

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, April 20, 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--On the Video Screen

(4) Consent Agenda--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.

(a) Action regarding Minutes, April 6, 2021--Janice England, City Secretary

(b) Action regarding Resolution No. 2021-13 Denying the DCRF Application Proposed by Oncor Electric Delivery Company LLC--Dolph Johnson, Asst. City Manager

(c) Action regarding appointment of Mark Andress as a Police Reserve

Officer.--Lee Howell, Chief of Police

- (d) Action regarding Ordinance No. 2021-09, amending Article II "Advisory Recreation and Parks Board" of Chapter 58, "Parks and Recreation" of the Saginaw City Code; adding regulations governing duties and responsibilities of alternate members--Janice England, City Secretary
- (5) Proclamation--Child Abuse Prevention Month--Todd Flippo, Mayor
- (6) COVID Vaccination Update--Joseph Laster, Emergency Management Coordinator
- (7) Fire Department Staff Recognition for duties performed on February 11, 2021--Doug Spears, Fire Chief
- (8) PUBLIC HEARING--Consideration and Action regarding a Request for Approval to Amend Ordinance No. 2020-24 Establishing the Beltmill Planned Development District, by approving a Development Plan for the District detailing Community Commercial and Single Family and Multifamily uses for land described as 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road (Ordinance No. 2021-10)--Rick Trice, P.E., Director of Public Works
- (9) Consideration and Action regarding Approval of a Preliminary Plat for Beltmill Addition, Blocks A-L, being 115.432 Acres out of the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas--Rick Trice, P.E., Director of Public Works
- (10) Consideration and Action regarding Approval of a Site Plan for The Grand at Saginaw (Proposed Lot 1, Block B, Beltmill)--Rick Trice, P.E., Director of Public Works
- (11) PUBLIC HEARING --Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Ordinance of the City of Saginaw, Texas; amending the Permitted Use Table, Section 5-1, to provide that Wineries are permitted by Special Use Permit in Community Commercial, Light Industrial and Heavy Industrial Districts; amending Section 12-2, to provide a Definition for Winery (Ordinance No. 2021-11)--Rick Trice, P.E., Director of Public Works
- (12) **Recess into Workshop**
- (13) Library Activities Update--Ellen Ritchie, Library Director
- (14) FY2021-2022 Budget Workshop--Kim Quin, Finance Director

(15) Reconvene Back into Regular Session

(16) Executive Session--The City Council may take action on any Executive 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

(17) Adjournment--Todd Flippo, Mayor



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Minutes, April 6, 2021

BACKGROUND/DISCUSSION:

The minutes of the City Council Meeting held on April 6, 2021 are being presented for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 4-6-2021

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING,
PUBLIC HEARING, AND WORKSHOP
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
APRIL 6, 2021**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Tankersley
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Andrew Simonsen, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Asst. Police Chief	Russell Ragsdale
Fire Chief	Doug Spears
Emergency Mgmt. Coordinator	Joseph Laster
Director of Public Works	Rick Trice, P.E.
Asst. Director of Public Works	Randy Newsom
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Human Resources Director	Melanie McManus
Library Director	Ellen Ritchie
Police Corporal	Tami Denison
School Resource Officer	Chad Anderson
Administrative Intern	Abdoulie Jarju

Absent from the meeting:

None

Visitors at the meeting:

Brack St. Clair
Kelly Stewart

(1) Call to Order

Mayor Flippo called the meeting to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

Councilmember Farr gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, March 16, 2021

b. Action regarding Minutes, March 30, 2021

c. Action regarding Joint Election Agreement and Contract with Tarrant County for Election Services for May 1, 2021 General Election and Bond Election

