines and catalogued adjustments from the files of the appraiser or other appraisers. All of these methods were used or considered in the analysis of the subject whole property value. The sales used in this analysis were all commercial use tracts that were sold within the North Tarrant County market area. The main factors of difference were location, size and terrain. The initial adjustment is typically change in a market or a time adjustment. An adjustment of approximately 5% per year was used to adjust the sales for the market improvement. The available data suggests that market levels were improving between 2016 and 2019 but appear to have leveled off in the last year to 18 months. The adjustments therefore reflect the growth between 2016 and 2019. Adjustments were based on the year of sale and not made on a monthly basis. There is still ample land available for commercial uses in this market to offset steady increases, but better locations appear to be in demand.

The sales were all from the immediate and surrounding market area of the subject property. The sales are adjusted to a correlated value in the following grid and discussed further following the grid.

All adjustments were made sequentially and were rounded.

SUBJECT	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5
Price	*$3.25/sf*	*$4.08/sf*	*$3.29/sf*	*$3.30/sf*	*$.3.88/sf*
Time/Market	*11/19*	*10 /17*	*3/19*	*11/19*	*7/18*
current)	*Similar*	*+10%*	*Similar*	*Similar*	*+5%*
Size	*5.93 ac.*	*2.112 ac.*	*4.390 ac.*	*2.434 ac.*	*1.183 ac.*
(3.903 ac)	*+10%*	*-10%*	*Similar*	*-5%*	*-10%*
Location	*Similar*	*Similar*	*Similar*	*Similar*	*Similar*
Other	*Similar*	*Similar*	*Similar*	*Similar*	*Similar*
Indicated Value	*$3.58/sf*	*$4.04/sf*	*$3.29/sf*	*$3.14/sf*	*$3.67/sf*

The sales were similar in many respects. They all were located in similar locations as the subject, which was a mixed-use area of residential, complimentary commercial development and light industrial uses. No adjustments were made based on location. However, Sale #2 sold slightly higher than the other sales and it could have been due to its highly trafficked street in a well- known commercial district. Not enough evidence was found to support an adjustment. Time or changing market conditions were discussed above and in previous sections of this report.

Size of tract adjustments are normally factored by economy of scale issues with the larger sales selling at the lower unit prices, if other factors are similar. Sales #2, #4 and #5 were adjusted down based on smaller lot size, compared to the subject. Sale #1 was larger, and an upward adjustment was applied. The adjustment range was established by the above comparisons and the sales were adjusted accordingly within that range.

The range of indicated values, after adjustments is from $3.14/sf to $4.04/sf. The lack of properties that have sold and that are being offered for sale is difficult to understand but may have more to do with social issues such as the corona virus epidemic, than pure market factors. Two of the sales had large easements or road dedications but the prices appeared to account for the lost utility. All sales indicated a concise range of indicated values, after adjustments, except for Sale #2 which was slightly higher. Considering all factors, a value consistent in the mid-range was appropriate and estimated at $3.50 /sf or in round terms……..$595,100.00.

SALES MAP



November 23, 2020

1:51,903

0 0.5 1 2 mi

0 0.75 1.5 3 km

☐ Counties

SALES MAP



November 23, 2020

1:66,386

0 0.5 1 2 mi
0 1 2 4 km

☐ Counties

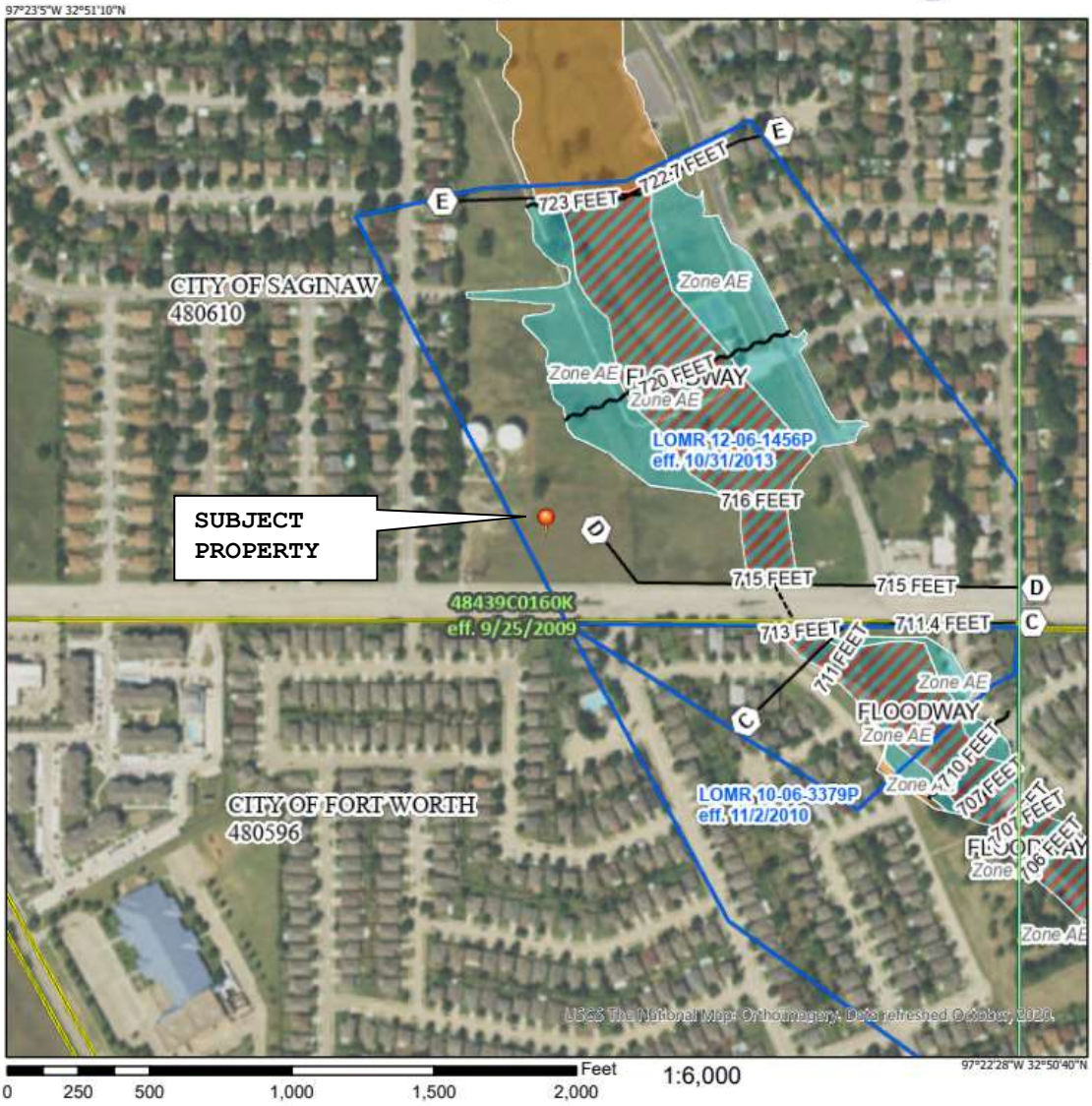
SALES MAP

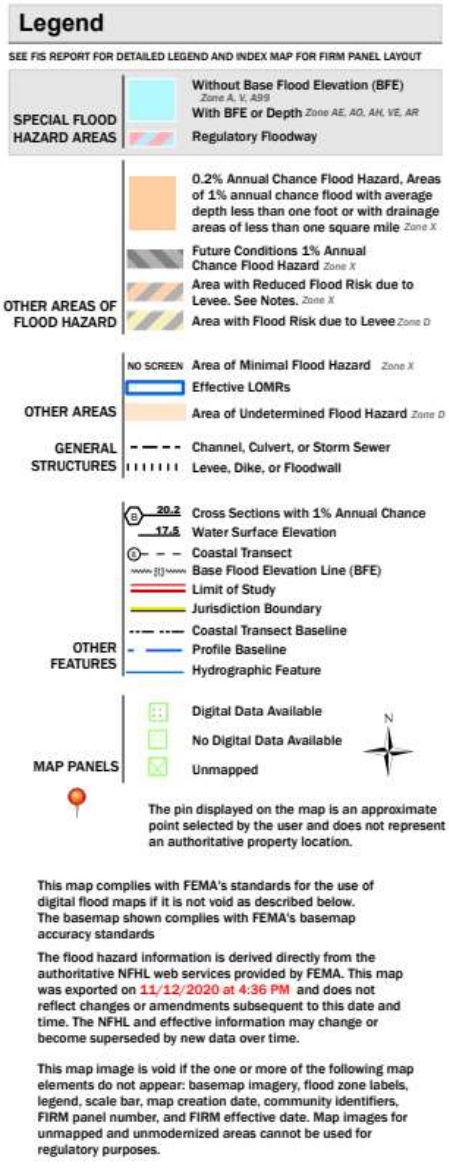

SALE #3
Haslet
Avondale
Eagle Mountain
Highway 287
North Fwy
Hicks Airfield
Fort Worth Alliance Airport
Willow Springs Golf Course
Northwest Community Park
Eagle Mountain Country Club
N Eagle Mountain Blvd
W Bonds Ranch Rd
E Bonds Ranch Rd
Blue Mound Rd W
E Bailey Boswell Rd
W Bailey Boswell Rd
E Harmon Rd
Avondale Haslet Rd
Westport Pkwy
Boat Club Rd
Park Dr
Dillon Lake
Counties
November 23, 2020
1:62,620
0 0.5 1 2 mi
0 1 2 4 km

ADDENDA, EXHIBITS

▼

FLOOD MAP-Tarrant County Map





TARRANT COUNTY DEED- LEGAL DESCRIPTION

PROPERTY DESCRIPTION

Being a 3.903 acre tract of land in the A.F. Albright Survey, Abstract No. 1849, situated in the City of Saginaw, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Mearstone Properties, L.P., recorded in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. Said 3.903 acre tract of land being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the west line of the said Mearstone Properties tract, at the southeast corner of Lot 13, Block 1, Parkwest Addition as recorded in Volume 388-141, Page 82, Plat Records, Tarrant County, Texas, and being on the north right of way line of Longhorn Drive, a variable width public right of way;

THENCE North 0°54'00" West, along the common line of said Block 1 Parkwest Addition and the said west line, a distance of 279.96 Feet to the southwest corner of that certain tract of land described in deed to the City of Saginaw recorded in Volume 9177, Page 1152, Deed Records, Tarrant County, Texas;

THENCE North 89°08'11" East, along the south line of the City of Saginaw tract, a distance of 208.67 Feet to the southeast corner of the said City of Saginaw tract;

THENCE North 0°51'55" West, along the east line of the said City of Saginaw tract, a distance of 208.71 Feet to a 5/8" iron rod with plastic cap stamped "Pate Surv" found at the northeast corner of the said City of Saginaw tract;

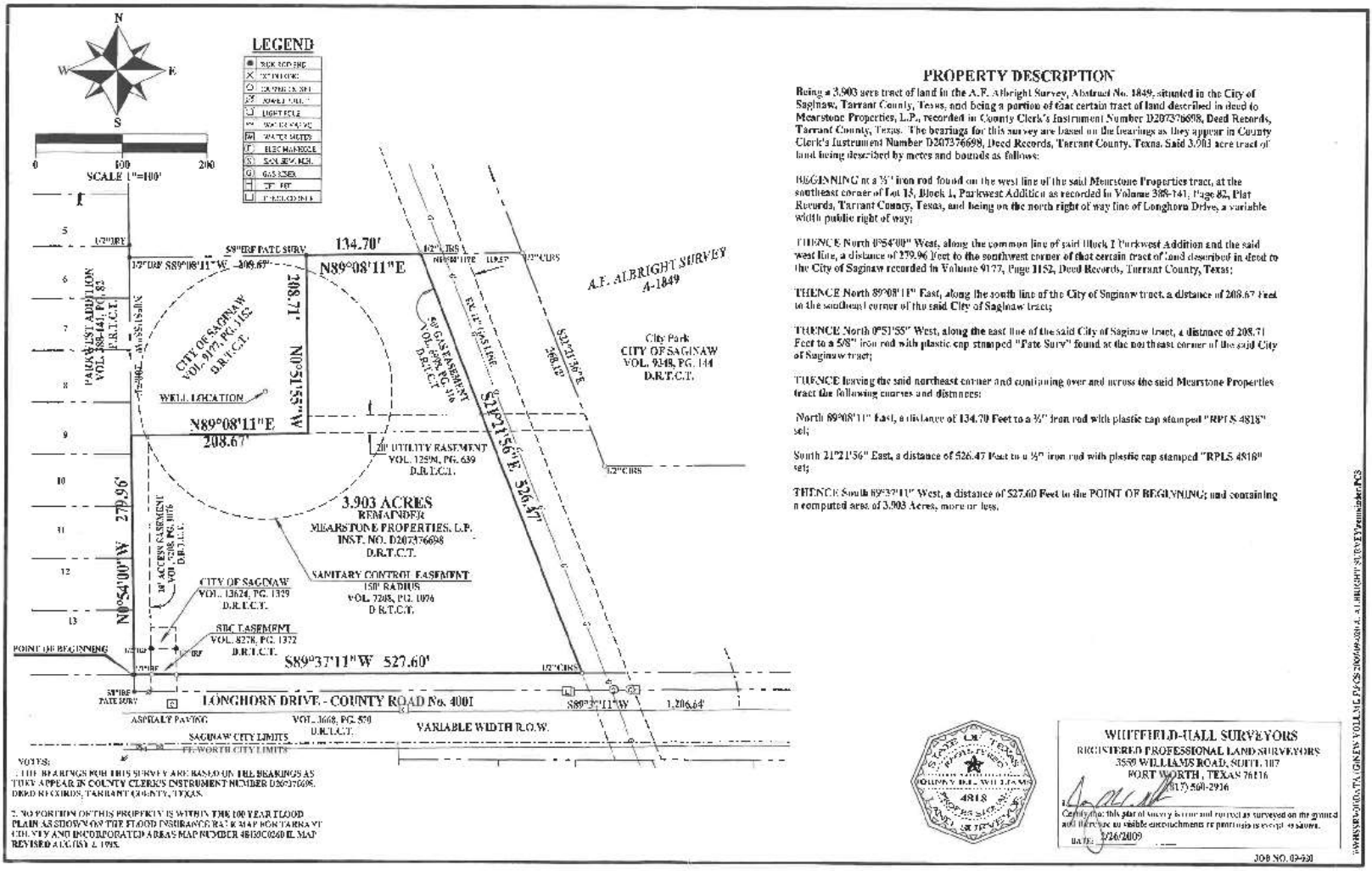
THENCE leaving the said northeast corner and continuing over and across the said Mearstone Properties tract the following courses and distances:

North 89°08'11" East, a distance of 134.70 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 21°21'56" East, a distance of 526.47 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE South 89°37'11" West, a distance of 527.60 Feet to the POINT OF BEGINNING; and containing a computed area of 3.903 Acres, more or less.

SURVEY OF SUBJECT PROPERTY



PROPERTY DESCRIPTION

Being a 3.903 acre tract of land in the A.F. Albright Survey, Abstract No. 1849, situated in the City of Saginaw, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to Mearstone Properties, L.P., recorded in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in County Clerk's Instrument Number D207376698, Deed Records, Tarrant County, Texas. Said 3.903 acre tract of land being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the west line of the said Mearstone Properties tract, at the southeast corner of Lot 13, Block 1, Parkwest Addition as recorded in Volume 388-141, Page 82, Plat Records, Tarrant County, Texas, and being on the north right of way line of Longhorn Drive, a variable width public right of way;

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THENCE North 89°08'11" East, along the south line of the City of Saginaw tract, a distance of 208.67 Feet to the southeast corner of the said City of Saginaw tract;

THENCE North 0°51'55" West, along the east line of the said City of Saginaw tract, a distance of 208.71 Feet to a 5/8" iron rod with plastic cap stamped "Pate Surv" found at the northeast corner of the said City of Saginaw tract;

THENCE leaving the said northeast corner and continuing over and across the said Mearstone Properties tract the following courses and distances:

North 89°08'11" East, a distance of 134.70 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 21°21'56" East, a distance of 526.47 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE South 89°37'11" West, a distance of 527.60 Feet to the POINT OF BEGINNING; and containing a computed area of 3.903 Acres, more or less.

NOTES:
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN COUNTY CLERK'S INSTRUMENT NUMBER D207376698, DEED RECORDS, TARRANT COUNTY, TEXAS.
2. NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 48439C0240 E, MAP REVISED AUGUST 2, 1995.

WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3550 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2936

I certify that this plat of survey is true and correct as surveyed on the ground and that there are no visible encroachments or protrusions except as shown.

DATE: 5/26/2009

JOB NO. 09-530

QUALIFICATIONS OF APPRAISER

Tom Kyser is a self employed, independent fee appraiser officing at 1412 Texas Street, Fort Worth, Texas 76102.

State Certification

State certified as a General Real Estate Appraiser,
Certificate TX-1320755-G

Formal Education:

Southwest Texas State University - Bachelor of Science, 1970

Appraisal Education:

The following Appraisal Institute courses have been completed.
Case Studies in Real Estate Valuation
Report Writing and Valuation Analysis
Standards of Professional Practice
Litigation Valuation
Course 101 - Introduction to Appraising Real Property
Course 201 - Principles of Income Property Appraising

Professional Affiliations:

Appraisal Institute; Senior Residential Appraiser (SRA), 1974,
Member, Appraisal Institute (MAI) 1983

Other Affiliations:

Greater Fort Worth Board of Realtors
Texas Association of Realtors
National Association of Realtors

Experience and Work Area

Have been self employed as an independent fee appraiser since 1977. Work assignments have included dwellings, residential and non-residential subdivisions, commercial, office, retail, and industrial improved properties, urban and rural land. Assignments have been completed for both public and private sector clients. Have over thirty years experience in appraising for eminent domain, in all property types. Have been qualified as expert witness and testified numerous times in special commissions, state courts, and bankruptcy court. Work area generally includes Tarrant County and surrounding counties in Texas.

Appraisals Done For: (partial list)

Fort Worth Independent School District
State of Texas
First National Bank of Weatherford
Aledo Independent School District
Wells Fargo Bank
City of Arlington
City of Fort Worth
Federal Deposit Insurance Corp.
Hurst-Euless-Bedford Independent School District
City of Kennedale
Ultramar Diamond Shamrock Corp.
Sprint Petroleum
City of Azle
City of Burleson
Parker County Appraisal District
City of Argyle
Chase Texas Banks
U.S Army Corps of Engineers
Tarrant County Water Board
City of Corinth

City of Saginaw

Meeting Date: 2/16/2021

Staff Contact: Lee Howell
Chief of Police

Agenda Items: (4)(c)

E-mail: lhowell@saginawpolice.org

Phone: (817) 232-2374

SUBJECT:
Action regarding Inmate Communications Service Agreement with NCIC Inmate Communications, Inc.

BACKGROUND/DISCUSSION:
NCIC Inmate Communication, Inc., provides inmate phone services in jails, detention centers, and prisons. This agreement outlines the scope of service, fees and obligations.

The Saginaw City Jail is equipped with telephones inside certain jail cells where inmates may be housed until released or transferred. These phones are designed to operate with software that logs and documents inmate calls by date, time, duration, and phone number, generates reports for Department records, and provides additional phone controls and features remotely. Phones were previously operated through a company called JCW, which discontinued its service in 2020.

Using current hardware, NCIC Inmate Communications will load proprietary software on the phone system to operate the service. Because inmates are not allowed to have personal items or money in the cells, calls can be placed by normal carrier based "collect call" service, or direct by pre-paid phone cards or debit cards. NCIC Inmate Communications collects a portion of these fees for providing the service.

This agreement stipulates that there is no cost to the City, and the City would receive 35% of any gross revenue after the first $250 of gross revenue in each month. The agreement would be renewable annually.

Without this service the City would incur high cost rates for telephone calls by inmates, need to purchase phone system software with additional maintenance fees, and probably be required to make unnecessary inmate movement within the jail.

FINANCIAL IMPACT:
There is no cost to the City and the City would receive 35% of any gross revenue over $250 each month.

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

NCIC Inmate Communication Services Agreement

Inmate Communications Service Agreement

CONTRACT BETWEEN THE SAGINAW POLICE DEPARTMENT AND NCIC INMATE COMMUNICATIONS, INC.

This NCIC Inmate Telephone Service Subscriber Agreement ("Agreement") is made this _____day of November, 2020, by and between NCIC Inmate Communications, (Provider), a Texas corporation, having its principal place of business at 607 E Whaley St., Longview, Texas 75601, and the SUBSCRIBER having its principal place of business at:

Address: 505 W.McLeroy Blvd

City, State: Saginaw, TX ZIP: 76179

Contact: Brandon Badovinac

Phone: 817-230-2371

WITNESSETH

Whereas, the Subscriber is responsible for the inmates and for the operation of, and supervisory and protective care, custody and control of, all buildings, grounds, property and matters connected with the facility. Whereas, the Provider is a qualified and willing participant with the Subscriber to provide inmate telephone and related communication services; in consideration of the mutual benefits to be derived hereby, the Subscriber and the Provider do hereby agree as follows:

I. TERM

(A). This Agreement shall begin on the date of completed installation, and continue in full force and effect for a period of one (1) years from such date and will automatically renew under same terms and conditions consecutively for one (1) year periods, if notice of termination is not received ninety (90) days prior to completed initial minimal term or any renewal term.

II. SCOPE OF SERVICE

(A). Inmate Telephone System

Provider shall provide, at no cost, a fully operational, local and long distance, secure and reliable Inmate Telephone System (ITS). The ITS shall be inclusive of all equipment, installation, infrastructure and network, training, operation, and ongoing repairs and maintenance of the entire system and its components which, at a minimum, shall meet the Subscriber's requirements and be in compliance with any industry standard.

(B). Payment

The company will forward monthly payment to subscriber on or about the 30th day starting after the initial traffic month to allow for a billing cycle to complete. Such payment shall be equal to 35 (%) of gross call revenue originating from the facility not to include federal, state and local taxes, pre-paid account fees, billing statement fees, approved free calls and any other cost recovery mechanism (s). Commissions will take effect once the facility generates a minimum of $250 a month in gross revenue.

(C) Rules and Regulations (General)

1. The Provider shall adhere to any and all municipal, state or federal requirements for ITS installation, certification, training or registration during the life of the agreement.

2. The Provider shall be responsible for compliance with all FCC regulatory requirements and any other requirements imposed by local, state and federal regulatory agencies for all ITS and related services provided throughout the duration of the agreement. Provider reserves the right to decrease commission payments in the event of decreased rates and fees mandated by any local, state or federal agency that adversely effects profitability.

3. The Provider shall be responsible for making all ITS modifications necessary to allow inmates to place calls in compliance with any industry dialing requirement change(s) at no cost to the Subscriber.

4. The Provider shall be responsible for complying with and updating the ITS for any regulatory changes and requirements during the life of the Agreement. These changes include federal, state or local municipal regulatory changes. These changes shall be made within a reasonable time frame at no cost to the Subscriber.

(D). Provider's Responsibilities

1. Provide a comprehensive ITS that will allow for collect, prepaid collect and debit/debit card calls for local, Intralata/intrastate, interlata/intrastate, interlata/interstate, and international calls;

2. Provide an ITS which includes, but is not limited to, system infrastructure, network, database, servers, new call processors, digital and analog communications circuits, telecommunications capabilities, monitoring and recording functionality, and any additional required system functionality;

3. Installation of new inmate telephone equipment at all included Facilities and any required station cabling as determined necessary;

4. Systems and equipment that support the Facility's call monitoring/security needs, including terminals and digital recording equipment as determined necessary;

5. Centralized database which shall contain all data elements necessary for provision of monitoring services, reporting and historical call transaction information;

6. Provider personnel to include field repair/site technicians to perform oversight, operational assistance and preventative maintenance/repair to the ITS system and equipment;

7. Ongoing maintenance, repair, and/or replacement and/or upgrades of all equipment and systems as determined necessary to ensure service delivery;

8. Provision of all required training and instructional materials required for use of the telephone services as applicable to inmates, families, and/or facility staff;

9. Provision of all related support services not otherwise indicated herein, and;

10. Commission payments based on gross revenue of ALL calls and monthly revenue statements provided, upon request.

(E). **Installation (General)**

All required materials, equipment, hardware, software and station cabling (where re-use is unavailable or new locations are required) for installation and maintenance of the ITS shall be provided by the Provider. Wherever possible, the Provider shall re-use existing station cabling installed at each Facility for the telephone instruments. In cases where existing station cabling cannot be used, the Provider shall install new station cabling (Category 3 minimum) at no cost. Any new cabling shall include wall plate, cross connection, patch cords, etc. as required. The Provider shall comply with all applicable electrical codes. The Provider shall comply with the security guidelines on institutional security policies. The Provider shall provide all coordination required with any local bandwidth provider and other carriers during installation and for the duration of the Agreement.

(F). **System Functionality (General)**

The Provider shall provide an ITS with a system fully supported by an infrastructure which has the capability to provide specified services such as secure and real-time monitoring of telephone calls. The ITS shall contain security features which prevent unauthorized individuals from accessing any information held by the Provider. Secure access to the system and the database shall be maintained at all times. The Provider shall provide complete support of all systems and software necessary to ensure provision of services at all times for the duration of the resulting Agreement. The system shall contain an automated announcement function capable of processing calls on a selective bi-lingual basis: English and Spanish.

(G). **Telephone Equipment**

Throughout the term of the Agreement, the Provider shall own all systems and equipment and shall conduct all maintenance, repairs, upgrades and replacement to systems and equipment at no cost.

(H). **Equipment Service & Maintenance**

The Provider shall provide equipment to support service delivery as specified herein at all designated Facilities that are fully functional in regards to all labor, materials, service hardware and/or software. The Provider shall further warrant that any equipment installed for the subscriber shall be free of defects, irregularities, code violations and shall operate as designed and proposed or negotiated. Time is of the essence in completing emergency and other service repairs or replacements. Thus, the Provider is required to meet all response times as required by the Facility to return the system to normal operating status. In the event of extraordinary obstacles to service delivery for which the Provider exceeds the time-to-service requirement, notification and a detailed plan of service shall be provided to the Facility.

III. General Policies

(A). **Termination**

Either party may terminate this Agreement for cause prior to expiration of the initial term if there is an alleged breach of the term(s) by the offending party. If a breach of this Agreement occurs by the Provider, the Subscriber may, by written notice, send a demand letter to cure breach within thirty (30) days. The cure period may be extended to a mutually agreeable date up to ninety (90) days, if the default cannot be reasonably cured within the specified time and if the defaulting party has begun to cure the default. Notice shall be delivered by certified mail (return receipt requested), by other method of delivery whereby an original signature is obtained, or in-person with proof of delivery.

(B). **Indemnification**

The Provider shall be liable, and agrees to be liable for, and shall indemnify, defend and hold the Facility, its employees, agents, officers, heirs, and assignees harmless from any and all claims, suits, judgments, or damages including court costs and attorney's fees arising out of intentional acts, negligence, or omissions by the Provider, or its employees or agents, in the course of the operations of this Contract.

C). **Provider's Insurance**

The Provider agrees to provide adequate insurance coverage on a comprehensive basis and to hold such insurance at all times during the existence of this agreement.

(D). **Assignment**

In the event that Provider transfers authority of the Facility covered by this agreement, there shall be no required consent by the Subscriber to the assignment of this agreement.

(E). **Force Majeure**

Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under this Contract or interruption of performance resulting directly or indirectly from acts of God, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, strikes, or labor disputes.

(F). **Severability**

The invalidity or unenforceability of any particular provision of this Contract shall not affect the other provisions hereof and this Contract shall be construed in all respects as if such invalid or unenforceable provision was omitted, so long as the material purposes of this Contract can still be determined and effectuated.

(G). **Governing Law**

This Agreement is executed and entered into in the State of Texas, and shall be construed, performed and enforced in all respects in accordance with the laws, rules and regulations of the State of Texas.

(H). **No Third-Party Beneficiaries**

Except as otherwise expressly provided herein, neither this Agreement, nor any amendment, addendum or exhibit attached hereto, nor term, provision or clause contained therein, shall be construed as being for the benefit of, or providing a benefit to any party not a signatory hereto.

(I). **Exclusivity**

Exclusivity and Right of First Refusal. In consideration of compensation provided herein, Customer grants to Provider exclusive rights to install and maintain telephones and/or inmate communications systems within its building or on its private property during the term of this Agreements. The Provider and Customer have agreed upon specific rates for inmate collect, debit and prepaid collect calls as described in Attachment A of this Agreement. Except for existing third-party vendors and only until such third-party vendor's contract expires, Customer will not allow any products or services that compete with those supplied by Provider during the term of this Agreement to be, or to remain, installed at Customer facility, including present and future Customer facilities. Provider will have the exclusive right to provide the products and services implemented at Customer facility through this Agreement, and those other inmate communications, educational or entertainment products or services, kiosk services, inmate banking services, tablets, video visitation, inmate electronic messaging, inmate electronic mail, sought by Customer during the term of this Agreement, whether the products or services are for inmates located at Customer facility or at third-party facilities; provided, however, that Provider may choose not to exercise this exclusive right.

(J). **Circumstances Uncontrollable by Provider**

We reserve the right to renegotiate or terminate this Agreement upon thirty (30) days written notice if circumstances outside our control related to the Facilities including, without limitation, changes in rates, regulations, or operations mandated by law; reduction in inmate population or capacity; changes in jail policy or economic conditions; acts of God; actions taken by the facility that negatively impact the Providers business, however, we shall not unreasonably exercise such right.
Customer acknowledges that Provider's provision of the services is subject to certain federal, state or local regulatory requirements and restrictions which are subject to change from time to time and nothing contained herein shall restrict Provider from taking any steps necessary to perform in compliance.

SUBSCRIBER	**PROVIDER**
_____	_____
Signature	Signature
Todd Flippo_____	Joseph Walters_____
Print Name	Print Name
Mayor_____	Regional Sales Manager_____
Title	Title
_____	_____
Date	Date

ATTACHMENT A
RATES, FEES, COMMISSIONS AND PRODUCTS

ITS Calling Rates			
Call Type	Collect	Pre-Paid Collect	Debit/Debit Cards
	Per Minute Rate	Per Minute Rate	Per Minute Rate
Connection Fees:	None	None	None
Local:	$0.20	$0.20	$0.20
Intralata/Intrastate:	$0.20	$0.20	$0.20
Interlata/Intrastate:	$0.20	$0.20	$0.20
Interlata/Interstate:	$0.25	$0.21	$0.21
International:	$0.35	$0.35	$0.35
Commission Amount:		35% of Gross Call Revenues	

NCIC Customer Product	COST TO CITY
"Inmate Call Engine" (Inmate Phone System)	$0.00
Inmate Phone Recording	$0.00
Integration with JMS and Commissary	$0.00
"Secure Collect" (Online/Live operator account set up.)	$0.00
Complete System Installation, Training, Upgrades and Maintenance	$0.00
Advanced Investigation Suite (Google maps address location, alerts, call briefcase, etc.)	$0.00
Live Multilingual Call Center	$0.00

SUBSCRIBER

_____
Signature

Todd Flippo_____
Print Name

Mayor_____
Title

_____
Date

PROVIDER

_____
Signature

Joseph Walters_____
Print Name

Regional Sales Manager_____
Title

_____
Date

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (4)(d)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action Regarding Approval of a Discretionary Service Agreement with Oncor Electric Delivery Company LLC (Oncor) for the E. Cement Creek Drainage Project

---

BACKGROUND/DISCUSSION:
The City's Capital Improvement program includes drainage improvements for E. Cement Creek. The project is under design by Kimley-Horn and Associates, Inc. and is nearing design completion.

The project will require the relocation of Oncor facilities in conflict with the construction of the new channel. Oncor has prepared a Discretionary Service Agreement (DSA) defining the scope of work by Oncor and the obligations of the City.

The scope and obligations are as follows:

Oncor will replace one wood pole behind 304/308 Opal Street, install one wood pole behind 404 Opal Street, install approximately 250' of single phase overhead conductor, replace approximately 100' of underground service line with conduit, install approximately 80' of underground single phase primary with conduit and abandon 330' of direct buried primary conductor.

The City will acquire new easement for relocation of pole behind 304/308 Opal and contribute $10,052 towards the project. The easements have been acquired or are in acquisition and will be in place prior to commencement of the work.

FINANCIAL IMPACT:
The Fiscal Impact is $10,052. Funding is available in the Drainage Fund, Account 14-7000-00, Capital Outlay/Special Request.

RECOMMENDATION:
It is recommended that the Discretionary Service Agreement with Oncor for E. Cement Creek Drainage Project be approved.

ATTACHMENTS:

Description

Oncor Agreement

6.3 Agreements and Forms
Applicable: Entire Certified Service Area
Effective Date: September 21, 2009

6.3.5 Discretionary Service Agreement

WR #: _____
Transaction ID: _____

This Discretionary Service Agreement ("Agreement") is made and entered into this _____ day of _____, _____, by Oncor Electric Delivery Company LLC ("Oncor Electric Delivery Company" or "Company"), a Delaware limited liability company and distribution utility, and _____ ("Customer"), a _____, each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. **Discretionary Services to be Provided** -- Company agrees to provide, and Customer agrees to pay for, the following discretionary services in accordance with this Agreement.

2. **Nature of Service and Company's Retail Delivery Service Tariff** -- Any discretionary services covered by this Agreement will be provided by Company, and accepted by Customer, in accordance with applicable Public Utility Commission of Texas ("PUCT") Substantive Rules and Company's Tariff for Retail Delivery Service (including the Service Regulations contained therein), as it may from time to time be fixed and approved by the PUCT ("Company's Retail Delivery Tariff"). During the term of this Agreement, Company is entitled to discontinue service, interrupt service, or refuse service initiation requests under this Agreement in accordance with applicable PUCT Substantive Rules and Company's Retail Delivery Tariff. Company's Retail Delivery Tariff is part of this Agreement to the same extent as if fully set out herein. Unless otherwise expressly stated in this Agreement, the terms used herein have the meanings ascribed thereto in Company's Retail Delivery Tariff.

3. **Discretionary Service Charges** -- Charges for any discretionary services covered by this Agreement are determined in accordance with Company's Retail Delivery Tariff. Company and Customer agree to comply with PUCT or court orders concerning discretionary service charges.

4. **Term and Termination** -- This Agreement becomes effective upon acceptance by Customer and continues in effect until _____. Termination of this Agreement does not relieve Company or Customer of any obligation accrued or accruing prior to termination.

5. **No Other Obligations** -- This Agreement does not obligate Company to provide, or entitle Customer to receive, any service not expressly provided for herein. Customer is responsible for making the arrangements necessary for it to receive any further services that it may desire from Company or any third party.

6. **Governing Law and Regulatory Authority** -- This Agreement was executed in the State of Texas and must in all respects be governed by, interpreted, construed, and enforced in accordance with the laws thereof. This Agreement is subject to all valid, applicable federal, state, and local laws, ordinances, and rules and regulations of duly constituted regulatory authorities having jurisdiction.

7. **Amendment** -- This Agreement may be amended only upon mutual agreement of the Parties, which amendment will not be effective until reduced to writing and executed by the Parties. But changes to applicable PUCT Substantive Rules and Company's Retail Delivery Tariff are applicable to this Agreement upon their effective date and do not require an amendment of this Agreement.

8. **Entirety of Agreement and Prior Agreements Superseded** -- This Agreement, including all attached Exhibits, which are expressly made a part hereof for all purposes, constitutes the entire agreement and understanding between the Parties with regard to the service(s) expressly provided for in this Agreement. The Parties are not bound by or liable for any statement, representation, promise, inducement, understanding, or undertaking of any kind or nature (whether written or oral) with regard to the subject matter hereof not set forth or provided for herein. This Agreement replaces all prior agreements and undertakings, oral or written, between the Parties with regard to the subject matter hereof, including without limitation _____, and all such agreements and undertakings are agreed by the Parties to no longer be of any force or effect. It is expressly acknowledged that the Parties may have other agreements covering other services not expressly provided for herein, which agreements are unaffected by this Agreement.

9. **Notices** -- Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, to:

(a) If to Company:
_____
_____
_____
_____

(b) If to Customer:

_____
_____
_____
_____

The above-listed names, titles, and addresses of either Party may be changed by written notification to the other.

10. **Invoicing and Payment** – Invoices for any discretionary services covered by this Agreement will be mailed by Company to the following address (or such other address directed in writing by Customer), unless Customer is capable of receiving electronic invoicing from Company, in which case Company is entitled to transmit electronic invoices to Customer.

_____
_____
_____
_____

If Company transmits electronic invoices to Customer, Customer must make payment to Company by electronic funds transfer. Electronic invoicing and payment by electronic funds transfer will be conducted in accordance with Company's standard procedures. Company must receive payment by the due date specified on the invoice. If payment is not received by the Company by the due date shown on the invoice, a late fee will be calculated and added to the unpaid balance until the entire invoice is paid. The late fee will be 5% of the unpaid balance per invoice period.

11. **No Waiver** -- The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered to waive the obligations, rights, or duties imposed upon the Parties.

12. **Taxes** -- All present or future federal, state, municipal, or other lawful taxes (other than federal income taxes) applicable by reason of any service performed by Company, or any compensation paid to Company, hereunder must be paid by Customer.

13. **Headings** -- The descriptive headings of the various articles and sections of this Agreement have been inserted for convenience of reference only and are to be afforded no significance in the interpretation or construction of this Agreement.

14. **Multiple Counterparts** -- This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

15. **Other Terms and Conditions** –

(i) Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.

(ii)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signee by their respective duly authorized representatives.

Oncor Electric Delivery Company LLC	_____ Customer / Company Name
_____ Signature	_____ Signature
_____ Printed Name	_____ Printed Name
_____ Title	_____ Title
_____ Date	_____ Date

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (4)(e)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action regarding Acquisition of a Permanent Drainage Easement at 308 Opal Street

BACKGROUND/DISCUSSION:
The City's Capital Improvement program includes drainage improvements for E. Cement Creek. The project is under design by Kimley-Horn and Associates, Inc. and is nearing design completion. The design requires that the City obtain three Permanent Drainage and Utility Easements for properties along Opal Street.

On July 7, 2020 City Council authorized an agreement with Tom Kaiser, MAI, a Real Estate Appraiser, to perform appraisals for the three easement to determine the value of the taking. One of the easements is on Lot 9, Block 1, Rancho North Addition (308 Opal Street) owned by Bobby and Anita Moorman. Mr. Kaiser determined that the value of the easement taking with damages for the Moorman's is $5,200. The value includes $1,900 for the easement and $3,300 for improvements that would have to be removed or relocated for the project.

Staff met with Mr. Moorman to review the offer. The appraisal provided 60% depreciated compensation for improvements in Mr. Moorman's backyard including a 10' x 12' storage shed, concrete and brick patio areas, a railroad tie retaining wall and deck. After negotiations with Mr. Moorman, an offer was made to replace the 10'x12' shed and construct a new 10'x22' concrete pad/patio. The existing shed would be demolished and removed along with the concrete/brick patio. The railroad tie retaining wall and deck would be removed during construction of the project. A bid was received from Ware Fencing in the amount of $10,500 to accomplish the work. The Moorman's have accepted staff's offer as compensation for the Permanent Drainage and Utility Easement.

FINANCIAL IMPACT:
The Fiscal Impact is $10,500. Funding is available in the Drainage Fund, Account 14-7000-00, Capital Outlay/Special Request.

RECOMMENDATION:

It is recommended that the City authorize Ware Fencing to perform the work as described for a total amount of $10,500 in exchange for a Permanent Drainage and Utility Easement on Lot 9, Block 1, Rancho North Addition for the E. Cement Creek Drainage Channel project.

ATTACHMENTS:

Description

Easement Document
Easement Appraisal
Ware Fencing Proposal

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF SAGINAW
PERMANENT DRAINAGE & UTILITY EASEMENT

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS

COUNTY OF TARRANT

THAT, **BOBBY MOORMAN (Grantor),** of the County of Tarrant, State of Texas, for and in consideration of ONE DOLLAR, and other good and valuable considerations paid by the City of Saginaw (Grantee), a municipal corporation of Tarrant County, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said City, its successors and assigns, a **PERMANENT DRAINAGE & UTILITY EASEMENT** and the right to construct, reconstruct and perpetually maintain drainage and utilities, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said drainage and utilities, and for making connections therewith, in, upon and across that certain tract or parcel of land in Tarrant County, Texas, being described as follows:

EXHIBIT "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the City of Saginaw, its successors and assigns.

WITNESS OUR HANDS, this the ____ day of _____, 2020.