Summary: The proposed agreement and contract with Tarrant County is for their election services for the May 1, 2021 General Election and Bond Election. As in prior years, Tarrant County Election Administration will provide the services, personnel, and equipment for early voting as well as voting on Election Day. Early voting will be held at multiple Vote Centers throughout Tarrant County from April 19th through April 27th. The local Vote Center will be the Eagle Mountain-Saginaw ISD Administration Building 6-Training Room (1200 Old Decatur Rd.) Voting on Election will also be held at multiple Vote Centers. The local Vote Centers will be the John Ed Keeter Public Library (355 West McLeroy Blvd.) and the Eagle Mountain-Saginaw ISD Administration Building 6-Training Room (1200 Old Decatur Rd.). A list of all Vote Centers for early voting and Election Day voting is included in the contract. The contract includes election services for a runoff election on June 5, 2021 if needed. The total financial impact is estimated to be \$5,773.27 including a deposit of \$4,330.00. A total of \$10,000 is included in the General Administrative Budget (Account 01-5000-02, Election Expenses) for election expenses. The actual costs could be higher if a runoff election is necessary.

d. Action regarding Building Improvement Grant Agreement with Star Dobe, Inc. (Kwik Kar of Saginaw) for the property at 1216 S. Blue Mound Road

Summary: On Tuesday, March 16, 2021, the City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during March by Kwik Kar of Saginaw regarding their property located at 1216 S. Blue Mound Rd. 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 proposed agreement is the realization of that intention. Funds for this expenditure are available in Account 01-6142-13, Building Improvement Grants.

e. Action regarding Award of Contract for 2021 Mowing Contract

Summary: The City biennially awards a mowing contract to provide maintenance services for City parks and right-of-ways. On March 2, 2021 the City received two bids for the 2021 Annual Mowing Contract. Yellowstone Landscaping submitted the lowest responsive bid in the amount of \$7,118.12 for Cycle A and \$638.06 for Cycle B. The contract requires two levels of mowing frequency depending on location. Cycle A is a higher level of maintenance for an estimated 32 mowing cycles from March until the end of October. Cycle B is estimated at 16 mowing cycles from March until the end of October. Payment is made based on mowing cycles completed which may increase or decrease the total annual cost. The projected total cost for both cycles is \$237,988.80. Funds in the amount of \$98,000 are budgeted in the Public Services Budget, Account 01-5245-06 Contract Services-Mowing, and funds in the amount of \$106,500 are budgeted in the Parks Budget, Account 01-5245-07 Contract Services-Mowing. Total budgeted funds are \$204,500. If necessary, a fiscal year end budget adjustment will be made.

f. Action regarding Developer Agreement with Fuel City Saginaw, LLC for a Subsurface Utility Engineering (SUE) Contract for Industrial Avenue and Authorization of an Agreement with CobbFendley to provide SUE Services

Summary: Fuel City Saginaw, LLC has led an effort to secure authorization for a Texas Department of Transportation (TxDOT) Project to improve the intersection of Blue Mound Road and Industrial Avenue. The project was funded through the North Central Texas Council of Governments COVID-19 Infrastructure Project. The City of Saginaw is taking the lead as the Local Sponsor although Fuel City, City of Fort Worth and potentially City of Blue Mound will be participants requiring one or more Interlocal Agreements for the phase of work. The proposed Developer Agreement with Fuel City will begin the design process to identify

utility locations and conflicts within the footprint of the project. The City agrees that Saginaw is responsible for fifty percent (50%) of the cost of the SUE and the City of Fort Worth and Blue Mound would be responsible for the remaining fifty percent (50%). Fuel City has agreed to fund Fort Worth and Blue Mound's share. The agreement provides that if the City of Blue Mound and Fort Worth make contributions toward the cost of the SUE they would be reimbursable to Fuel City. A scope and cost proposal for the SUE was received from CobbFendley in the total amount of \$20,600. Saginaw and Fuel City would share the cost at \$10,300 each. Funds are available in the amount of \$10,300 from Fuel City Saginaw, LLC pursuant to approval of the Developer Agreement and \$10,300 from the 2020 Certificates of Obligation, Account 06-1508-20.

g. Action regarding Approval of Purchase of a Vehicle to replace the Fire Department Vehicle involved in an accident in 2019 which resulted in a total loss of the vehicle

Summary: A vehicle accident in August 2019 resulted in the total loss of the Fire Department's Ford F-250 Truck. Due to the economic uncertainty from the pandemic, replacement of the vehicle was postponed. The insurance settlement from the loss of the vehicle was just over \$9,000. The vehicle was recently sold at auction netting just over \$5,000. The Fire Department is requesting approval to replace the vehicle with a Chevrolet Tahoe with a public safety package fully equipped and outfitted at a cost not to exceed \$60,000. Total base cost of the vehicle is approximately \$37,500 and will be purchased utilizing a cooperative purchasing agreement. The insurance settlement of \$9,000 and the sale of the vehicle for \$5,000 reduces the total requested amount to \$46,000.