_____
BOBBY MOORMAN

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared, **BOBBY MOORMAN (Grantor),** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

_____
Notary Public in and for The State of Texas
Commission Expires:

EXHIBIT "A"

PERMANENT DRAINAGE & UTILITY EASEMENT
LOT 9, BLOCK 1, RANCHO NORTH ADDITION
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

BEING a 10 foot wide strip of land located in Lot 9, Block 1, Rancho North Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-25, Page 36, of the Plat Records of Tarrant County, Texas. Said 10 foot wide strip of land being particularly described by metes and bounds as follows:

BEGINNING at a point lying in the South boundary line of said Lot 9, and said point of beginning being located N 87°39'00" W 112.48 feet from a ½" iron rod found at the Southeast corner of said Lot 9;

THENCE N 87° 39' 00" W 10.02 feet, along South boundary line of said Lot 9, to a point at the Southwest corner of Lot 9;

THENCE N 00° 57' 46" W 68.00 feet, along the West boundary line of said Lot 9, to a point at the Northwest corner of Lot 9;

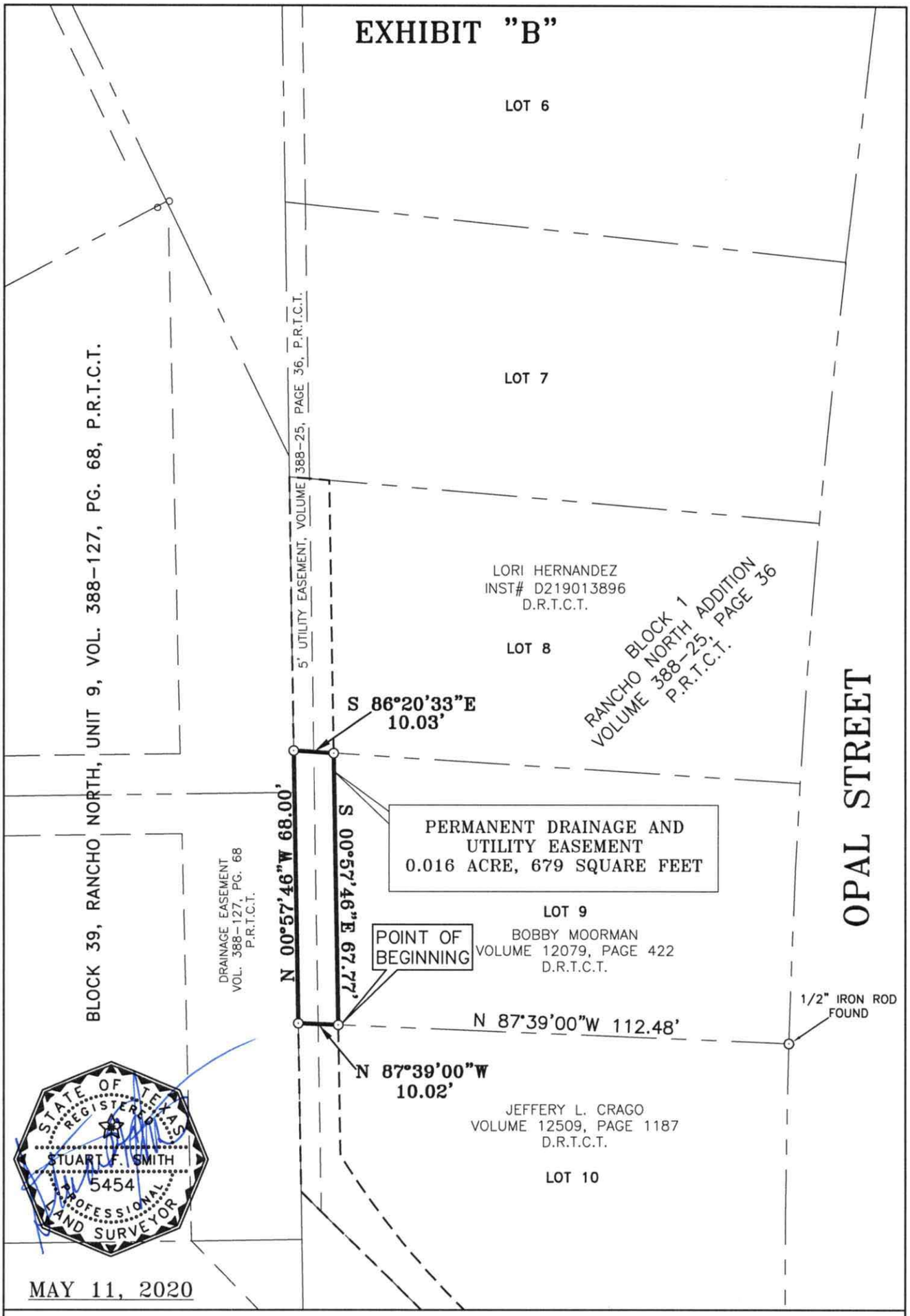
THENCE S 86° 20' 33" E 10.03 feet, along the North boundary line of said Lot 9, to a point;

THENCE S 00° 57' 46" E 67.77 feet, along a line 10 feet East of and parallel to the West boundary line of Lot 9, to the POINT OF BEGINNING containing 0.016 acre (679 square feet) of land.



May 11, 2020

EXHIBIT "B"



MAY 11, 2020

TARRANT COUNTY, TEXAS
SAGINAW EAST CEMENT CREEK

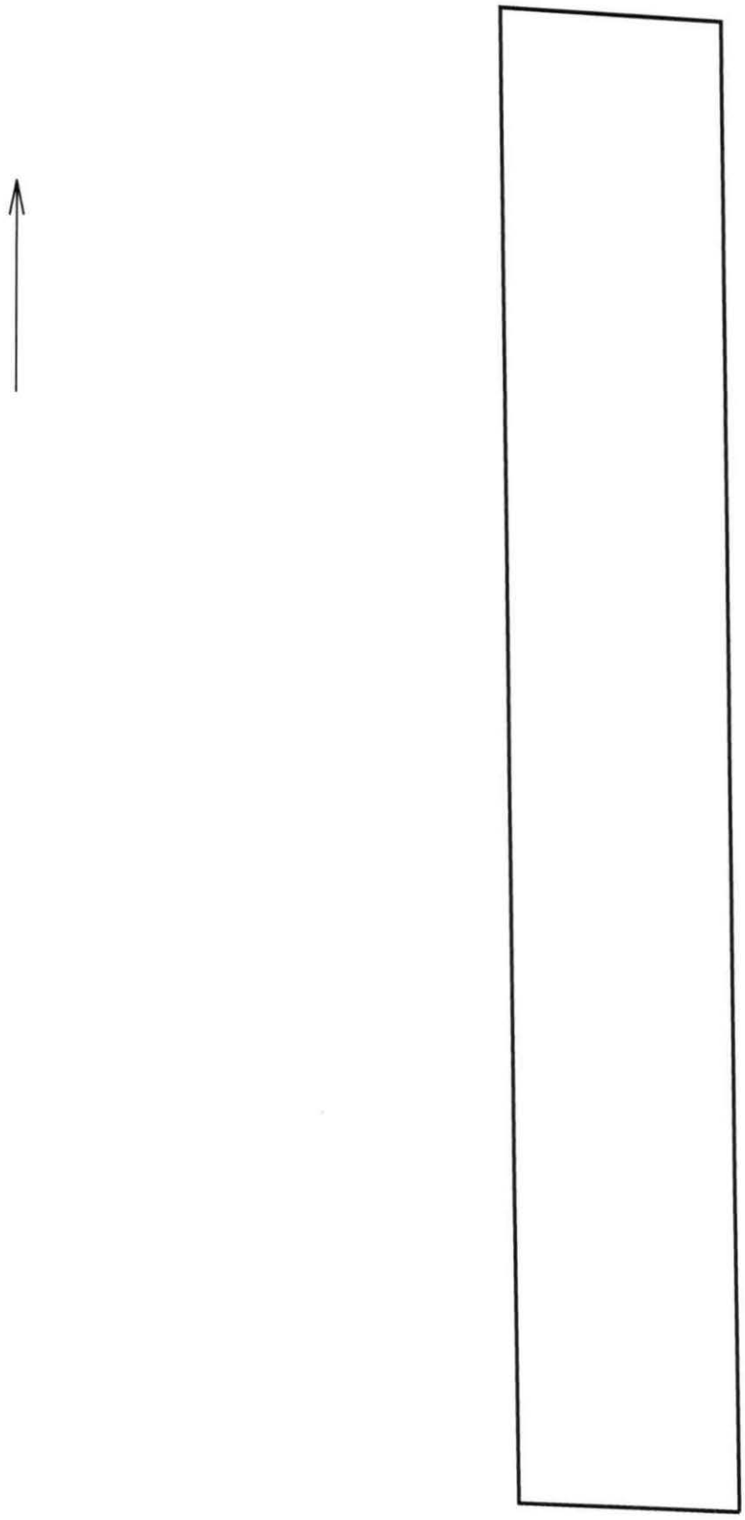
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

PERMANENT DRAINAGE AND UTILITY EASEMENT
0.016 ACRE OF LAND
LOCATED IN
LOT 9, BLOCK 1
RANCHO NORTH ADDITION
SAGINAW, TARRANT COUNTY, TEXAS

NORTH

SCALE 1"=30'

G:CHAD/SAGINAW EAST CEMENT CREEK.dwg



	5/13/2020
Scale: 1 inch= 8 feet	File: LOT 9 RANCHO NORTH.ndp

Tract 1: 0.0156 Acres (679 Sq. Feet), Closure: s80.2501e 0.01 ft. (1/26185), Perimeter=156 ft.

01 n87.3900w 10.02
02 n00.5746w 68.00
03 s86.2033e 10.03
04 s00.5746e 67.77

Real Estate Appraisal

Permanent Easement Taking
Drainage and Utility Easement
at 308 Opal Street
Saginaw, Texas

Lot 9 Block 1 Rancho North Addition
City of Saginaw
Tarrant County Texas

Owners:

Bobby Moorman
Anita Moorman

For:
Rick Trice P.E.
Director of Public Works & Community Development
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

By:
Tom Kyser, Appraiser
1412 Texas Street
Fort Worth, Texas 76102
(817)332-4428

TOM KYSER, APPRAISER
1412 TEXAS STREET
FORT WORTH, TEXAS 76102
(817) 332-4428

July 29, 2020

Rick Trice, P.E.
Director of Public Works and Community Development
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

Subject: Compensation due for a drainage and utility easement. The taking is located on west side of property at 308 Opal Street, Saginaw, Texas (Lot 9 Block 1 Rancho North Addition, Saginaw, Tarrant County)

Dear Mr. Trice,

As requested, I have completed the following appraisal on the above referenced property. Compensation is based on a value of the taking as part of the whole property. The taking parcel is too small and too narrow to be considered as a separate economic unit in this market area. This methodology is used to comply with state law regarding eminent domain acquisitions. The property is appraised as "land only" with an allocation for the improvements within the permanent taking area. Compensation and methodology are further explained in the *Scope* section of this report. Compensation is estimated at the following amount.

********** *$5,200.00*********

The property was valued as of the date of inspection, July 29, 2020. No title report or environmental study was furnished to appraiser. Normal utility easements, only, were assumed unless indicated in the report. Value estimates and conclusions are subject to the Special Conditions, Assumptions and Limiting Conditions, Certification, and Disclaimer, in this report. In my opinion, this report has been completed in accord with the Uniform Standards of Professional Appraisal Practice (USPAP).

Sincerely,



Tom Kyser, SRA MAI

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SPECIAL CONDITIONS OF VALUE

1. The easement taking were valued as part of the whole property which is considered the "larger parcel" which is a legal term that denotes a typical economic unit in this market area. This was done to comply with state law regarding eminent domain acquisitions and is the basis for compensation in this report. Methodology is further explained in the *Scope* section of this report. *Property value and compensation are based on "land value" only. The fencing on the rear of the site (along the new easement) will be replaced by the City or its contractor after completion of construction. In addition, the easement area will be re-sodded with grass by the contractor and affected fencing between the properties will be repaired or replaced. Site improvement values within the proposed area will also be included in the compensation. No major improvements are affected by the taking.*

2. Persons with an interest in this property are advised to contact the U.S. Army Corps of Engineers concerning any potential wetlands and possible use restrictions. This information is not generally readily available to appraisers. This property is assumed to be unaffected by the existence of any endangered species that would create limitations on property utilization and or have an adverse effect on value. Appraiser was furnished no such information and is unaware of any such existence.

3. Valuation of the whole property is of the surface estate and no mineral interests are considered. City of Saginaw does not intend to purchase or affect any mineral interest potential of the subject whole property or taking area.

4. Data furnished by landowner, client or third parties regarding such issues as conditions, features or characteristics of the subject property, sales data and market area of the subject property are assumed to be accurate and were relied upon in the completion of this report.

5. This report is subject to special hypothetical conditions and assumptions which include the provisions of the laws of the State of Texas regarding eminent domain acquisition. These laws provide for hypothetical conditions such as not considering any project influence in the value of the whole property or acquisition parcel and valuing any remainder value, as if the public project has been completed. Certain factors of value are not considered in a remainder valuation if they are considered "non-compensable" by State law. This type of appraisal is done in compliance with USPAP, under jurisdictional exception.

6. Value estimates and conclusions herein assume no tax rollback liability to current owner and no future special assessments, future platting fees or impact fees were considered in the estimate of compensation.

7. All affected utilities including any pipelines (if any) will be relocated as necessary at no expense to the landowner.

8. Size of the whole property was based on the area estimated by Tarrant Appraisal District

The above represent hypothetical conditions or extraordinary assumptions and values could be different if these were not considered.

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished is assumed to be correct. I, and collectively we as may be applicable hereafter, assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good.

The property is appraised on the basis of fee simple title conveyance to the purchaser and full cash payment being received by the seller. It is recognized; however, that purchaser will likely take advantage of the maximum available financing, and effects of such financing on the probable selling price have been considered.

I do not assume any responsibility for the condition of the property or the correction of any defects now existing or that may develop in the future.

Sketches in this report are to assist the reader in visualizing the property. I have made no survey of the property and assume no liability in connection with such matters.

I believe the information contained in this report which was furnished by others to be reliable but assume no responsibility for its accuracy.

The appraisal of this property has been made assuming responsible ownership and management, and if applicable, aggressive marketing effort.

Possession of this report or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without written consent of the appraiser.

One or more of the signatories of this appraisal report is a member or candidate of the Appraisal Institute. The bylaws and regulations of this organization require that each member or candidate control the use and distribution of each appraisal report signed by the member or candidate. Therefore, except as provided hereinafter, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this report. This particularly includes valuation conclusions, identity of appraiser, or the firm with which he is connected.

I am prepared but not required to give testimony or submit to attendance in court by reason of this appraisal with reference to the property in question, unless prior additional arrangements are made.

If applicable, the distribution of total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and is invalid if so used.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

Unless noted otherwise in this report, subject property is assumed to be clear of soil contamination, from sources within or without the property. Improvements are also assumed clear of environmental contamination and hazardous materials, including asbestos. This property is also assumed clear of any wetlands restrictions as might be imposed by the U.S. Army Corps of Engineers. Wetlands are not always confined to low areas, and wetland information is generally not immediately available to appraisers. The property is also assumed to be free of any adverse restrictions created by endangered species. No such information was made known to appraiser.

Appraisal is of real property only, and does not include any increments for business value, going concern value, leasehold or leased fee values, good will, value in use, or any personal property values.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

See previous Special Conditions.

DISCLAIMER

All users of this report are hereby advised that appraiser(s) is not a qualified inspector of such items as pest/termite damage or infestation, soil and subsoil conditions, soil contamination, drainage, foundations, structures, plumbing systems, electrical systems, septic tanks and lateral systems, appliances, electrical or electronic equipment, mechanical equipment, roofs, swimming pools and related equipment, wells, or the presence of potentially hazardous materials such as radon, asbestos, urea formaldehyde or lead based paint. Unless otherwise stated, all component parts are assumed to be serviceable and appraiser(s) assumes no liability for their adequacy or proper function. Potentially hazardous substances or conditions, unless otherwise noted, are assumed not to be present within or without the property limits. Persons with an interest in the property are advised to investigate such items to their own satisfaction, and the assistance of qualified experts in such matters is recommended. Due to normal building tolerances, dimensions of the improvements may have been "squared" in order to calculate building or living area. In most areas, new, and in some cases older, improvements are required to have smoke/fire detection devices, and appraiser(s) assumes and recommends compliance with such requirements. If a private water system, water well or private sewage or septic system are utilized with the property, their compliance with all applicable health codes is assumed, including plugging of abandoned wells. This property is assumed to comply with legislation requiring security devices (door locks, window latches, etc.).

Unless noted otherwise in this report, subject property is assumed to be clear of environmental contamination, from sources within or without the property. Users of this report are advised that appraiser has been furnished no environmental report of any type. Appraiser is not a qualified environmental expert. Persons with an interest in this property are advised to investigate environmental concerns, using qualified personnel.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

This property is assumed to be unaffected by the existence of any endangered species or wetlands that would create limitations on property utilization and or have an effect on value. Appraiser was furnished no such information and is unaware of any such existence.

SCOPE OF APPRAISAL

The subject whole property site has 9,173 square feet of area according to Tarrant County Appraisal District and is located at 308 Opal Street in Saginaw. This area is assumed to be accurate. The property has 65 feet of frontage on Opal Street and extends 122+ feet to the west. The shape of the site is generally rectangular. The rear of the site follows the creek and existing drainage easement and is 68 feet wide. The site is improved with a house, garage and related improvements outside of the taking area. The improvements within the taking area include, a 120 square foot wood storage building with a 115 square foot concrete patio, 230 square foot of wood decking with an adjoining 32 square foot brick inlay. Landscaping included small shrubbery and plantings. (Native trees and plant growth are considered in the land value, per state law). Personal property includes bird bath and bird houses as well as any tools or equipment and are not included in this valuation. Most storage buildings are considered personal property, but age and construction of this building indicate that it is real estate.

The taking is a permanent easement acquisition that measures 10.03 feet on north and 10.02 on the south. The city will replace the lawn inside the new drainage easement wall with sod over a retention pad to insure new growth. The rear fence will be replaced with a new fence along the rear of the site at the top of the proposed easement, by the city's contractor. The main improvements on the property are well removed from the takings and will be unaffected. The whole property and taking will be valued, therefore, as "land only" with addition of the improvements in the taking area. The taking is too small and too narrow to be considered as economic unit in this market area so value of the area will be based on the unit value of the whole property. This type of valuation is done in order to comply with state law regarding eminent domain acquisitions. Surveys of the proposed takings and the survey of the whole property are included in the Addenda of this report.

The taking was first physically inspected to determine nature and type of property. The property owner was contacted, and the owner was present at the property inspection. Other sources of property information may include property owner, plans, specifications, public records, city offices, county offices, FEMA flood hazard maps, Texas Department of Transportation (TxDOT), appraisal district and tax offices. Market data sources may include multiple listing services, other appraisers, brokers, buyers, lenders, appraisers' own files, and various data services. Area description data was mostly from city offices, county offices, chambers of commerce, and North Texas Council of Governments.

Appraiser applied the sales comparison approach to value the whole property site. Comparable sales were used in a direct comparison to the site to estimate the value of the property as of the date of taking. This approach is the most common technique used in land appraising. The use of other approaches was not judged realistic for the type property involved. Value of the easement taking and the remainder are discussed further in the respective sections of this report.

Kim Hartt provided research and writing assistance in the completion of this report.

CERTIFICATION

I (and "we", as applicable) certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. This assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and with the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.

I have not performed an appraisal or any other real estate service regarding this property within three years prior to the acceptance of this assignment. I have made a personal inspection of the property that is the subject of this report.

Kim Hartt provided significant real property appraisal assistance to the person signing this report.

As of the date of this report, appraiser has completed the continuing education requirements of the Appraisal Institute.

My analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the rules of the Texas Real Estate Commission, and the Texas Appraiser Licensing and Certification Board; and I am certified by the Texas Appraiser Licensing and Certification Board as General Real Estate Appraiser, Certificate Number TX-1320755-G.



Tom Kyser, SRA MAI

APPRAISAL REPORT

This appraisal report is intended to comply with reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an "Appraisal Report" As such, it presents information for the assumptions, hypothetical conditions, limiting conditions, information analyzed, appraisal procedures followed, and the reasoning and analyses that were used in the appraisal process to develop opinions, conclusions, and estimates of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

PROPERTY RIGHTS APPRAISED

Surface estate (land) was valued in fee simple. Fee simple title is the highest form of land ownership subject only to police powers and escheat.

Permanent easement rights are typically needed for a specific and limited use and reflect a partial interest in the property. Permanent easements restrict the use of the easement area and allow the permitted use to the easement holder. Landowner retains the property and all remaining rights of ownership.

DEFINITION OF VALUE

Market value is defined by the State of Texas as follows:

"Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

PURPOSE/USE/USER OF APPRAISAL

Purpose of this appraisal is to estimate market value, as defined herein, as of the date specified, of a whole property and compensation due the owner for a permanent drainage and utility easement on that property. Use of the appraisal is to assist client, City of Saginaw, in acquisition of the easement rights in the specified area. Client, City of Saginaw, ordered this appraisal and is the intended user of this report.

TITLE AND SURVEY DATA

Appraiser was furnished with no whole property title report. The property has been appraised assuming good and transferable title, and the absence of any adverse easements whether above or below surface. Normal easements, only, were assumed, unless otherwise noted in the report (see Property Description). Survey of the whole property site was used for the area of the whole property. Client supplied the details and survey of the proposed easement.

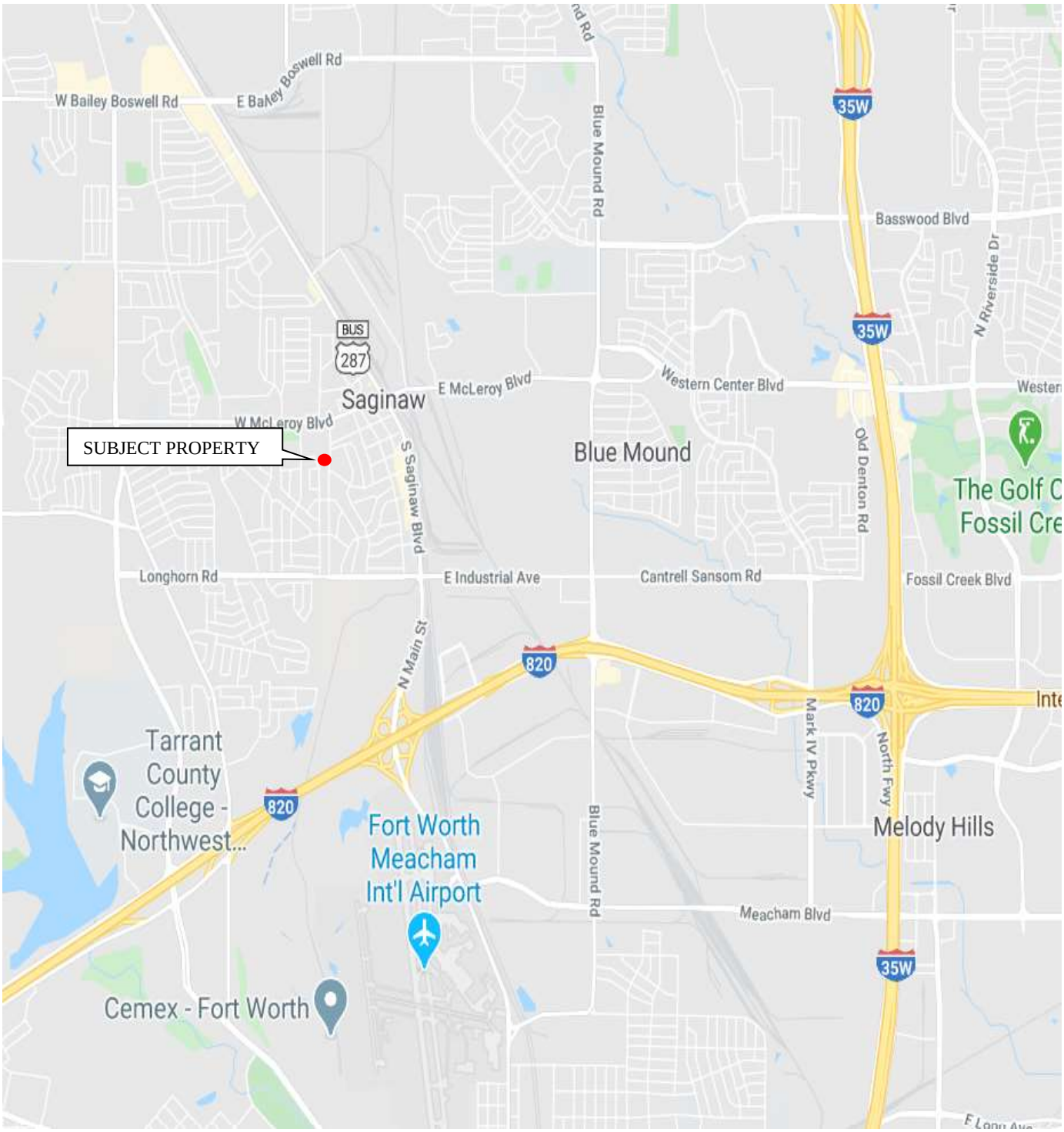
LOCATION

Subject property is located on the west side of Opal Street at W. Southern Avenue. Street address is 308 Opal Street, Saginaw, Texas.

LEGAL DESCRIPTION AND PROPERTY IDENTIFICATION

The whole property is legally described as Lot 9, Block 1, Rancho North Addition to Saginaw, Texas.

LOCATION MAP



OWNERSHIP/SALES HISTORY

Subject property is owned by Bobby and Anita Moorman and has been since 1995. No purchase price or other data could be obtained in the normal course of business from any source. Property is not currently offered for sale, optioned or under contract.

OWNER CONTACT/PROPERTY INSPECTION

Appraiser contacted the owner by phone and requested an on-site inspection of the property. Property was inspected on July 29, 2020. Mr. Moorman was present at the property inspection.

EFFECTIVE DATES

All photographs of subject property were taken on July 29, 2020 which is the date of inspection and the effective date of value. The date of this report is also July 29, 2020.

LEASES

No leases were furnished to appraiser and none are known to exist on the site.

AREA AND NEIGHBORHOOD DESCRIPTION

Subject property is located in Saginaw, Texas. Saginaw is a small city in north Tarrant County, Texas and a suburb of Fort Worth. The close proximity to DFW Airport and other work centers in Fort Worth and Tarrant County are major economic influences of the city of Saginaw.

Saginaw is a small bedroom community that has a population of approximately 25,000 persons. Many of these residents commute daily to areas within the DFW to places of employment. Saginaw's top employer in the city is the local School district, Eagle Mountain-Saginaw I.S.D. It also has 2 major railroad lines, Union Pacific and BNSF running through the city. Saginaw is known for its "Train & Grain" heritage and claims it as the motto due to the railroads and two large flour mills located in the city limits.

According to local data sources the population density of Saginaw is 2,900 people per square mile. There were 7,315 housing units. The median household income is $75,617 and approximately 4% of the population was below the poverty line. The total land area of the city is 7.5 square miles. Major roadway through the city is Saginaw Main Street (Bus. U.S.287). Interstate 820 is the southern boundary and another major link to other parts of the metro-area. Even with the local employment, the City of Saginaw remains a "bedroom community" and is largely dependent on Fort Worth and Tarrant County.

Fort Worth is located in north central Texas, about 80 miles south of the Oklahoma border, and 30 miles east of Dallas. It began as a frontier military post in the mid-1800s, became a major livestock center, has since developed into a large city with a diverse economy, and is the county seat of Tarrant County.

City population ranges around 900,000. The county, including cities such as Arlington, Hurst, Euless, Bedford, Richland Hills, North Richland Hills, Haltom City, Keller, Benbrook, White Settlement and several others, approaches 1,850,000. Fort Worth operates under an elected mayor-council system, which appoints a city manager as chief administrative official. County government consists of an elected commissioners' court (4 precinct commissioners plus a county judge) presided over by the judge.

Fort Worth offers typical large city services. There is a city water and sewer department, public transportation, police department, fire department, library system, and trash collection. Electricity, telephone, cable television, and natural gas are supplied by private utilities. The city has zoning ordinances and building codes. Less visible is a large administrative staff that deals in areas of real estate planning and development, real property management, engineering, legal, various welfare programs, public health, parks and recreation, personnel, finance, etc. Taxes and fees have generally increased during the past several years. Transportation facilities, to serve business and individual, are considered adequate. The Dallas-Fort Worth airport is supplemented by several small airports. Rail is available in many areas. Private transportation and express companies are well distributed. Three interstate highways (IH20, IH30, IH35W) serve the city, as well as numerous state and federal highways. Several of these major roads have been recently expanded, with more planned.

The county provides police protection (sheriff's department) and road maintenance in unincorporated areas. They do not provide utility services. There is a county managed public hospital. Other county functions include maintenance of public records, court system, jail operations, some welfare administration, and tax collection.

Development in Fort Worth spread from the central business district in most directions not having physical limitations. Old neighborhoods, both residential and otherwise, generally have inner city locations. During the past 20 years, most but certainly not all growth has been to the north, west and southwest. Growth to the extreme west is limited by a few large landowners with no motivation to sell. The far east side has physical factors, in the form of flood plain from several streams, which hinder expansion. The abutment of other cities, many of which have had rapid growth themselves, limits Fort Worth development.

Many individuals relocating here from other large cities feel a small-town atmosphere exists. Over the years, the city has managed to attract or retain many large business residents. Employees are satisfied that this is a desirable city in which to live. There are adequate restaurants. Shopping is convenient to most neighborhoods and consists of several large malls and various neighborhood centers. Just west of the downtown business district is a cultural district that includes a science museum and three art museums, and two live theaters. Nearby is a city owned zoo and botanical garden. Two convention centers are located in or near the business district. Major league football, basketball, and baseball teams play in Dallas and Arlington. Fort Worth is proud of its western heritage and annually hosts the Southwestern Exposition and Fat Stock Show. The old stockyards area in north Fort Worth has been restored and has become a significant tourist attraction.

Outdoor recreation is available from public parks interspersed around the city, public golf courses, several private country clubs, and about eight nearby lakes. Amusement parks are located in Arlington.

Public education is provided by the Fort Worth Independent School District and numerous other districts. School districts do not follow city jurisdictional lines and there is considerable overlap. Several private schools, some church affiliated, are available, and charge tuition. A county junior college system has three campuses located around the city. Texas Christian University, Southwestern Baptist Theological Seminary, Texas Wesleyan University, and Texas College of Osteopathic Medicine are located in Fort Worth. The University of Texas at Arlington and University of North Texas (Denton) are within easy commuting distance. Both are large, state supported colleges. Other private and public colleges are located in Dallas. School taxes have shown steady increases.

In the near south side of the city is an extensive medical district. There are about five large hospitals, including a specialized children's unit. Physicians are available to deal with most health problems. This district is used extensively by residents of nearby counties. Nursing and retirement facilities are available to suit a range of income levels.

The economic base of the city is varied. Fort Worth, in its early years, had an agricultural economy. It became a major meat packing and livestock trading center and was home to national packing companies (Swift, Armour, etc.). It was also a farming center and several grain storage facilities still exist. Beginning about World War II, the economy began to move away from agriculture. Major sources of employment are now diverse. In and around Fort Worth, defense related industry had

significant growth. These employers included Lockheed Martin, Bell Helicopter, and Carswell Joint Reserve Base. Industrial districts of various sizes are located around the city, but principal industrial centers are in north and south Fort Worth. Employers range from small local concerns to major, national corporations. Their products range from warehousing/distribution through heavy manufacturing of such goods as railcars and oil well equipment.

After the war, Fort Worth served as district or regional headquarters for several major oil companies and was also the home for many independents. Oil and gas activity generally increased up until the mid-1980's, after which it sharply declined. A large part of the "energy employed" have relocated into other fields. Recent increases in petroleum prices are reversing these growth trends but most regional and other headquarters of these companies are not likely to move to Tarrant County again.

Government is a large employer in Fort Worth. Many federal agencies are housed in the downtown Fritz Lanham Federal Center. District offices are maintained by the Internal Revenue Service, U.S. Army Corps of Engineers, Department of Agriculture, Commerce Department, General Services Administration, and Housing and Urban Development. These districts may administer a multi-state area. Numerous other bureaus also office here. The federal courthouse is the location of the north Texas federal court system, as well as the Justice Department and other legal and law enforcement entities. The Federal Aviation Administration has offices in north Fort Worth. In south Fort Worth, a large supply and storage depot is used by several government departments. In addition to city and county government, the state is also a significant employer. The Texas Department of Transportation maintains a multi-county district headquarters.

Private sector employment is diverse, ranging from small, locally owned businesses to major corporations. Well known companies include Miller Brewing, Tandy Corporation, American Airlines, Burlington Northern Railroad, General Motors (in Arlington), and the above defense contractors. Other large firms are Trinity Industries, American Manufacturing, Halliburton, Harbison Fischer, and Alcon Laboratories.

According to Texas Real Estate Research at Texas A and M University the residential real estate market in Fort Worth and surrounding markets leveled off in 2011-2012. This is in spite of the rapid growth of Fort Worth (40%) and Tarrant County (20%) in the last 15 years. Average home sales prices had leveled at $135,000 which is slightly higher than in 2000. Recently the residential market has started to improve with signs of growth in 2013 through 2018. Some leveling has recently been reported but most brokers indicate that this is due to diminished supply. Multi-family has faired well in the Fort Worth market area. Multi-family stands at near 95% occupancy with rental rates averaging at $.89/sf. Over 500,000 units have been built in north Texas since 2000. Office has been a slow market item for a number of years due to over-building is past years and changes in the nature of office work in general. Over-all vacancy is at 12%. Class “C” space, the largest grouping, is near 15%. Retail has improved since the downturn in late 2008. 1.5 million square feet in now occupied but there is still 10% vacancy. All expect retail growth to be level to increasing and generally in line with residential and multi-family growth levels since most retail is neighborhood service related. Industrial is also slow. Little industrial absorption has occurred in the last few years with only 50,000 square feet absorbed in the entire market area. Most of this is build-to suit and not spec space. Vacancy is at or near 10% in most sectors although this has to be factored with the slow industrial growth in the last 15 years. Limited sales of industrial lots have been found in research of the general market area and immediate area of the

subject as well. Industrial parks report similar slow growth. Sectors of lower land costs and owner-occupied properties in mixed use areas make up most of the recent growth according to brokers and developers.

The most significant commercial development of the general area was the development of Alliance Airport in 1988 and the ensuing development of Alliance Texas, a 17,000-acre, master planned development that includes office, manufacturing, distribution, industrial and commercial development. The airport is an industrial airport that operates on a full-time basis. In 1995, the Burlington Northern Santa Fe Railroad Company (BNSF) headquarters move into the area. Other developments in the area include Alliance Commerce Center, Alliance Advance Technology Center. Both centers have a large number of high-tech companies ranging from aerospace related companies to government entities such as FAA and City of Fort Worth facilities. The United States Bureau of Engraving and Printing has a mint facility located at 9000 Blue Mound Road.

Other development in the north sector includes the BNSF Intermodal Facility that was developed and covers 735 acres of land. Many related companies have warehouses in and near the area to utilize the facility including J.C. Penney, Fed Ex, Maytag and others. Alliance Crossing is a 170-acre retail and mixed-use development center developed recently. Alliance Town Center is another retail center recently completed. Kroger, J.C. Penney and Best Buy anchor this center. Other mixed-use developments include Presidio Towne Crossing which is developed with multi-family, retail and restaurants. Other than the largest developments, many smaller centers and users have developed around the expanding residential base that has grown since the 1990's.

The outlook is somewhat positive for the foreseeable future even with the recent slowdown caused by the corona pandemic. The expectation is still that the slow economic outlook will be temporary especially considering the expected growth of the city and county. Tarrant County and Fort Worth have recorded substantial growth in the last few years and most expect this growth to continue even though sales volumes have obviously slowed. Median price ranges of all types of properties have increased including entry-level housing.

The attached chart indicates the growth in the recent past of all property types in the north Tarrant County area and Saginaw.

Historic Sales Prices -Saginaw/N. Tarrant Co.

(All Property Types)

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PROPERTY DESCRIPTION (SITE)

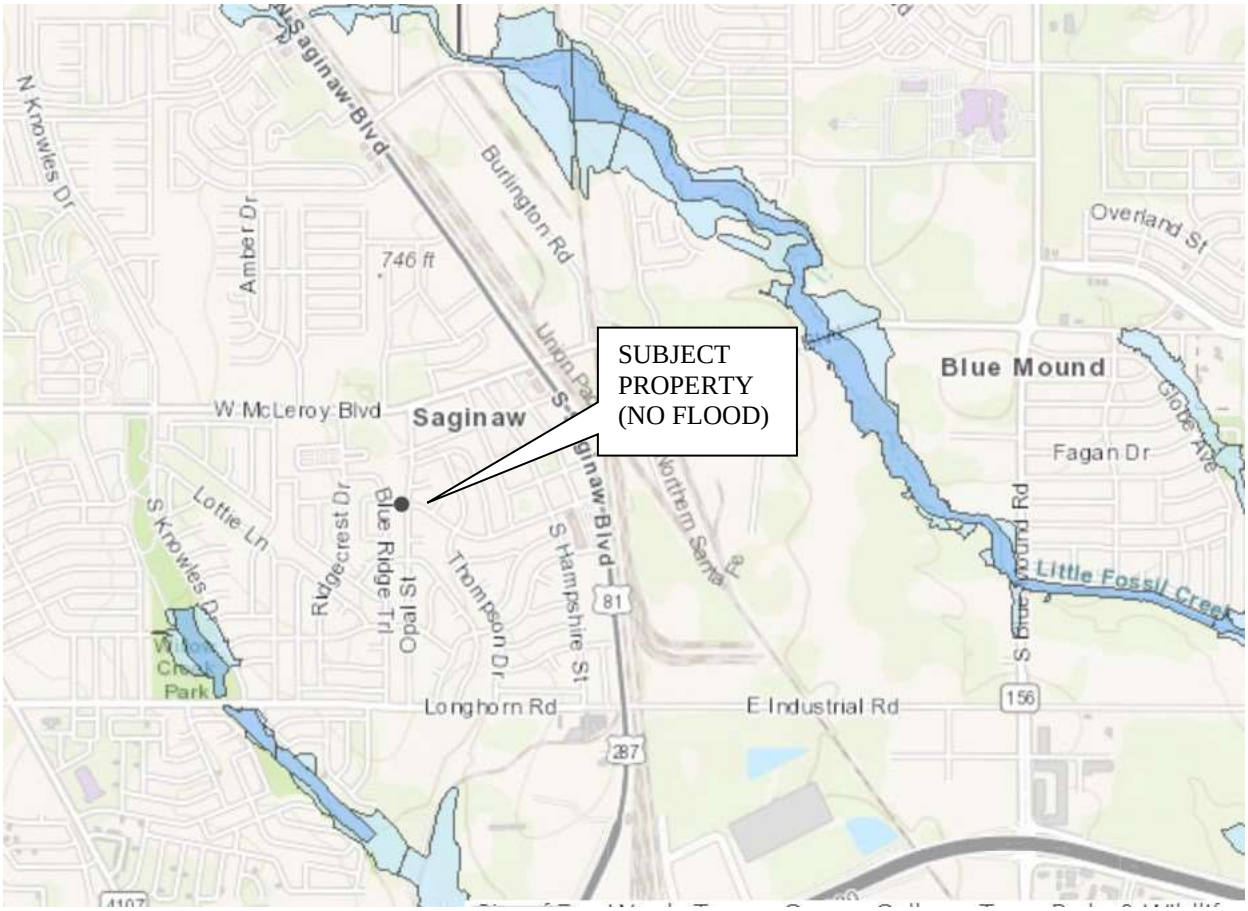
The subject whole property site is located at 308 Opal Street in Saginaw. The lot sits at the east side of a city drainage channel and easement that extends at the rear of the property on the west side. According to a filed plat of the property furnished by the client, the site has 65 feet of frontage along the west side of Opal Street. It is approximately 122+ feet deep. The site has generally rectangular shape. The total area of the site based on Tarrant County Appraisal District measurement of 9,173 square feet. The property is mostly level with sloping toward the existing drainage easement at the rear of the site. The site has no flood terrain per F.E.M.A. maps and is zoned "SF-2" Residential. The zoning allows for single-family sites that are restricted to a minimum of 7,200 square feet. Site has all utilities at the property.

The proposed drainage/utility easement is a small land tract that would not have utility as a separate unit so its optimum value would be as part of the whole property. Valuation of the proposed easement is discussed in the Part Taken section of this report. This methodology is required to comply with state law regarding eminent domain acquisitions. Area of the proposed easement is 679 square feet.

The major improvements are not affected by this taking but the value of the landscaping, wood decking, storage building and patio that are included in the proposed taking area, are included in the compensation. The site improvements that are affected will be estimated using cost analysis. Fencing along the rear will be replaced by the city or its contractor and easement area inside the fencing will be re-sodded with native grass.

See following flood hazard map and photos for description. Plats and surveys are included in the Addenda of this report.

FLOOD MAP


SUBJECT PROPERTY (NO FLOOD)
Saginaw
Blue Mound
W McLeroy Blvd
Burlington Rd
Overland St
Fagan Dr
Longhorn Rd
E Industrial Rd
Little Fossil Creek
746 ft
N

PHOTOGRAPHS



1. View of whole property from Opal street looking west.



2. Rear view of property looking southeast from existing easement.

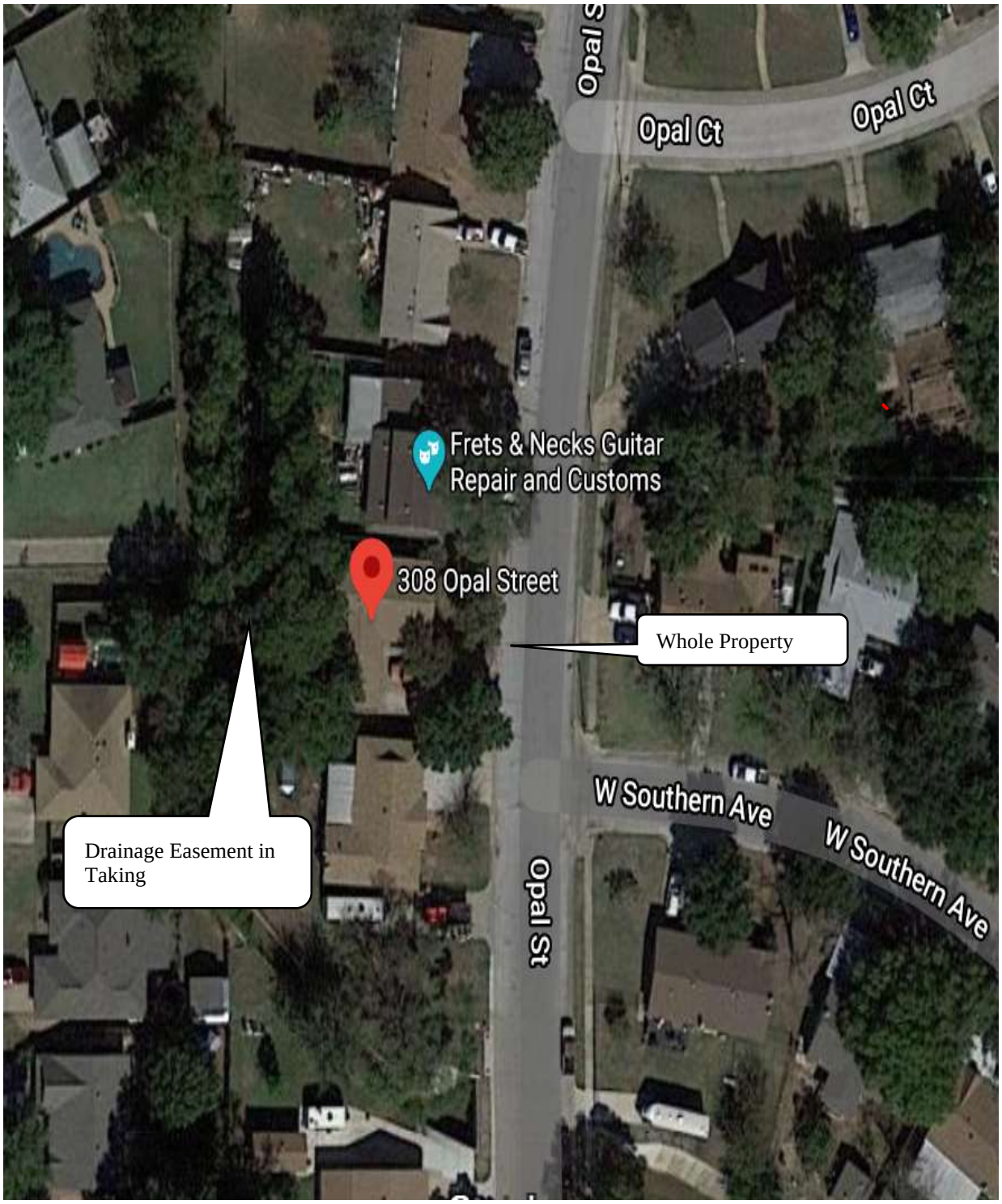


3. View of taking area from north end of the site



4. View of taking area from northwest side of property looking southeast along existing drainage easement.

AERIAL PHOTO



HIGHEST AND BEST USE

Highest and best use is that program of utilization that results in the highest present value. Any such use should be legal, physically possible, economically feasible, likely to occur and of maximum productivity. The concept applies both to unimproved land and improved property. Land is always valued as if unimproved and ready to be put to its highest and best use. Improvement value is measured by its contribution to the whole.

Physically, the subject property is a typical residential site with an existing drainage easement on the west of the property. There are no flood issues on the property and the site is level and slopes at edge to the drainage/utility easement. The property has all utilities at the site. Soil types are conducive for development based on the surrounding properties.

Legally the site is zoned "R-2", a zoning that allows medium density, single family uses. No deed restrictions were found that would negatively affect the residential use of the site. The site is impacted by typical utility easements and the existing drainage easement at the rear of the property.

Feasibly, the market supports active growth and new development in the city and sales of existing homes continue even with the recent slowdown caused by the pandemic. Alternative uses for the site are unrealistic and most would be precluded by the zoning. The highest and best use of the site and the most likely use would be as a residential site consistent with the current zoning.

The improved property is not valued in this report but improvements appear to contribute to the value of the site and, as such, reflect the highest and best use of the property as improved.

VALUATION

Normal approaches to value are the cost, market data or sales comparison, and income approaches. Land is typically valued from market data, where other sales of land tracts are compared to a subject, differences are recognized, and the sales reconciled into a value estimate. This approach is also applicable to improved properties. The cost approach employs replacement costs of improvements, from which are deducted accrued depreciation. Land value and net improvement values are added for a value estimate from the cost approach. The income approach is an investor technique, where net income from real estate is derived, then capitalized or processed under discounted cash flow methods, to arrive at a value indication. In this report, the income approach was not used, and land was valued from sales comparisons and market data. Improvements within the proposed easement area were valued by cost analysis. No other approaches were considered necessary.

EXPOSURE TIME

Marketing time is the prospective length of time during which a sale may occur, after the date of value. Exposure time is the retrospective time during which a property would have been on the market to sell at the estimated value, at the date of value. Marketing time is a future projection, while exposure time occurs prior to date of value. The exposure time for the subject property is based on the marketing times of sales, and information from brokers, market participants (buyers, sellers), and statistical data. This data is expected to reflect the impact of supply and demand, general and local economic factors, and considerations for the future that would have affected price decisions at the date of value. In appraiser's opinion, this data would support an exposure time projection for the subject of approximately one year or less. Subject was valued as if it had been exposed on the market for such a time

LAND VALUATION

Land is generally valued by market data comparisons. At any point in time, the availability of current, similar sales is limited in a specific market area. The following sales were used to estimate value of subject whole property site. Some may vary considerably in time, location, and physical features. Details about these sales are included on the following pages.

LAND SALE 1



Grantor:	Serene Alliance, LLC
Grantee:	Elwasella M. Hamdoun
Date of Sale:	7/9/20
Location:	356 Marble Creek Drive Ft. Worth
Recording:	D220164298 Tarrant County Deed Records
Price:	$7.22/SF
Size:	7,753 square feet/.1780 acres
Legal Description:	Trails of Fossil Creek Phase1, Blk LL, Lot 1, Tarrant County

This property is a slightly irregular corner lot but not adverse. It has 75.84 feet of frontage on the side south side facing Marble Creek drive and 100 feet of frontage on Fossil Springs Drive which is a two-lane entry road into the subdivision. Site is within a group of residential lots in this subdivision that are yet to be improved. The site has all utilities. It is zoned A-5 single family residential. Sale was cash to the seller with no minerals transferring with the sale. This site is in north Tarrant county and within 5 miles of subject property.

LAND SALE 2



Grantor:	Anthony and Lee Ann Burdock, Trustee of Estate
Grantee:	Carolina Salgado
Date of Sale:	6/27/18
Location:	524 Greenvale Court, Saginaw
Recording:	D218165901 Tarrant County Deed Records
Price:	$5.32/sf
Size:	.2180 acres / 9,497 SF
Legal Description:	Commons at Willow Creek Block 2 Lot 33

This property is a cul-de-sac lot with 44.02 ft of frontage to Greenvale Ct. It is 115 ft. deep. The owner bought the lot with intention to build. Zoning was "SF-4" ,Single Family Residential. No minerals were included in the sale. This area is not within a flood zone. Sale was cash to the seller.

LAND SALE 3



Grantor:	Chris Intharansy and Dawn Phim
Grantee:	James Hernandez
Date of Sale:	8/05/19
Location:	7313 Gillis Johnson Street, Ft. Worth
Recording:	D219173619 Tarrant County Deed Records
Price:	$3.65/SF
Size:	14,525 SF
Legal Description:	Lake Crest Estates Unit 2 Lot 25 Block C

This property was vacant land on Gillis Johnson Street. Buyer plans to plat the site for development. It was bought with the intention to improve but was still vacant at time of report. The property had approximately 69.7 feet of frontage along Gillis Johnson Street. It is rectangular and approximately 208.4 feet deep. The site was zoned "R-1" single family residential and located far north Ft. Worth. The property has all utilities and no flood terrain. Sale involved no minerals and was cash to the seller.

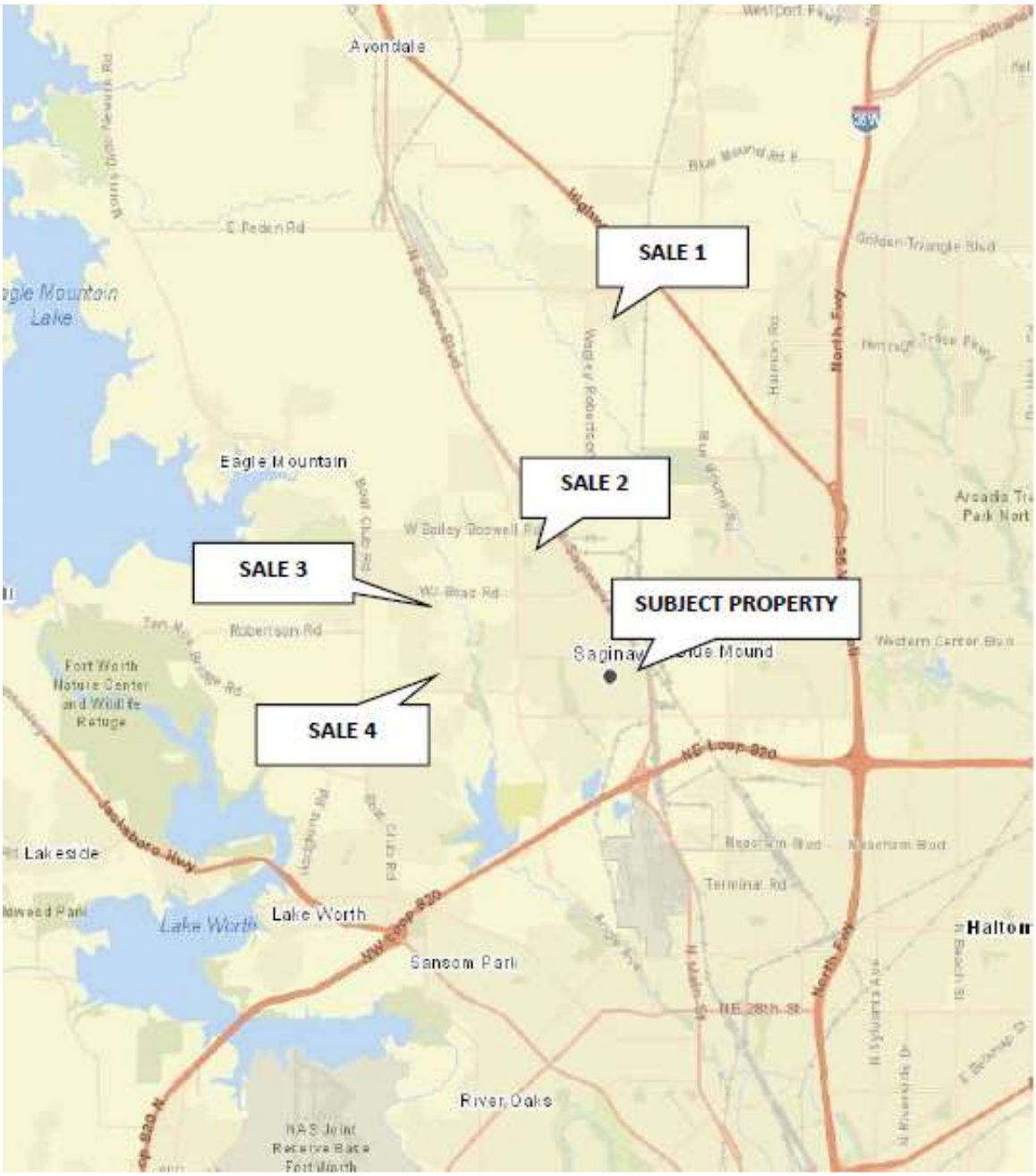
LAND SALE 4



Grantor:	John L. Rodela
Grantee:	Daniel Olmos
Date of Sale:	10/5/18
Location:	6616 Gillis Johnson Street, Ft. Worth
Recording:	D218235313 Tarrant County Deed Records
Price:	$3.91/sf
Size:	12,782 square feet
Legal Description:	Lake Crest Estate Unit 2 Lot 3 Block X

This sale was located on the north side of Gillis Johnson St in a residential subdivision of north Fort Worth. The lot had a few trees with 70 feet of frontage and 208 feet of depth. The buyers intended use was to build a house. The zoning is residential (R-1). The property was not within any flood zone and had all utilities at the site. Sale was cash to the seller.

SALES MAP


SALE 1
SALE 2
SALE 3
SALE 4
SUBJECT PROPERTY
Avondale
Eagle Mountain
Eagle Mountain Lake
Lake Worth
Lakeside
Saginaw
Sansom Park
River Oaks
Fort Worth Nature Center and Wildlife Refuge
NAS Joint Reserve Base Fort Worth
Robertson Rd
W Bailey Boswell Rd
W Risor Rd
Terminal Rd
NE 28th St
Western Center Blvd
Golden Triangle Blvd
Blue Mound Rd
Meacham Blvd
Keller Haslet Rd
Jacksboro Hwy
NE Loop 820
NW Loop 820
North Fwy
I-35W

Comparison of land sales or improved sales in any market area always depends on the amount of data (sales and listings) available for comparison. Comparisons of sales to extract adjustments is the most common method used but pure analysis of differences on that basis requires very similar data and adequate sales volume and most often that similarity and volume do not exist. Other supplemental and reliable techniques include anecdotal information from brokers, buyers and sellers, costs involved in certain remediation issues such as flood land or relocation of tanks or pipelines and catalogued adjustments from the files of the appraiser or other appraisers. All of these methods were considered or used in the analysis of the subject whole site value. The sales used in this analysis were all residential land sites that were generally similar in size and other features. The main factors of difference were location and size. The initial adjustment is typically change in a market or a time adjustment. Residential markets have dramatically improved over the past three years with sales showing measurable increases. The residential land market has been relatively stable for several years, but comparisons could support increases over the last two to three years. An adjustment of approximately 5% per year was used to adjust the sales for the market improvement between 2017 and 2019. Sales from 2019 and 2020 reflect a more stable market and no adjustments were made. Adjustment is based on the year of closing and not monthly. There is still ample land available for all types of uses in this market to offset large increases, but better locations appear to still be in demand.

The first sale was located in north Fort Worth near Saginaw and considered similar in terms of location. The site was similar in physical features, but its size was smaller. Smaller tracts tend to sell at higher unit prices as indicated when comparing this sale to the other sales, so a downward adjustment was made. This is justified based on economy of scale issues. The location was in Tarrant County and located in north Fort Worth.

The second sale was located in a similar location as our subject and was considered similar in size and physical features. The sale was adjusted upward for date of sale since the sale occurred in 2018. This was the only recent sale found in Saginaw.

Sale #3 was the sale of a site bought with the intention to build a home. It is also located in north Fort Worth, but the location was considered inferior based on comparison of the sales. The area is located due west of the Saginaw city limits but has no curbs and guttering and the homes in the area vary from older frame houses to mobile homes.

Sale #4 was the sale of a tract of land bought with the intention to build a home. It is also located in the same neighborhood as Sale #3 and a location adjustment was necessary. The sale also required a time adjustment since the sale occurred in 2018. Other features were similar and no other adjustments were necessary.

The following grid indicates the adjustments made to the sales used.

(Note: Adjustments made sequentially)

Subject	***Sale 1***	***Sale 2***	***Sale 3***	***Sale 4***
Price	*$7.22/sf*	*$5.32/sf*	*$3.65/sf*	*$3.91/sf*
Market/Time (current)	*07/20*	*06/18 +5%*	*08/19*	*10/18 +5%*
Terrain-level (no flood)	*Similar*	*Similar*	*Similar*	*Similar*
Location	*Similar*	*Similar*	*Inferior +45%*	*Inferior +45%*
Size 9,173 sf +/-	*7,753 sf -25%*	*Similar*	*Similar*	*Similar*
Other	*Similar*	*Similar*	*Similar*	*Similar*
Indicated Values	*$5.42/sf*	*$5.59/sf*	*$5.29/sf*	*$5.95/sf*

Adjusted values ranged from $5.29/sf to $5.95/sf. The subject property site is considered supportable and reasonable in the middle of that range of values and estimated at $5.50/sf. or in round figures……..$50,500.

DRAINAGE/UTILITY EASEMENT TAKING

The value of the easement taking is based on the difference between the proposed easement area prior to and after the imposition. The taking is too small and too narrow to have value as a separate economic unit. The permanent easement area is estimated at the same unit price *prior to imposition* as the estimated unit value of the whole property site or $5.50/sf. Total area of the proposed easement is 679 square feet for a total value of $3,735.00

The value of the permanent easement area, after imposition is developed by comparison with sales with and without easements. Losses due to easement imposition tend to range from 40% to 99% based on the amount of restrictions on the affected land after easement imposition. The most restrictive easements such as open drainage easements or petroleum pipeline easements tend to be the most restrictive since virtually no use is available to the owner after imposition. The easement in this case will be an open drainage easement but the portion of the easement that will not be available for any use will be off of the site and the lesser restricted part of the easement will be on the subject property. The owner will be allowed to use the area after imposition for storage buildings, landscaping or fencing but no permanent structures will be allowed. This loss is more similar to a utility line easement than a drainage easement, so the loss is estimated at 50%. The value of the easement area, after imposition can, therefore, be estimated as follows:

679 Square feet x $5.50/sf = $3,735 x .50 = $1,867.50 or in round terms, $1,900.

The improvements in the taking area can be measured using cost analysis, as follows:*

Storage Building:	120 sf. x $13.75/sf	= $1,650.
Concrete Patio:	115 sf x $10/sf	= $1,150.
Wood Deck:	230 sf x $20/sf	=$4,600.
Brick Patio Area:	32 sf x $12/sf	= $ 384.
Landscape:		= $ 400.
Total Cost New:		= $8,184.

The improvements are not new so depreciation has to be deducted to develop a contributory value. The home was built in 1963 but some of the improvements were added since that time including the improvements within the easement area. Assuming an effective age of 30 years and a remaining life of 20 years, a percentage of 60% can be estimated. Discounting the total cost new by 60% indicates a contributory value of the improvements $3,273 or in round terms, $3,300.

Adding the improvement contribution to the permanent easement value of $1,900 indicates a final value of the easement imposition of $5,200.

**(Cost Source: Marshall and Swift Valuation Service)*

REMAINDER AND DAMAGES

The remainder, after the easement imposition will be the same area as the whole property site or 9,173 square feet since the easement is not a fee taking. The same sales can be used to support the value of the remainder property (site) as were used to value the whole property (site). The only loss should be the loss of the value within the proposed easement area so the value can be estimated at $50,500 (-) 1,900 (lost site value within easement area) or $48,600.

The fencing along the new easement wall will be replaced by the city or its contractor after completion of the project. In addition, the affected fencing between the properties will be repaired or replaced after the completion of construction. The easement area inside the fencing along the easement wall will be re-sodded to replace the lawn area affected by the new easement.

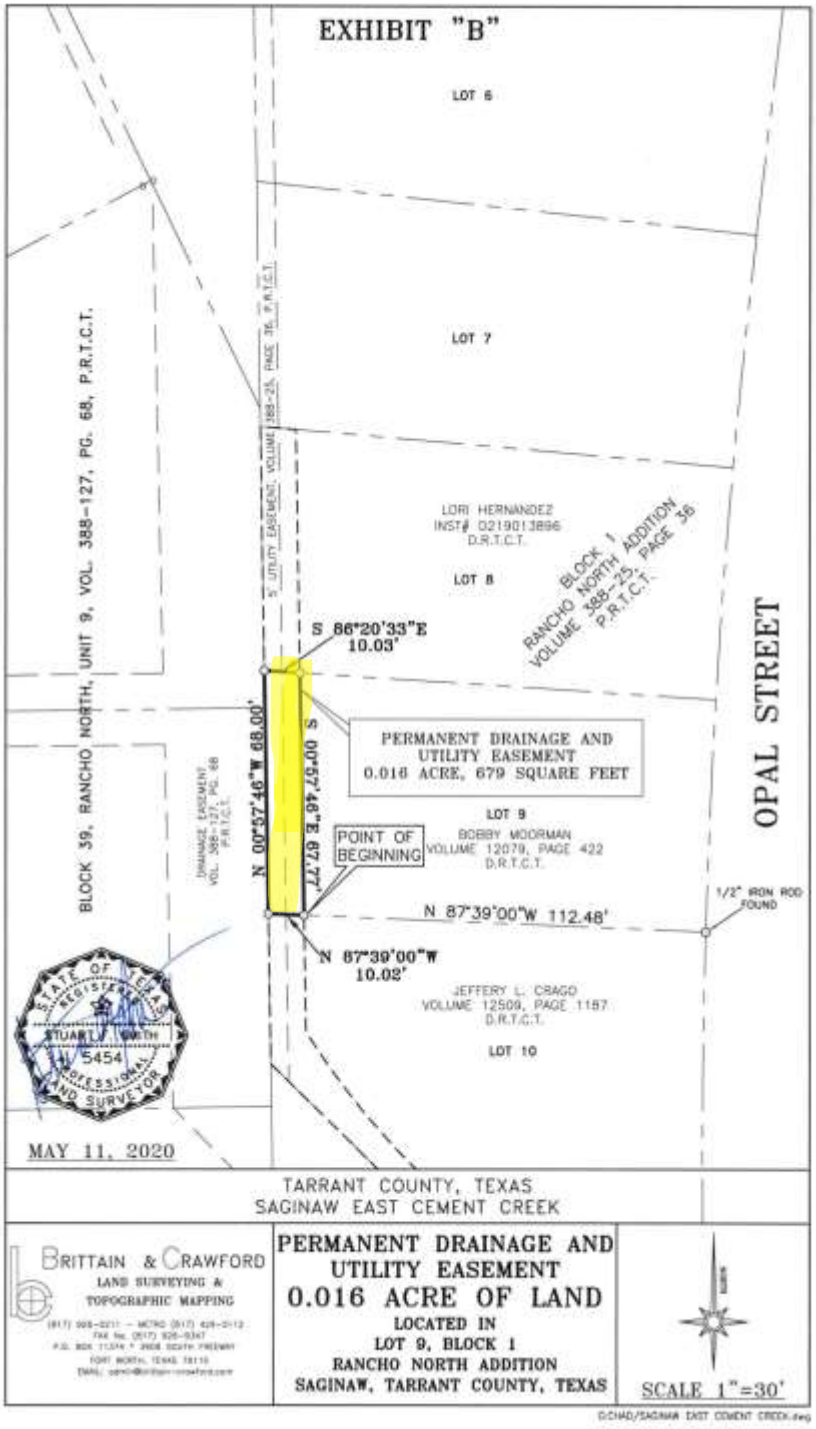
No damages, therefore, accrue to the remainder.

SUMMARY OF COMPENSATION

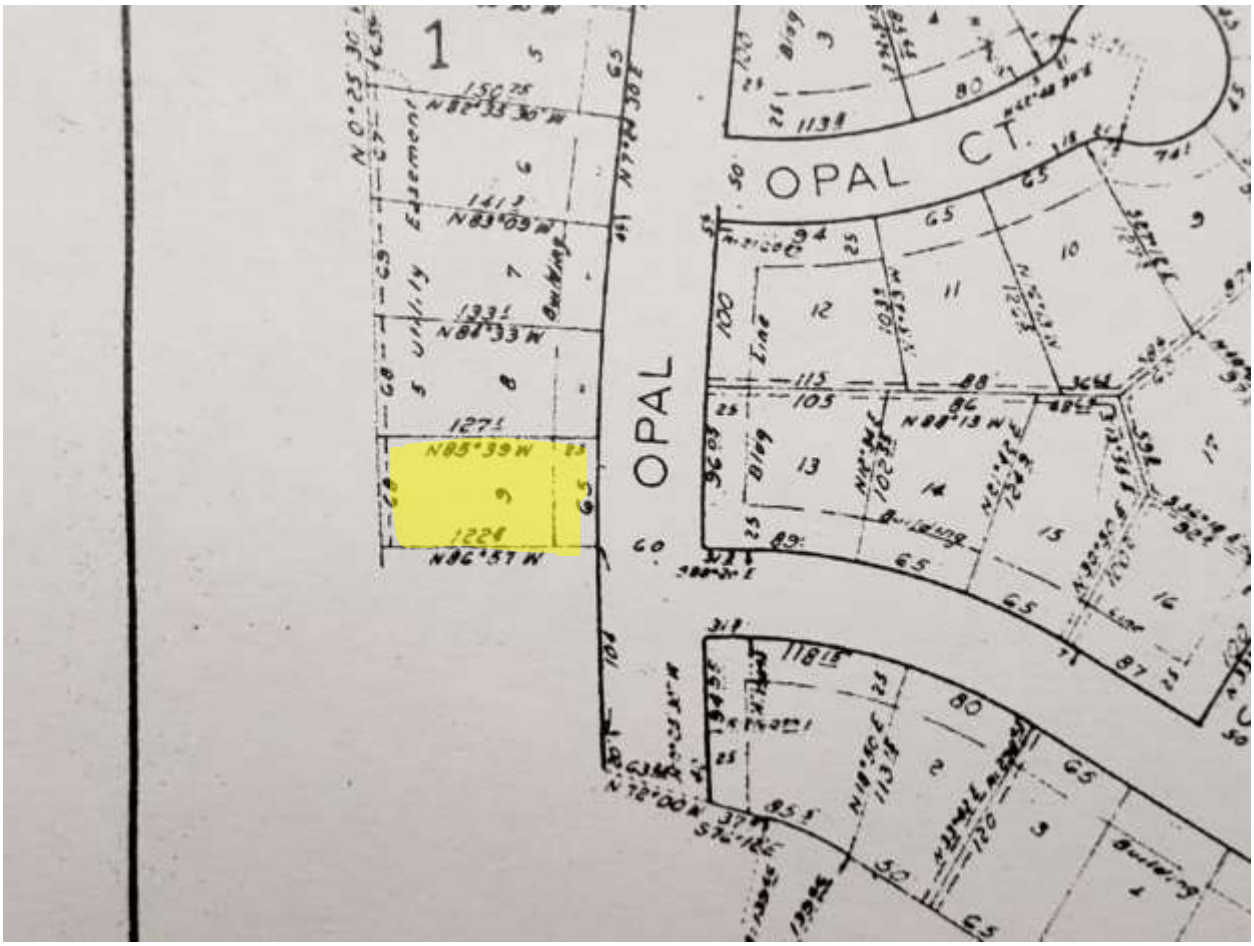
1.Value of Whole Property: (Land Only)	$50,500.00
2.Value of Easement Rights in Taking: (Land Only)	$ 1,900.00
3.Value of Remainder, Prior to the Taking: (Land Only)	$48,600.00
4.Value of Remainder, After the Taking: (Land Only)	$48,600.00
5.Improvement Contribution in Easement Area:	$ 3,300.00
Total Compensation: (Add 2 and 5)	***$ 5,200.00***

ADDENDA

SURVEY OF THE EASEMENT TAKING



SURVEY OF WHOLE PROPERTY



QUALIFICATIONS OF APPRAISER

Tom Kyser is a self-employed, independent fee appraiser officing at 1412 Texas Street, Fort Worth, Texas 76102.

State Certification

State certified as a General Real Estate Appraiser,
Certificate TX-1320755-G

Formal Education:

Southwest Texas State University - Bachelor of Science, 1970

Appraisal Education:

The following Appraisal Institute courses have been completed.
Case Studies in Real Estate Valuation
Report Writing and Valuation Analysis
Standards of Professional Practice
Litigation Valuation
Course 101 - Introduction to Appraising Real Property
Course 201 - Principles of Income Property Appraising

Professional Affiliations:

Appraisal Institute; Senior Residential Appraiser (SRA), 1974,
Member, Appraisal Institute (MAI) 1983

Other Affiliations:

Greater Fort Worth Board of Realtors
Texas Association of Realtors
National Association of Realtors

Experience and Work Area

Have been self-employed as an independent fee appraiser since 1977. Work assignments have included dwellings, residential and non-residential subdivisions, commercial, office, retail, and industrial improved properties, urban and rural land. Assignments have been completed for both public and private sector clients. Have over thirty years experience in appraising for eminent domain, in all property types. Have been qualified as expert witness and testified numerous times in special commissions, state courts, and bankruptcy court. Work area generally includes Tarrant County and surrounding counties in Texas.

Appraisals Done For: (partial list)

Fort Worth Independent School District
State of Texas
First National Bank of Weatherford
Aledo Independent School District
Wells Fargo Bank
City of Arlington
City of Fort Worth
Federal Deposit Insurance Corp.
Hurst-Euless-Bedford Independent School District
City of Kennedale
Ultramar Diamond Shamrock Corp.
Sprint Petroleum
City of Azle
City of Burleson
Parker County Appraisal District
Town of Argyle
Chase Texas Banks
U.S Army Corps of Engineers
Tarrant County Water Board
City of Corinth

WAREFENCING

200 S Crowley Rd #1171
Crowley, TX 76036 US
(817)948-4503
traci@warefencing.com
www.warefencing.com

ADDRESS	SHIP TO
Randy Newsom City of Saginaw 400 S. Saginaw Blvd. Saginaw, Texas 76179	Randy Newsom City of Saginaw 400 S. Saginaw Blvd. Saginaw, Texas 76179

DATE	TOTAL	EXPIRATION DATE
01/25/2021	$10,500.00	02/25/2021

ACTIVITY	AMOUNT
Services Set forms, add #3 steel, pour 4" thick 2800 psi concrete. Pad will be 10'x22'. We will supply and install a new storage building and build it on the new concrete pad. We will transfer all contents of old building over to the new building. After all has been completed we will demo and haul off the old building and pad. This includes concrete under old building and in front of it.	10,500.00

DUE TO COVID-19- Materials are increasing daily. We may have to discuss and increase your estimate prior to the start of your job.
Additional costs will be incurred for rock encountered during dig. Payment is due immediately upon completion and prior to staining if that is requested.
Credit cards will incur a 4% fee.
All payments not received at job completion will be subject to a 3% fee.
Returned check fee $25.00 with reimbursement of the returned check and check fee due immediately.
Prior to the start of the job you agree to contact Texas811 for a dig test. www.texas811.org Any charges incurred by not completing a dig test will be customers responsibility. Anything underground must be properly marked and is the responsibility of the homeowner to do so. Access to water and electricity will be required.
By signing you are agreeing to all statements and

TOTAL	$10,500.00

THANK YOU.

PLEASE NOTE CHANGES MADE WHILE JOB IS BEING INSTALLED WILL CHANGE THIS ESTIMATE. IF THE ESTIMATED FOOTAGE CHANGES THE FINAL INVOICE WILL CHANGE.

Please contact us at 817-948-4503 with any questions. Thank you for your business!

agreeing to work within this estimate.

SIGNATURE _____

Accepted By

Accepted Date

PLEASE NOTE CHANGES MADE WHILE JOB IS BEING INSTALLED WILL CHANGE THIS ESTIMATE. IF THE ESTIMATED FOOTAGE CHANGES THE FINAL INVOICE WILL CHANGE.

Please contact us at 817-948-4503 with any questions. Thank you for your business!

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (5)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx. org

Phone: 817-230-0324

SUBJECT:
PUBLIC HEARING--Consideration and Action regarding a Resolution of the City Council of the City of Saginaw, Texas Authorizing and Creating the Beltmill Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code on property consisting of approximately 380.9 acres and described as being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC (Resolution No. 2021-08)

BACKGROUND/DISCUSSION:
The purpose of this item is to hold the public hearing and take action on the Resolution regarding the authorization and creation of the Beltmill Public Improvement District.

Per the Texas Local Government Code, the public hearing notice was published in the Fort Worth Star Telegram on January 27, 2021, and sent by certified mail to the property owners on January 27, 2021. It was also posted on the City's website and at City Hall on the same date.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description
Resolution Creating PID

CITY OF SAGINAW, TEXAS

RESOLUTION NO. 2021-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS AUTHORIZING AND CREATING THE BELTMILL PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas (the "***City***"), is authorized under Chapter 372 of the Texas Local Government Code (the "***Act***"), to create a public improvement district within the corporate limits of the City; and

WHEREAS, on January 19, 2021, Beltmill Saginaw, LLC (the "***Petitioner***") submitted and filed with the City Secretary of the City a petition (the "***Petition***") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of the Beltmill Public Improvement District (the "***District***"), which District is located within the corporate limits of the City and more particularly depicted in Exhibit A and described by metes and bounds in Exhibit B (the "***Property***") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "***City Council***") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Fort Worth Star-Telegram,* a newspaper of general circulation in the City, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, opened a public hearing on the advisability of the improvements on February 16, 2021, and after all interested parties were given the opportunity to speak, the City Council closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on February 16, 2021, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of property within the District, which Authorized Improvements will include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (7) design, construction and other allowed costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (8)

payment of expenses incurred in the establishment, administration and operation of the District; and (9) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

(c) **Estimated Costs of the Authorized Improvements and Apportionment of Costs.** The estimated total costs to design, acquire, and construct the Authorized Improvements, including payment of expenses to finance such public improvement projects such as eligible legal and financial fees and expenses incurred in the establishment, administration and operation of the District, is $10,000,000, which costs shall be paid by assessments levied on the Property within the District. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. The developer of the Property (the "***Developer***") may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) **Boundaries of the District.** The District is proposed to include approximately 115.432 acres of land generally located north of Bailey Boswell Road, west of Wagley Robertson Road and east of Burlington Northern - Santa Fe Railroad and as more particularly depicted in Exhibit A attached hereto, and as more properly described in the metes and bounds in Exhibit B attached hereto.

(e) **Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Beltmill Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Fort Worth Star-Telegram,* a newspaper of general circulation in the City. Effective upon the publication of such notice, the District shall be established.

Section 6. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

Section 7. This Resolution shall take effect immediately from and after its passage and publication as required by law.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW THIS THE 16TH DAY OF FEBRUARY 2021.

CITY OF SAGINAW

_____

TODD FLIPPO, MAYOR

ATTEST:

_____

JANICE ENGLAND, CITY SECRETARY

EXHIBIT A
Property Depiction

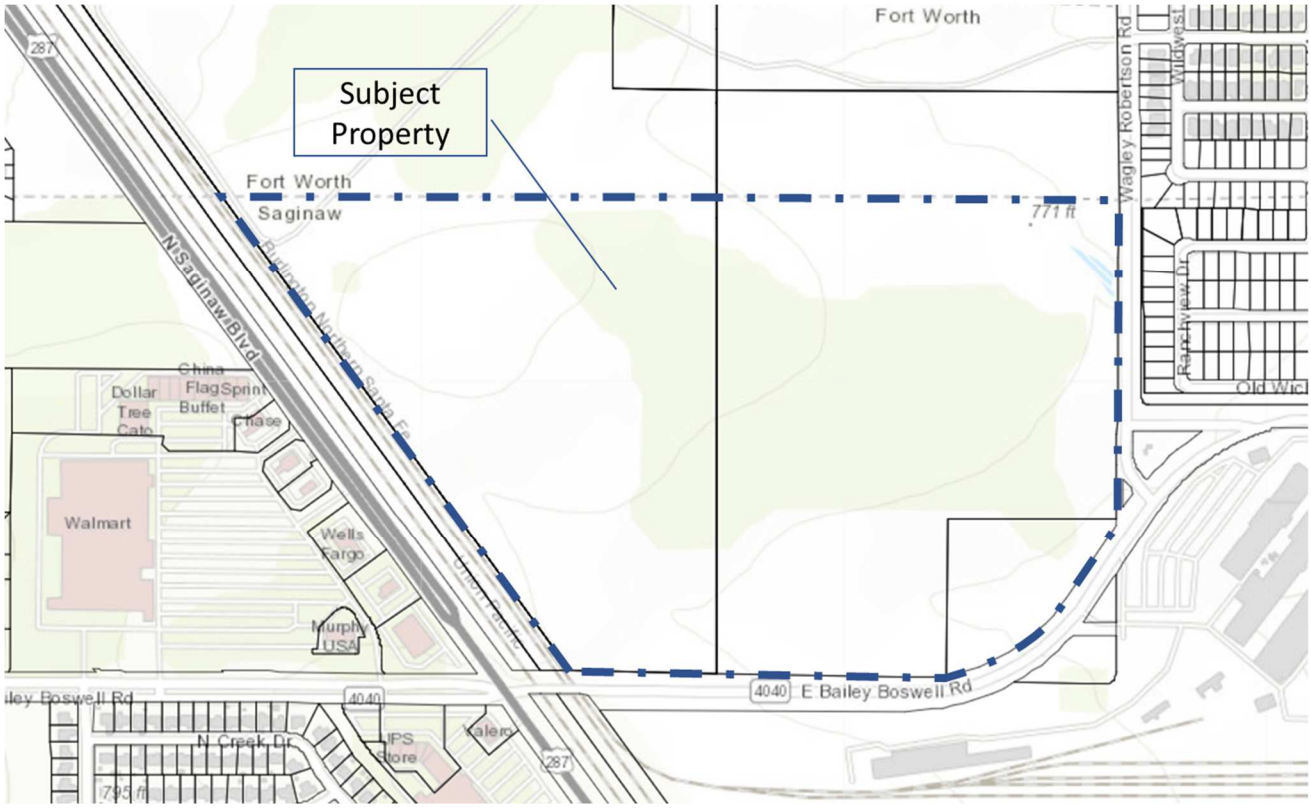


EXHIBIT B

Metes and Bounds Description of the Property

115.432 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an axle found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 617.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, with the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract and the northeast corner of said 25 acre CFI tract;

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1056.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described

in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04’55” W, 345.29 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 795.00 feet, a central angle of 56°44’17” and an arc length of 787.26 feet, whose chord bears S 61°27’03” W, 755.49 feet to a ½” rebar found at a point of tangency;

THENCE S 89°49’10” W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10’50” W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49’10” W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42’10” W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43’25” and an arc length of 103.69 feet, whose chord bears N 87°33’52” W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34’25” W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 36°58’20” E, 2216.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Peleton);

THENCE N 89°12’40” E, 3517.44 feet to the POINT OF BEGINNING and containing approximately 115.432 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD ’82.

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (6)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding an Escrow Agreement by and between Beltmill Saginaw, LLC , the City of Saginaw, Texas, and the City Attorney as escrow agent, governing terms and conditions for the filing of a Petition for Dissolution of the Beltmill Public Improvement District

---

BACKGROUND/DISCUSSION:
The purpose of this item is for consideration of the Escrow Agreement.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Escrow Agreement

Petition for Dissolution

ESCROW AGREEMENT

DATE: February 16, 2021

OFFICE: Bryn Meredith
City Attorney, City of Saginaw

RE: Creation of Saginaw Beltmill Public Improvement District

This Escrow Agreement (this "Agreement") is entered into on the date set forth above by and between Beltmill Saginaw, LLC, a Texas limited liability company (the "Owner"), the City of Saginaw, Texas, acting through its City Council ("City"), and Bryn Meredith, City Attorney for the City ("Escrow Agent").

AGREEMENT

This Agreement shall constitute the irrevocable escrow instructions of the Owner and City to Escrow Agent in connection with the above-referenced matter.

1. Delivery of Escrow Documents. In connection with the City of Saginaw adopting *Resolution No. _____ Authorizing and Creating the Saginaw Beltmill Public Improvement District* ("Beltmill PID"), the Owner executed a *Petition for Dissolution of Saginaw Beltmill Public Improvement District* (the "Owner Petition") attached hereto as Exhibit A and incorporated herein by reference for all purposes.

2. In the event the City Council of the City has not authorized the City to execute an amended development agreement regarding the Property within eight months of the date hereof, the Escrow Agent is authorized to date the attached Owner Petition and file it with the City Secretary of the City.

3. In the event, (i) Owner has not contracted to construct the Authorized Improvements (as defined in the Owner Petition) to serve any of the land in Beltmill PID within eighteen months of the date hereof, (ii) no bonds secured by public improvement district assessments have been issued, and (iii) upon request either by Owner or the City, you are authorized to date the attached Owner Petition and file it with the City Secretary of the City.

4. For the purposes of the Owner Petition, each event described in paragraphs 2 and 3 shall be referred to as a "Qualifying Event."

5. In the event Owner should sell all or a portion of the Property prior to the time it contracts to construct the Authorized Improvements, Owner shall require the purchaser of such land to file with Escrow Agent a petition identical to the Owner Petition relative to the land it has purchased and execute an amendment to this Escrow Agreement adding such new landowner as a party.

6. Owner and City hereby agree, to the extent allowed by law, to indemnify, protect, save and hold harmless Escrow Agent, its successors, and agents from and against, any and all liabilities, obligations, losses, damages, claims, actions, suits, costs, or expenses (including attorneys' fees) of whatsoever kind or nature imposed on, incurred by, or asserted against Escrow Agent which in any way relate to, or arise out of, the execution and delivery of this Agreement and any action taken hereunder; provided, however, the parties hereto shall have no obligation to indemnify, save and hold harmless Escrow Agent, its successors, and agents from any liability incurred by, imposed upon, or asserted against it for its own willful misconduct or gross negligence.

7. Escrow Agent may resign at any time provided not less than sixty (60) days prior notice is received by the parties hereto.

8. This Agreement cannot be amended or modified without the written approval of all parties to this Escrow Agreement and the written consent of Escrow Agent.

9. This Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by, and construed in accordance with the laws of the State of Texas; and the performance of all obligations, shall be in Tarrant County, Texas.

10. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED and effective as of the date first set forth above (the "Effective Date").

[SIGNATURE PAGES TO FOLLOW]

CITY OF SAGINAW, TEXAS

By: _____

Name: _____

Its: _____

ATTEST:

By: _____
Janice England, City Secretary

BELTMILL SAGINAW, LLC,
a Texas limited liability company

By: _____

Name: Don Allen

Title: Secretary

ESCROW AGENT:

_____

Bryn Meredith

EXHIBIT A

OWNER EXECUTED PETITION FOR DISSOLUTION OF SAGINAW BELTMILL PUBLIC IMPROVEMENT DISTRICT

PETITION FOR DISSOLUTION OF
SAGINAW BELTMILL PUBLIC IMPROVEMENT DISTRCT

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF SAGINAW, TEXAS:

COMES NOW Beltmill Saginaw, LLC, a Texas limited liability company (the "Owner"), the owner of certain taxable real property, and pursuant to Chapter 372, Texas Local Government Code, as amended (the "Act"), who hereby petitions the City of Saginaw, Texas ("City"), to conduct a hearing on this Petition, pursuant to Section 372.011 of the Act, to dissolve Saginaw Beltmill Public Improvement District (the "District"). In support of same, Owner would respectfully show the following:

I.

The District was created by Resolution No. _____ adopted by the City Council on February 16, 2021. The property comprising the District (the "Property") is more particularly described in ***Exhibit A*** and depicted in ***Exhibit B***, both of which are attached hereto and are incorporated by reference herein.

II.

The general nature of the public improvements include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (7) design, construction and other allowed costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (8) payment of expenses incurred in the establishment, administration and operation of the District; and (9) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements").

III.

The estimated total cost to design, acquire, and construct the proposed Authorized Improvements is $10,000,000.

IV.

On February 16, 2021, the Owner and the City entered into an escrow agreement in connection with the creation of the District (the "Escrow Agreement"). As of the effective date of this Petition, one or more of the Qualifying Events (as defined in the Escrow Agreement) has occurred and the undersigned now wishes to dissolve the District.

V.

Since one or more of the Qualifying Events has occurred, the undersigned hereby requests, pursuant to the provisions of Section 372.011 of the Act; that the City conduct the necessary hearing and, upon the conclusion of such hearing, dissolve the District.

VI.

The persons or entities (through authorized representatives) signing this Petition (and any other Petition similarly filed with the City) are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that are liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

VII.

This Petition will be filed with the City Secretary, City of Saginaw, Texas.

[SIGNATURE PAGES FOLLOW]

EXECUTED this 10 day of Feb., 2021, to be effective as of _____.

BELTMILL SAGINAW, LLC,
a Texas limited liability company

By: _____

Name: Don Allen

Title: Secretary

Exhibit A

METES AND BOUNDS DESCRIPTION
115.432 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an axle found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 617.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, with the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract and the northeast corner of said 25 acre CFI tract;

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1056.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of

the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04’55” W, 345.29 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 795.00 feet, a central angle of 56°44’17” and an arc length of 787.26 feet, whose chord bears S 61°27’03” W, 755.49 feet to a ½” rebar found at a point of tangency;

THENCE S 89°49’10” W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10’50” W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49’10” W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42’10” W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43’25” and an arc length of 103.69 feet, whose chord bears N 87°33’52” W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34’25” W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 36°58’20” E, 2216.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Peleton);

THENCE N 89°12’40” E, 3517.44 feet to the **POINT OF BEGINNING** and containing approximately 115.432 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD ’82.