h. Action regarding Approval of Temporary Access Agreement—Residential Fence Replacement with Property Owners at 609 Fossil Wood Drive, 613 Fossil Wood Drive, 617 Fossil Wood Drive, and 621 Fossil Wood Drive

Summary: Construction of the new fire station requires an eight-foot screening fence separating commercial property from residential property to comply with City Ordinances. A total of four residential properties are impacted. They are 609 Fossil Wood Drive, 613 Fossil Wood Drive, 617 Fossil Wood Drive, and 621 Fossil Wood Drive. A six-foot fence is currently in place separating the properties. This fence will need to be removed and replaced with a new eight-foot fence. This work is included in the new fire station construction and has been included within the scope of work of Steele Freeman, Inc.

i. Action regarding Resolution No. 2021-12 supporting the Tarrant County 2021 Transportation Bond Program and Submittal of Saginaw Projects for Consideration

Summary: Tarrant County will be holding a bond election in November of 2021 for transportation projects. We have received a letter from Tarrant County calling for cities to submit projects for consideration should the bonds be approved. One of the requirements is a resolution from the City supporting the project submittals which are due April 16, 2021. Resolution No. 2021-12 addresses this requirement and includes each transportation project that is included in the City's May 2021 bond election.

j. Action regarding Award of Bid for the Demolition and Clearing of Structures located at 108 S. Belmont St. and Authorizing the Mayor to execute an agreement governing same

Summary: Staff recommends the award of a contract to Burleson Demolition in the amount of \$16,000 to demolish the structures located at 108 S. Belmont St. This includes clearing trees, brush, and debris so that the lot can be developed in the future. Five contractors were contacted regarding this work. Burleson Demolition provided the lowest bid. To encourage future redevelopment of the property, a lien will not be placed on the property. The owner is deceased and the property is currently in the probate process.

Items 4e and 4j were pulled from the Consent Agenda for separate action. Councilmember Farr explained that he will not participate in the discussion or action regarding Item 4j because he owns property in that area.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve all items on the Consent Agenda except Item 4e and Item 4j. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Tankersley,
Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

The Council considered Item 4e, Action regarding Award of Contract for 2021 Mowing Contract. Director of Public Works Trice briefly explained the proposed contract, the mowing cycles, and costs.

Motion was made by Councilmember Farr with a second by Councilmember Bighorse to approve Item 4e as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

The Council considered Item 4j, Action regarding Award of Bid for the Demolition and Clearing of Structures located at 108 S. Belmont St. and Authorizing the Mayor to execute an agreement governing same.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Item 4j as presented. Motion carried. 6-0-1-0

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

Against: None

Abstain: Councilmember Farr

Absent: None

(5) COVID Vaccination Update

Emergency Management Coordinator Laster updated the Council on the COVID-19 Vaccinations being administered at the Recreation Center.

(6) Public Hearing – Consideration and Action regarding Resolution No. 2021-11, FY2020-2021 Mid-Year Budget Revisions

Mayor Flippo declared the public hearing opened at 6:11 p.m. Finance Director Quin briefly explained the proposed FY2020-2021 Mid-Year Budget Revisions. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:13 p.m.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Resolution No. 2021-11, FY2020-2021 Mid-Year Budget Revisions as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(7) Update on Building Improvement Grant Program

Director of Community and Economic Development Rinehart gave an update on the Building Improvement Grant Program and the grants awarded during the past year.

(8) Consideration and Action regarding Approval of Sister Cities Memorandum of Understanding between Saginaw, Texas, United States of America and Banjul, The Republic of Gambia

Administrative Intern Abdoulie Jarju briefly explained the proposed Sister Cities Memo of Understanding.

Motion was made by Councilmember Beasley with a second by Councilmember Bighorse to approve the Sister Cities Memorandum of Understanding between Saginaw, Texas, United States of America, and Banjul, The Republic of Gambia. Motion carried unanimously. 7-0-0-0

For: Mayor Flipppo, Mayor Pro-Tem Tankersley,
Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(9) Recess into Workshop

Mayor Flipppo declared the meeting recessed into Workshop at 6:39 p.m.

(10) Budget Workshop--Compensation

The existing employee compensation plan, the need for future market based adjustments, and future staff needs were discussed. Police Chief Howell, Fire Chief Spears, and Director of Public Works Trice addressed the Council regarding their respective departments.

(11) Reconvene Back into Regular Session

Mayor Flipppo declared the meeting back in regular session at 7:24 p.m.

(12) 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. § 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including:

a. Western Center Incentive Options

Mayor Flippo declared the meeting recessed into Executive Session at 7:24 p.m.

Mayor Flippo declared the meeting back in Regular Session at 8:00 p.m.

(13) 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 Tankersley,
Councilmembers Beasley, Farr, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of April 6, 2021 adjourned at 8:00 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Dolph Johnson
Assistant City Manager

Agenda Items: (4)(b)

E-mail: djohnson@saginawtx.org

Phone: 817-230-0325

SUBJECT:

Action regarding Resolution No. 2021-13 Denying the DCRF Application Proposed by Oncor Electric Delivery Company LLC

BACKGROUND/DISCUSSION:

On April 8, 2021, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an Application for Approval to Amend its Distribution Cost Recovery Factor (“DCRF”) to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately \$97,826,277.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor (“OCSC”) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of “Be It Resolved” Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company’s DCRF filing, PUC Docket No. 51996.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.
3. This paragraph finds that the Company’s application is unreasonable and should be denied.
4. This section states that the Company’s current rates shall not be changed.
5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section recites that the Resolution was passed at a meeting that as open to the public and that the consideration of the Resolution was properly noticed.
7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution No. 2021-13.

ATTACHMENTS:

Description

Resolution 2021-13

RESOLUTION NO. 2021-13

A RESOLUTION OF THE CITY OF SAGINAW, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Saginaw, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company") with an interest in the rates and charges of Oncor; and

WHEREAS, the Steering Committee of Cities Served by Oncor ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 8, 2021, Oncor filed with the Commission an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 51996, seeking to increase its total distribution revenue requirement by approximately \$97,826,277; and

WHEREAS, the City of Saginaw will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if Oncor's Application is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members who have retained original jurisdiction over electric utility rates deny Oncor's DCRF.

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

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 51996.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Saginaw hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits should be denied.

SECTION 4. That the Company should continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution, and within 30 days of presenting monthly bills to Oncor thereafter.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 7520; and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED, APPROVED AND ADOPTED on this 20th day of April, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Lee Howell
Chief of Police

Agenda Items: (4)(c)

E-mail: lhowell@saginawpolice.org

Phone: (817) 232-0311 ext. 2374

SUBJECT:

Action regarding appointment of Mark Andress as a Police Reserve Officer

Pursuant to **Saginaw City Code Sec. 66-30**. Police reserve force. Members of the police reserve force shall be appointed by the chief of police. Reserve officers will be held to the same training and licensing standards as full-time members of the department. Upon appointment by the chief of police, members of the reserve force must be approved by a simple majority of the city council before acting as a peace officer. (Ord. No. 2001-04, S 1, 2-6-01)

BACKGROUND/DISCUSSION:

It is the desire of the Chief of Police to swear Mark Andress in as a reserve police officer. After former Saginaw Police Sergeant Mark Andress retired, he was hired back as a part-time employee under contract as a background investigator for the City. Conducting police backgrounds can be performed by sworn peace officers or civilian employees, however, being a sworn officer is an advantage both in experience and removal of certain barriers to release of records and gathering of information, making it a more efficient and expedient process. City ordinance Sec. 66-30 requires approval of a simple majority of the City Council (see above).

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends approval.



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(d)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Ordinance No. 2021-09, amending Article II "Advisory Recreation and Parks Board" of Chapter 58, "Parks and Recreation" of the Saginaw City Code; adding regulations governing duties and responsibilities of alternate members

BACKGROUND/DISCUSSION:

Recently an issue was discovered regarding the two alternate member positions on the Advisory Recreation and Parks Board. Following some research through minutes and ordinances, the following was determined.