Exhibit B

DEPICTION OF THE PROPERTY



City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (7)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding Chapter 380 Incentive Agreement with CTI Beanmaker (500 Sansom Blvd.) (Tabled at 2/2/21 Meeting)

BACKGROUND/DISCUSSION:
This item was briefly discussed and tabled at the City Council Meeting on February 2, 2021. The changes discussed have been made by the City Attorney.

FINANCIAL IMPACT:
The total financial impact will be $35,000 ($15,000 after completion of the project; and $5,000 annually for four (4) years after completion of the project with each payment to be made on the anniversary of the date of completion of the project).

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Agreement
Exhibit A
Exhibit A (remainder of exhibit)

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF SAGINAW, TEXAS
AND
CTI FOODS, LLC

This Chapter 380 Economic Development Agreement ("**Agreement**") is made by and between the City of Saginaw, Texas ("**City**") and CTI Foods, L.L.C., a Texas limited liability company ("**Company**"). City and Company are sometimes hereafter referred to individually as a "party" and collectively as the "parties."

RECITALS

WHEREAS, Company is primarily engaged in the food industry, providing products for use in restaurants and commercial food facilities; and

WHEREAS, Company produces dehydrated beans for its customers through a custom bean dehydration process in a facility located in Saginaw, Texas, a byproduct of which is an occasional odor that has contributed to complaints from the area surrounding the factory; and

WHEREAS, the Company desires to improve their wastewater treatment equipment by adding an industrial scrubber in order to abate the odor; and

WHEREAS, the City desires to provide the incentives herein to assist the Company with the costs related to construction of the project; and

WHEREAS, the City Council finds and determines that by providing the incentives, this Agreement will aid in the abatement of the odor and promote the comfort and wellbeing of the general public and the surrounding areas; and

WHEREAS, City is authorized by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to establish programs to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City Council has determined that establishing a program to bring the project to the City in accordance with this Agreement will further the objectives of the City, benefit the City and City's inhabitants, and promote economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions set forth below, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1
DEFINITIONS

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

The terms "Agreement", "City", and "Company" shall have the meanings provided above.

"Effective Date" means the last date this Agreement is executed by the parties.

"Expiration Date" means the date both parties have fulfilled their obligations under this Agreement.

"Project" means the enhancement of the Company's wastewater treatment equipment by installing an industrial scrubber component on the Property, as further described in Exhibit "A," hereto.

"Property" means Company's facility located at: CTI Saginaw, LLC, 500 Sansom Blvd., Saginaw, TX 76179

"Related Agreement" means any agreement (other than this Agreement) between City and Company.

"Term" shall have the meaning as defined in Article 2 of this Agreement.

ARTICLE 2
PROGRAM AND TERM

2.1 Program. A program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Project to City. The terms of this Agreement implement the program.

2.2 Term. The term of this Agreement ("**Term**") will commence on the Effective Date and will continue until the Expiration Date, unless sooner terminated as provided herein.

ARTICLE 3
COMPANY OBLIGATIONS

The obligations of City to provide the fee waivers and cash reimbursements described in Article 4 of this Agreement are conditioned upon the compliance and satisfaction by Company of the terms and conditions of this Agreement and each of the conditions set forth in this Article 3.

3.1 Continued Operation. Company shall continue to operate its business on the Property for the term of this Agreement.

3.2 Good Standing. Company shall not have an uncured breach or default of this Agreement or a Related Agreement.

ARTICLE 4
CITY OBLIGATIONS

4.1 Fee Waivers. Provided Company is in compliance with this Agreement, City agrees to waive the following fees attributable to the development and construction of the Project: 100% of building permit fees, and 100% of inspection fees. Any fees not referenced herein as being waived are specifically deemed not to be waived by City.

4.2 Cash Reimbursements. Provided Company is in compliance with this Agreement, City agrees to provide the following cash reimbursements after the completion of the project.

a. $15,000 after completion of the project as demonstrated by evidence suitable to the City; provided, however, the industrial scrubber component must be operational and fully functioning for the duration of a minimum of 4 years after the date of such payment or the payment is subject to repayment pursuant to section 5.2, below.

b. $5,000 annually for 4 years after completion of the project, each payment to be made on the annual anniversary of the date of the completion of the project, so long as there are no documented violations of this Agreement in that year and so long as the industrial scrubber component has been operational and fully functioning for the duration of the 4 years, as demonstrated by evidence suitable to the City.

ARTICLE 5
TERMINATION; REPAYMENT; OFFSET

5.1 Termination. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated upon any one or more of the following:

a. by mutual written agreement by the parties;

b. upon written notice by either party, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;

c. by the City at any time, without cause and for convenience, upon thirty (30) days' notice to Company.

5.2 Repayment. In the event this Agreement is terminated by City pursuant to Section 5.1 (b); or, in the event that Company is the subject of enforcement, receives a notice of violation (NOV), or receives a notice of enforcement (NOE) from the Texas Commission on Environmental Quality regarding any activity occurring on or any facility/equipment located on the Property during the

Term of this Agreement, Company shall immediately refund to City an amount equal to the amount of all of the fee waivers and cash reimbursements that have been provided by City to Company prior the date of such termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by City) as its prime or base commercial lending rate, accruing from the Effective Date until paid. The repayment obligation of Company set forth in this Section 5.2 hereof shall survive termination of this Agreement.

5.3 Offsets. City may at its option, offset any fee waivers due under this Agreement against any debt (including taxes) lawfully due to City from Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement or otherwise, and regardless of whether or not the debt due City has been reduced to judgment by a court.

ARTICLE 6
MISCELLANEOUS

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the parties hereto.

6.2 Limitation on Liability. It is understood and agreed between the parties that Company and City, in satisfying the conditions of this Agreement, have acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

6.3 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

6.4 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement. The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for City, to:

City of Saginaw, Texas
Attn: Economic Development Director
P.O. Box 79070
Saginaw, TX 76179

If intended for Company, to:

CTI Foods, LLC
Attn: _____
CTI Saginaw, LLC
500 Sansom Blvd
Saginaw, TX 76179

6.6 Entire Agreement. This Agreement is the entire agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.7 Governing Law/Venue. The substantive laws of the State of Texas (and not its conflicts of law principles) govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation its validity, interpretation, construction, performance and enforcement. Mandatory and exclusive venue for any action arising out of, or relating to, this Agreement must be in a court of competent jurisdiction in Tarrant County, Texas.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.11 Successors and Assigns. This Agreement may not be assigned without the prior written consent of City.

6.12 Recitals. The recitals to this Agreement are incorporated herein.

6.13 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.14 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.15 Employment of Undocumented Workers. During the term of this Agreement, Company agrees not to knowingly employ any undocumented workers, and if convicted of a violation under

8 U.S.C. Section 1324a (f) Company shall repay the fee waivers granted herein and any other funds received by Company from City pursuant to this Agreement as of the date of such violation within one hundred twenty (120) days after the date Company is notified by City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid.

6.16 Consequential Damages. The parties agree that the parties will never be liable under this Agreement for consequential damages (including lost profits) or exemplary damages.

6.17 No Waiver. Any failure by a party to insist upon strict performance by another party of any material provision of this Agreement shall not be deemed a waiver thereof, and the party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

6.18 Attorneys' Fees. If either party employs an attorney or attorneys to enforce any of the provisions hereof, or to recover damages for the breach of this Agreement, the non-prevailing party in any final judgment or award agrees to pay the other party all reasonable costs, charges and expenses, including reasonable attorneys' fees and costs of court, expended or incurred in connection therewith.

{Signatures on following page}

CITY OF SAGINAW, TEXAS

_____
Todd Flippo, Mayor

Date: _____

CTI FOODS, L.L.C,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT “A”

CTI | BEANMAKER

500 Sansom Blvd.
Saginaw, TX 76179
817-869-1080

January 13,2021

ATTN: Matthew Regan – City of Saginaw Environmental Manager

RE: Biofilter System for Odor Control

Dear Mr. Regan,

As a follow up to the conference call we had with you and other City of Saginaw officials on November 19, 2020, please accept the attached budgetary proposal for a Biorem SK-450 biofilter system for odor control.

The CTI Engineering Team researched several options for air scrubber systems to abate the occasional odors emitting from the CTI Saginaw wastewater pretreatment equalization tank. The SK-450 biofilter system is designed specifically for total removal of hydrogen sulfide odors.

During the conference call, Randy Newsome suggested that the City of Saginaw would be willing to participate in funding the purchase and installation for odor control equipment. CTI Foods is requesting that the City of Saginaw pay 50% of the cost outlined below. The payment could be made directly to CTI Foods or to Biorem. Another option would be for the City of Saginaw to offer Tax Abatements to offset the cost of the system. Since a Tax Abatement would take much longer for CTI to recover the financial cost incurred, CTI Foods is requesting 100% of the cost be recovered through Tax Abatements in 2 years or less. As additional assistance to offset the cost incurred by CTI, we would like to have the City of Saginaw waive any applicable permitting and / or inspection fees.

Budgetary Cost for the SK-450 Biofilter System with Installation

- SK-450 Skid Mount Biolfilter System $40,900
- Startup and Commissioning by Biorem $2,750
- Option 2 – Full Winterization $34,995
- External Sump Package $9,445
- Freight from Biorem $3,500
- Concrete Footings for Skid Install $1,500
- Crane Offloading $1,250

• Electrical Install	$8,500
• Ductwork from EQ Tank to SK-450 (labor and materials)	$12,500
• Domestic Water Supply / Return with heat trace and insulate	$7,500
• Contingency (10%)	$12,160
• Total	$135,000

The estimated timeline for this project is;

• Submittals (after receipt of purchase order)	4-6 weeks
• Fabrication (after submittal approval)	12-14 weeks
• Installation	2 weeks
• Commissioning	1 week
• Total	19-23 weeks

CTI Foods is confident that the purchase, installation and operation of this system will eliminate future occasional odor events. We appreciate the City of Saginaw's interest in sharing the cost on this project and look forward finalizing an agreement so we can move forward quickly.

I would like to once again assure you, CTI takes enormous pride in the products we produce, the facilities we operate, and the communities we work and live in. Although they are uncommon for us, we take any complaints, whether odor or otherwise, very seriously and strive to continually improve our relationship with, and impact on, our corporate and residential neighbors

Very truly yours,

Will Davenport
Senior Director of Engineering
214-533-5042 cell

Cc by email:

City of Saginaw;
Rick Trice - Public Works Director
Randy Newsome - Assistant Public Works Director

CTI Foods;
Fred Hanuse – TX General Manager
David Kubosumi – VP of Engineering
Richard Stieskal – EHS Manager
Jon Spiller – General Counsel

Attachments;

- Biorem SK-450 Budgetary Proposal 1/13/2020

SK-450 Budgetary Proposal

Regional Sales Manager:
Derek Webb
519-767-9100 x240
dwebb@biorem.biz

Project Name: CTI Bean EQ

BIOREM#: 20-7009

Revision: 1

Date: January 13, 2021



LEADING INNOVATION IN BIO-ENGINEERED AIR CONTROL TECHNOLOGIES





Founded in 1991, BIOREM® is a global clean technology engineering company with one objective: engineer, design, manufacture and distribute the most innovative and effective biological-based emissions abatement technologies in the world.

As a leader in emissions abatement, our engineering teams have installed more than 1,200 projects worldwide. We specialize in tackling the exceptionally difficult problems of odour, volatile organic compounds (VOCs), and hazardous air pollutants, then engineering innovative solutions for the lowest life cycle cost of any technology.

BIOREM offers a lifetime commitment that our engineered systems will solve your air emissions and odour control problems. At the core of our business strategy is to be your trusted partner.

This means you can rely on BIOREM for any project, any size, anywhere and be certain you have the best available technology and support to solve your most difficult challenges.

Engineering the Difference

Superior physical, chemical and biological solutions that effectively and reliably control air emissions require advanced engineering knowledge and expertise. This is why all BIOREM teams are multidisciplinary units comprising biological, chemical, environmental and mechanical engineers and scientists.

SK-450 - Skid Mounted Biofilter System

This small footprint, high performance two stage biofilter is skid mounted for simple installation and is perfect for sites with limited space requirements. The system is specifically designed for low air flow applications that are typically found at lift stations where high concentrations of hydrogen sulfide are found and total odor removal is required.

The first step of the SK system is a pretreatment stage to remove excessive concentrations of hydrogen sulfide. The removal of these contaminants allows the secondary treatment stage to focus on the remaining contaminants - providing a high degree of treatment efficiency.

BIOREM multi-stage systems are engineered to handle the most difficult air stream applications and provide consistent total odor removal. Because it is a multi-stage system, it easily handles peak variations, shock loads and process upsets. These features translate directly into cost savings both for the initial investment as well as for on going operations and maintenance.

The skid mounted system is pre-plumbed and pre-wired at BIOREM's fabrication facility. The Contractor only needs to connect the system to foul air, water and electricity and the system is ready to go.



Revision History

Number	Description	Date	Author
0	Initial budgetary proposal	December 17, 2020	MAWS
1	Added Optional Equipment Packages	January 13, 2021	DC

Contents

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System Performance 5
Warranties 5
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Optional Equipment Packages: 7
Contractor Scope of Supply 9
Quotation 10
Appendix A: System Drawings 11
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Project Details

Table 1 - Inlet Foul Air Quality

Process Parameter	Value
Flow Rate	250 CFM
Temperature	50 - 100 °F
Relative Humidity	>50% RH
Average H_2S Concentration	50 ppm
Peak H_2S Concentration	100 ppm

Table 2: Overall System Configuration and Common Utilities

Design Parameter	Value
System Configuration	Standard SK-450B
Estimated Water Consumption	180 GPD
Electrical Supply Required	460V / 3PH / 60Hz

Table 3: Client Water Quality Requirements

Design Parameter	Value
pH	5 - 8
Total Suspended Solids	<5 mg/L
Hardness	<100 mg/L
Biological Oxygen Demand	<5 mg/L
Total Nitrogen	<5 mg/L
Total Phosphorus	<5 mg/L
Free Chlorine	<2 mg/L
Turbidity	<25 NTU
Recommended Source	Potable preferred

Table 4: System Skid Design

Design Parameter	Value
Overall System Dimensions	12.0 ft length : 6.7 ft width : 8.3 ft height
System Shipping Weight	3,800 lbs
System Operating Weight	7,000 lbs
Number of Internal Treatment Stages	2: Biotrickling filter followed by biofilter
System Drain Water pH	1 - 3

System Performance

A. When loaded up to the design flow and average H_2S concentration, the biofiltration system will achieve **99 percent** removal of H_2S or the outlet concentration levels shall be less than **0.1 ppm** H_2S.

B. When loaded up to the design flow and average odor concentration, the biofiltration system will achieve **90 percent** removal of odor or the outlet concentration levels shall be less than **600 OU**. (Odor concentrations to be determined using ASTM-E679 or EN 13725).

Warranties

A. The Manufacturer warrants that the biofilter media will not compact, degrade or decompose for a period of 10 years from the date of Substantial Completion, provided that the system is operated in accordance with the Manufacturer's printed Operation and Maintenance Manuals.

B. All mechanical components will be warranted free of manufacturing defects for a period of 12 months from Substantial Completion, or 18 months of shipment, whichever occurs first.

Scope of Supply

1. (1) Skid assembly consisting of a pre-arranged equipment skid, constructed of extruded anodized aluminum. Able to be lifted by forklift or crane.
2. (1) Biofilter vessel with media support flooring and all required access hatches and nozzles. Material of construction to be UV and H_2S resistant HDPE with 304 stainless steel hardware and EPDM gaskets.
3. Synthetic biotrickling filter media.
4. Engineered biofilter media.
5. **By Others:** (1) Butterfly damper for airflow isolation upstream of fan.
6. **By Others:** (1) Flexible transition piece on fan inlet, flange material of construction to be 304 stainless steel.
7. (1) 0.75 HP recirculation pump rated for 5.0 GPM at 65 ft head with a TEFC motor.
8. (1) 1.5 HP centrifugal FRP exhaust fan rated for 450 CFM at 9.8 inWC with a TEFC motor. Fan static pressure allows for 2 inWC pressure loss through external ductwork.
9. (1) Schedule 80 PVC manifold with spiral spray nozzles for optimized coverage of BTF media.
10. (1) Lot irrigation dripline tubing optimized coverage of biofilter media.
11. (1) Control Panel:
    i. NEMA 4X 304 stainless steel enclosure.
    ii. (1) Door interlocked fused disconnect.
    iii. (1) Fused VFD for exhaust fan.
    iv. (1) Fused motor starter for recirculation pump.
    v. (1) 120 VAC control transformer complete with primary and secondary fusing.
    vi. (1) 24 VDC power supply.
    vii. Lot hand switches and status lights.
    viii. Lot terminal strips for field connections such as instrumentation and dry contacts to SCADA. Motors direct wire to starters/VFDs.
12. (1) Waterbox:
    i. NEMA 4X FRP pre-plumbed enclosure.
    ii. (1) Flow indicator/switch, on recirculation line (local read).
    iii. (1) Variable area rotameter, on blowdown line (local read).
    iv. (1) Flow totalizing indicator, on biofilter irrigation line (local read).
    v. (1) Solenoid valve, on biofilter irrigation line.

vi. (1) Pressure indicator, on water supply line (local read).

vii. Lot fluid control valves and strainers.

13. (1) Nutrient addition system consisting of:
    i. (1) Nutrient solution storage vessel.
    ii. (1) Metering pump.
    iii. (1) Year supply of dry nutrients (2 bags of Biorem proprietary nutrient blend).
14. Instrumentation and fluid control valves external to waterbox:
    i. (3) Air static pressure indicators, for determining system pressure drop (local read).
    ii. (1) Air temperature indicator, on inlet duct to system (local read).
    iii. (1) Temperature indicator, in biofilter media bed (local read).
    iv. (1) Pressure indicator, on outlet of the recirculation pump (local read).
    v. Lot fluid control valves and strainers.
15. Engineering Submittal packages.
16. Operation and Maintenance manuals.

Note: The control panel and waterbox are not rated for use in a hazardous classified location. The end of the skid that they are mounted to must be located in an unclassified location as defined by NFPA 70 and NFPA 820.

Optional Equipment Packages:

Winterization Package for SK-250:

Option 1: Heat Trace and Insulation of Water Pipe Only

1. (1) Lot Pipe Insulation and Heat Trace: Package included all external PVC water pipe to be wrapped in heat trace cable and factory insulated with white PVC wrapping. Each connection point will include 5' of loose cable for contractor use.
2. (1) 400 W heater within the Waterbox to prevent freezing
3. Upsizing control panel to accommodate heat load. No provision for heaters within the nutrient tank or recirculation loop has been provided.

Option 2: Full winterization of Skidded System

Option #1 Plus:

4. (1) 10 kW circulation heater and vessel placed within the recirculation loop for freeze protection of circulation and sump water.
5. (1) 4.5 kW immersion heater located within the nutrient addition tank for freeze protection.
6. Panel upgrade to accommodate heater loadings.

External Sump Pit System:

BIOREM is proposing locating an external Poly tank below grade that will allow the discharge runoff water from the constant blowdown to gravity drain into. The tank would be buried below drain pipe elevation, and water would be sent to the tank via contractor supplied PVC piping. Inside the tank would be a sump pump controlled by level switches that would be used turn the pump on once the HI level switch was made, and turn it off once pumped down to a low level switch location. A redundant HI HI level switch will be located below the overflow, should the HI switch not engage. It is recommended an overflow line be included that is plumbed to a manhole in the event of an emergency, should any of these switches fail, or should a loss of power occur and the tank is manually drained.

Components shipped loose for installation include:

1. (1) 100 Gallon poly tank complete with bulk head fittings and valves
2. (1) 0.75 HP Submersible pump installed in the tank with piping connections. Pumped sized to pump approx. 20' horizontally, and 35' vertically.
3. (3) Level switches
4. (1) Lot adder to main control panel for addition of motor starter and level switches.

Contractor Scope of Supply

Unless specified previously in this document, the following items listed are to be supplied by the Contractor and are not in the Manufacturer's Scope of Supply.

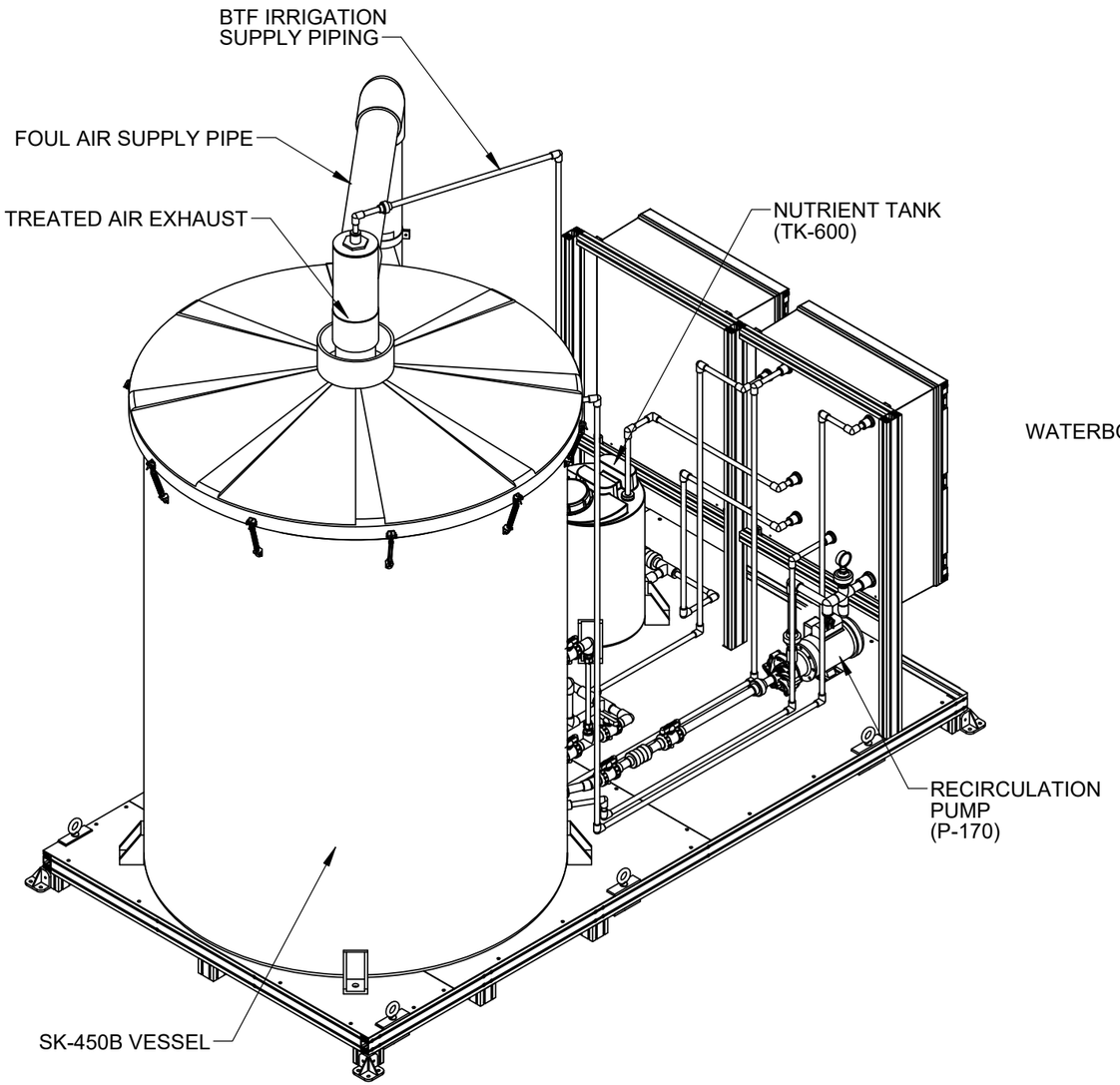
1. Provide all equipment offloading, temporary storage and placement.
2. Provide labor, materials and equipment for the installation and assembly of all BIOREM supplied equipment and instrumentation. Supply and install all other materials or equipment required for a complete operational system.
3. Site preparation and clearing of materials.
4. Design and supply an appropriately sized reinforced concrete slab to handle full load of applicable vessels, fans, control panels and waterboxes. Provide collection and analysis of any geotechnical data as required.
5. Design, supply and install appropriately sized anchor bolts for all equipment including vessels, fans, control panels and waterboxes.
6. Supply and install all required protective coatings or paint such as UV paint for piping or concrete paint.
7. Supply and install all external water piping and drain piping to and from vessels, waterboxes and other fluid equipment including heat tracing, insulation, piping supports, drainage traps where necessary and / or UV protective paint. If winterizing system, contractor to insulate differential pressure gauge enclosures.
8. Supply and install all hardware, supports, guide wires, duct gaskets, expansion joints and connectors needed for a complete and operational system.
9. Supply make-up water at a minimum pressure of 40 psi. Water analysis for hardness or other parameters as necessary.
10. Provide main electrical service and system field wiring outside the main odor control panel. All electrical requirements for heat tracing and equipment not specifically provided by BIOREM to be provided by others.
11. Media onsite storage and installation. The Contractor shall be required to remove vessel access covers, install and distribute media evenly across the vessel, assemble media irrigation system and reinstall covers.
12. Provide duct balancing, and system functional, hydrostatic, vibration and performance testing to be conducted by OTHERS as may be specified.

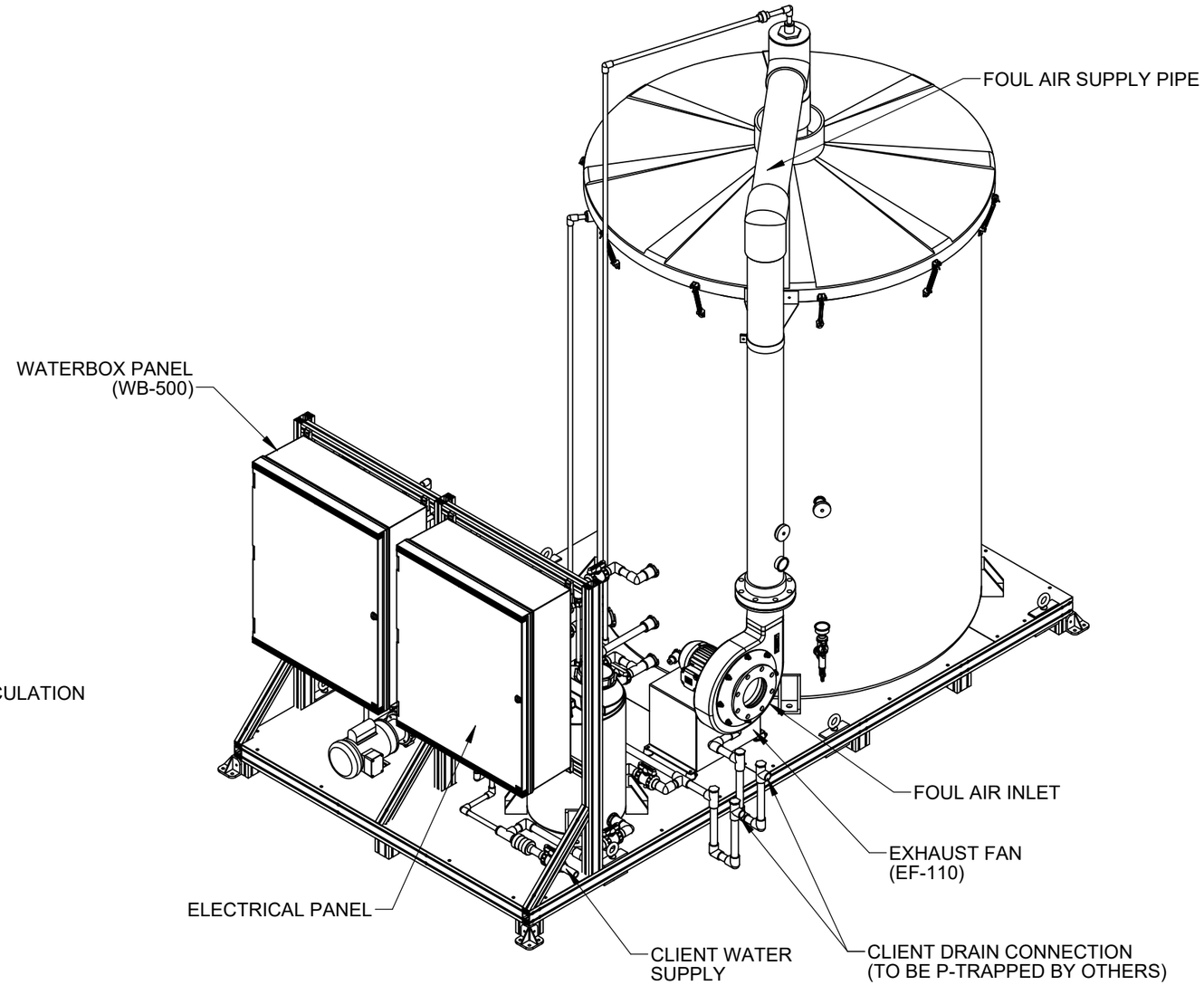
Quotation

Item	Price
SK-450 Skid Mounted Biofilter System (Please refer to Scope of Supply for details)	**$ 40,900**
Start-Up and Commissioning	**$ 2,750**
Winterization Optional Pricing	
Option#1 – Factory heat trace and insulation of all water pipes and heated water box	**$16,775**
Option#2 – Full Winterization (Please refer to Optional Equipment Packages)	**$34,995**
External Sump Package	**$9,445**

Delivery	FOB, Victor NY.
Commissioning	Included
Performance Testing	Included
Submittal Schedule	4 - 6 weeks after acknowledgement of order and confirmation from BIOREM's Project Manager
Delivery Schedule	12 - 14 weeks after approved submittals
Payment Terms	25% with order, 65% prior to shipping, 10% N30 delivery to site.
Price	All prices in US Dollars, applicable taxes are extra, prices are guaranteed for 90 days from date of quotation

Appendix A: System Drawings





- ELECTRICAL AND WATER PANELS MUST BE MOUNTED 3' FROM ALL FOUL AIR SOURCES IN ACCORDANCE WITH NFPA 820 STANDARDS
- ALL GASKETS, HARDWARE AND PVC PIPING EXTERNAL TO SKIDED ASSEMBLY BY CONTRACTOR .
- ALL ANCHORAGE HARDWARE BY CONTRACTOR.
- SKID HOUSEKEEPING PAD BY CONTRACTOR
- SEE DRAWING 02-33-00027 & 02-33-00028 FOR IRRIGATION ASSEMBLIES DETAILS.
- REFER TO P&ID DRAWING 01-02-00028-D FOR SYSTEM INSTRUMENTATION & PROCESS FLOW DIAGRAM.
- CONTRACTOR IS RESPONSIBLE FOR ANY/ALL FIELD CUTTING (IF REQUIRED)

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DESIGNED BY:	LGA	31/05/2018
CHECKED BY:	CO	31/05/2018
PROJ MGR:	MV	31/05/2018

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   3 PLACE DEC. ±.010
   ANGLES ±1.0°

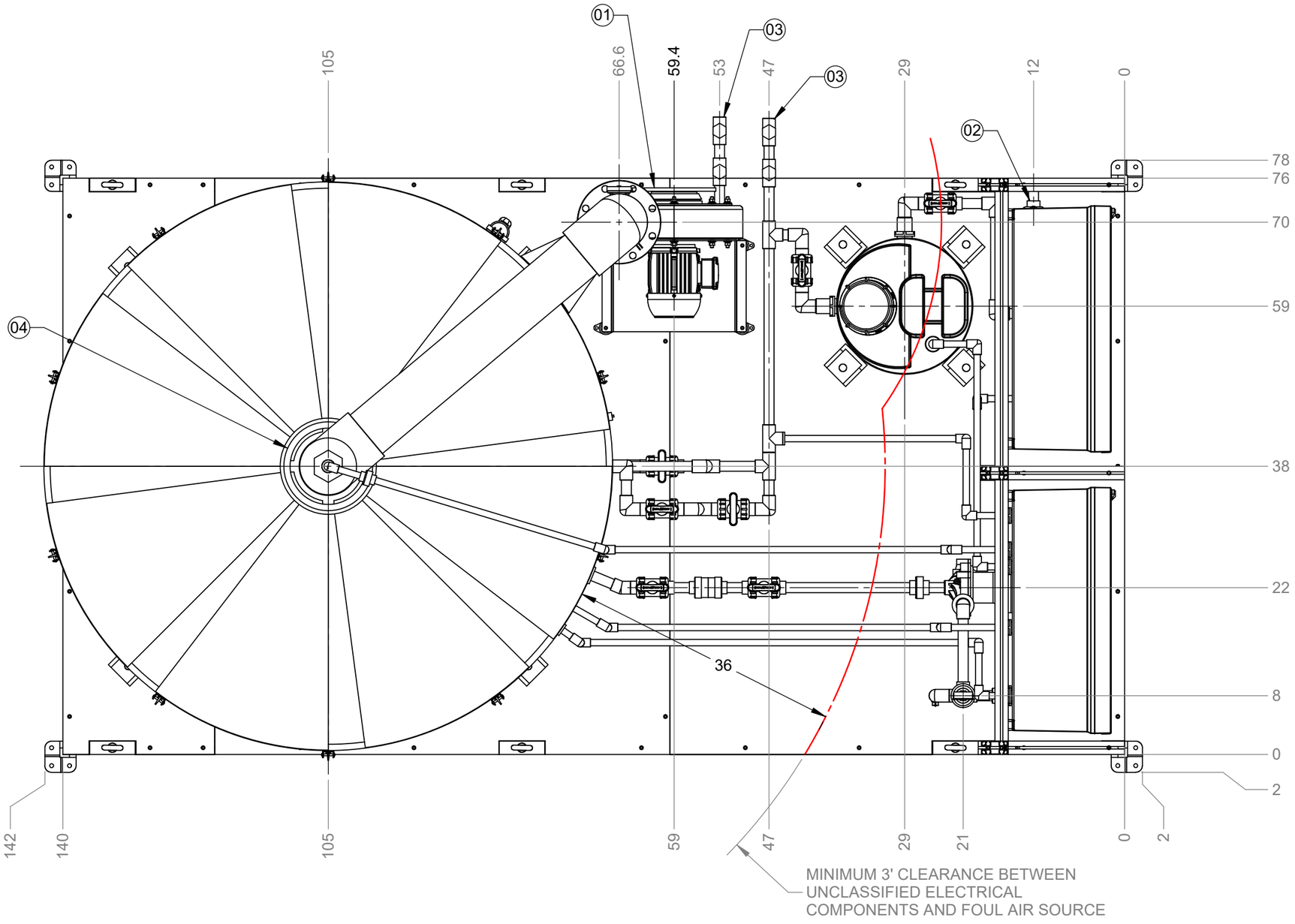
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CLIENT:
BIOREM STANDARDS
SK-450B

TITLE:
GENERAL ARRANGEMENT

PROJECT:
N/A

SIZE:	DRAWING NUMBER:	REV:
B	01-02-00028-GA SHT 1 OF 6	0



T.P.	SIZE	TYPE	DESCRIPTION
01	6"	FLG	FAN INLET
02	1"	SOC	CLIENT WATER SUPPLY
03	1"	SOC	TO CLIENT DRAIN
04	11"	N/A	VESSEL EXHAUST

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PROJECT: N/A

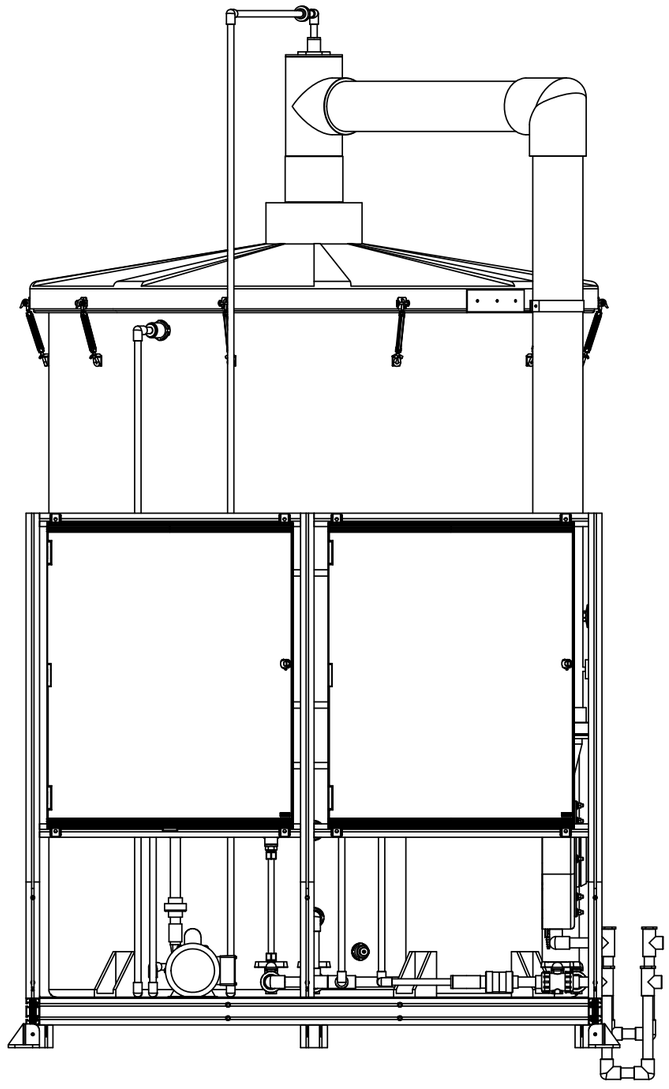
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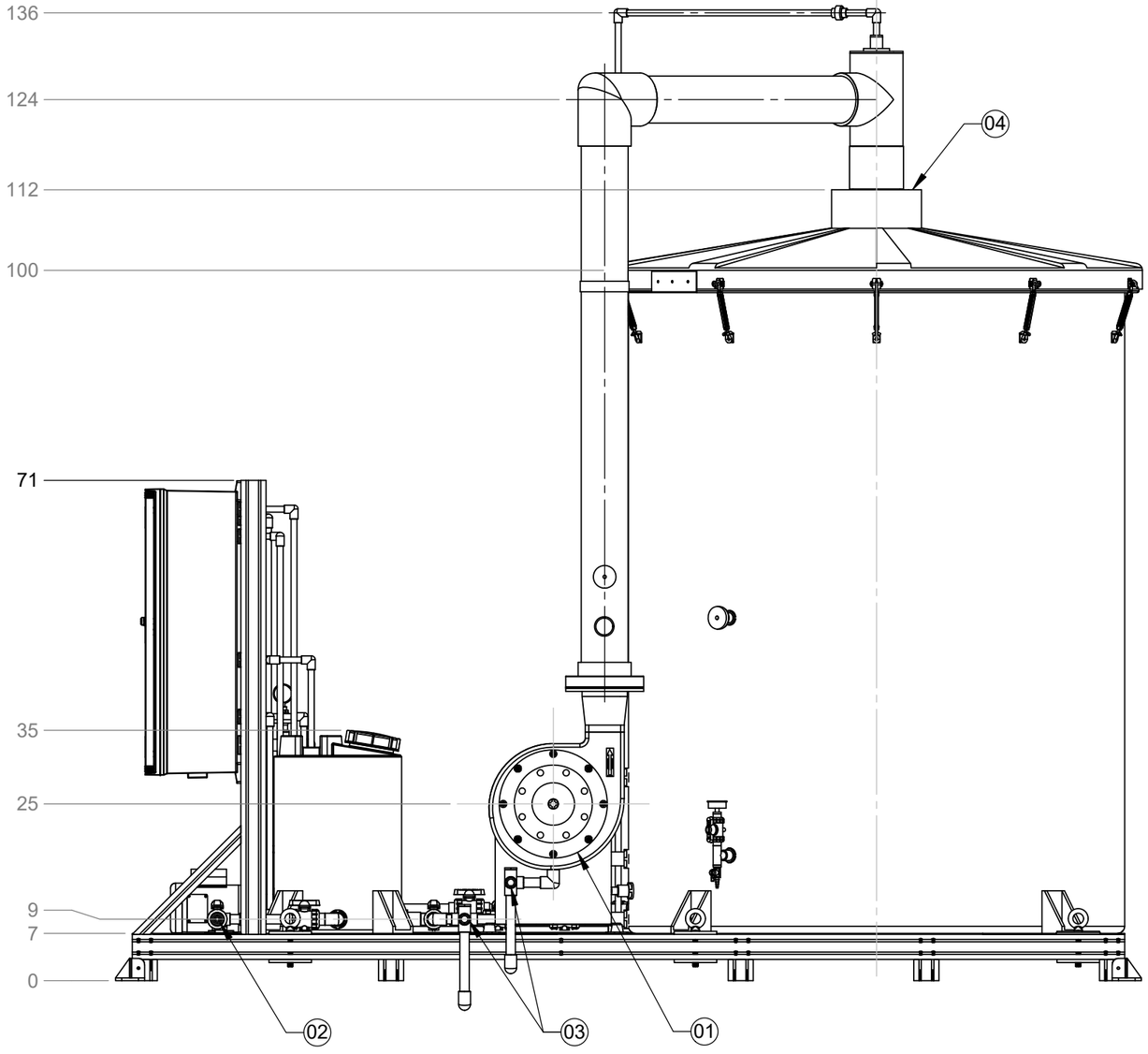
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SIZE: B

DRAWING NUMBER: 01-02-00028-GA SHT 2 OF 6

REV: 0





T.P.	SIZE	TYPE	DESCRIPTION
01	6"	FLG	FAN INLET
02	1"	SOC	CLIENT WATER SUPPLY
03	1"	SOC	TO CLIENT DRAIN
04	11"	N/A	VESSEL EXHAUST

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   3 PLACE DEC. ±.010
   ANGLES ±1.0°