Ordinance No. 89-14 approved in 1989 created the board and designated the number of members to be seven. The original seven members were appointed in January 1990.

In July 1994 a memo was written to City Manager Pat Moffatt requesting the addition of two alternate members. At the August 16, 1994 City Council Meeting there was an item on the Consent Agenda to approve the addition of two alternate members. There was no mention of an amendment to the original ordinance. In November 1994, two alternate members were appointed.

The Board currently has seven regular members and two alternate members. City Attorney Meredith prepared Ordinance No. 2021-09 to formally recognize and address the addition of the two alternate members as approved in 1994.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Proposed Ordinance

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY OF SAGINAW AMENDING ARTICLE II “ADVISORY RECREATION AND PARKS BOARD” OF CHAPTER 58, “PARKS AND RECREATION,” OF THE SAGINAW CITY CODE; ADDING REGULATIONS GOVERNING DUTIES AND RESPONSIBILITIES OF ALTERNATE MEMBERS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; 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 previously adopted Chapter 58 of the Code of Ordinances creating an Advisory Recreation and Parks Board; and

WHEREAS, the City Council now desires to establish regulations concerning the membership and duties of alternate board members for the Advisory Recreation and Parks Board.

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

SECTION 1.

That Sections 58-31 and 58-32 of Article II “Advisory Recreation and Parks Board” of Chapter 58 “Parks and Recreation” of the Saginaw City Code are hereby amended to read as follows:

“Sec. 58-31. - Created; compensation; qualifications.

There is hereby created an advisory recreation and parks board of the city, consisting of seven regular members and two alternate members to be appointed by city council, said members to serve without compensation. All regular and alternate members must be qualified voters in the city and shall be subject to removal at any time by the city council. Alternate members should attend all meetings of the board, and may participate in discussions, but shall have no right to make motions or vote except when acting in the absence or disqualification of a regular member. Alternates shall be designated on their appointment as first and second alternate. On absence or disqualification of one or more regular members, alternates shall be requested by the chairperson of the board to act in place of the absent or disqualified member in numerical order of their respective alternate designations.

Sec. 58-32. - Terms of members.

Regular members of said board shall be appointed to places one through seven, respectively.

Regular members shall be appointed to the odd-numbered places in odd-numbered years and to the even-numbered places in even-numbered years. Alternate members shall be appointed in even-numbered years. All members shall serve a term of two years from May 1 of the year of appointment until their successor is appointed in May of the succeeding odd-numbered to even-numbered year, respectively.”

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.

This Ordinance shall take effect immediately from and after its passage, and it is so ordained.

PASSED AND APPROVED ON this the _____ day of _____, 2021.

TODD FLIPPO, MAYOR

ATTEST:

JANICE ENGLAND, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (5)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Proclamation--Child Abuse Prevention Month

BACKGROUND/DISCUSSION:

The Alliance for Children is the only Tarrant County non-profit organization involved directly in the protection from child abuse through coordinated and teamed investigations with local law enforcement agencies, Cook Children's Medical Center, JPS Health Network, Tarrant County Criminal District Attorney's Office, Tarrant County Juvenile Services, and the Texas Department of Family and Protective Services. Their goal is to minimize the trauma of the abuse so that children and families can begin to heal.

The proclamation declares the month of April to be Child Abuse Prevention Month. Ms. Katia Gonzalez, Director of Community Engagement, will be present to accept the proclamation.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

Description

Proclamation

Office of the Mayor

Proclamation

City of Saginaw

WHEREAS, children are our future and our greatest resource; and

WHEREAS, every child deserves a nurturing family and safe environment to grow into a healthy, productive member of the community; and

WHEREAS, child abuse is one of our nation's most serious public health problems and threatens the safety of our community; and

WHEREAS, in Tarrant County, 6,203 children were confirmed as victims of child abuse or neglect in 2020; and

WHEREAS, Alliance For Children provided trauma-informed services to 2,125 children in 2020;

WHEREAS, finding solutions to prevent child abuse is a community responsibility and depends on the involvement of all citizens; and

WHEREAS, effective child abuse prevention, investigation and treatment programs succeed because of partnerships among public and private agencies, schools, religious organizations, medical services, and the business community.

NOW, THEREFORE, BE IT RESOLVED, that I, Todd Flippo, Mayor of the City of Saginaw, Texas do hereby proclaim the month of April 2021 as Child Abuse Prevention Month in the City of Saginaw, Texas and urge all citizens to work together to help reduce child abuse and neglect significantly in the years to come.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the City of Saginaw, Texas to be affixed this 20th day of April, 2021.



Todd Flippo, Mayor



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Doug Spears
Fire Chief

Agenda Items: (7)

E-mail: dougspears@saginawfire.us

Phone: 817-230-0412

SUBJECT:

FD staff recognition for duties performed on February 11, 2021.

BACKGROUND/DISCUSSION:

C Shift Fire Station 2 (4 personnel) and Asst Chief Craver assisted Fort Worth FD during the mass motor vehicle collision on Interstate Highway 35 that occurred on February 11, 2021. The duties performed that challenging day are worthy of recognition and award.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City of Saginaw

Meeting Date: 4/20/2021

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

Agenda Items: (8)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

PUBLIC HEARING--Consideration and Action regarding a Request for Approval to Amend Ordinance No. 2020-24 Establishing the Beltnill Planned Development District, by approving a Development Plan for the District detailing Community Commercial and Single Family and Multifamily uses for land described as 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road (Ordinance No. 2021-10)

BACKGROUND/DISCUSSION:

Applicant/Owner: Beltnill Saginaw, LLC

Engineer: McAdams, Doug Powell

Existing Zoning: AG

Ultimate Land Use Plan: CC

Proposed Zoning: PD/CC, PD/MF2, PD/SFA and PD/SF4

On November 10, 2020, the Planning and Zoning Commission recommended to the City Council that a Conceptual Development Plan be approved for the Beltnill development. The zoning ordinance allows for approval of a Conceptual Development Plan by Public Hearing.

Subsequently, a Final Development Plan could be approved by the Planning and Zoning Commission and City Council without a Public Hearing if the Final Development Plan was consistent with the Concept. If the plan contains differences from the approved concept, a Public Hearing becomes necessary for final plan approval.

The applicant is requesting a zoning change from AG to PD/SF4, PD/SFA, PD/MF2 and PD/CC. The development plan is divided into four Tracts comprised of Tract 1 Single Family Residential (Single Family Detached (SF4)), Tract 2 Town Home Residential (Single Family Attached (SFA)), Tract 3 MF Residential (Multi-Family 2 (MF2)) and Tract 4 Commercial (Community Commercial (CC)).

The property has existing frontage on Bailey-Boswell Road and Wagley-Robertson Road. The development is bordered on the west by the Burlington Northern Santa Fe Railroad. The development extends northward into the City of Fort Worth.

The development includes an interior 4-lane divided roadway (Beltnill Parkway). A Traffic Impact Analysis has been submitted that recommends improvements to the intersections with Bailey Boswell Road and Wagley Robertson Road including turn lanes and signalization.

The Final Development Plan is substantially consistent with the Conceptual Development Plan although staff believes that a Public Hearing is warranted.

Densities within the plan have generally been reduced from the previous plan.

A comparison of densities for the Single Family, Town Home and Multi-Family is as follows:

	Single Family		Town Home		Multi-Family	
	Concept	Final	Concept	Final	Concept	Final
# of Units	204	195	61	61	898	236
Tract Size (Acres)	38.82	40.508	7.05	7.05	37.32	38.2
Density (D.U./Acre)	5.26	4.81	8.65	8.65	24.06	6.18

In addition, the Park/Open space areas have increased from the Conceptual development plan by 1.84 acres (11.12 acres vs. 9.28 acres).

A spreadsheet has been attached to highlight the proposed variances from City Zoning requirements.

The Planning and Zoning Commission met on April 13, 2021 and unanimously recommended approval.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

The Planning and Zoning Commission voted unanimously to recommend approval.