CLIENT: BIOREM STANDARDS SK-450B

TITLE: GENERAL ARRANGEMENT

PROJECT: N/A

SCALE: 1:20

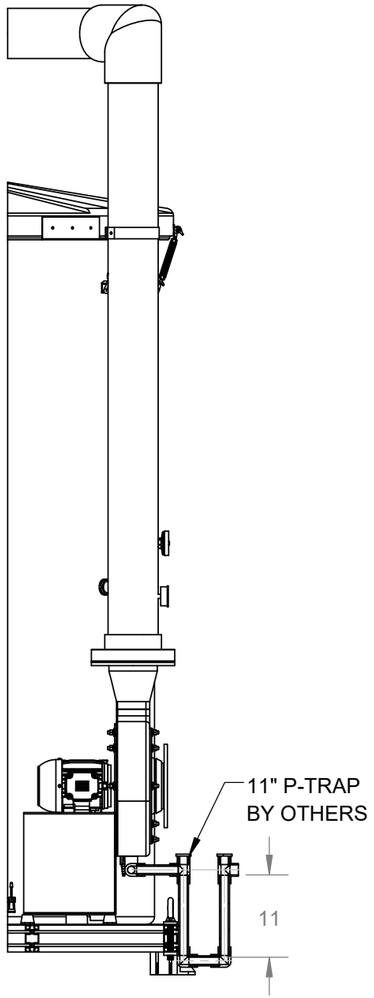
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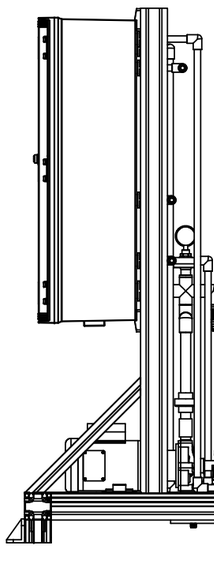
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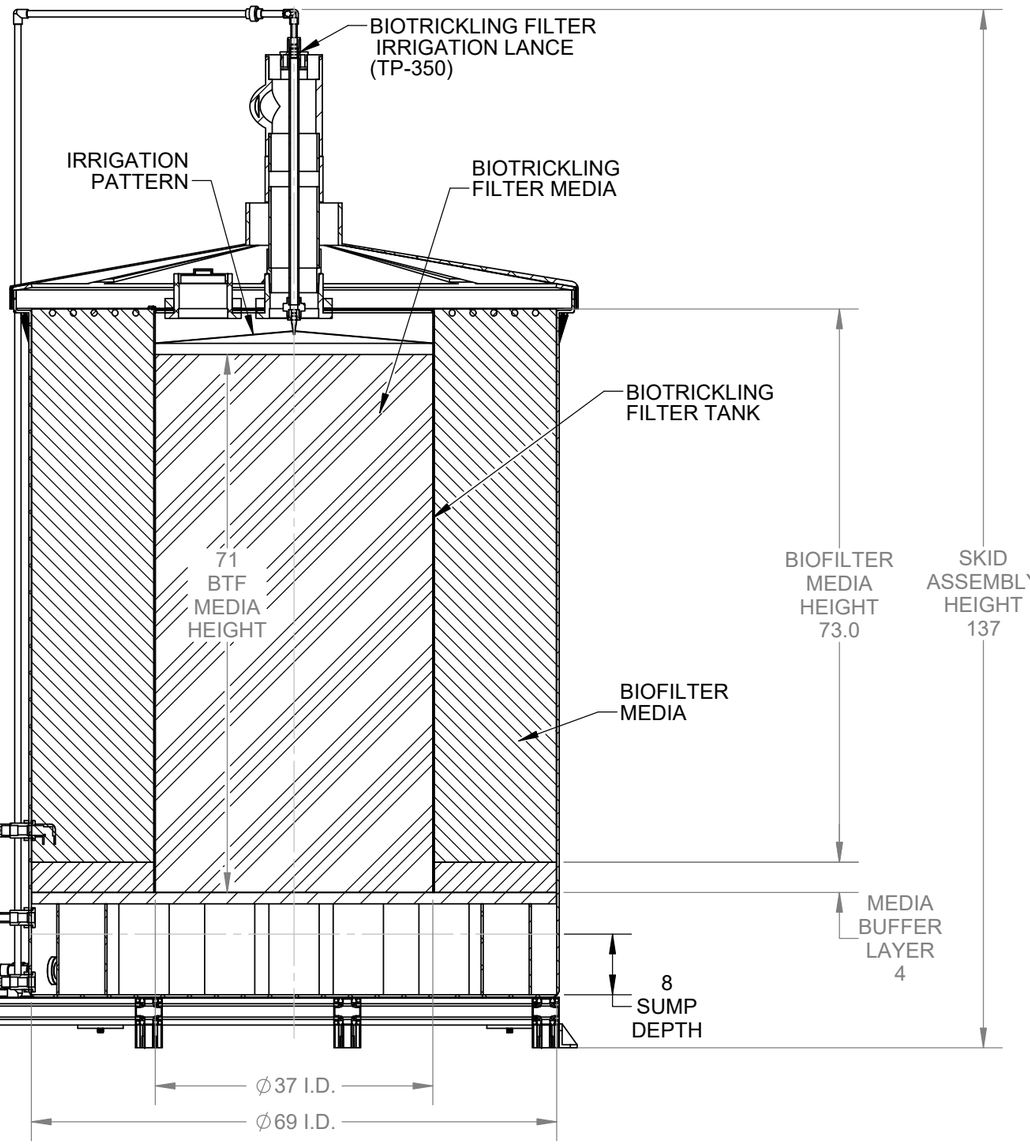
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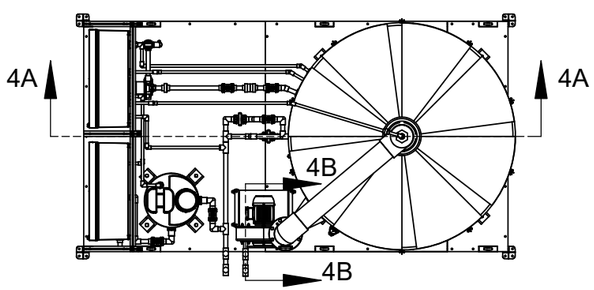


SECTION 4B-4B





SECTION 4A-4A



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SCALE: 1:20

MATERIAL:

CLIENT: BIOREM STANDARDS SK-450B

TITLE: GENERAL ARRANGEMENT

PROJECT: N/A

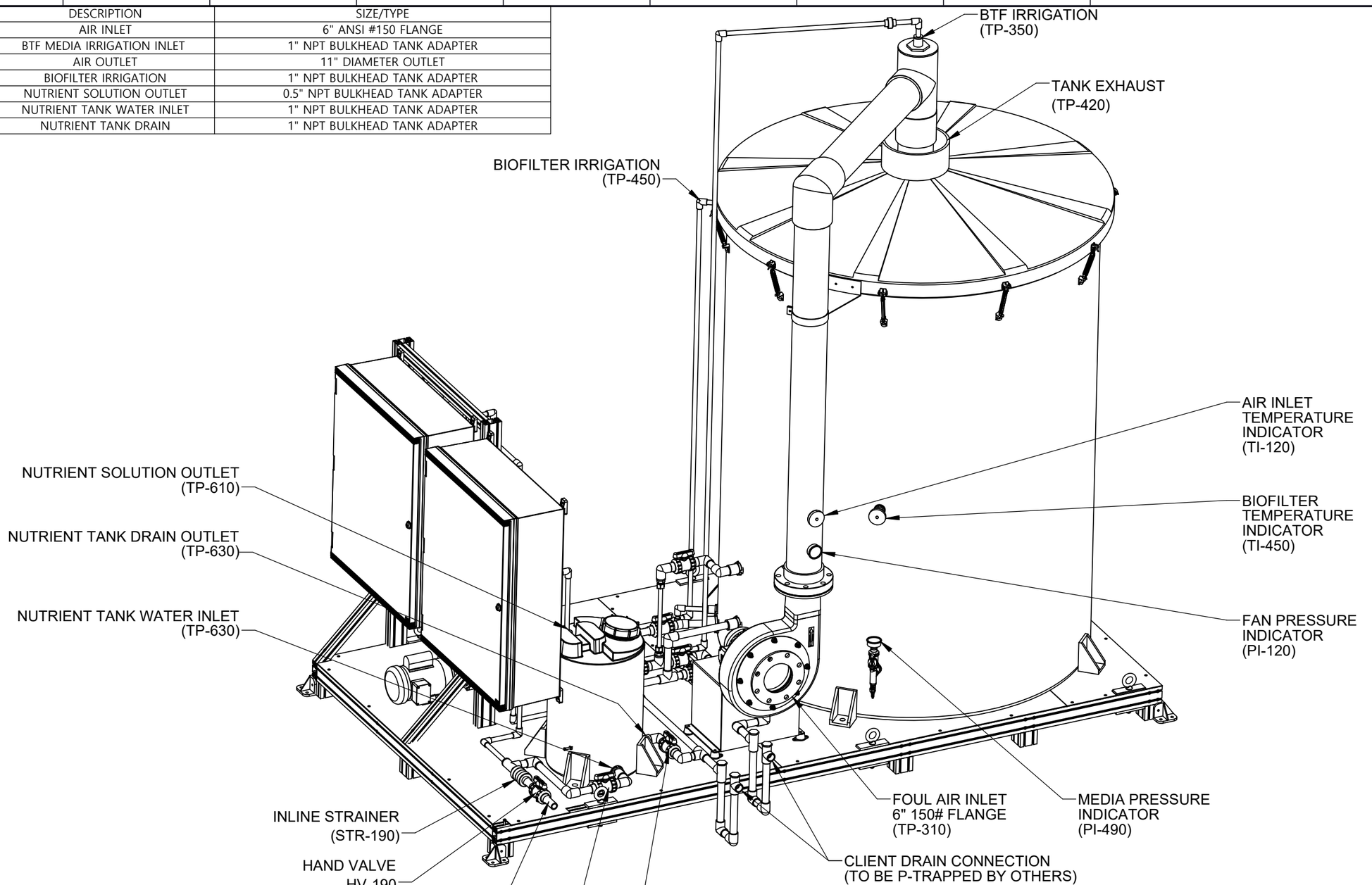
SIZE: B

DRAWING NUMBER: 01-02-00028-GA

SHT 4 OF 6

REV: 0

ITEM	DESCRIPTION	SIZE/TYPE
TP-310	AIR INLET	6" ANSI #150 FLANGE
TP-350	BTF MEDIA IRRIGATION INLET	1" NPT BULKHEAD TANK ADAPTER
TP-420	AIR OUTLET	11" DIAMETER OUTLET
TP-450	BIOFILTER IRRIGATION	1" NPT BULKHEAD TANK ADAPTER
TP-610	NUTRIENT SOLUTION OUTLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-630	NUTRIENT TANK WATER INLET	1" NPT BULKHEAD TANK ADAPTER
TP-640	NUTRIENT TANK DRAIN	1" NPT BULKHEAD TANK ADAPTER



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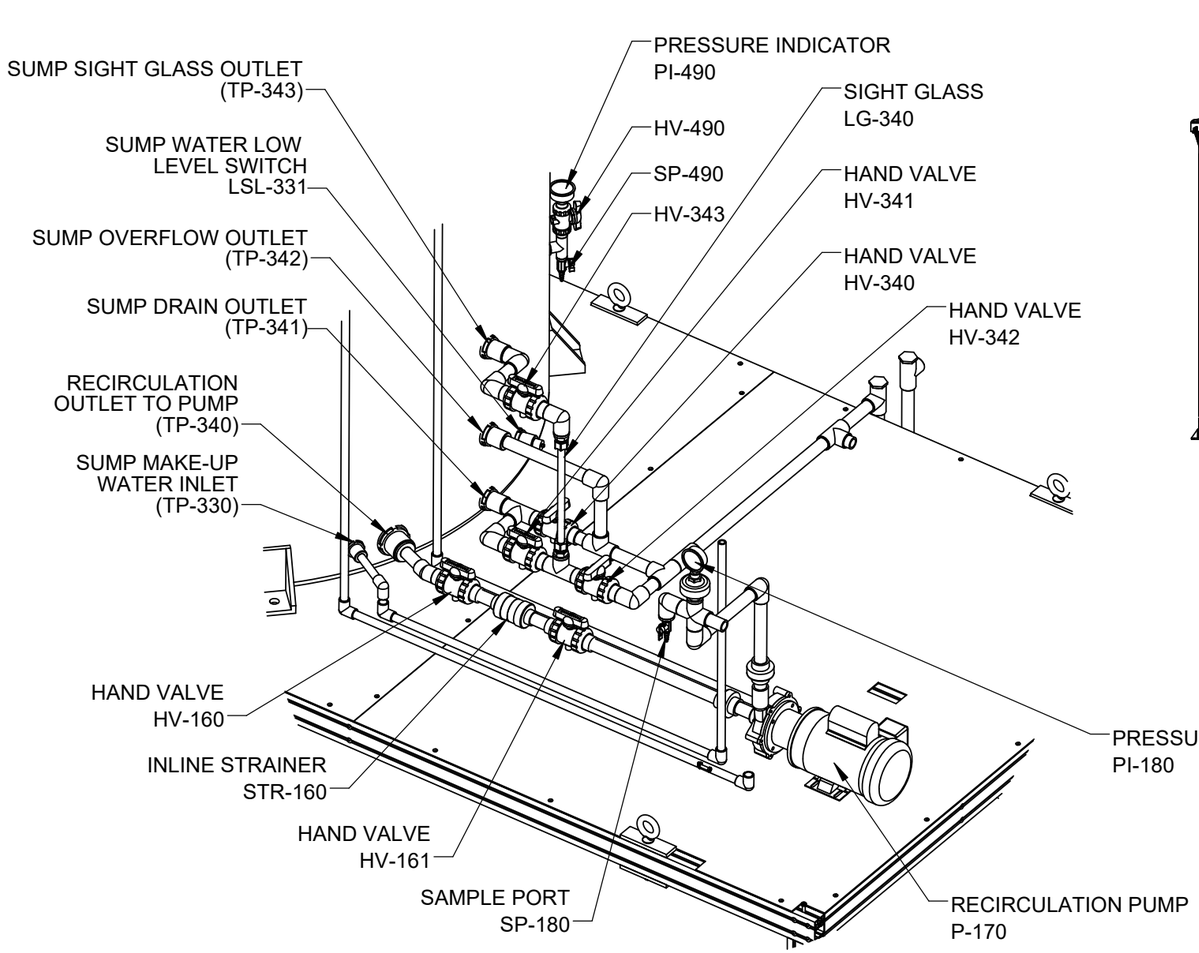
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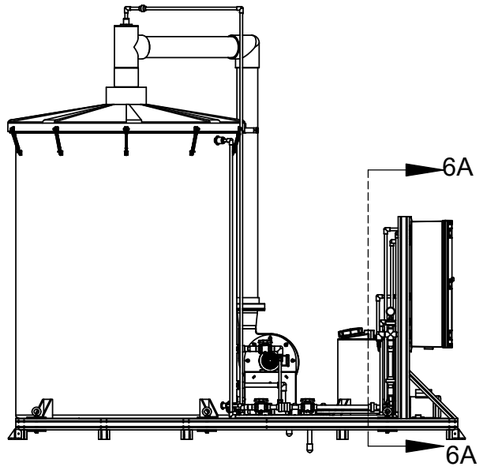
CLIENT: BIOREM STANDARDS SK-450B

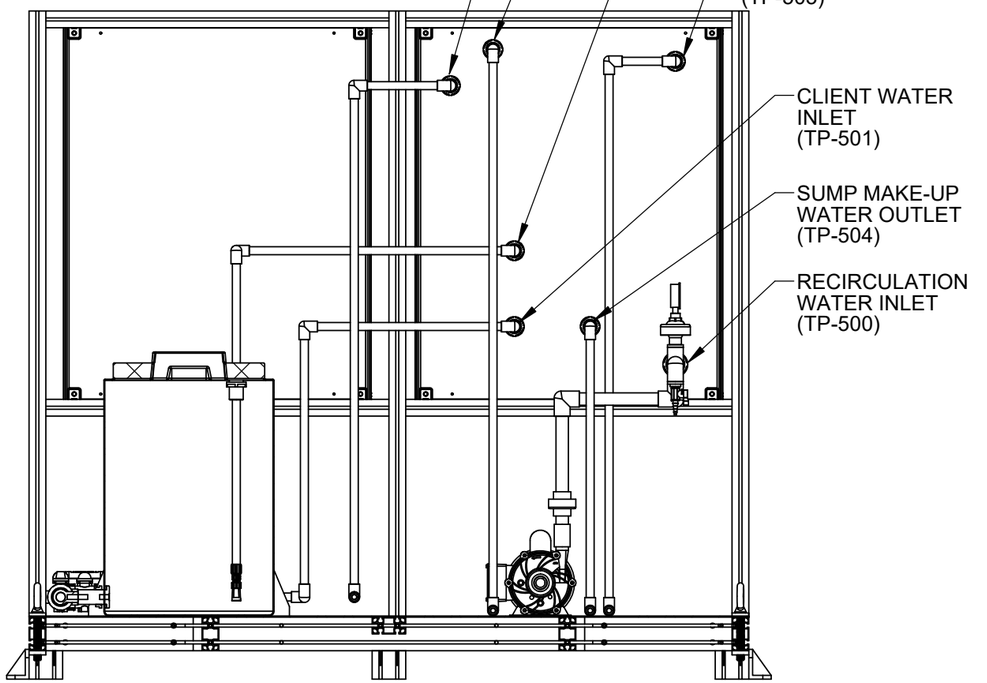
TITLE: GENERAL ARRANGEMENT

PROJECT: N/A

SIZE: B | DRAWING NUMBER: 01-02-00028-GA | SHT 5 OF 6 | REV: 0







SECTION 6A-6A

NOTE: SOME COMPONENTS HIDDEN FOR DETAIL CLARITY

ITEM	DESCRIPTION	SIZE/TYPE
TP-330	SUMP MAKEUP WATER INLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-340	RECIRCULATION WATER OUTLET	1.5" NPT BULKHEAD TANK ADAPTER
TP-341	SUMP DRAIN	1" NPT BULKHEAD TANK ADAPTER
TP-342	SUMP OVERFLOW	1" NPT BULKHEAD TANK ADAPTER
TP-343	SIGHT GLASS OUTLET	1" NPT BULKHEAD TANK ADAPTER
TP-500	RECIRCULATION WATER INLET	1" NPT BULKHEAD TANK ADAPTER
TP-501	CLIENT WATER INLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-502	BTF IRRIGATION OUTLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-503	BIOFILTER IRRIGATION OUTLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-504	SUMP MAKE-UP WATER OUTLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-505	BLOWDOWN TO DRAIN OUTLET	0.5" NPT BULKHEAD TANK ADAPTER
TP-506	NUTRIENT SOLUTION INLET	0.5" NPT BULKHEAD TANK ADAPTER

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ANGLES ±1.0°

SCALE: 1:16
MATERIAL:

CLIENT: BIOREM STANDARDS SK-450B
TITLE: GENERAL ARRANGEMENT
PROJECT: N/A
SIZE: B
DRAWING NUMBER: 01-02-00028-GA
SHT 6 OF 6
REV: 0

Terms and Conditions

Pricing: Unless otherwise specified in writing by BIOREM, price does not include any taxes, excises, duties, tariffs or other governmental charges which BIOREM may be required to pay or collect under existing or future law with respect to the sale, transportation, delivery, storage, installation or use of any of the equipment sold by BIOREM.

Cancellation: Unless otherwise agreed in writing by the parties, the Buyer may not cancel the Order, except upon written notice and payment to Seller of an amount covering all costs incurred under the Order, all costs which arose out of the cancellation, and a cancellation fee of 50% of the Order Price. Materials received and Goods manufactured in part or whole under the Order prior to the time of cancellation shall be retained by and shall be property of the seller. When calculating the cancellation related costs, payments made by buyer to seller prior to cancellation shall be taken into account.

Limitation of liability: Seller's liability to the price allocable to the goods determined defective, and in no event will seller's cumulative liability be in excess of the total sales order price, whether arising under warranty, contract, negligence, strict liability, indemnification, or any other cause or combination of causes whatsoever. Seller will not be liable for any special, indirect, incidental, or consequential damages or indemnification, or any other cause or combination of causes whatsoever. This limitation shall apply notwithstanding any failure of essential purpose of any limited remedy. Buyer's remedies are specifically limited to the repair or replacement of the goods and is exclusive of all other remedies. Should these remedies be found inadequate or to have failed their essential purpose for any reason whatsoever, buyer agrees that return of the full sales order price to it by seller shall prevent remedies from failing their essential purpose and shall be considered by buyer as a fair and adequate remedy.

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biorem.biz

OUR PROMISE TO YOU



EXPERIENCE MATTERS

With more than 25 years of solving the most difficult air emissions challenges under adverse process conditions and intense scrutiny from customers, regulators and communities; each new project builds upon this immense knowledge base. As engineers, our goal is to continually innovate and improve so that your project benefits from the best available technology for superior results.

INTEGRITY RULES

BIOREM has established a rigorous code of ethics that upholds the highest level of ethical conduct, standards of practice and integrity pertaining to our professional duties. Anti-corruption measures are applied to all our projects from RFP through to commissioning and ongoing support.

Our partnerships with consulting engineers, contractors, municipalities, industry, suppliers and government regulators are carefully scrutinized and monitored to ensure our worldwide reputation for fair and transparent transactions is protected. We reserve the right to refuse business based on ethical considerations.

PERFORMANCE GUARANTEED

We guarantee that the performance of our products and systems will meet or exceed your expectations. From initial discussions where we learn about the problems that you need solving, through to expert assessments, precision manufacturing, timely distribution, user-friendly training and complete administrative support, we hold ourselves to the highest standards.

It is our promise to you

BIOREM Technologies Inc.
7496 Wellington Road 34,
Puslinch, ON Canada N0B 2J0

info@biorem.biz
1-800-353-2087
519-767-9100

BIOREM Environmental (US) Ltd.
100 Rawson Road, Suite 230
Victor, NY, 14564

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1-800-353-2087
519-767-9100

BIOREM (Beijing) Environmental Technologies Co., Ltd.
Tsinghua Science and Technology Park
Innovation building A, Haidian District
Floor 13, Room 1301
Beijing, China 100084
+86(10)6530 5080

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (8)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding a Recommendation from the Planning and Zoning Commission Regarding Approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:
Owner: IDEA Public Schools
Applicant: Matthew Martinez
Existing Zoning: Community Commercial (CC)

The applicant is requesting approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas.

The Preliminary Plat proposes the creation of 2 lots on the property. Lot 1 is proposed to be developed as a 7-11 convenience store. The development plans for the remainder, Lot 2, is currently unknown.

The lot sizes are summarized below:

Lot 1	1.447 Ac.
Lot 2	10.545 Ac.

The Planning and Zoning Commission met on February 9, 2021 and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that the City Council approve the Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Packet--Preliminary Plat

P&Z Minutes

DATE: February 9, 2021

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 Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas

Owner: IDEA Public Schools
Applicant: Matthew Martinez
Existing Zoning: Community Commercial (CC)

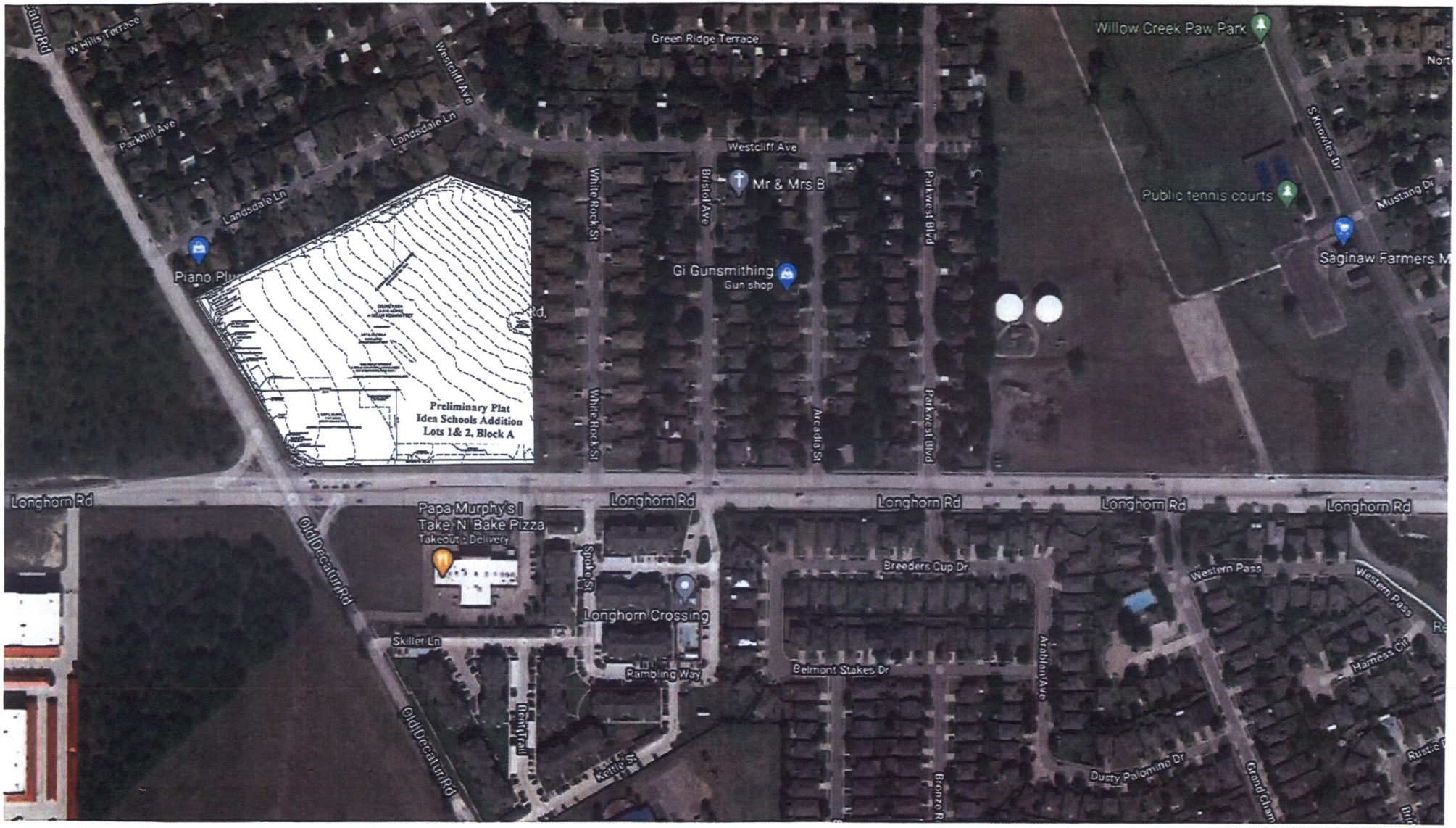
The applicant is requesting approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas.

The Preliminary Plat proposes the creation of 2 lots on the property. Lot 1 is proposed to be developed as a 7-11 convenience store. The development plans for the remainder, Lot 2, is currently unknown.

The lot sizes are summarized below:

Lot 1	1.447 Ac.
Lot 2	10.545 Ac.

If you have any questions, please let me know.


Preliminary Plat
Iden Schools Addition
Lots 1& 2, Block A
Green Ridge Terrace
Westcliff Ave
Parkhill Ave
Landsdale Ln
White Rock St
Bristol Ave
Parkwest Blvd
Arcadia St
Mr & Mrs B
Gi Gunsmithing
Gun shop
Willow Creek Paw Park
Public tennis courts
Saginaw Farmers M
Mustang Dr
S Knowles Dr
Longhorn Rd
Old Decatur Rd
Papa Murphy's | Take 'N' Bake Pizza
Takeout · Delivery
Spoke St
Longhorn Crossing
Skillet Ln
Rambling Way
Breeders Cup Dr
Belmont Stakes Dr
Arabian Ave
Western Pass
Harness Cir
Dusty Palomino Dr
Bronze R
Grand Cham
Rustic

DocuSign Envelope ID: 4086972E-622A-4BD3-9B2D-0CB2E632B89C

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 (x) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: _____
1000 North Old Decatur Road, Saginaw, Tarrant Co. (Per Appraisal District)

NAME OF PROPOSED DEVELOPMENT: IDEA Schools Addition

TOTAL ACREAGE OF PROPERTY: 12.01 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.

DocuSign Envelope ID: 4086972E-622A-4BD3-9B2D-0CB2E632B89C

OWNER'S SIGNATURE: DocuSigned by: Wyatt Truscheit C0D8906A16624C6... PHONE #: 818-825-1536

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) IDEA Public Schools

OWNER'S ADDRESS: 2115 W. Pike, Welasco, Texas 78596

APPLICANT'S SIGNATURE: _____ PHONE # : 817-431-4971

APPLICANT'S NAME: Matthew Martinez

APPLICANT'S ADDRESS: 785 Lonesome Dove Trail, Hurst, Texas 76054

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: 1-22-2021 TIME: _____

FEE FOR APPLICATION: $560 RECEIPT #: 179418

SUBMITTED INFORMATION REVIEWED BY: _____

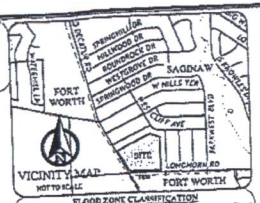
PLANNING AND ZONING COMMISSION MEETING DATE: 2-9-2021

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 2-16-2021

ACTION TAKEN: _____

Drafter: SGT
Revision:
Revision:
Revision:



FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0160K, dated 2008/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"+" ○ "+" cut in concrete
TBM ⊕ Site benchmark (see vicinity map for general location)
○ Vertex or construct point (not a monument)
Coordinate values, if shown, are US SurPlat/TXCS,93,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TXCS,93,NCZ)

LEGEND OF ABBREVIATIONS

US.Sv.Ft.	United States Survey Feet
TxCS,93,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/PG/INSTR	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/ESL	Easement/Building Line
R.O.W.	Right of Way

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Saginaw, Texas on this _____ day of _____, 2021 voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

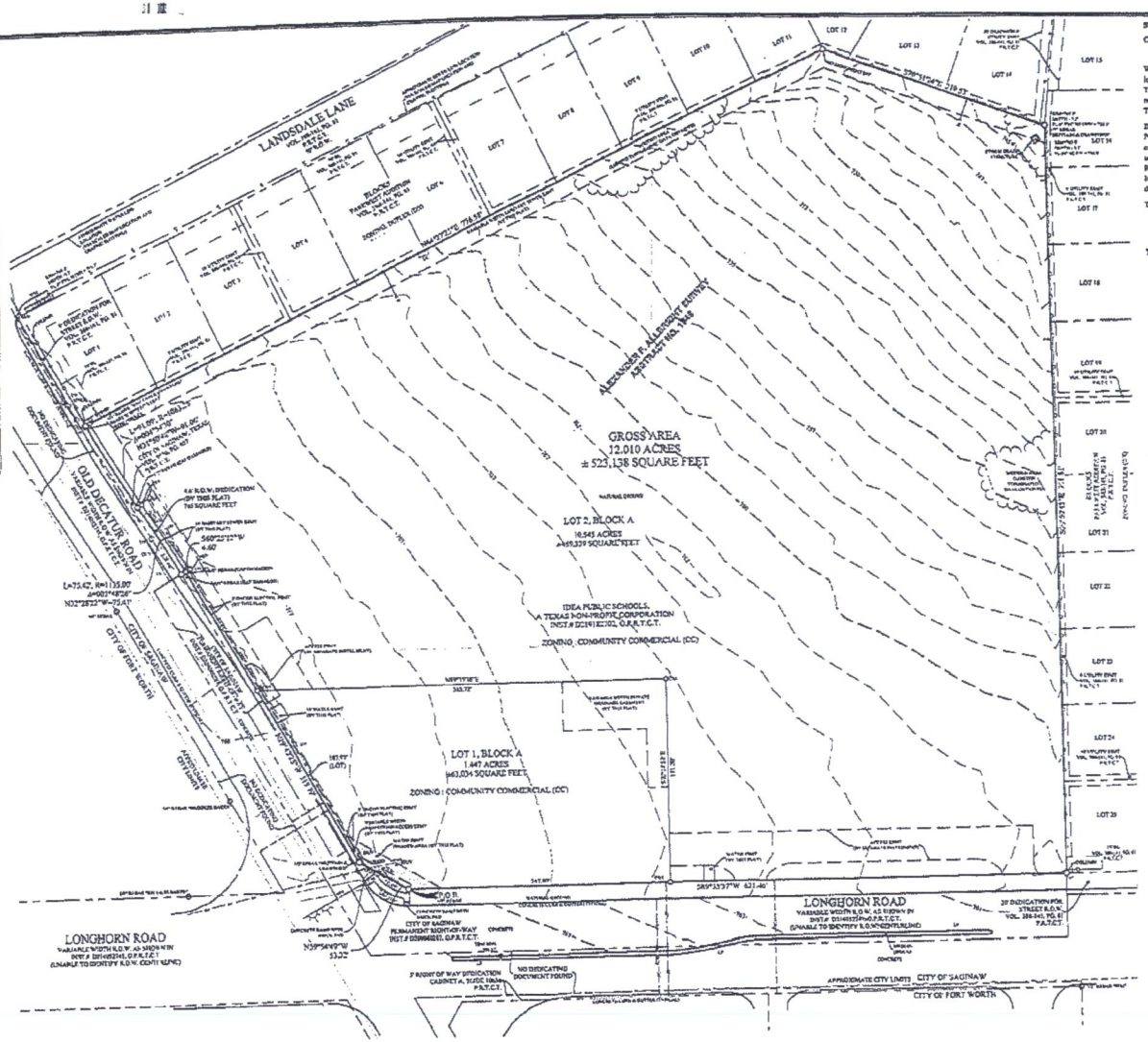
By: _____
Chairman

Attest: _____
City Secretary

The City Council of Saginaw, Texas on this _____ day of _____, 2021 voted affirmatively to conditionally approve preparation of a Final Plat subject to conditions enumerated in minutes of this date.

By: _____
Mayor

Attest: _____
City Secretary



STATE OF TEXAS §
COUNTY OF TARRANT §

We, Idea Public Schools, a Texas non-profit corporation, undersigned owner of that certain tract of land located in the Alexander P. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being the same tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the most southerly southwest property corner of the said Idea Public School tract, same being the south end of a right-of-way corner clip of the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T., with the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on and dedicated under said Instrument Number D209040287, O.P.R.T.C.T. and a portion of which is described as Parcel No. 1 in the deed to the City of Saginaw, recorded in Volume 9550, Page 837, Deed Records, Tarrant County, Texas;

THENCE NORTH 39° 54' 49" WEST, with the said southwest property line and with the said corner clip, a distance of 33.22 feet to a 1/2 inch capped rebar stamped "Britain & Crawford" found at the most northerly southwest property corner of the said Idea Public School tract, same being the north end of the said corner clip;

THENCE with the west property lines of the said Idea Public School tract and with the said east right-of-way line of Old Decatur Road, the following courses and distances:

1. NORTH 28° 48' 29" WEST, a distance of 319.79 feet to a found 5/8 inch rebar with damaged cap;
2. SOUTH 60° 23' 12" WEST, a distance of 4.60 feet to a 1/2 inch rebar with damaged cap found at a point on the curve to the left having a radius of 1135.00 feet;
3. With the said curve to the left (concave southwest), an arc length of 72.42 feet, across a chord which bears NORTH 32° 28' 22" WEST, a chord length of 72.41 feet to a found 1/2 inch rebar with damaged cap found at the beginning of a curve to the right having a radius of 1063.28 feet;
4. With the said curve to the left (concave northeast), an arc length of 91.89 feet, across a chord which bears NORTH 31° 30' 48" WEST, a chord length of 91.86 feet to a 1/2 inch rebar found at the northwest corner of the Idea Public School tract, same being the most westerly southwest corner of Block 5, *Fairview Addition*, an addition in the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 81, Plat Records, Tarrant County, Texas, from which a 1/2 inch capped rebar stamped "Britain & Crawford" bears NORTH 79° 35' 47" EAST, a distance of 0.93 feet;

THENCE with the common lines of the Idea Public School tract and the said Block 5, the following courses and distances:

1. NORTH 64° 27' 25" EAST, a distance 776.58 feet;
2. SOUTH 70° 51' 24" EAST, a distance 219.53 feet to a found 1/2 inch capped rebar stamped "Britain & Crawford";
3. SOUTH 00° 59' 45" EAST, a distance 701.82 feet to an "X" cut in concrete found at the southeast corner of the Idea Public School tract, same being a point on the aforementioned north right-of-way line of Longhorn Road;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 621.46 feet returning to the POINT OF BEGINNING and enclosing 12.010 acres (±523,138 square feet).

and designated herein as Lots 1 & 2, Block A, *IDEA SCHOOLS ADDITION*, an addition in the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed. Paving, grading, parking or landscaping shall not be considered an encroachment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Saginaw and public utility entities shall repair or replace the same for any damage it causes thereto.

Witness my hand this _____ day of _____, 2021.

_____ _____
Authorized agent of Name
IDEA Public Schools
a Texas non-profit corporation

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, authorized agent of IDEA Public Schools, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Jose D. Najera III, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Jose D. Najera III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
TBD

SURVEYOR'S NOTES:

1. The site benchmark is Mag nail & washer stamped "JPH Benchmark" set in the north side of a concrete curb 16 ± feet±as located on Longhorn Road, located approximately 107 feet southeasterly from a 1/2" rebar found at the southwest corner of the surveyed property. Benchmark Elevation = 766.37' (NAVD'88). See vicinity map for general location.
2. Subject tract's record description error of closure, 0.005'.
3. This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, GF# 20101926-ALTC, effective April 7, 2020, and issued April 22, 2020.
4. The fieldwork was completed on June 2, 2020.

JPH Land Surveying, Inc.

0 50' 100'
Scale: 1" = 50'

JPH Job/Drawing No. (see below)
2020.022.B04 1000 North Old Decatur Road, Saginaw, Tarrant Co., Tx- Preliminary Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
783 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 421-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Central Texas | West Texas

OWNER:
Idea Public Schools,
a Texas nonprofit corporation
2115 W. Pike
Weslaco, Texas 78596

DEVELOPER:
Vaquero Ventures Management, LLC,
a Texas limited liability company
2900 Wingate Street Suite 350
Fort Worth, Texas 76107
Phone: (512) 963-1793

SURVEYOR:
Jose D. Najera III
JPH Land Surveying, Inc.
783 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 421-4971

PRELIMINARY PLAT
IDEA SCHOOLS ADDITION
LOTS 1 & 2, BLOCK A

BEING A 12.010 ACRE TRACT SITUATED IN THE
ALEXANDER P. ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

PREPARED IN JULY 2020 - JANUARY 2021

WHEREAS IDEA Public Schools, a Texas non-profit corporation is the owner of that certain tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being the same tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract is more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the southeast property corner of the said Idea Public School tract, same being the most westerly southwest corner of Block 5, *Parkwest Addition,* an addition in the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 81, Plat Records, Tarrant County, Texas, and being a point on the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T.;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 373.56 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said property line and the said right-of-way line, through the interior of the Idea Public School tract, the following bearings and distances:

1. NORTH 00° 24' 22" WEST, a distance of 191.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 89° 35' 38" WEST, a distance of 385.75 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west property line of the Idea Public School tract and being the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on

and dedicated under said Instrument Number D209040287, O.P.R.T.C.T. and a portion of which is described as Parcel No. 1 in the deed to the City of Saginaw, recorded in Volume 9550, Page 837, Deed Records, Tarrant County, Texas;

THENCE NORTH 29° 40' 25" WEST, with the said property line and with the said right-of-way line, a distance of 131.86 feet to a 1/2 inch rebar with damaged cap found on the southeast right-of-way corner of a proposed 4.6 foot right-of-way dedication of said Old Decatur Road, said point being the beginning of a curve to the left, having a radius of 1,138.98 feet

THENCE through the interior of the Idea Public School tract and with the said east line of the proposed 4.6 foot right-of-way dedication, the following bearings and distances:

1. With the said curve to the left (concave southwest), an arc length of 75.80 feet, across a chord which bears NORTH 32° 28' 12" WEST, a chord length of 75.79 feet 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve to the right, having a radius of 1,058.68 feet;
2. With the said curve to the right (concave northeast), an arc length of 90.38 feet, across a chord which bears NORTH 31° 51' 18" WEST, a chord length of 90.36 feet 1/2 inch capped rebar stamped "JPH Land Surveying" set on the northwest property line of the Idea Public School tract same being the most westerly southwest line of the aforementioned Block 5, *Parkwest Addition*;

THENCE with the common lines of the Idea Public School tract and the said Block 5, the following courses and distances:

1. NORTH 64° 27' 25" EAST, a distance 771.97 feet;

2. SOUTH 70° 51' 24" EAST, a distance 219.53 feet to a found 1/2 inch capped rebar stamped "Brittain & Crawford";
3. SOUTH 00° 50' 45" EAST, a distance 701.82 feet returning to the **POINT OF BEGINNING** and enclosing 10.545 acres (±459,339 square feet).

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
February 5, 2021
Job No. 2020.022.016

JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene

SURVEYED DESCRIPTION

Written to describe a portion of a tract.

FIELD NOTES of those certain tracts of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being a portion of that tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

BEGINNING at a 1/2 inch rebar found at the most southerly southwest property corner of the said Idea Public School tract, same being the south end of a right-of-way corner clip of the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T., with the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on and dedicated under said Instrument Number D209040287, O.P.R.T.C.T.;

THENCE NORTH 59° 54' 49" WEST, with the said southwest property line and with the said corner clip, a distance of 53.32 feet to a 1/2 inch capped rebar stamped "Brittain & Crawford" found at the most northerly southwest property line of said Idea Public School tract, same being the north end of said corner clip;

THENCE NORTH 29° 40' 25" WEST, with the west property line of the said Idea Public School tract and with the said east right-of-way line of Old Decatur Road, a distance of 187.93 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said property line and the said right-of-way line, over and across the said Idea Public School tract, the following courses and distances:

1. NORTH 89° 35' 38" EAST, a distance of 385.72 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 00° 24' 22" EAST, a distance of 191.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south property line of the said Idea Public School tract, same being the said north right-of-way line of Longhorn Road;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 247.90 feet returning to the **POINT OF BEGINNING** and enclosing 1.447 acres (±63,034 square feet).

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
February 5, 2021
Job No. 2020.022.008

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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (9)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding a Recommendation from the Planning and Zoning Commission Regarding Approval of a Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:
The applicant is requesting approval of a Final Plat for Idea Schools Addition, Lots 1 and 2, Block A Saginaw Addition being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas.

The Final Plat proposes the creation of 2 lots on the property. Lot 1 is proposed to be developed as a 7-11 convenience store. The development plans for the remainder, Lot 2, is currently unknown.

The lot sizes are summarized below:

Lot 1	1.447 Ac.
Lot 2	10.545 Ac.