ATTACHMENTS:

Description

P&Z Packet Item - Beltnill PD

April 13, 2021 P&Z Minutes

Ordinance No. 2021-10



DATE: April 13, 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 Approval to Amend the 2016 Comprehensive Plan from Agriculture (AG) to a Planned Development with Community Commercial and Single Family and Multifamily uses for land described as 116 Acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road

Planned Development – Beltmill

Applicant/Owner: Beltmill Saginaw, LLC

Engineer: McAdams; Doug Powell, Darren Andrews

Existing Zoning: AG

Ultimate Land Use Plan: CC

Proposed Zoning: PD/CC, PD/MF2, PD/SFA and PD/SF4

Background

On November 10, 2020, the Planning and Zoning Commission recommended to the City Council that a Conceptual Development Plan be approved for the Beltmill development. The zoning ordinance allows for approval of a Conceptual Development Plan by Public Hearing.

Subsequently, a Final Development Plan could be approved by the Planning and Zoning Commission and City Council without a Public Hearing if the Final Development Plan was consistent with the Concept. If the plan contains differences from the approved concept, a Public Hearing becomes necessary for final plan approval.

The applicant is requesting a zoning change from AG to PD/SF4, PD/SFA, PD/MF2 and PD/CC. The development plan is divided into four Tracts comprised of Tract 1 Single Family Residential (Single Family Detached (SF4)), Tract 2 Town Home Residential (Single Family Attached (SFA)), Tract 3 MF Residential (Multi-Family 2 (MF2)) and Tract 4 Commercial (Community Commercial (CC)).

The property has existing frontage on Bailey-Boswell Road and Wagley-Robertson Road. The development is bordered on the west by the Burlington Northern Santa Fe Railroad. The development extends northward into the City of Fort Worth.

The development includes an interior 4-lane divided roadway (Beltnill Parkway). A Traffic Impact Analysis has been submitted that recommends improvements to the intersections with Bailey Boswell Road and Wagley Robertson Road including turn lanes and signalization.

The Final Development Plan is substantially consistent with the Conceptual Development Plan although staff believes that a Public Hearing is warranted.

Densities within the plan have generally been reduced from the previous plan.

A comparison of densities for the Single Family, Town Home and Multi-Family is as follows:

	Single Family		Town Home		Multi-Family	
	Concept	Final	Concept	Final	Concept	Final
# of Units	204	195	61	61	898	236
Tract Size (Acres)	38.82	40.508	7.05	7.05	37.32	38.2
Density (D.U./Acre)	5.26	4.81	8.65	8.65	24.06	6.18

In addition, the Park/Open space areas have increased from the Conceptual development plan by 6.201 acres (15.481 acres vs. 9.28 acres).

A spreadsheet has been attached to highlight the proposed variances from City Zoning requirements.

If you have any questions, please let me know.

Rick Trice, P.E.
Director of Public Works

Attachment

Beltmill Analysis

Development Standard	City Code Single-Family SF4	Single Family Detached Beltmill	City Code Single Family Attached	Townhomes Beltmill	City Code Multi-Family MF2	Urban Residential Beltmill
Density					24 DU/acre	6.2 DU per plan
Minimum Lot Area	5,500 s.f.		2,500 s.f. per attached d.u.	1,900	1,800 s.f. of lot area per D.U. located on 1 acre	
Minimum Lot Width	55 ft.		25 feet	24 feet	NA	
Minimum Lot Depth	100 ft.		90 feet	80 feet	NA	
Front Yards	25 ft.	20	20 feet	10 ft rear entry 20 ft front entry	25 feet	10 feet
Minimum Side Yard	7.5 feet interior of lot, 15 feet adjacent to street	6	10 feet	0 (5' adjacent to alley), 10' adjacent to corner	20 feet	20', 10' adjacent to corner
Minimum Rear Yard	10 ft.	20	10 feet front entry, 20 feet rear entry		25 feet	
Minimum Distance Between Buildings					40', 10' provided all facing walls of the adjacent buildings contain no door or window openings	
Maximum Lot Coverage	50%		80%, however, no more than 60% of the aggregate area of all lots contained in the same contiguous SFA district shall be covered by structures. Also, a single structure of attached single family units shall contain no more than six dwelling units of exceed 150 feet in length.		65%	
Building Height	36 feet or 2-1/2 stories		36 feet or 2-1/2 stories		45 feet or 3 stories	
Minimum Floor Area (s.f.)	1,425 s.f. living area, 800 s.f. ground floor		800 s.f. living area per unit, 600 s.f. ground floor			
Studio Units					N.A.	575
1 Bedroom					650	620
2 Bedroom					900	
3 Bedroom					1,000	
Parking	4 per unit, 2 must be enclosed		3 per unit		1.5/1 bed unit, 2/2 bed unit, 2.5/3 bed unit	
Landscaping	Sec. 8-13	Sec. 8-13 with additions		Sec. 8-13 with additions		Sec. 8-13 with additions
Signs	Sec. 8-10	Sec. 8-10 with additions	Sec. 8-10	Sec. 8-10 with additions	Sec. 8-10	Sec. 8-10 with additions
Lighting	Sec. 8-11		Sec. 8-11		Sec. 8-11	