The Planning and Zoning Commission considered the request at it's September 9, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that the City Council approve the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Packet--Final Plat

P&Z Minutes

DATE: February 9, 2021

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 Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas

Owner: IDEA Public Schools
Applicant: Matthew Martinez
Existing Zoning: Community Commercial (CC)

The applicant is requesting approval of a Final Plat for Idea Schools Addition, Lots 1 and 2, Block A Saginaw Addition being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas.

The Final Plat proposes the creation of 2 lots on the property. Lot 1 is proposed to be developed as a 7-11 convenience store. The development plans for the remainder, Lot 2, is currently unknown.

The lot sizes are summarized below:

Lot 1	1.447 Ac.
Lot 2	10.545 Ac.

If you have any questions, please let me know.


Green Ridge Terrace
Willow Creek Paw Park
W Hills Terrace
Parkhill Ave
Landsdale Ln
Westcliff Ave
Mr & Mrs B
White Rock St
Bristol Ave
Parkwest Blvd
Public tennis courts
Mustang Dr
Gi Gunsmithing
Gun shop
Saginaw Farmers M
Final Plat
Idea Schools Addition
Lots 1& 2, Block A
Arcadia St
Longhorn Rd
Papa Murphy's | Take 'N' Bake Pizza
Takeout · Delivery
Old Decatur Rd
Spoke St
Longhorn Crossing
Breeders Cup Dr
Western Pass
Skillet Ln
Rambling Way
Belmont Stakes Dr
Arabian Ave
Harness Cir
Bronco Trail
Kettle St
Dusty Palomino Dr
Bronze R
Grand Cham

DocuSign Envelope ID: 1A1DBD5F-A58C-41C2-8EF8-7975279586F4

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 (x) REPLAT ( ) AMENDED PLAT ( )

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: _____

1000 North Old Decatur Road, Saginaw, Tarrant Co. (Per Appraisal District)

NAME OF PROPOSED DEVELOPMENT: IDEA Schools Addition

TOTAL ACREAGE OF PROPERTY: 12.01 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.

DocuSign Envelope ID: 1A1DBD5F-A58C-41C2-8EF8-7975279586F4

DocuSigned by:

OWNER'S SIGNATURE: Wyatt Truscheit PHONE #: 818-825-1536

C0D8906A16624C6...

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) IDEA Public Schools

OWNER'S ADDRESS: 2115 W. Pike, Welasco, Texas 78596

APPLICANT'S SIGNATURE: _____ PHONE # : 817-431-4971

APPLICANT'S NAME: Matthew Martinez

APPLICANT'S ADDRESS: 785 Lonesome Dove Trail, Hurst, Texas 76054

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: 1-26-2021 TIME: _____

FEE FOR APPLICATION: $560 RECEIPT #: 21794419

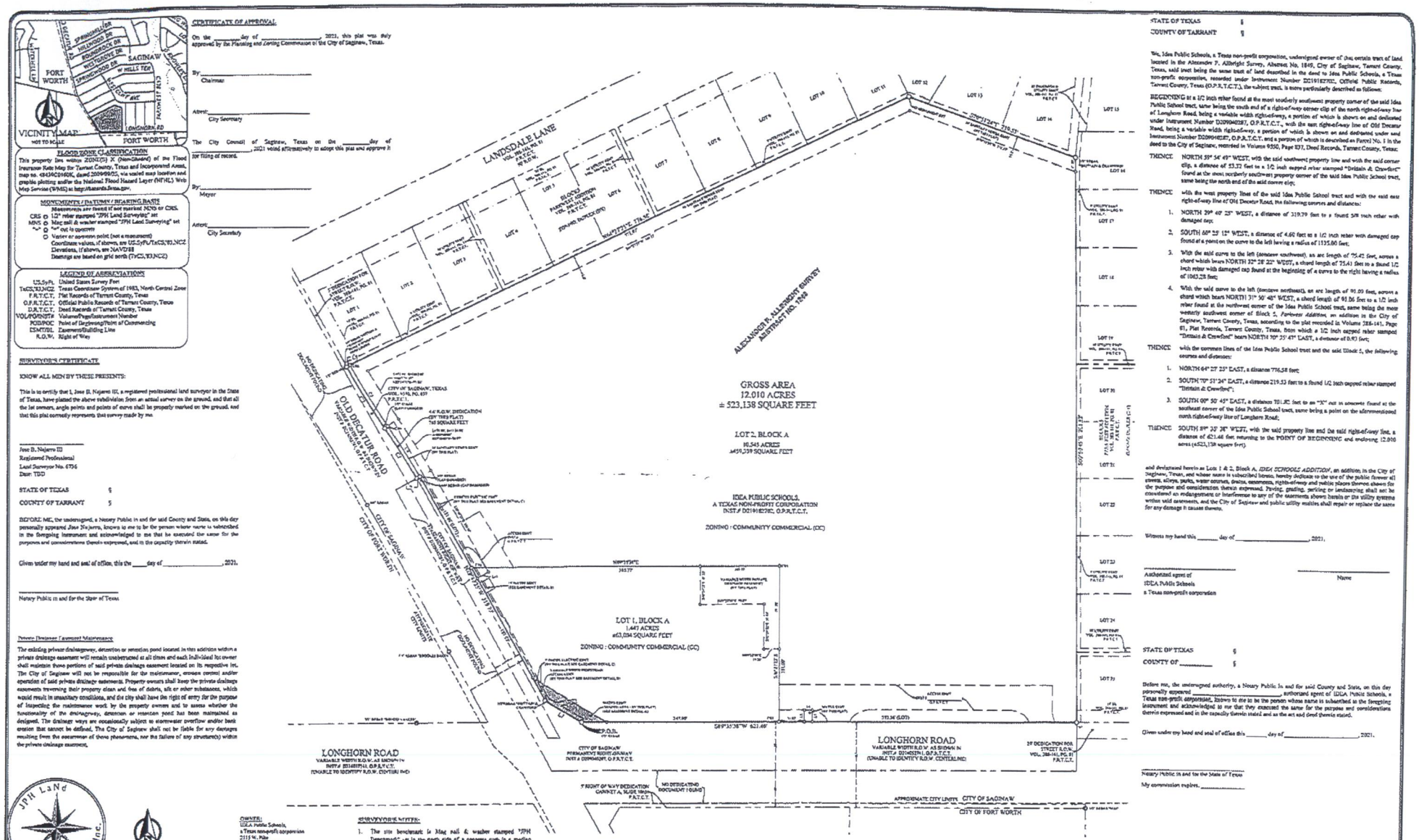
SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: 2-9-2021

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 2-16-2021

ACTION TAKEN: _____



VICINITY MAP
NOT TO SCALE

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0190K, dated 2019/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked. NFND or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ◎ Mag nail & washer stamped "JPH Land Surveying" set
- "+" ⊕ "+" cut in concrete
- ○ Varies or common point (not a monument)

Coordinate values, if shown, are US SyFt/TxCS/83-NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS,'83-NCZ)

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83-NCZ	Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/P/GINST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
R.O.W.	Right of Way

CERTIFICATE OF APPROVAL

On the _____ day of _____, 2021, this plat was duly approved by the Planning and Zoning Commission of the City of Saginaw, Texas.

By:_____
Chairman

Attest:_____
City Secretary

The City Council of Saginaw, Texas on the _____ day of _____, 2021 voted affirmatively to adopt this plat and approve it for filing of record.

By:_____
Mayor

Attest:_____
City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jose B. Najarro III, a registered professional land surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all the lot corners, angle points and points of curve shall be properly marked on the ground. And that this plat correctly represents that survey made by me.

_____
Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
Date: TBD

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jose Najarro, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

Private Drainage Easement Maintenance

The existing private drainageway, detention or retention pond located in this addition within a private drainage easement will remain unobstructed at all times and each individual lot owner shall maintain those portions of said private drainage easement located on its respective lot. The City of Saginaw will not be responsible for the maintenance, erosion control and/or operation of said private drainage easements. Property owners shall keep the private drainage easements traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners and to assess whether the functionality of the drainageway, detention or retention pond has been maintained as designed. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Saginaw shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the private drainage easement.

OWNER:
IDEA Public Schools,
a Texas nonprofit corporation
2115 W. Pike
Weslaco, Texas 78596

DEVELOPER:
Vaquero Saginaw Longhorn Partners, LP,
a Texas limited partnership
2900 Wingate Street Suite 200
Fort Worth, Texas 76107
Phone: (512) 962-1793

SURVEYOR:
Jose B. Najarro III
JPH Land Surveying, Inc.
765 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

SURVEYOR'S NOTES:

1. The site benchmark is Mag nail & washer stamped "JPH Benchmark" set in the north side of a concrete curb in a median located on Longhorn Road, located approximately 107 feet southeasterly from a 1/2" rebar found at the southwest corner of the surveyed property. Benchmark Elevation = 766.37' (NAVD88). See vicinity map for general location.
2. Subject tract's record description error of closure, 0.003'.
3. This survey was performed with the benefit of a title commitment provided by: Stewart Title Guaranty Company, GF# 2010|1026-ALTC, effective April 7, 2020, and issued April 22, 2020.
4. The fieldwork was completed on June 2, 2020.

STATE OF TEXAS §
COUNTY OF TARRANT §

We, Idea Public Schools, a Texas non-profit corporation, undersigned owner of that certain tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being the same tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182782, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the most southerly southwest property corner of the said Idea Public School tract, same being the south end of a right-of-way corner clip of the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209402287, O.P.R.T.C.T., with the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on and dedicated under said Instrument Number D209402287, O.P.R.T.C.T. and a portion of which is described as Parcel No. 1 in the deed to the City of Saginaw, recorded in Volume 9550, Page 837, Deed Records, Tarrant County, Texas;

THENCE NORTH 39° 54' 49" WEST, with the said southwest property line and with the said corner clip, a distance of 53.32 feet to a 1/2 inch capped rebar stamped "Dittsler & Crawford" found at the most northerly southwest property corner of the said Idea Public School tract, same being the north end of the said corner clip;

THENCE with the west property lines of the said Idea Public School tract and with the said east right-of-way line of Old Decatur Road, the following courses and distances:

1. NORTH 29° 40' 25" WEST, a distance of 319.79 feet to a found 5/8 inch rebar with damaged cap;
2. SOUTH 60° 25' 12" WEST, a distance of 4.60 feet to a 1/2 inch rebar with damaged cap found at a point on the curve to the left having a radius of 1135.00 feet;
3. With the said curve to the left (concave southwest), an arc length of 75.42 feet, across a chord which bears NORTH 32° 28' 22" WEST, a chord length of 75.41 feet to a found 1/2 inch rebar with damaged cap found at the beginning of a curve to the right having a radius of 1063.28 feet;
4. With the said curve to the left (concave northeast), an arc length of 91.09 feet, across a chord which bears NORTH 31° 50' 48" WEST, a chord length of 91.06 feet to a 1/2 inch rebar found at the northwest corner of the Idea Public School tract, same being the most westerly southwest corner of Block 5, *Fairviews addition*, an addition in the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 81, Plat Records, Tarrant County, Texas, from which a 1/2 inch capped rebar stamped "Dittsler & Crawford" bears NORTH 70° 25' 47" EAST, a distance of 0.93 feet;

THENCE with the common lines of the Idea Public School tract and the said Block 5, the following courses and distances:

1. NORTH 64° 27' 25" EAST, a distance 776.58 feet;
2. SOUTH 70° 51' 24" EAST, a distance 219.53 feet to a found 1/2 inch capped rebar stamped "Dittsler & Crawford";
3. SOUTH 00° 30' 45" EAST, a distance 781.81 feet to an "X" cut in concrete found at the southeast corner of the Idea Public School tract, same being a point on the aforementioned north right-of-way line of Longhorn Road;

THENCE SOUTH 89° 29' 26" WEST, with the said property line and the said right-of-way line, a distance of 621.46 feet returning to the POINT OF BEGINNING and enclosing 12.010 acres (±523,138 square feet).

said development herein as Lots 1 & 2, Block A, *IDEA SCHOOLS ADDITION*, an addition in the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places thereon shown for the purpose and consideration therein expressed. Paving, grading, parking or landscaping shall not be considered an encroachment or interference to any of the easements shown herein or the utility systems within said easements, and the City of Saginaw and public utility entities shall repair or replace the same for any damage it causes thereto.

Witness my hand this _____ day of _____, 2021.

_____ _____
Authorized agent of Name
IDEA Public Schools
a Texas non-profit corporation

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, authorized agent of IDEA Public Schools, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

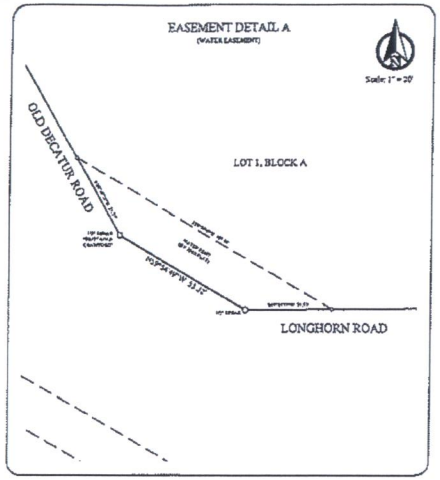
Given under my hand and seal of office this _____ day of _____, 2021.

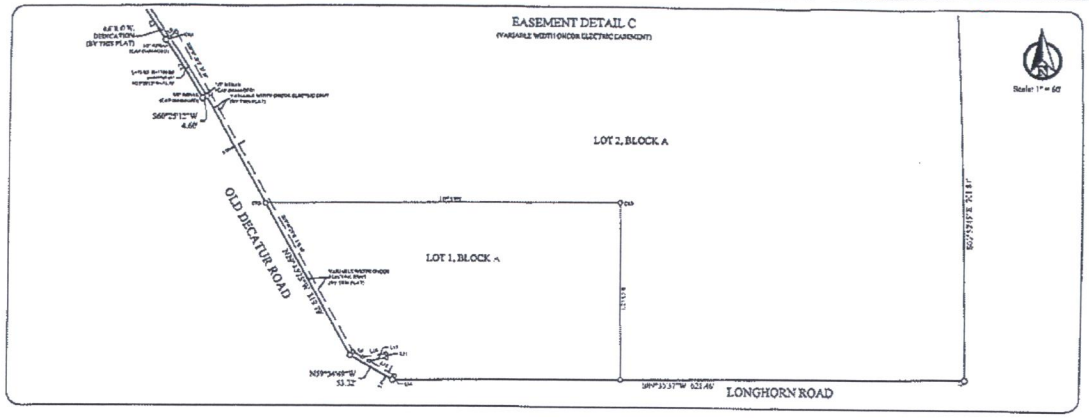
_____
Notary Public in and for the State of Texas
My commission expires. _____

FINAL PLAT
IDEA SCHOOLS ADDITION
LOTS 1 & 2, BLOCK A

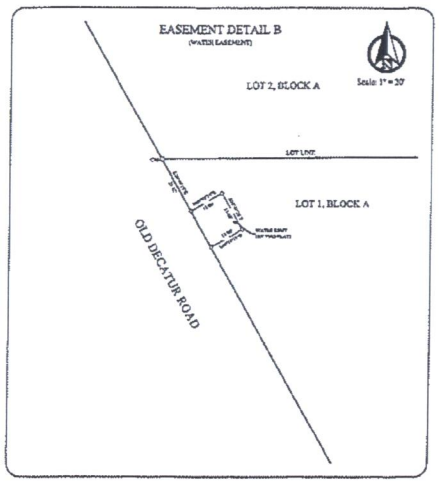
BEING A 12.010 ACRE TRACT SITUATED IN THE
ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SAGINAW, TARRANT COUNTY, TEXAS
ZONING: COMMUNITY COMMERCIAL (CC)

PREPARED IN JANUARY 2021
PAGE 1 OF 2

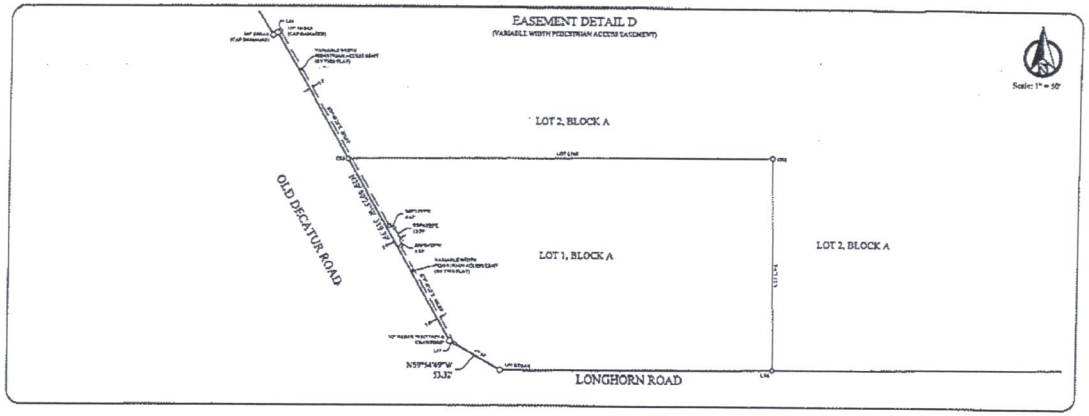




Line Data Table		
Line #	Bearing	Distance
L1	N59°54'49"W	53.32'
L2	S60°25'12"W	4.60'
L3	N64°27'25"E	4.61'
L5	S02°24'33"E	14.50'
L6	S89°35'28"W	10.00'
L7	N00°24'33"W	14.50'
L8	N58°34'10"E	9.63'
L9	S59°54'49"E	11.98'
L10	N80°43'39"E	25.48'
L11	S04°16'21"E	5.00'
L12	S80°43'39"W	19.38'
L13	S59°54'49"E	32.13'
L14	S30°05'11"W	5.00'
L15	S60°19'35"W	16.00'
L16	N60°25'12"E	3.00'
L17	N59°54'49"W	5.90'



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	75.42'	1135.00'	003°48'26"	N32°58'32"W	75.41'
C2	91.09'	1063.28'	004°54'30"	N31°50'48"W	91.06'
C3	90.38'	1058.68'	004°53'29"	S31°51'18"E	90.35'
C4	75.89'	1138.98'	003°48'47"	S32°58'12"E	75.79'



JPH Land Surveying, Inc.

JPH Job/Drawing No. (see below)
2020.022.016 | 1800 North Old Decatur Road, Saginaw, Tarrant Co., Tx- Final Platdwg
© 2021 JPH Land Surveying, Inc. • All Rights Reserved
703 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817)-421-4473 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | West Texas

FINAL PLAT
IDEA SCHOOLS ADDITION
LOTS 1 & 2, BLOCK A

BEING A 12.018 ACRE TRACT SITUATED IN THE
ALEXANDER F. ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SAGINAW, TARRANT COUNTY, TEXAS
ZONING: COMMUNITY COMMERCIAL (CC)

PREPARED IN JANUARY 2021
PAGE 2 OF 2

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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (10)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING–Consideration and Action regarding a Recommendation from the Planning and Commission regarding an Ordinance amending Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, Texas, by changing the zoning classification on 4.5844 acres of land, Lot 1, Block 1, McNeil Addition, also known as 700 West McLeroy Boulevard from Neighborhood Commercial (NC) to Community Facilities (CF); revising the official zoning map in accordance therewith; and by amending the comprehensive land use plan relating to said property by changing the land use from Neighborhood Commercial (NC) to Community Facilities (CF) (Ordinance No. 2021-06)--Rick Trice, P.E., Director of Public Works

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BACKGROUND/DISCUSSION:
The City is currently developing plans for Fire Station Number 1 and Fire Administration project located at 700 W. McLeroy Boulevard (Lot 1, Block 1, McNeil Addition). The requested change in zoning is for Community Facilities (CF) to be consistent with the proposed use.

Owner: City of Saginaw
Existing Zoning: Neighborhood Commercial (NC)
Ultimate Land Use Plan: Neighborhood Commercial (NC)
Proposed Zoning: Community Facilities (CF)

The property is bounded by Amber Drive on the east, W. McLeroy Blvd. on the south, undeveloped property zoned Neighborhood Commercial on the west and developed Single Family (SF4) on the north.

The Planning and Zoning Commission considered the request at it's February 9, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:

It is recommended that the City Council approve the Change in Zoning on Approximately 4.5844 Acres on Lot 1, Block 1, McNeil Addition, City of Saginaw, Tarrant County, Texas and Revise the Official Zoning Map and Comprehensive Land Use Plan in accordance as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Packet--Zoning--700 W McLeroy
P&Z Minutes
Ordinance
Ordinance Exhibit A

DATE: February 9, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

PUBLIC HEARING – Consideration and Action Regarding a Request for a Change in Zoning on Approximately 4.5844 Acres on Lot 1, Block 1, McNeil Addition, Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas and Revision of Official Zoning Map and Comprehensive Land Use Plan

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Owner: City of Saginaw

Existing Zoning: Neighborhood Commercial (NC)

Ultimate Land Use Plan: Neighborhood Commercial (NC)

Proposed Zoning: Community Facilities (CF)

Background

The City is currently developing plans for Fire Station Number 1 and Fire Administration project located at 700 W. McLeroy Boulevard (Lot 1, Block 1, McNeil Addition). The requested change in zoning is for Community Facilities (CF) to be consistent with the proposed use.

The property is bounded by Amber Drive on the east, W. McLeroy Blvd. on the south, undeveloped property zoned Neighborhood Commercial on the west and developed Single Family (SF4) on the north.

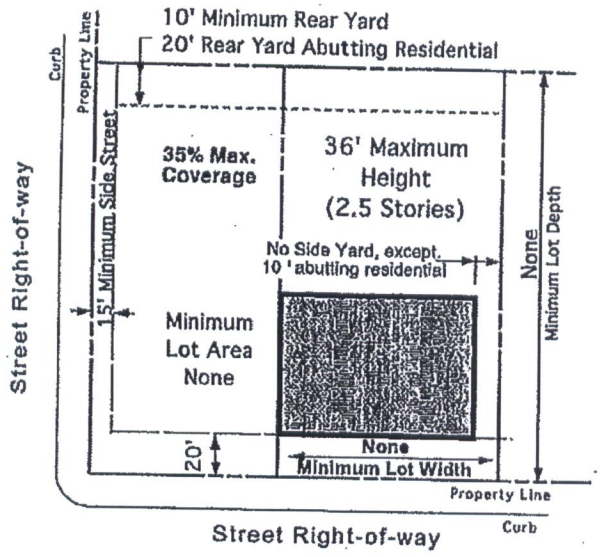
If you have any questions, please let me know.

Sec. 6-12. - NC (Neighborhood Commercial).

A. *Purpose.* The "NC" district is to provide for a district of uses primarily oriented to select convenience goods and services which supply the daily needs of residential neighborhoods, including neighborhood shopping centers where residents of the adjacent neighborhood have both pedestrian and automobile access.

B. *Permitted uses.* Uses in the "NC" district shall be in accordance with section, 5-1 Permitted Use Table.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the NC zoning district.



NC – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	0 ft. or 10 ft. if abutting any residential district.
Minimum Rear Yard	10 feet or 20 feet if abutting any residential district.
Maximum Lot Coverage	35 %
Maximum Building Height	36 ft. or 2-1/2 stories

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

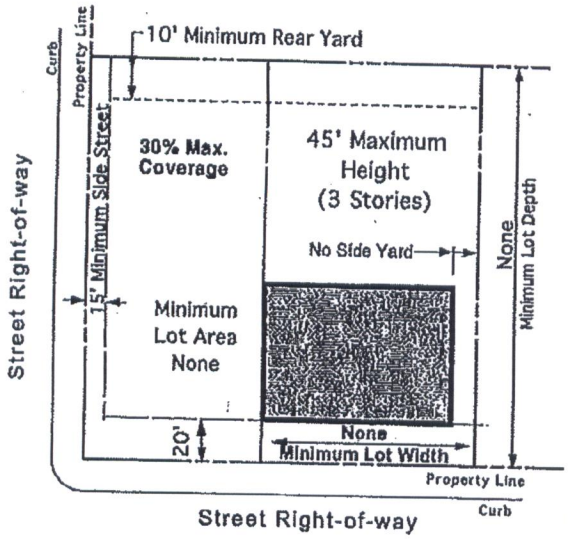
G. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.C, Commercial.

Sec. 6-15. - CF (Community Facilities).

A. *Purpose.* The "CF" district provides for those institutions and facilities that have uses related to the health, safety, educational, and welfare needs of the city. Uses within the CF district generally serve a public purpose or are directly associated with a use that serves a public purpose.

B. *Permitted uses.* Uses in the "CF" district shall be in accordance with section 5-1, Permitted Use Table.

C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the CF zoning district.



CF – Zoning District Area Requirements	
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	20 ft.
Minimum Side Yard	None
Minimum Rear Yard	10 ft.
Maximum Lot Coverage	30 %
Maximum Building Height	45 ft. or 3 stories

Zoning District

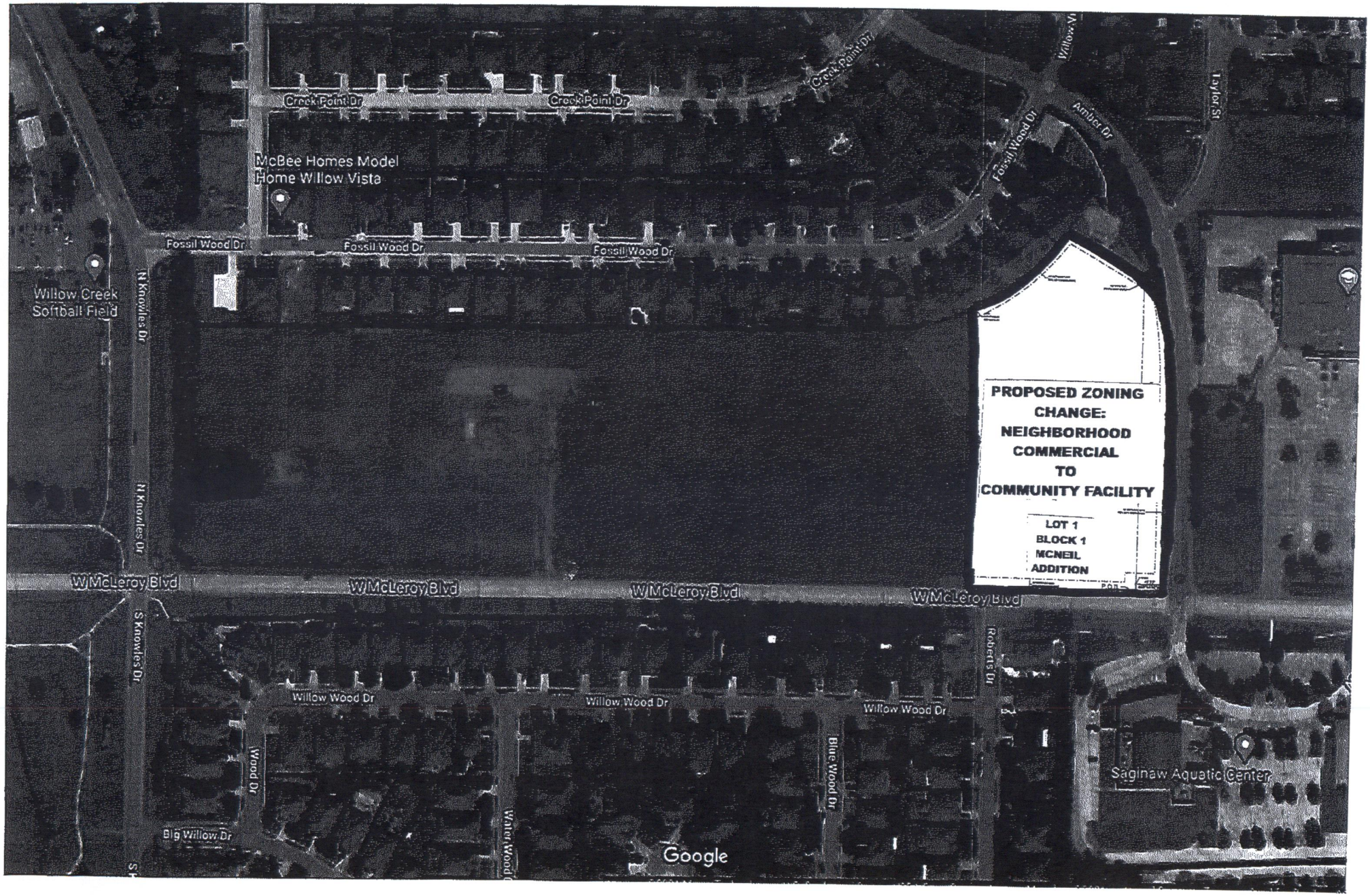
D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section, 8-13 Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.C, Commercial.

(Ord. No. 2003-03, § 1, 4-1-03)


Creek Point Dr
Creek Point Dr
Creek Point Dr
McBee Homes Model
Home Willow Vista
Fossil Wood Dr
Fossil Wood Dr
Fossil Wood Dr
Willow Creek
Softball Field
N Knowles Dr
N Knowles Dr
W McLeroy Blvd
W McLeroy Blvd
W McLeroy Blvd
W McLeroy Blvd
S Knowles Dr
Willow Wood Dr
Willow Wood Dr
Willow Wood Dr
Wood Dr
Big Willow Dr
Blue Wood Dr
Roberts Dr
Saginaw Aquatic Center
Fossil Wood Dr
Amber Dr
Taylor St
PROPOSED ZONING
CHANGE:
NEIGHBORHOOD
COMMERCIAL
TO
COMMUNITY FACILITY
LOT 1
BLOCK 1
MCNEIL
ADDITION
Google

CLASSIFIEDS

Toll Free 800-222-FWST (3978)

Place newspaper and online ads at www.star-telegram.com/classifieds

nutes between each closure. All interested parties must meet the minimum qualifications prior to the auction proceedings – see details regarding this and other requirements at: www.LoneStarAuctioneers.com or by contacting Andria Ellis with the City's Consumer Health Division at (817) 392-6991.

NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 87th Legislature of Texas a bill relating to 1) amending Chapter 281, Texas Health and Safety Code, relating to the Tarrant County Hospital District's and nonprofit corporations created by the District's power to develop and convey property, including the power to develop and convey intellectual property rights, including the authority to hold, protect, register, sell, license or contract to provide services related to technology and intellectual property developed by the District or nonprofit corporations created by the District and the authority to contract, collaborate or enter into a joint venture with public or private entities in order to exercise such powers, and 2) exempting from certain provisions of Chapter 552 Texas Government Code intellectual property owned by the District or any nonprofit corporations created by the District, and 3) amending other provisions relating to the administrative powers, duties and operation of the District and nonprofit corporations created by the District. This Notice is provided pursuant to Article 3, Section 57 and Article 9, Sections 4 and 9 of the Texas Constitution.
For more information, regarding the proposed bill, contact Robert Browder, Vice President of Government Affairs at (817) 702-1292.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Richland Hills, Texas will hold a public hearing on Monday, February 8, at 7:00 p.m. in the Richland Hills City Hall (City Council Chambers), 3200 Diana Drive, Richland Hills, Texas.
The hearing will be held in accordance with City Ordinance, Chapter 90, Section 6.03 to consider a zoning change on property described as Popplewell, S Survey, Abstract 1241 Tract 2J, City of Richland Hills, Tarrant County, Texas otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118 from Single-Family (SF-7) to Light Commercial (LC).
Interested parties may appear at the hearing or contact Cathy Bourg, City Secretary, prior to the hearing at (817) 616-3810.

NOTICE OF PUBLIC SALE

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, February 10, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStorageAuction.com
Eunica Dowdell: misc. items.

1998	DODGE	4DR
2B6HB11Y7WK121966		
2014	DODGE	4DR
3C4PDCBG6ET208330		
2017	DODGE	4DR
2C3CDXCT3HH571963		
2003	DODGE	4DR
1D4GP24363B269125		
2000	FORD	2DR
1FMYU60XXYUA34941		
2019	FORD	2DR
1FA6P8CF6K5192766		
1997	FORD	2DR
2FTDX1729VCA34223		
1995	FORD	2DR
1FTEX15N6SKA09448		
1996	FORD	2DR
1FTCR10AXTPB38240		
2003	FORD	2DR
1FTRX18L63NB43291		
2010	FORD	4DR
3FAHP0KC8AR234626		
2004	FORD	4DR
1FAFP34Z24W161975		
2001	FORD	4DR
1FAFP55U01A236261		
1996	FORD	4DR
2FALP71W3TX157070		
2013	FORD	4DR
2FMDK3KC2DBA94886		
2000	FORD	4DR
1FMRU17L3YLC20112		
2000	FORD	4DR
1FAFP56SXYA150107		
2013	FORD	4DR
3FA6P0HR2DR112738		
2009	FORD	4DR
2FAHP71V89X123843		
2006	FORD	4DR
1FMYU04106KC49773		
2000	FORD	4DR
1FAFP56S1YA197266		
2012	FORD	4DR
3FADP4TJ1CM186079		
2000	GMC BOX	TRUCK
J8DC4B142Y7009282		
2009	HONDA	2DR
1HGCS12319A019069		
2013	HONDA	4DR
1HGCR3F8DA032900		
2002	HONDA	4DR
JHMCG56762C000904		
2003	HONDA	4DR
2HKYF18523H585632		
2008	HONDA	4DR
2HGFA165X8H340555		
2007	HONDA	4DR
JHMCM56387C011058		
2002	HONDA	4DR
1HGCG16532A027449		
2002	HONDA	4DR
JHMES26712S004239		
2004	HONDA	4DR
1HGCM56844A021656		
2007	HONDA	4DR
5FNRL38407B400224		
2016	HONDA	4DR
5FNRL5H67GB104856		
2003	HONDA	4DR
JHMCM56603C062297		
2001	HYUNDAI	4DR
JHLRD28471S020849		
2013	HYUNDAI	4DR
KMHEC4A46DA086979		
2006	HYUNDAI	4DR
KM8SC13E36U038199		
2010	HYUNDAI	4DR
KMHDU4AD7AU855332		
2005	HYUNDAI	4DR
KMHWF35H15A135218		
2003	HYUNDAI	4DR
KMHDN45D43U543706		
2003	HYUNDAI	4DR
KMHWF25S13A825294		
2008	INFINITI	4DR
JNKBV61E98M225169		
2012	KIA	4DR
KNAFU4A24C5597681		
2014	KIA	4DR
KNADM5A34E6340099		
2010	KIA	4DR
KNAFU4A23A5855766		
2006	KIA	4DR
KNAFE121065237619		
1993	LEXUS	4DR
JT8UF11E8P0175041		
2008	LEXUS	4DR
JTHBJ46G282246757		
2000	LEXUS	4DR
JT6HF10U0Y0135427		
2003	LEXUS	4DR
JTHBF30G830089504		
2006	LINCOLN	4DR
5LTPW16536FJ05172		
2010	LINCOLN	4DR
3LNHL2GC0AR606658		
2006	MAZDA	4DR
1YVHP84C265M43502		
2020	MERCEDES BENZ	4DR
4JGFB4JE6LA180049		
2009	MERCEDES BENZ	4DR

JYARJ06E56A032562
2020 YAMAHA MOTORCYCLE
JYARN66E1LA000694
You are hereby informed that the described motor vehicles are in custody of the Police Department City of Arlington and are presently being held at Kelly McKnight Wrecker Service at 1108 Harrison Avenue, Arlington, Texas.
A REGISTERD OWNER OR LIENHOLDER HAS A LEGAL RIGHT TO RECLAIM A VEHICLE WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS NOTICE, UPON PAYMENT OF ALL TOWING, PRESERVATION AND STORAGE CHARGES RESULT IN FROM THE PLACING OF SUCH VEHICLE IN CUSTODY.
FAILURE TO EXERCISE SUCH RIGHT WITHIN THE TIME PROVIDED SHALL BE DEEMED,
(1) A WAIVER OF ALL RIGHTS, TITLE AND INTEREST IN THE VEHICLE.
AND
(2) CONSENT TO THE SALE OF THE VEHICLE AT PUBLIC AUCTION.
THIS NOTICE IS GIVEN PURSUANT TO THE AUTHORITY OF V.C.S. ARTICLE 4477-9A SECTION 5.
KEVIN KOLBYE, INTERIM CHIEF OF POLICE
SGT. REBECCA MARTIN, POUND OPERATIONS MANAGER

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE
Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary
Approved as to form:
s\Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2021-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-04 ON A TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT 1050 DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (301 NORTH DOVE ROAD); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "P-O" PROFESSIONAL OFFICE DISTRICT TO "R-TH" TOWNHOUSE DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE
Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary

legals & public notices

Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary

ORDINANCE NO. 2021-03

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE THERAPY AND SEMI PERMANENT MAKEUP TATTOO BUSINESS AT 900 NORTH BLUE MOUND ROAD, SUITES 156, 168 AND 172, LOCATED AT THE NORTHWEST CORNER OF BLUE MOUND ROAD AND BASSWOOD BOULEVARD IN SAGINAW, REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
SECTION 7
Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.
PASSED AND APPROVED ON THIS 19th DAY OF JANUARY 2021. MAYOR TODD FLIPPO

PUBLIC NOTICE *
CITY OF SAGINAW

The Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a request for specific use permit to allow the operation of a smoke shop on property located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center in Saginaw.
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on February 16, 2021 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 McLeroy 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 817-230-0500.

PUBLIC NOTICE *
CITY OF SAGINAW

The Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a request for a change in zoning from Neighborhood Commercial (NC) to Community Facility (CF) on the 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard, Saginaw, Texas 76179.
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on February 16, 2021 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

legals & public notices

Request for Proposals
Fort Worth to Dallas Trail Branding and Wayfinding Project
The North Central Texas Council of Governments (NCTCOG) is requesting proposals for branding and marketing of the world-class trail that will connect five

ers, economic development organizations, community-based partners, and other service providers.
Our proposed 2021-2024 Local Plan and 2021 TOL may be accessed on the dfwjobs.com homepage under News and Events, and comments may be submitted in the same location. The public comment period for both documents ends on Monday, February 08, 2021.
Our mission is to advance business-driven solutions that promote economic growth, opportunity, and a skilled workforce. The programs we oversee are designed to assure that the businesses in the 14-county North Central Texas Workforce Development Area remain competitive and grow jobs, that workers have the opportunities to obtain skills that will help them become or remain self-sufficient, and that our communities are economically resilient. Your input is invaluable to the work we do every day.

garage sales

garage/yard sale

76126 - M&S Estate Sales. Furn, Glassware, Record Albums, 1984 SL Mercades, Too Much To List. Big Sale. 10264 Fieldcrest Dr. Thurs-Sat. 9-4.

FLEA MARKET OPEN!
4443 River Oaks Blvd
Sat & Sun 9-5
Earl From The Hide

MOVING SALE Sat 7am-1pm clothes, furn, wall art, kitchen appliances pottery and more. Cash only 2724 CRYSTAL GLENN CR

merchandise

appliances

WORKING GE gas dryer & Kenmore dishwasher both $80. 817-831-2508

estate sales

ESTATE SALE - 76034 6512 Champion Way, Thur-fri 9a-4p /Sat 9a-2p

firearms

DALLAS MARKET HALL! TEXAS' BIGGEST GUN SHOW!
"Includes the Lone Star Republic Militaria Show"
Sat. Jan. 23rd, 9am-5pm
Sun. Jan. 24th, 10am-4pm
Dallas Market Hall
2200 N Stemmons Fwy
817-732-1194
premiergunshows.com

GUN & KNIFE SHOW
Jan 23rd & 24th
Cleburne Conference Center
1501 W Henderson St, Cleburne TX
Sat. 9am-5pm, Sun. 9am-4pm
For Info 918-658-4500

ORIGINAL FORT WORTH GUN SHOW
SINCE 1972!
Sat. Jan.30th, 9am-5pm
Sun. Jan. 31st, 10am-4pm
Will Rogers Center
3401 Burnett Tandy
817-732-1194 FWGunShow.com

bargains under $200

CAPTIANS CHAIRS & RUNNING BOARDS $200 obo 682-241-2862
NEW WHEELCHAIR, WARRANTY, $95 817-249-8064

furniture for sale

Sectional sofa good cond, both ends recliner $295 76016 area 817-572-2021

jewelry

ROLEX President yellow gold, mint cond. $17,000, Radiant cut Diamond Elegant Lines & Green Oaks Nice $1075 817-808-9296

apartments/condos for rent



76010 BILLS PAID! $100 Dep $25 app fee, eff, 1,2,& 3 bedrooms. Call817-640-1051 for availability

farm & acreage

Hunting/Investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

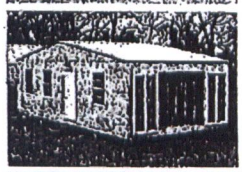
commercial real estate for sale

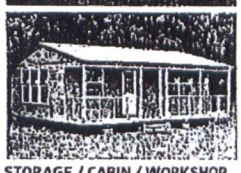


EXECUTIVE OFFICES for Lease $595-$625 200-300SF Call Christy cjordan@realtyappreciation.com 817-861-8442 x 2002

miscellaneous







STORAGE / CABIN / WORKSHOP
12X16 $3,125.....12X24 $4,260
14X24 $5,765.....16X32 $6,895
24X28 $10,915.....30X40 $18,680
(BUILT ON SITE) 817-505-6215

FORT WORTH STAR-TELEGRAM CLASSIFIEDS.
Hire, Sell & Buy
817.332.333

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

January 29, 2021

NOTICE OF PUBLIC HEARING

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Planning & Zoning Commission Meeting 2/9/2021, Consideration of a request for change in zoning on property located at 700 W. McLeroy Boulevard at the northwest corner of W. McLeroy and Amber Drive in Saginaw.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 9th day of February, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day of February, 2021 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from the City of Saginaw to change the zoning from Neighborhood Commercial (NC) to Community Facility (CF) on 4.5844 acres of land located at 700 W. McLeroy Boulevard in Saginaw.

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.

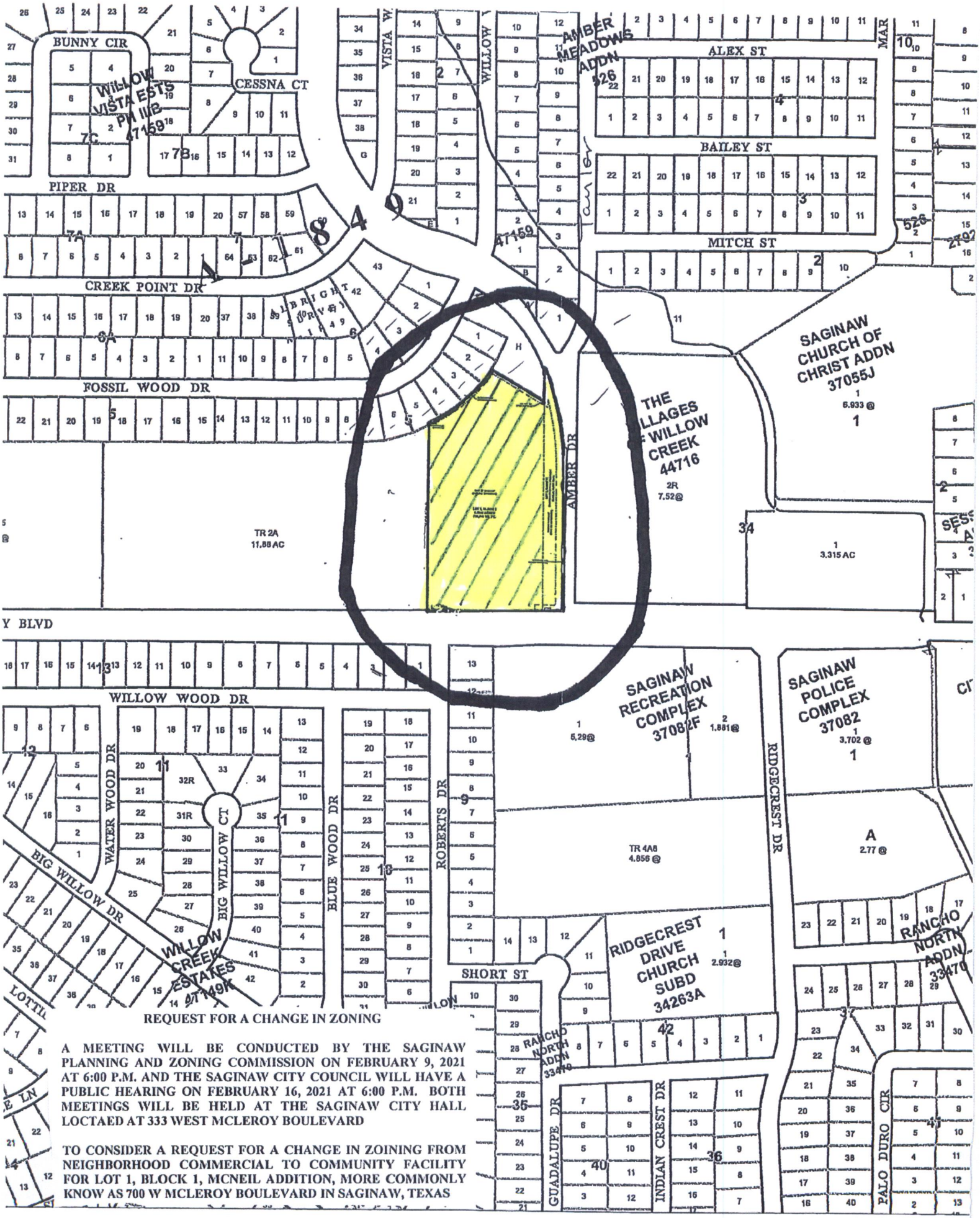
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

If you have any questions you may call me at 817-230-0500 ext 2441 or Mark White, Director of Public Works/Economic Development at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



REQUEST FOR A CHANGE IN ZONING

A MEETING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION ON FEBRUARY 9, 2021 AT 6:00 P.M. AND THE SAGINAW CITY COUNCIL WILL HAVE A PUBLIC HEARING ON FEBRUARY 16, 2021 AT 6:00 P.M. BOTH MEETINGS WILL BE HELD AT THE SAGINAW CITY HALL LOCTAED AT 333 WEST MCLEROY BOULEVARD

TO CONSIDER A REQUEST FOR A CHANGE IN ZOINING FROM NEIGHBORHOOD COMMERCIAL TO COMMUNITY FACILITY FOR LOT 1, BLOCK 1, MCNEIL ADDITION, MORE COMMONLY KNOW AS 700 W MCLEROY BOULEVARD IN SAGINAW, TEXAS

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 02-09/2021 and City Council Meeting on 02/16/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) to Community Facility (CF) on property located at 700 W. McLeroy Boulevard, Lot 1, Block 1, McNeil Addition in Saginaw

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

PZ 02/09/21
EAGLE MOUNTAIN SAGINAW ISD
1200 N OLD DECATUR ROAD
SAGINAW TX 76179

PZ 02/09/21 47159 5 1
LINNA & LEONEL BEDOLLA
605 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 2
A FOUNTAIN & J NELSON
609 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 3
JOSEPH & DORA MONDRAGON
613 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 4
CHRIS & TAMARA WILLIAMS
617 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 5
NECARLOS BRAXTON
621 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 6
BRANDON D BLAIR
625 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 5 7
AIRAN PEREIRA
108 N SMITH ST
DALLAS TX 75211

PZ 02/09/21 47159 5 8
AMER HOMES 4 RENT PROP EIGHT LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

PZ 02/09/21 47159 5 H 09
WILLOW VISTA HOA INC
1800 PRESTON PARK BLVD 101
PLANO TX 75093

PZ 02/09/21 47159 6 3
ALTON & ALMA GARRETT SR EST
612 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 6 2
VERONICA J CARNEAL
604 FOSSIL WOOD DR
SAGINAW TX 76179

PZ 02/09/21 47159 6 4
FROST BANK TR
8201 PRESTON RD
DALLAS TX 75225

PZ 02/09/21 526 1 1
ROGER ALDRIDGE
301 TAYLOR ST
SAGINAW TX 76179

PZ 02/09/21 A1849 2A
McNEIL FAMILY REAL EST PRT LP
8460 BOAT CLUB RD
FORT WORTH TX 76179

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

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 Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

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.

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 set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE (X) PLANNED DEVELOPMENT ( ) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: NC PROPOSED ZONING: CF

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT: 1 BLOCK: 1 ADDITION: McNeil

TRACT: _____ ABSTRACT: 1849 SURVEY: Alexander F. Albright

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

ADDRESS and/ or LOCATION OF PROPERTY: 700 W. McLeroy Blvd.

NAME OF PROPOSED DEVELOPMENT: _____

TOTAL ACREAGE OF PROPERTY: 4.5844 acres

REASON FOR ZONING REQUEST: (please be specific)

The current zoning is set as "neighborhood commercial", we intend to change the property's use to serve a municipal fire department and thus will need to change it to "community facility."

(Use additional sheets and attach if necessary)

CURRENT ZONING: Neighborhood Commercial

REQUESTED ZONING: Community Facility

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision 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: [signature] PHONE #: 8172300449

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Ricky Trice c/o City of Saginaw

OWNER'S ADDRESS: 205 Brenda Lane

APPLICANT'S SIGNATURE: SAME AS OWNER PHONE #: _____

APPLICANT'S NAME: " _____

APPLICANT'S ADDRESS: " _____

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: NA RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

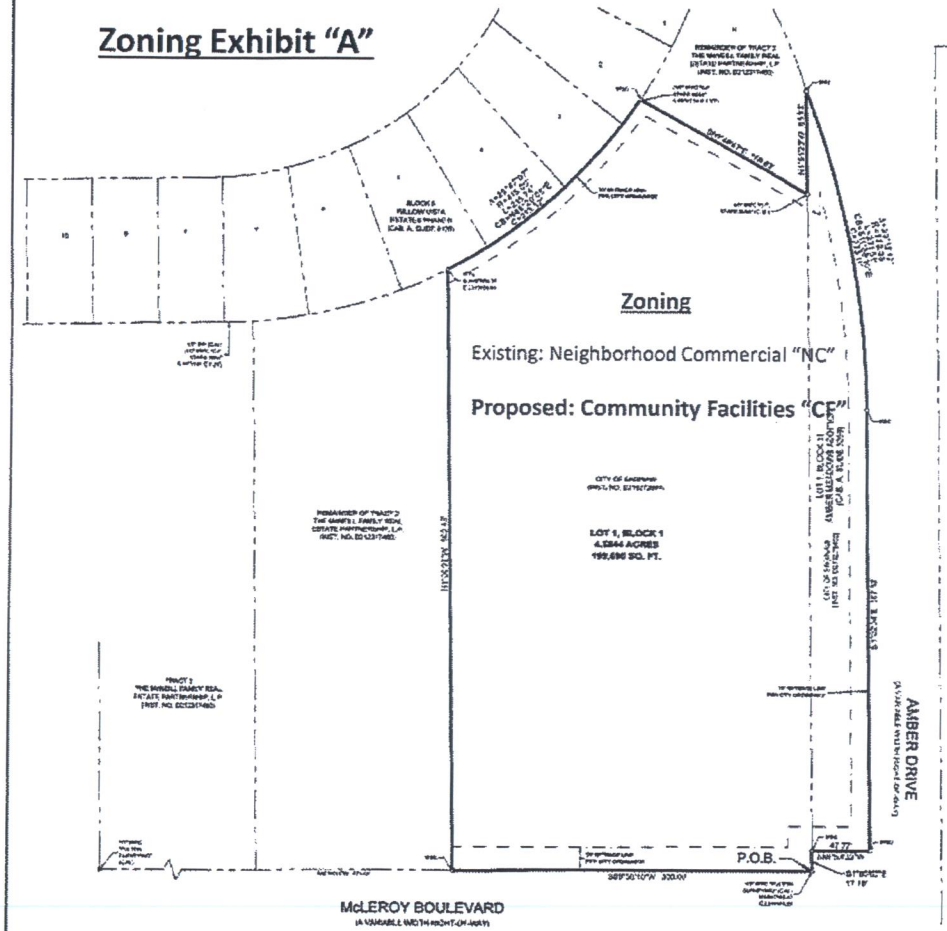
PLANNING AND ZONING COMMISSION MEETING DATE: 2-9-2021

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 2-16-2021

ACTION TAKEN: _____

Zoning Exhibit "A"



NOTES:

OWNER'S DEDICATION STATEMENT & DEDICATION

SURVEYOR'S CERTIFICATION

VICINITY MAP

LINE TYPE LEGEND

on this 17th day of July, 2020 before me Melanie McManus personally appeared Gabe Beaumont, Rick Tyree and Jamie England

FINAL PLAT
LOT 1, BLOCK 1
McNEIL ADDITION
4.5844 ACRES
ALEXANDER F. ALBRIGHT SURVEY
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

Kimley»Horn

D220191909 7/29/2020

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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON 4.5844 ACRES OF LAND, LOT 1, BLOCK 1, MCNEIL ADDITION, ALSO KNOWN AS 700 WEST MCLEROY BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (NC) TO COMMUNITY FACILITIES (CF); REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; AND BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO SAID PROPERTY BY CHANGING THE LAND USE FROM NEIGHBORHOOD COMMERCIAL (NC) TO COMMUNITY FACILITIES (CF); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, in accordance with Section 1-3 of the Zoning Regulations of the City, the Planning and Zoning Commission at the request of the City Council, has initiated consideration of a change in zoning classification for the following property described as: Lot 1, Block 1, McNeil Addition, also known as 700 West McLeroy Boulevard (Exhibit "A") Tarrant County, Texas, located in the City of Saginaw, Texas, Neighborhood Commercial (NC) to Community Facilities (CF).

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on February 9, 2021 and the City Council of the City of Saginaw, Texas held a public hearing on February 16, 2021 with respect to the zoning changes and amended land use designation described herein; and

WHEREAS, the City Council has determined that an amendment to the Comprehensive Land Use Map, as provided herein, redesignating the below described property from Neighborhood Commercial (NC) to Community Facilities (CF) land use is appropriate and is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan; and

WHEREAS, the City Council has further determined that the requested rezoning of the below described property is in the best interest of the citizens of Saginaw and is necessary to correct a manifest error in the regulations or map, to recognize changed conditions or circumstances in a particular locality, or to recognize changes in technology, the style of living, or manner of doing business; and

WHEREAS, the City has complied with all requirements of Chapters 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the

Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

The Saginaw, Texas, Comprehensive Land Use Plan, dated July 2016, as amended, is hereby amended by changing the Future Land Use Map to redesignate the hereinafter described property and area -as follows:

> Approximately 4.5844 acres of land, Lot 1, Block 1, McNeil addition, also known as 700 west McLeroy Boulevard, and depicted on Exhibit "A" attached hereto and incorporated herein.

From Neighborhood Commercial (NC) to Community Facilities (CF).

SECTION 2.

The Saginaw, Texas, Zoning Ordinance No. 2002-04, as amended, is hereby amended by changing the Zoning Map to redesignate the hereinafter described property and area as follows:

> Approximately 4.5844 acres of land, Lot 1, Block 1, McNeil addition, also known as 700 west McLeroy Boulevard, and depicted on Exhibit "A" attached hereto and incorporated herein.

From Neighborhood Commercial (NC) to Community Facilities (CF).

SECTION 3.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

The official zoning map of the City of Saginaw is hereby amended and the City

Secretary is hereafter directed to revise the zoning map to reflect zoning classifications as set forth above.

SECTION 5.

The City Secretary is directed to revise the Future Land Use Map to reflect the revised land use designations as set forth above.

SECTION 6.

The use of the property described above shall be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 7.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 8.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional section,

paragraph, sentence, clause or phrase.

SECTION 9.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses To comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 10.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 11.

The City Secretary of the City of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

SECTION 12.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 16TH DAY OF FEBRUARY, 2021

_____

TODD FLIPPO,
MAYOR

ATTEST:

_____

JANICE ENGLAND, CITY SECRETARY

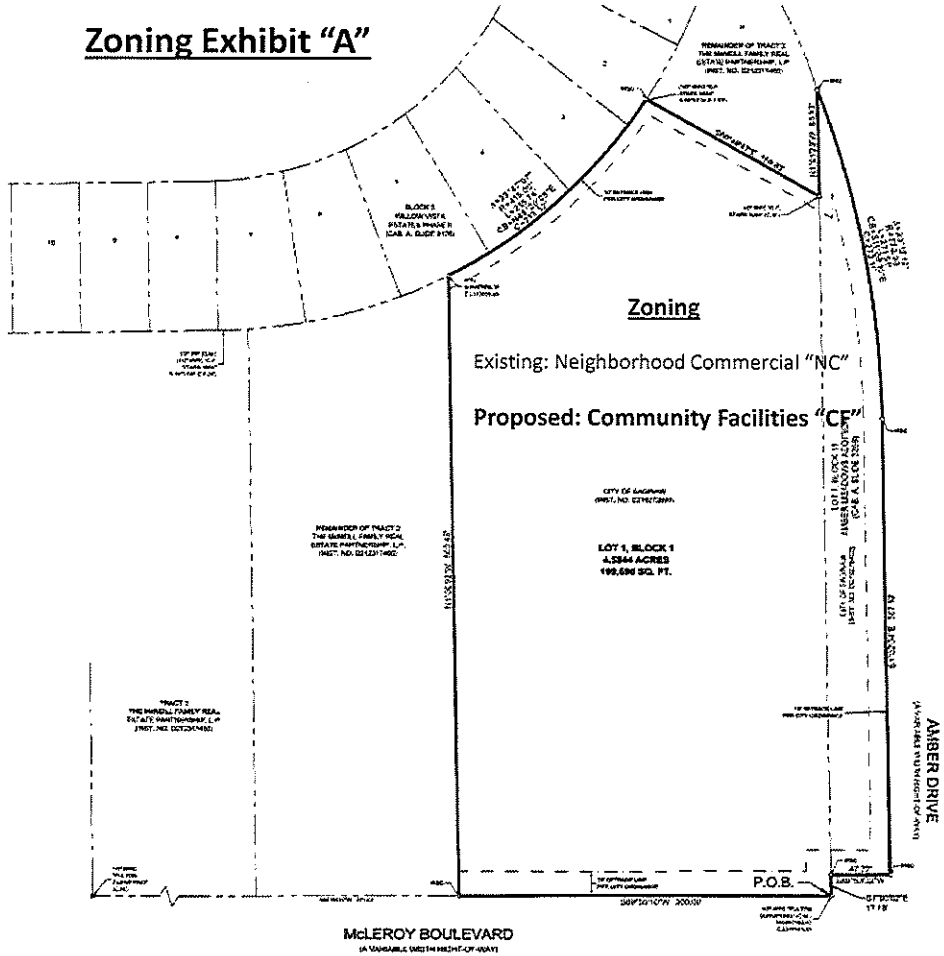
EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____

BRYN MEREDITH, CITY ATTORNEY

Zoning Exhibit "A"



NOTES:

This bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.000072.

According to Map No. 48439C0190J, dated March 21, 2019 of the "Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency this property is not located within a delineated flood hazard area. If this unit is not within an identified special flood hazard area, it is flood determination does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This flood statement shall not create liability on the part of the surveyor.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

WHEREAS the CITY OF SAGINAW is the owner of a 4.5844 acre tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being part of that tract of land described as "TRACT 2" in Deed to Lieu of Foreclosure to The McNeil Family Real Estate Partnership, L.P., recorded in Instrument Number D212317462, of the Official Public Records of Tarrant County, Texas, said tract being all of those tracts of land described in Corrected Warranty Deeds to City of Saginaw recorded in Instrument Nos. D214272844 and D214274800 of said Official Public Records, said tract also being all of Lot 1, Block 11, Amber Meadows Addition, an addition to the City of Saginaw, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9228 of the Plat Records of Tarrant County, Texas, and a 5/8-inch rebar set having been more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "TEAGUE SURVEYING" found in the north right-of-way line of McLeroy Boulevard, a variable width right-of-way, and being the southwest corner of said "TRACT 2";

THENCE South 89°56'16" West, along the said north right-of-way line of McLeroy Boulevard, and along the south line of said "TRACT 2", a distance of 300.00 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "TEAGUE SURVEYING" found for the southwest corner of the tract of land described as "TRACT 2" in the said Deed in Lieu of Foreclosure to The McNeil Family Real Estate Partnership, L.P. bears South 89°56'16" West, a distance of 871.62 feet;

THENCE North 01°03'07" West, departing the said north right-of-way line of McLeroy Boulevard, a distance of 100.48 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found for the southwest corner of Lot 1, Block 5, Willow Vista Estates Phase II, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9136 of the said Plat Records, said being the beginning of a non-tangent curve to the left having a central angle of 25°47'57", a radius of 415.00 feet, a chord bearing and distance of North 49°24'54" East, 214.38 feet;

THENCE along the said north line, in a northeasterly direction, with said curve to the left, an arc distance of 215.74 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found bears South 89°01'24" East, a distance of 1.33 feet;

THENCE South 89°01'24" East, departing the said north line, and along the southwest line of Lot 14, said Block 5, Willow Vista Estates Phase II, a distance of 159.63 feet to a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found for the southeast corner of said Lot 14, and being in the west line of said Lot 1, Block 11, Amber Meadows Addition;

THENCE North 01°03'07" West, along the said west line, a distance of 85.82 feet to a 5/8-inch iron rod with "BHH" cap set for corner, being at the northernmost corner of said Lot 1, and being on the said right-of-way line of Amber Drive, a variable width right-of-way, and being at the beginning of a non-tangent curve to the right having a central angle of 25°12'57", a radius of 775.00 feet, a chord bearing and distance of South 11°39'10" East, 276.71 feet;

THENCE in a southeasterly direction, with said curve to the right and along the said west right-of-way line, an arc distance of 273.91 feet to a 5/8-inch iron rod with "BHH" cap set for corner;

THENCE South 1°13'04" East, continuing along the said west right-of-way line, a distance of 347.50 feet to a 5/8-inch iron rod with "BHH" cap set for corner, being at the intersection of the said west right-of-way line and the said north right-of-way line of McLeroy Boulevard;

THENCE South 89°56'16" West, along the said north right-of-way line, a distance of 47.72 feet to a 5/8-inch iron rod with "BHH" cap set for corner being an interior line of said "TRACT 2";

THENCE South 1°03'07" East, along the said west line, and continuing along the said north right-of-way line, a distance of 17.19 feet to the POINT OF BEGINNING and containing 4.5844 acres or 199,686 square feet of land, more or less.

and unsubdivided herein as a McNEIL ADDITION subdivision to the City of Saginaw, Texas, and whose name is subscribed hereon, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purposes and consideration therein expressed.

ON THE 17th DAY OF July, 2020 THIS PLAT WAS APPROVED BY:

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

on this 17th day of July, 2020 before me Melanie McMinn's personally appeared Gabe Browne, Ricki Price and Janice England

SURVEYOR'S CERTIFICATION

I, Michael C. Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direct supervision on July 7, 2020, and that all corners are shown hereon.

Registered Professional Land Surveyor No. 5434



LINE TYPE LEGEND

FINAL PLAT
LOT 1, BLOCK 1
McNEIL ADDITION
4.5844 ACRES
ALEXANDER F. ALBRIGHT SURVEY
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

SURVEYOR
Michael C. Billingsley, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6466

OWNER
CITY OF SAGINAW
333 WEST McLEROY BOULEVARD
SAGINAW, TEXAS 76179

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 40'	DSG	JDM/MCB	4/30/2020	068427000	1 OF 1

D220131959 7/29/2020

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (11)

Staff Contact: Rick Trice, P.E.
Director of Public Works

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING--Consideration and Action Regarding a Recommendation from the Planning and Zoning Commission, to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport overlay district" (Ordinance No. 2021-07)

BACKGROUND/DISCUSSION:
Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited.

The City is currently developing construction plans for the Central Fire Station at 700 W. McLeroy Boulevard. The plans propose to construct a carport in the rear of the property to protect emergency vehicles. The carports will help to prevent damage to the vehicles to maintain their responsiveness during times of emergency. It is expected that a similar need may exists with Police facilities. The ordinance is proposed to be amended to read as follows:

"Sec. 7-2. - Carport overlay district.
The city has established a carport overlay district wherein such carport may be allowed and expressly prohibits carports within any area outside of the carport overlay district with the exception of Public safety facility, police and fire, located in Community Facility (CF) zoning districts. Carports are permitted in the carport overlay district according to the regulations contained herein."
The remaining provisions under Section 7-2 will remain unchanged.
The Planning and Zoning Commission considered the item at it's February 9, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:

Staff recommends that Ordinance amending provisions of "Section 7-2 Carport overlay district" of the Zoning Ordinance, as recommended by the Planning and Zoning Commission be approved (Ordinance No. 2021-07).

ATTACHMENTS:

Description

P&Z Packet--Amending Zoning Ord--Carport Overlay District
P&Z Minutes
Ordinance

DATE: February 9, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING. Consideration and Action Regarding a Recommendation from the Planning and Zoning Commission, to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport overlay district"

Background

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited.

The City is currently developing construction plans for the Central Fire Station at 700 W. McLeroy Boulevard. The plans propose to construct a carport in the rear of the property to protect emergency vehicles. The carports will help to prevent damage to the vehicles to maintain their responsiveness during times of emergency. It is expected that a similar need may exists with Police facilities. The ordinance is proposed to be amended to read as follows:

"Sec. 7-2. - Carport overlay district.

The city has established a carport overlay district wherein such carport may be allowed. The city expressly prohibits carports within any area outside of the carport overlay district, with the exception that carports are permitted outside of the carport overlay district on property zoned as CF (Community Facilities) and used as a *Public safety facility, police and fire*, according to the regulations contained herein. Carports are permitted in the carport overlay district according to the regulations contained herein."

The remaining provisions under Section 7-2 will remain unchanged.

Staff Recommendation

Staff recommends that Ordinance amending provisions of "Section 7-2 Carport overlay district" of the Zoning Ordinance be forwarded to the City Council with a recommendation for approval.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A (ZONING) OF THE CODE OF ORDINANCES TO AMEND SECTION 7-2 CARPORT OVERLAY DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Saginaw, Texas has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, public hearings in accordance with the requirements of the Local Government Code were held after proper notice of these hearings was given in accordance with said Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

SECTION 1.

That Article 7, Section 7-2. – Carport overlay district of Appendix A, "Zoning," to the Code of Ordinances of the City of Saginaw, is hereby amended to read as follows:

"Sec. 7-2. - Carport overlay district.

The city has established a carport overlay district wherein a carport may be allowed. The city expressly prohibits carports within any area outside of the carport overlay district, with the exception that carports are permitted outside of the carport overlay district on property zoned as CF (Community Facilities) and used as a *Public Safety Facility, Police and Fire*, according to the regulations contained herein. Carports are permitted in the carport overlay district. according to the regulations contained herein."

The remaining provisions under Section 7-2 will remain unchanged.

SECTION 2.

That this ordinance shall be cumulative of all other ordinances of the City of Saginaw and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

That all rights or remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding carports or the carport overlay district that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the 16th day of February, 2021.

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

legals & public notices

CITY OF FORT WORTH
PUBLIC NOTICE
[illegible] ing, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (7) design, construction and other allowed costs related to special supplemental services for improvement and promotion of the District, including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (8) payment of expenses incurred in the establishment, administration and operation of the District; and (9) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the property within the District.
Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is $10,000,000.
Proposed District Boundaries. The District is proposed to include approximately 115.432 acres located north of Bailey

s/s Alex Busken
City Secretary

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 25th of February, 2021 for:
RFP NUMBER: 21-0003
Request for Proposals for a Fleet Maintenance Contract
VIRTUAL/IN-PERSON OPTIONAL PRE-PROPOSAL MEETING:
Tuesday, February 9, 2021
@ 1:30pm
Fleet Service Administration
1015 W. Main Street, Arlington, Texas, 76013
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-tx.ionwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/s Jeff Williams
Mayor
s/s Alex Busken
City Secretary

NOTICE TO BIDDERS
SEALED PROPOSALS addressed to the Mayor and Council of the City of Saginaw, Texas will be received at the office of the City Secretary, at City Hall, located at 333 West McLeroy Blvd., Saginaw, Texas, 76179 for the purpose of furnishing labor, materials and equipment and the performance of all work required in the construction of Intersection Improvements at Old Decatur Road & WJ Boaz Road.
SEALED PROPOSALS will be publicly opened and read aloud and retained by the City Manager for tabulation, checking and evaluation on Wednesday, February 24, 2021, at 2:00 p.m., at the Saginaw City Council Chambers, located at City Hall, 333 West McLeroy Blvd., Saginaw, Texas, 76179.
The project consists improving 475 linear feet of WJ Boaz Road, beginning from the east side of the Old Decatur Road intersection to the east. This includes widening of WJ Boaz Road at the intersection of Old Decatur Road and transitioning Ordinance No. 480, as amended, Section 9.5.b requiring a front yard of not less than 40', Section 9.5.c requiring a side yard of not less than 25' and Section 9.5.e requiring the maximum lot coverage to not exceed 10% of the lot area on property described as Lot 2C1, R.P. Estes Subdivision, being a portion of Lot 2, R. P. Estes Subdivision, Tarrant County, Texas, and located at 2350 Crawford Ct., Southlake, Tarrant County, Texas. Current Zoning: "AG" Agricultural District.
All interested persons are urged to attend or participate. For more information regarding participation in this meeting, please visit https://www.cityofsouthlake.com or contact the City Secretary's office at (817) 748-8016.
City of Southlake
Amy Shelley, TRMC
City Secretary

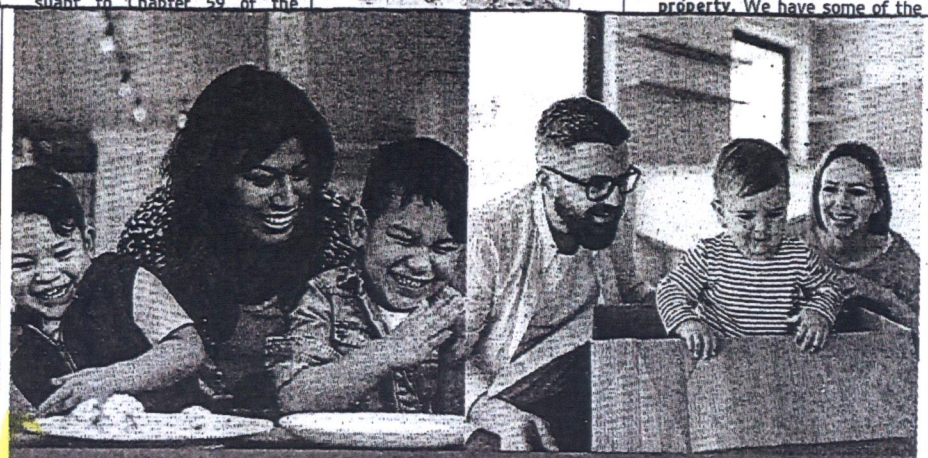
PUBLIC NOTICE
CITY OF SAGINAW
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a Zoning Ordinance text amendment allowing carports on property outside of the carport overlay district zoned CF (Community Facilities) and used as a Public safety facility, police and fire.
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on February 16, 2021 to consider the above-mentioned Zoning Ordinance text amendment, contingent upon the receipt of a report regarding the Zoning Ordinance text amendment from the Planning and Zoning Commission.
Both meetings will be at the City of Saginaw City Hall located at 333 W McLeroy 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 817-230-0500.

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legals & public notices

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Introducing the 100% Advantage Home Mortgage

Owning a home can be easier than you think, especially with an Advantage mortgage from Simmons — **now with 100% financing available**. No down payment for qualified buyers, and no private mortgage insurance required. You can own the home of your dreams, simply, easily and affordably. Find out more by visiting **simmonsbank.com/advantagedfw**.

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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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A (ZONING) OF THE CODE OF ORDINANCES TO AMEND SECTION 7-1 CARPORT OVERLAY DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Saginaw, Texas has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, public hearings in accordance with the requirements of the Local Government Code were held after proper notice of these hearings was given in accordance with said Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:

SECTION 1.

That Article 7, Section 7-2 – Carport overlay district of Appendix A, "Zoning," to the Code of Ordinances of the City of Saginaw, is hereby amended to read as follows:

Sec. 7-2. - Carport overlay district.

The city has established a carport overlay district wherein such carport may be allowed and expressly prohibits carports within any area outside of the carport overlay district with the exception of *Public safety facility, police and fire, located in Community Facility (CF) zoning districts*. Carports are permitted in the carport overlay district according to the regulations contained herein."

The remaining provisions under Section 7-2 will remain unchanged.

SECTION 2.

That this ordinance shall be cumulative of all other ordinances of the City of Saginaw and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or

unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

That all rights or remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding the carport overlay district that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the 16th day of February, 2021.

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

City of Saginaw

Meeting Date: 2/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (12)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action Regarding a Variance Request for Driveway Serving the Proposed Fire Station No. 1 and Fire Administration

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BACKGROUND/DISCUSSION:
The City is currently developing plans for Fire Station Number 1 and Fire Administration project located at 700 W. McLeroy Boulevard. The plan requires that the ingress and egress driveways serving the fire station be of sufficient width and turn radius to accommodate the equipment. The driveways are located on W. McLeroy Blvd. and Amber Dr. (Exhibit A). The standards for driveway widths are found in the City's Subdivision Ordinance.

The requirements in the City's Subdivision Ordinance is somewhat ambiguous in that they measure the width of a driveway based on different criteria. Driveway widths are either measured at the throat of the driveway, or at the end of the curb return nearest the property line in the Construction Standard Details.

Article 9 – Construction Standard Details, detail RD-12 (attached) shows a maximum width of thirty-five (35') for non-residential driveways measured at the throat of the driveway. The fire station design calls for a driveway width at the throat of eighty-six feet (86') on W. McLeroy Blvd. The proposed width of the driveway on Amber Dr. at the throat is twenty-four feet (24') on Amber Dr.

Article 7 – Design Criteria, Section 7.08 – Streets, G – Driveway Requirements, Par. 5, limits commercial and industrial approaches to a maximum of thirty-five feet (35') measured at the property line. The proposed driveway approach on W. McLeroy Blvd. measured at the property line is approximately ninety-eight feet (98'). The proposed driveway on Amber Dr. is approximately forty-two feet (42').

Staff is recommending a variance to the maximum driveway width of thirty-five feet (35') for two (2) industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

The Planning and Zoning Commission considered the variance request at it's February 9, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that the City Council grant the variance request as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Packet--Variance Request--Driveway
P&Z Minutes

DATE: February 9, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action Regarding a Variance Request for Driveway Serving the Proposed Fire Station No. 1 and Fire Administration

Recommendation

Staff is recommending a variance to the maximum driveway width of thirty-five feet (35') for two (2) industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Background

The City is currently developing plans for Fire Station Number 1 and Fire Administration project located at 700 W. McLeroy Boulevard. The plan requires that the ingress and egress driveways serving the fire station be of sufficient width and turn radius to accommodate the equipment. The driveways are located on W. McLeroy Blvd. and Amber Dr. (Exhibit A). The standards for driveway widths are found in the City's Subdivision Ordinance.

The requirements in the City's Subdivision Ordinance is somewhat ambiguous in that they measure the width of a driveway based on different criteria. Driveway widths are either measured at the throat of the driveway, or at the end of the curb return nearest the property line in the Construction Standard Details.

Article 9 – Construction Standard Details, detail RD-12 (attached) shows a maximum width of thirty-five (35') for non-residential driveways measured at the throat of the driveway. The fire station design calls for a driveway width at the throat of eighty-six feet (86') on W. McLeroy Blvd. The proposed width of the driveway on Amber Dr. at the throat is twenty-four feet (24') on Amber Dr.

Article 7 – Design Criteria, Section 7.08 – Streets, G – Driveway Requirements, Par. 5, limits commercial and industrial approaches to a maximum of thirty-five feet (35') measured at the property line. The proposed driveway approach on W. McLeroy Blvd. measured at the property line is approximately ninety-eight feet (98'). The proposed driveway on Amber Dr. is approximately forty-two feet (42').

If you have any questions, please let me know.

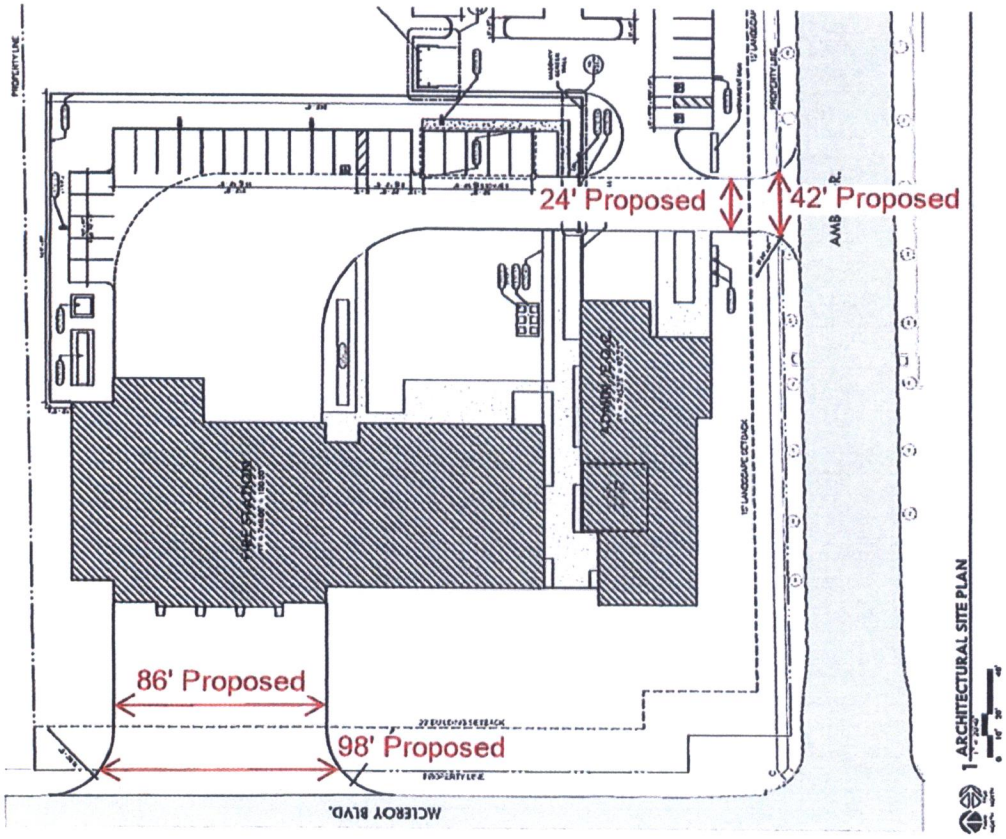
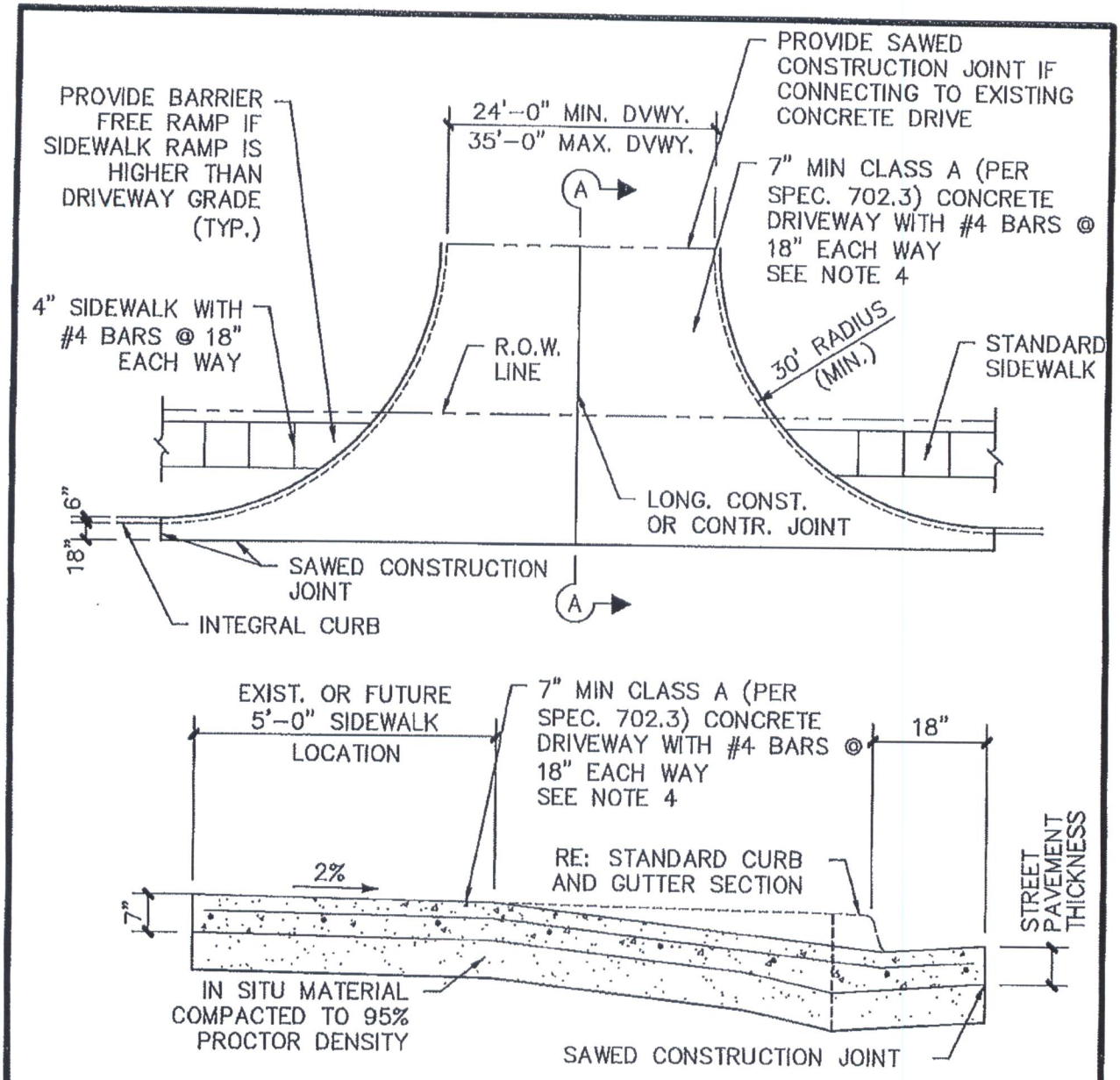


EXHIBIT A

Driveway width variance exhibit



SECTION A-A

NOTES:

1. EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT. HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED
2. SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED AND REPLACED).
3. MATCH EXISTING DRIVEWAY THICKNESS OR AS DICTATED BY GEOTECHNICAL REPORT.

City of Saginaw Construction Standards	COMMERCIAL-INDUSTRIAL DRIVEWAY	REVISED AUG 2020
		RD-12

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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

City of Saginaw

Meeting Date: 2/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (13)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action Regarding a Variance Request for Screening Fence for Proposed Fire Station No. 1 and Fire Administration

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BACKGROUND/DISCUSSION:
The City is currently developing plans for Fire Station Number 1 and Fire Administration project located at 700 W. McLeroy Boulevard. The Zoning Ordinance Sec. 8-12 sets the requirements for screening devices and fence regulations. Paragraph B.1. applies to non-residential uses and requires that "A screening device shall be erected along side and rear property lines adjacent to residential districts. The screening device shall be a minimum height of eight feet, unless otherwise approved by city council."

The proposed plans are calling out for an eight foot wooden fence as required by the Zoning Ordinance with the exception of the fencing existing along the community pool for Willow Creek Estates Addition. The fencing along the community pool is a six foot high cementitious fence and an ornamental metal fence along Amber Drive.

The variance request is to allow the existing six foot fences to remain as the screening device around the pool.

A letter of support has been received from the Willow Vista Estates Home Owners Association.

FINANCIAL IMPACT:
N.A.

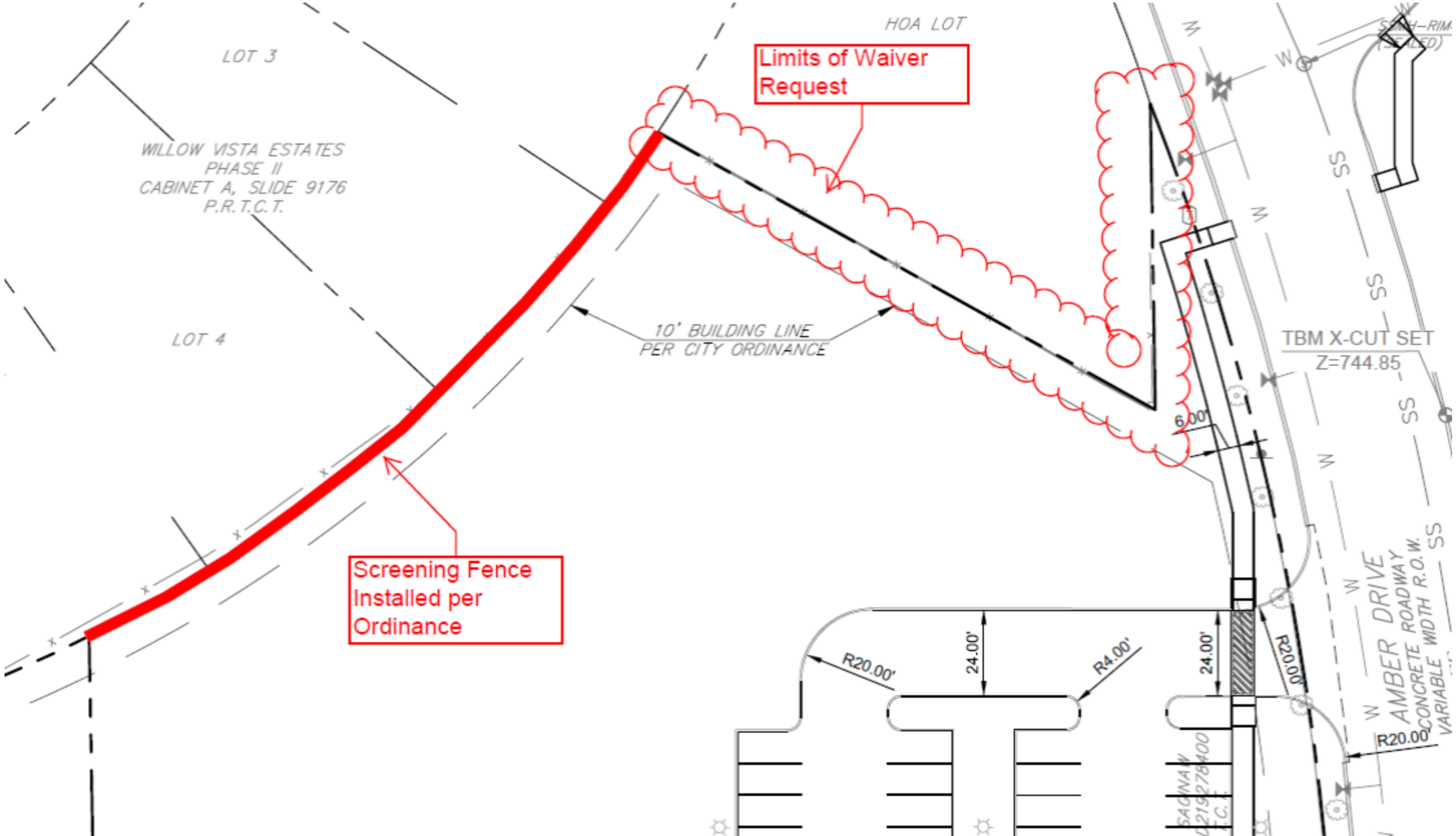
RECOMMENDATION:
It is recommended that a variance be granted allowing an existing six foot masonry and ornamental metal fence located adjacent to the Willow Creek Estates community pool remain in lieu of an eight foot screening device as required by the Zoning Ordinance.

ATTACHMENTS:

Description

Site Plan for Fencing
Willow Vista Estates Letter

Fence Waiver Site Plan Exhibit



Willow Vista Estates
Homeowners Association, Inc.

January 6, 2021

City of Saginaw
333 W. McLeroy Blvd.
Saginaw, TX 76179
Attn: Bryn Meredith, City Attorney
Email: bmeredith@toase.com)

Re: Willow Vista Estates HOA Variance Request for existing masonry fence at site for proposed Fire Department adjacent to community pool

Dear Bryn Meredith, City Attorney,

I hope this email finds you doing well.

With the new construction of the Fire Department building, the Willow Vista Estates Board of Directors requests a fence variance to the eight (8) foot screening fence ordinance which would permit the existing six (6) foot masonry screening fence to stay as is between our neighborhood pool property and the City owned property where the fire station will be constructed.

If you have any questions, please feel free to contact our Community Manager, Michele Harris at her office number 817-310-6915 or per email Mharris@cmamanagement.com. Your approval of the variance would be greatly appreciated.

All the best,

ON BEHALF OF WILLOW VISTA ESTATES HOMEOWNERS ASSOCIATION, INC.

Kelley McDowell
Kelley McDowell, President

cc: Doug Spears, CFE
Dougspears@saginawfire.us
Saginaw Fire Department
400 S. Saginaw Blvd.
Saginaw, TX 76179

City of Saginaw

Meeting Date: 2/16/2021

Staff Contact: Rick Trice, P.E.
Director of Public Works

Agenda Items: (14)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING - Consideration and Action Regarding a Recommendation from the Planning and Zoning Commission for a Request for a Specific Use Permit to allow the operation of a Smoke Shop on Property Located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center (Ordinance No. 2021-08)

BACKGROUND/DISCUSSION:

Owner Information: TSCA 253 LP
301 S. Sherman #10017776 Preston Road, #100
Richardson, Texas 75081

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 1453 N Saginaw Blvd Ste. 110. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

The Planning and Zoning Commission considered the request at it's February 9, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that the City Council approve a Specific Use Permit to allow the operation of a Smoke Shop on Property Located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center as recommended by the Planning and Zoning Commission (Ordinance No. 2021-08).

ATTACHMENTS:

Description

P&Z Packet--SUP Request
P&Z Minutes
Ordinance

DATE: January 12, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: 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 Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center

Owner Information: TSCA 253 LP
301 S. Sherman #10017776 Preston Road, #100
Richardson, Texas 75081

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 1453 N Saginaw Blvd Ste. 110. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

If there are any questions, please let me know.

CLASSIFIEDS

Toll Free 800-222-FWST (3978)

Place newspaper and online ads at www.star-telegram.com/classifieds

...ites between each closure. All ...terested parties must meet ...e minimum qualifications pri... to the auction proceedings -- ...e details regarding this and ...her requirements at: www.Lo...StarAuctioneers.com or by ...ntacting Andria Ellis with the ...ty's Consumer Health Division ...(817) 392-6991.

NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 87th Legislature of Texas a bill relating to 1) amending Chapter 281, Texas Health and Safety Code, relating to the Tarrant County Hospital District's and nonprofit corporations created by the District's power to develop and convey property, including the power to develop and convey intellectual property rights, including the authority to hold, protect, register, sell, license or contract to provide services related to technology and intellectual property developed by the District or nonprofit corporations created by the District and the authority of a contract, collaborate or enter into a joint venture with public or private entities in order to exercise such powers, and 2) exempting from certain provisions of Chapter 552 Texas Government Code intellectual property owned by the District or by nonprofit corporations created by the District, and 3) amending other provisions relating to the administrative powers, duties and operation of the District and nonprofit corporations created by the District. This Notice is provided pursuant to Article 3, Section 57 and Article 9, Sections 4 and 9 of the Texas Constitution.

For more information, regarding the proposed bill, contact Robert Browder, Vice President of Government Affairs at (817) 922-1292.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Richland Hills, Texas will hold a public hearing on Monday, February 1 at 7:00 p.m. in the Richland Hills City Hall (City Council Chambers), 3200 Diana Drive, Richland Hills, Texas.

The hearing will be held in accordance with City Ordinance, Chapter 90, Section 6.03 to consider a zoning change on property described as Poppleweil, S Survey, Abstract 1241 Tract 2J, City of Richland Hills, Tarrant County, Texas otherwise known as 7206 Latham Drive, Richland Hills, Texas 76118 from Single-family (SF-7) to Light Commercial (LC).

Interested parties may appear at the hearing or contact Cathy Bourg, City Secretary, prior to the hearing at (817) 616-3810.

NOTICE OF PUBLIC SALE

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing Properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, February 10, 2021
2:00 pm Southlake Storage @
1060 E. Continental Blvd.
Southlake, TX 76092
www.SelfStorageAuction.com
Monica Dowdell: misc. items.

1998	DODGE	4DR
2B6HB11Y7WK121966		
2014	DODGE	4DR
3C4PDCBG6ET208330		
2017	DODGE	4DR
2C3CDXCT3HH571963		
2003	DODGE	4DR
1D4GP24363B269125		
2000	FORD	2DR
1FMYU60XXYUA34941		
2019	FORD	2DR
1FA6P8CF6K5192766		
1997	FORD	2DR
2FTDX1729VCA34223		
1995	FORD	2DR
1FTEX15N6SKA09448		
1996	FORD	2DR
1FTCR10AXTPB38240		
2003	FORD	2DR
1FTRX18L63NB43291		
2010	FORD	4DR
3FAHP0KC8AR234626		
2004	FORD	4DR
1FAFP34Z24W161975		
2001	FORD	4DR
1FAFP55U01A236261		
1996	FORD	4DR
2FALP71W3TX157070		
2013	FORD	4DR
2FMDK3KC2DBA94886		
2000	FORD	4DR
1FMRU17L3YLC20112		
2000	FORD	4DR
1FAFP56SXYA150107		
2013	FORD	4DR
3FA6P0HR2DR112738		
2009	FORD	4DR
2FAHP71V89X123843		
2006	FORD	4DR
1FMYU04106KC49773		
2000	FORD	4DR
1FAFP56S1YA197266		
2012	FORD	4DR
3FADP4TJ1CM186079		
2000	GMC BOX	TRUCK
J8DC4B142Y7009282		
2009	HONDA	2DR
1HGCS12319A019069		
2013	HONDA	4DR
1HGCR3F8DA032900		
2002	HONDA	4DR
JHMCG56762C000904		
2003	HONDA	4DR
2HKYF18523H585632		
2008	HONDA	4DR
2HGFA165X8H340555		
2007	HONDA	4DR
JHMCM56387C011058		
2002	HONDA	4DR
1HGCG16532A027449		
2002	HONDA	4DR
JHMES26712S004239		
2004	HONDA	4DR
1HGCM56844A021656		
2007	HONDA	4DR
5FNRL38407B400224		
2016	HONDA	4DR
5FNRL5H67GB104856		
2003	HONDA	4DR
JHMCM56603C062297		
2001	HYUNDAI	4DR
JHLRD28471S020849		
2013	HYUNDAI	4DR
KMHEC4A46DA086979		
2006	HYUNDAI	4DR
KM8SC13E36U038199		
2010	HYUNDAI	4DR
KMHDU4AD7AU855332		
2005	HYUNDAI	4DR
KMHWF35H15A135218		
2003	HYUNDAI	4DR
KMHDN45D43U543706		
2003	HYUNDAI	4DR
KMHWF25S13A825294		
2008	INFINITI	4DR
JNKBV61E98M225169		
2012	KIA	4DR
KNAFU4A24C5597681		
2014	KIA	4DR
KNADM5A34E6340099		
2010	KIA	4DR
KNAFU4A23A5855766		
2006	KIA	4DR
KNAFE121065237619		
1993	LEXUS	4DR
JT8UF11E8P0175041		
2008	LEXUS	4DR
JTHBJ46G282246757		
2000	LEXUS	4DR
JT6HF10U0Y0135427		
2003	LEXUS	4DR
JTHBF30G830089504		
2006	LINCOLN	4DR
5LTPW16536FJ05172		
2010	LINCOLN	4DR
3LNHL2GC0AR606658		
2006	MAZDA	4DR
1YVHP84C265M43502		
2020	MERCEDES BENZ	4DR
4JGFB4JE6LA180049		
2009	MERCEDES BENZ	4DR

MOTORCYCLE

JYARJ06E56A032562
2020 YAMAHA MOTORCYCLE
JYARN66E1LA000694

You are hereby informed that the described motor vehicles are in custody of the Police Department City of Arlington and are presently being held at Kelly McKnight Wrecker Service at 1108 Harrison Avenue, Arlington, Texas.

A REGISTERD OWNER OR LIENHOLDER HAS A LEGAL RIGHT TO RECLAIM A VEHICLE WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS NOTICE, UPON PAYMENT OF ALL TOWING, PRESERVATION AND STORAGE CHARGES RESULT IN FROM THE PLACING OF SUCH VEHICLE IN CUSTODY.

FAILURE TO EXERCISE SUCH RIGHT WITHIN THE TIME PROVIDED SHALL BE DEEMED.

(1) A WAIVER OF ALL RIGHTS, TITLE AND INTEREST IN THE VEHICLE.

AND

(2) CONSENT TO THE SALE OF THE VEHICLE AT PUBLIC AUCTION.

THIS NOTICE IS GIVEN PURSUANT TO THE AUTHORITY OF V.C.S. ARTICLE 4477-9A SECTION 5.

KEVIN KOLBYE, INTERIM CHIEF OF POLICE
SGT. REBECCA MARTIN, POUND OPERATIONS MANAGER

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary
Approved as to form:
s\Matthew C.G. Boyle
City Attorney

ORDINANCE NO. 2021-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-04 ON A TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT 1050 DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (301 NORTH DOVE ROAD); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "P-O" PROFESSIONAL OFFICE DISTRICT TO "R-TH" TOWNHOUSE DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January 19, 2021.
Approved:
s\William D. Tate
Mayor
Attest:
s\Tara Brooks
City Secretary

ORDINANCE NO. 2021-03

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE THERAPY AND SEMI PERMANENT MAKEUP TATTOO BUSINESS AT 900 NORTH BLUE MOUND ROAD, SUITES 156, 168, AND 172, LOCATED AT THE NORTHWEST CORNER OF BLUE MOUND ROAD AND BASSWOOD BOULEVARD IN SAGINAW, REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

PASSED AND APPROVED ON THIS 19th DAY OF JANUARY 2021. MAYOR TODD FLIPPO

PUBLIC NOTICE
CITY OF SAGINAW

The Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a request for specific use permit to allow the operation of a smoke shop on property located at Lot 2RA, Block A (1453 N Saginaw Blvd Ste. 110) of the Saginaw Retail Center in Saginaw.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on February 16, 2021 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 McLeroy 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 817-230-0500.

PUBLIC NOTICE
CITY OF SAGINAW

The Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on February 9, 2021 to consider a request for a change in zoning from Neighborhood Commercial (NC) to Community Facility (CF) on the 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard, Saginaw, Texas 76179.

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on February 16, 2021 to consider the above mentioned request for a change of zoning, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

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

Please direct any questions regarding this matter to Rick Trice at 817-230-0500.

Request for Proposals
Fort Worth to Dallas Trail Branding and Wayfinding Project

The North Central Texas Council of Governments (NCTCOG) is requesting proposals for branding and marketing of the world-class trail that will connect five ... economic development organizations, community-based partners, and other service providers.

Our proposed 2021-2024 Local Plan and 2021 TOL may be accessed on the dfwjobs.com homepage under News and Events, and comments may be submitted in the same location. The public comment period for both documents ends on Monday, February 08, 2021.

Our mission is to advance business-driven solutions that promote economic growth, opportunity, and a skilled workforce. The programs we oversee are designed to assure that the businesses in the 14-county North Central Texas Workforce Development Area remain competitive and grow jobs, that workers have the opportunities to obtain skills that will help them become or remain self-sufficient, and that our communities are economically resilient. Your input is invaluable to the work we do every day.

garage sales

garage/yard sale

76126 - M&S Estate Sales. Furn, Glassware, Record Albums, 1984 SL Mercades, Too Much To List. Big Sale. 10264 Fieldcrest Dr. Thurs-Sat. 9-4.

FLEA MARKET OPEN!
4443 River Oaks Blvd
Sat & Sun 9-5
Earl From The Hide

MOVING SALE Sat 7am-1pm clothes, furn, wall art, kitchen appliances pottery and more. Cash only 2724 CRYSTAL GLENN CR

merchandise

appliances

WORKING GE gas dryer & Kenmore dishwasher both $80. 817-831-2508

estate sales

ESTATE SALE - 76034 6512 Champion Way, Thur-Fri 9a-4p /Sat 9a-2p

firearms

DALLAS MARKET HALL
TEXAS' BIGGEST GUN SHOW!
"Includes the Lone Star Republic Militaria Show"
Sat. Jan. 23rd, 9am-5pm
Sun. Jan. 24th, 10am-4pm
Dallas Market Hall
2200 N Stemmons Fwy
817-732-1194
premiergunshows.com

GUN & KNIFE SHOW
Jan 23rd & 24th
Cleburne Conference Center
1501 W Henderson St, Cleburne TX
Sat. 9am-5pm, Sun. 9am-4pm
For info 918-658-4500

ORIGINAL FORT WORTH GUN SHOW
SINCE 1972!
Sat. Jan.30th, 9am-5pm
Sun. Jan. 31st, 10am-4pm
Will Rogers Center
3401 Burnett Tandy
817-732-1194 FWGunShow.com

bargains under $200

CAPTIANS CHAIRS & RUNNING BOARDS $200 obo 682-241-2862

NEW WHEELCHAIR, WARRANTY, $95 817-249-8064

furniture for sale

Sectional sofa good cond both ends recliner $295 76016 area 817-572-2021

jewelry

ROLEX President yellow gold, ... cond. $17,000, Radiant cut Diam ... Flawless, VS, & Green Oaks Nice $1075 817-808-9296

apartments/condos for rent



76010 BILLS PAID! $100 Dep $25 app fee, eff, 1,2,& 3 bedrooms. Call817-640-1051 for availability

farm & acreage

Hunting/Investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

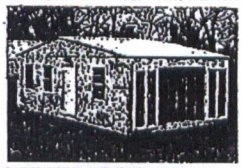
commercial real estate for sales

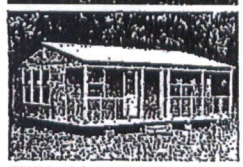


EXECUTIVE OFFICES for Lease $595-$625 200-300SF Call Christy cfordan@realtyappreciation.com 817-861-8442 x 2002

miscellaneous







STORAGE / CABIN / WORKSHOP
12X16 $3,125.....12X24 $4,260
14X24 $5,765.....16X32 $6,895
24X28 $10,915.....30X40 $18,680
(BUILT ON SITE) 817-505-6215

FORT WORTH STAR-TELEGRAM CLASSIFIEDS.
Hire, Sell & Buy
817.332.333

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

This item was tabled by the Planning and Zoning Commission on 1/12/2021 and rescheduled for 2/9/2021

January 29, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a smoke shop 1453 N Saginaw Blvd Suite 110 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 9th day of February 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day February 2021 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from **Ahmad Abdallah** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 1453 N Saginaw Boulevard, Suite 110 in Saginaw.

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.

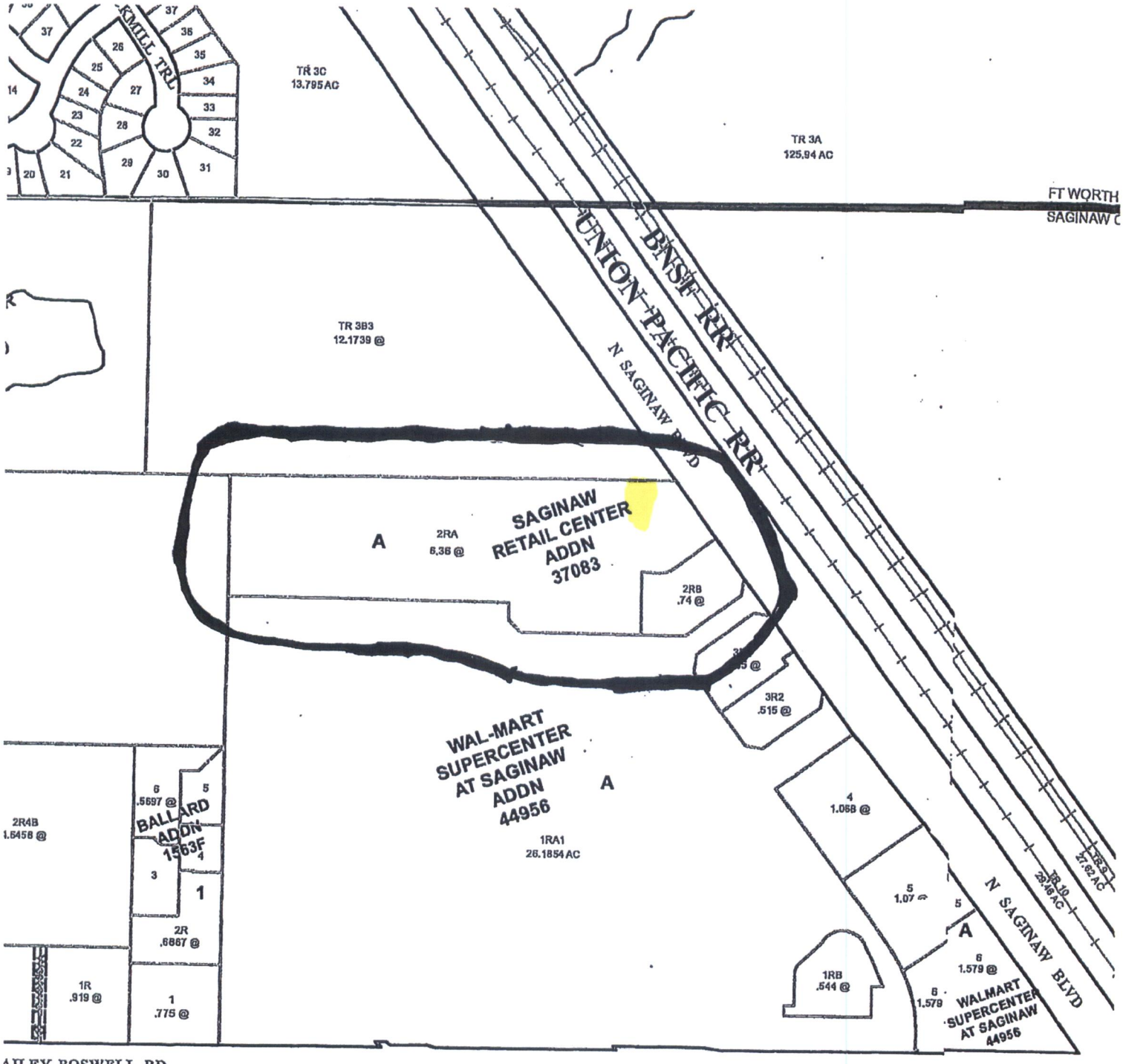
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, P. E., Director of Public Works at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



SPECIFIC USE PERMIT
REQUEST FROM:
Ahmed Abdallah
1805 Augustus Dr.
Fort Worth, Texas 76120

CONSIDERATION OF A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A TOBACCO/SMOKE SHOP ON PROPERTY LOCATED A1453 N SAGINAW BLVD, SUITE 110 IN SAGINAW, TEXAS. PUBLIC HEARING WILL BE HELD AT 6:00 P.M. ON FEBRUARY 9, 2021. BY THE PLANNING AND ZONING COMMISSION AND A PUBLIC HEARING WILL BE HELD ON FEBRUARY 16, 2021 BY THE CITY COUNCIL OF SAGINAW. THE MEETINGS WILL BE HELD AT THE CITY HALL LOCATED AT 333 WEST MCLEROY BOULEVARD, SAGINAW, TEXAS. IF YOU HAVE QUESTIONS PLEASE CALL 817-230-0441 AND ASK FOR THE PLANNING & ZONING SECRETARY.

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: PZ 0121-04 Planning and Zoning Meeting on 02-09/2021 and City Council Meeting on 02/16/2021 to consider a request to approve a Specific Use Permit to be allowed to operate a Smoke Shop at 1453 N Saginaw Blvd, Suite 110 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

PZ 012021 37083-A-2RB
IDEAL AUTO CORP
13810 HILLSIDE AVE.
JAMAICA NY 11435

PZ 012021 44956-A-1RA1
WAL-MART
PO BOX 8050
BENTONVILLE AR 72712

PZ 012021 A1497-3B03, 3B04
AM & JK DEVELOPMENT, LLC
927 CONDOR DR.
COPPELL TX 75019

PZ 012021 37083-A-2RA
TSCA-253 LP
301 S SHERMAN ST #100
RICHARDSON TX 75081

PZ 012021 44956-A-3R1
COMPASS BANK
15 20TH ST S
BIRMINGHAM AL 35233

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 1453 N Saginaw Blvd.

LEGAL DESCRIPTION: Saginaw Retail Center Addition

LOT: 2R-A BLOCK: A ADDITION: _____

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: F1 Commercial

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

Commercial Retail Building

APPLICANT INFORMATION:

Ahmed Abdallah	1805 Augustus Dr., Ft. Worth, TX 76120	817-881-4682
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

TSCA-253 LP	301 South Sherman St., Richardson, TX 75081	972-669-8440
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

TSCA-253 Holdings, Inc. General Partner

(Property Owner Signature) Vice President

III. AGENT INFORMATION:

AGENT	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☐ NO ☐ YES, DATE _____

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

Ahmed Abdallah

APPLICANT SIGNATURE

01-26-2021

DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: Smoke Shop

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

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. Yes
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city. Yes
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. Yes
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided. Yes
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. Yes
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property. Yes
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood. Yes
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. Yes
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight. Yes
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. Yes
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties. Yes
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. Yes
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan. Yes

DATE RECEIVED

APPLICATION TAKEN BY

FEE RECEIVED

RECEIPT NUMBER

P&Z MEETING DATE

CITY COUNCIL MEETING DATE

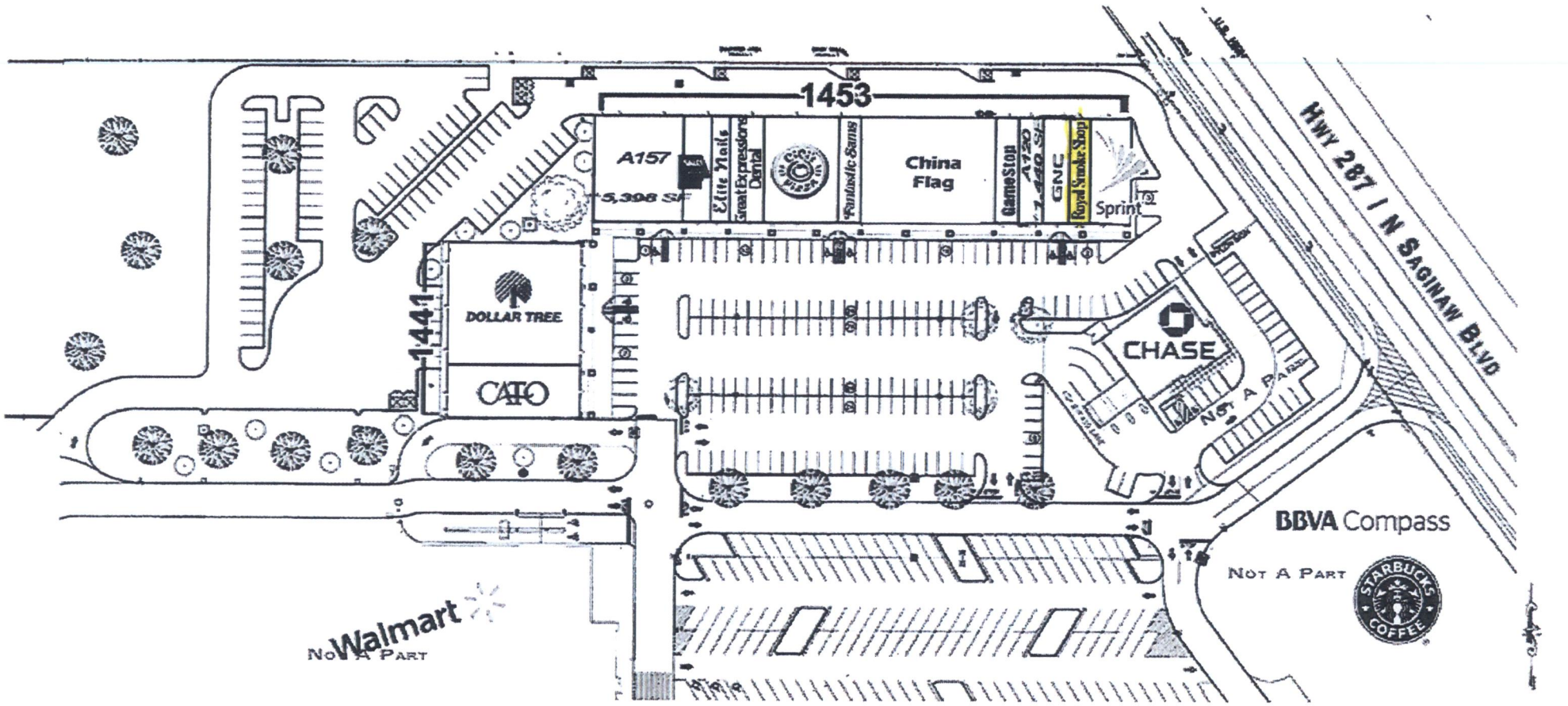
13 Question

1) Yes it complies with the zoning district the shopping center were the shop it located in has different types of businesses that had passed the requirement
2) Yes It should it will be selling product that helps smokers to stop smoking, cigarettes ,
   By offering vapes that has different levels of nicotine , and make them stop smoking in stages
3) Yes, by offering more available jobs
4) Yes , this is a shopping center that already have businesses running and have the necessary to start
5) Yes , it has a good amount of parking spots and also it has a good drive way
6) Yes it wont effect any vacant property ,
7) Yes,
8) Yes , it will give the shopping center high value by having more customers coming into the area
9) Yes,
10) The lighting is great in the shop and also the shopping center has good lighting
11) Yes
12) Yes
13) Yes it should be by right

Cross Pointe Center

1441-1453 N Saginaw Blvd ■ Saginaw TX 76179

Site Plan



301 S Sherman St, #100 • Richardson TX 75081 • 972.669.8440 • F 972.783.8901 • www.quine.com RETAIL PROPERTY SPECIALISTS

The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

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 : 00041040074
AD NUMBER: 37083 A 2RA
CERTIFICATE NO : 82768822

DATE : 12/8/2020
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
TSCA-253 LP

301 S SHERMAN ST # 100
RICHARDSON TX 75081

PROPERTY DESCRIPTION
SAGINAW RETAIL CENTER ADD BLOC
K A LOT 2RA

0001453 N SAGINAW BLVD
6.36 ACRES

PROPERTY OWNER
TSCA-253 LP

301 S SHERMAN ST # 100
RICHARDSON TX 75081

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	$37,057.41
2020	Tarrant County	$18,786.46
2020	JPS HEALTH NETWORK	$18,018.06
2020	TARRANT COUNTY COLLEGE	$10,450.57
2020	EAGLE MOUNTAIN/SAGINAW ISD	$120,136.99
	TOTAL	$204,449.49

ISSUED TO : TSCA-253 LP
ACCOUNT NUMBER: 00041040074
TOTAL CERTIFIED TAX: $204,449.49

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

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
FEBRUARY 9, 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
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Recording Secretary		Mary Ragle
Fire Chief		Doug Spears

Absent from the Meeting:

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

Visitors at the Meeting:

Kelly Agnor
Bhoiraj Pandey (Raj)
Shamsher Shrestha (Sham)
Jon Julien
Vg Le

(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 January 12, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Julien to approve the minutes for January 12, 2021 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 0121-04 (tabled at the 1/12/21 meeting) **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

DPW Trice reviewed the information in the members' packets, reminding that this is the item tabled at the January 12, 2021 meeting.

Chairman Lewis opened the public hearing at 6:03 p.m.

A representative for the property was present. The applicant, Ahmad Abdallah, 1805 Augustus Drive, 76120, arrived at 6:15 p.m.

There was a discussion covering store security, age restrictions for customers, number of employees, products to be sold, payment type, existing smoke shops owned by applicant and other items of concern

Mr. Abdallah answered the members' questions and addressed their concerns.

Chairman Lewis closed the public hearing at 6:22 p.m.

A motion was made by Chairman Lewis with a second by Member Julien to recommend that the City Council approve the Specific Use Permit for a smoke/vapor business located at 1453 N. Saginaw Boulevard, Suite 110. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(6) PZ 0221-02 PUBLIC HEARING
Consideration And Action Regarding A Request To Change The Zoning Classification Of Approximately 4.5844 Acres Out Of The Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, More Commonly Known As 700 W. McLeroy Boulevard Saginaw, From Neighborhood Commercial (NC) To Community Facility (CF), And

Revising The Official Zoning Map In Accordance And By Amending The Comprehensive Land Use Plan.

Chairman Lewis opened the public hearing at 6:23 p.m.,

DPW Trice reviewed the information in the members' packets, stating that the property is located at the northwest corner of West McLeroy Boulevard and Amber Drive. He said this is the proposed site for Saginaw's new fire department.

DPW Trice advised the members that staff recommends approval of the zoning change.

Chairman Lewis closed the public hearing at 6:26 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Zoning Classification of Approximately 4.5844 acres out of the Alexander F. Albright Survey, Abstract No. 1849, Lot 1, Block 1 McNeil Addition, more commonly known as 700 W. McLeroy Boulevard Saginaw, from Neighborhood Commercial (NC) to Community Facility (CF), and Revising the Official Zoning Map in Accordance and by Amending the Comprehensive Land Use Plan.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(7) PZ 0221-03 PUBLIC HEARING
Consideration And Action Regarding A Recommendation From The Planning And Zoning Commission, To Amend The Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations For "Carport Overlay District"

Chairman Lewis read the request and opened the public hearing at 6:27 p.m.

DPW Trice explained the requested changes to the Carport Overlay district in the Zoning Ordinance. He advised that staff recommends approval of this amendment.

Chairman Lewis closed the public hearing at 6:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve to Amend the Zoning Ordinance (No. 2001-04) Section 7-2 Amending Regulations for "Carport Overlay District". Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(8) PZ 0221-04 PUBLIC HEARING
Consideration And Action Regarding A Variance Request For Driveway Serving The Proposed Fire Station No. 1 And Fire Administration

Chairman Lewis opened the public hearing at 6:29 p.m.

DPW Trice stated that staff recommends a variance to the subdivision ordinance's requirement for the maximum driveway width of 35' for two industrial/commercial driveways for Fire Station No. 1 and Fire Administration project.

Chairman Lewis closed the public hearing at 6:30 p.m.

A motion was made by Member Barngrover with at second by Vice Chairman Haney to approve the request for a variance for width of the Driveway Serving the Proposed Fire Station No. 1 and Fire Administration. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(9) PZ 0221-05
Consideration And Action Regarding Approval Of A Preliminary Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey

DPW Trice advised this property is located at the Northeast corner of Longhorn Road and Old Decatur Road. He said staff recommends approval

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the Preliminary Plat for Idea Schools Addition, Lot 1 and 2, Block 1. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(10) PZ 0221-06
Consideration And Action Regarding Approval Of A Final Plat For Idea Schools Addition, Lots 1 And 2, Block A Being A 12.010 Acre Tract Situated In The Alexander F. Albright Survey, Abstract No. 1849, City Of Saginaw, Tarrant County, Texas

DPW Trice explained that this final plat is the same property as item 9. He said staff recommends approval.

A motion was made by Member Barngrover with a second by Vice Chairman Haney to recommend that the city council approves the Final Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw

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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

(11) 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.

(12) 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

(13) 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

Against: None

Absent Member LaBruyere, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of February 9, 2021 closed at 6:40 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A SMOKE SHOP ON PROPERTY LOCATED AT 1453 NORTH SAGINAW BOULEVARD, SUITE 110 IN SAGINAW, REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the tenant of Suite 110 of 1453 North Saginaw Boulevard in Saginaw, Tarrant County, Texas, has filed an application for a Specific Use Permit to allow the operation of a smoke shop business and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on April 9, 2021, and the City Council of the City of Saginaw, Texas, held a public hearing on April 16, 2021, with respect to the Specific Use Permit described herein;

and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1)

Ordinance No. 2002-04, as amended, is hereby amended by approving the following specific use:

> At 1453 N. Saginaw Blvd., Suite 110, a Specific Use Permit to allow the operation of a smoke shop business, property as shown in Exhibit "A" attached hereto and incorporated herein.

SECTION 2)

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3)

The official map of the City of Saginaw is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4)

The use of the property described above shall be subject to all applicable regulations

contained in the Zoning Regulations and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 5)

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6)

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7)

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8)

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9)

The City Secretary of the City of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

SECTION 10)

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 16TH DAY OF APRIL 2021.

_____
MAYOR, TODD FLIPPO
ATTEST:

_____
CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
CITY ATTORNEY, BRYN MEREDITH

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (15)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding Resolution No. 2021-09, Adopting the Fiscal Year 2020-2021 Annual Strategic Project List and Work Plan

BACKGROUND/DISCUSSION:
Resolution No. 2021-09 adopts the fiscal year 2020-2021 annual strategic project list and work plan.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description
Resolution
Exhibit

RESOLUTION NO. 2021-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING THE FISCAL YEAR 2020-2021 ANNUAL STRATEGIC PROJECT LIST AND WORK PLAN.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, THAT:

SECTION 1.

The City of Saginaw adopts the following Fiscal Year 2020-2021 Annual Strategic Project List and Work Plan and the action points set forth in Exhibit "A" to provide direction to the City Manager and Staff on a common understanding of priorities for the new budget year, 2021:

CITY COUNCIL
2021 ANNUAL STRATEGIC PROJECT LIST AND WORK PLAN

Financially Sound City Providing Superior Services

Beltmill PID
Blue Mound Shared Services Plan
Salary Study Update and Succession Planning
TIRZ Feasibility
Western Center PID

Improve Mobility and Traffic Flow

Knowles Project
E. and W. McLeroy Project
Parks & Trails Master Plan

More Beautiful, Livable Community

Diversity & Inclusion Committee
Comprehensive Plan Update
Code of Ordinances Updates
Code Enforcement: Saginaw Blvd/Extended Stay Motels

Develop Vibrant Activity Center/Major Corridors

National Guard Armory
Municipal Center Master Plan (Bond Program)

Expand Community Quality of Life Amenities

Bond Election Preparation and Delivery Plan
Mental Health Services in the Police Department
Willow Creek Park Restaurant/Entertainment Incubator

That this resolution shall be effective immediately from and after its adoption.

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2021.

APPROVED: _____
Todd Flippo, Mayor

ATTEST: _____
Janice England, City Secretary

EXHIBIT "A"

Bond Election Preparation and Delivery Plan
-Create informational brochure, door hangers, website, and social media presence.
-Organize speakers' bureau/meet in person where appropriate.

Should voters approve, outline project delivery schedule.

Blue Mound Shared Services Plan
-Prepare cost of fire service proposal for Blue Mound consideration.
-Discuss future opportunities for other services.

Diversity & Inclusion Committee Creation
-Engage committee in Comprehensive Plan update project.
-Provide "City 101" informational course.
-Engage Committee with Citizens Police Academy material.
-Receive feedback on citywide recruitment and use of Spanish-language outreach.
-Bring Committee recommendations to the City Council for review.

Comprehensive Plan Process and Adoption
-Work with Kimley-Horn through:
    -Community Survey
    -Stakeholder interviews
-Creation of Comprehensive Plan Advisory Committee
-Draft recommendations/updates to City Council every other month.
-Identify redevelopment opportunities/strategies.

Mental Health Services in the Police Department
-Increase officer mental health services training department-wide.
-Work with Tarrant County on mental health services pilot program.
-Report to City Council quarterly.

Western Center PID
-Work with future property owner to fund desired improvements.
-Request PD zoning to entitle development agreement points.
-Create project time line with property owner.
-Assist in commercial property marketing/development.

BeltMill PID
-Define/create project plan.
-Identify funding opportunities/gaps for potential public facility.
-Outline construction timeline.

TIRZ Feasibility
On a project by project basis, perform financial analysis for TIRZ creation and potential project funding.

EXHIBIT "A"

Salary Study Update, Succession Planning, and Action Plan

-Identify market-based adjustments on a department by department basis.
-Propose modifications to the existing salary plan.
-Identify action points to correct deficiencies and correct compression issues over a set time period.
-Potentially engage a consultant to review a staff-proposed plan or make modifications.
-Outline anticipated departmental changes in a 2 year horizon.
-Identify future leadership candidates.

Small Business/Restaurant incubator/Willow Creek Park

-Identify and acquire land for concept.
-Perform market research and due diligence.
-Identify potential operating/supporting partners.
-Present plan to City Council/update quarterly.

Projects in progress and carried over to FY21:

-Code of Ordinance Updates:
    -Comprehensive Plan likely will cover development-related ordinance changes needed.
-Code Enforcement: Saginaw Blvd Focus Area/Extended Stay Motels
-National Guard Armory: Next Steps
    Federal lobbyist engagement anticipated in spring 2021.
-Municipal Center Master Plan (Bond Program)
-Parks & Trails Master Plan (In Progress)
-Knowles & McLeroy Projects (Bond Program)

City of Saginaw

Meeting Date: 2/16/2021

Agenda Items: (16)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding First Amendment to Agreement between the City of Saginaw and Community Link Mission, Inc. regarding Farmer's Market at Saginaw Switchyard

BACKGROUND/DISCUSSION:
Community Link Mission, Inc. has been approached regarding the operation of a potential farmer's market on the first and third weekends in Lake Worth. The Farmer's Market at Saginaw Switchyard is held on the second and fourth weekends. Under the current agreement, they are not allowed to operate any other farmer's market within Tarrant County. The proposed amendment to the agreement with Community Link Mission, Inc. will allow them to "operate not more than one other farmer's market within Tarrant County, which other market shall be within the territorial limits of the City of Lake Worth".

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed First Amendment

FIRST AMENDMENT TO AGREEMENT BETWEEN
THE CITY OF SAGINAW AND COMMUNITY LINK MISSION, INC.
REGARDING FARMER'S MARKET AT SAGINAW SWITCHYARD

This First Amendment ("Amendment") is intended to amend an agreement, made and entered into on or about December 1, 2020 ("Agreement") by and between the City of Saginaw, Texas ("City"), a home rule Texas municipality, and Community Link Mission, Inc. ("CLM"), a Texas non-profit corporation, and the parties agree that the Agreement shall be modified as provided herein:

1. Section 3 of the original agreement, subsection (a)(3) shall be amended to read:

(3) operate not more than one other farmer's market within Tarrant County, which other market shall be within the territorial limits of the City of Lake Worth.

2. This Amendment may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument and shall be attached and considered part of the original Agreement.

Signed this _____ day of _____2021.

CITY OF SAGINAW

By: _____
Gabe Reaume, City Manager

Date: _____

ATTEST:

_____
Janice England, City Secretary

COMMUNITY LINK MISSION, INC

_____

By: _____

Title: _____

Date: _____

ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this date personally appeared _____, who after being duly sworn stated that she is the _____ of Community Link Mission, Inc., and that she signed the foregoing instrument on behalf of said entity for the purposes expressed therein on the date shown.

_____
Notary Public in and for the State of Texas

My commission expires: _____

Date: _____