EXHIBIT "A"
ZONING DESCRIPTION TRACT 1

LEGAL DESCRIPTION

40.508 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas, and being the **POINT OF BEGINNING**;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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, 336.90 feet with the south line of said 398.635 acre tract, 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);

THENCE N 53°55'00" W, 299.67 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 34°40'35" and an arc length of 393.39 feet whose chord bears N 36°34'43" W, 387.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 19°14'25" W, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°56'45" and an arc length of 903.91 feet whose chord bears N 54°42'48" W, 847.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 638.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 59°17'45" and an arc length of 776.18 feet whose chord bears N 60°32'18" W, 742.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet to a 1/2" capped rebar set (MCADAMS) on the south line of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 2,674.54 feet with the south line of said 241.626 acre tract to the **POINT OF BEGINNING** and containing approximately 40.508 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 2

LEGAL DESCRIPTION

7.046 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the POINT OF BEGINNING and containing approximately 7.046 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 3

LEGAL DESCRIPTION

38.023 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 398.635 acre tract of land described in Exhibit A in deed in favor of Belmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING;

THENCE N 36°58'20" E, 1,182.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 47°25'55" and an arc length of 703.67 feet whose chord bears S 66°28'13" E, 683.74 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the POINT OF BEGINNING and containing approximately 38.023 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 4

LEGAL DESCRIPTION

22.579 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 398.635 acre tract of land described in Exhibit A in deed in favor of Belmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being ore particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton -- Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 06°36'26" and an arc length of 91.68 feet whose chord bears S 36°23'08" W, 91.63 feet to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract, continuing with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 50°07'49" and an arc length of 695.58 feet whose chord bears S 50°07'49" W, 673.60 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 125.20 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 89°48'50" E, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 48°43'50" E, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 43°47'05" E, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of said curve to the left having a radius of 630.00 feet, a central angle of 25°25'30" and an arc length of 279.56 feet whose chord bears S 31°57'10" E, 277.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 19°14'25" E, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 750.00 feet, a central angle of 34°40'35" and an arc length of 453.91 feet whose chord bears S 36°34'43" E, 447.02 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S53°55'00" E, 299.62 feet to the **POINT OF BEGINNING** and containing approximately 22.579 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

EXHIBIT "B" ZONING EXHIBIT
TRACT 1 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 1

SINGLE FAMILY DETACHED (SF4)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family 4 (SF-4) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 1-1.

Table 1-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Single Family Detached	20 ft	6 ft	10 ft	20 ft

2. *Single Family Detached Lots.* The minimum size of lots shall be 4,400 sf with a minimum width of 40 ft and minimum depth of 100 ft.

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family Attached (SFA) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft rear entry 20 ft front entry	0 ⁽¹⁾	10 ft	10 ft building 20 ft garage

Notes:

1. Minimum 5' adjacent to an alley.
2. *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

MULTI-FAMILY (MF-2)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Multi-Family 2 (MF2) zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

2. *Unit Size.* The minimum size of studio units is 575 square feet and one bed room units is 620 square feet in size.
3. *"Studio Unit or Apartment"* - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

COMMUNITY COMMERCIAL CC

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in Tract 3 are consistent with the Community Commercial zoning district in the City of Saginaw Zoning Ordinance.

GENERAL STANDARDS

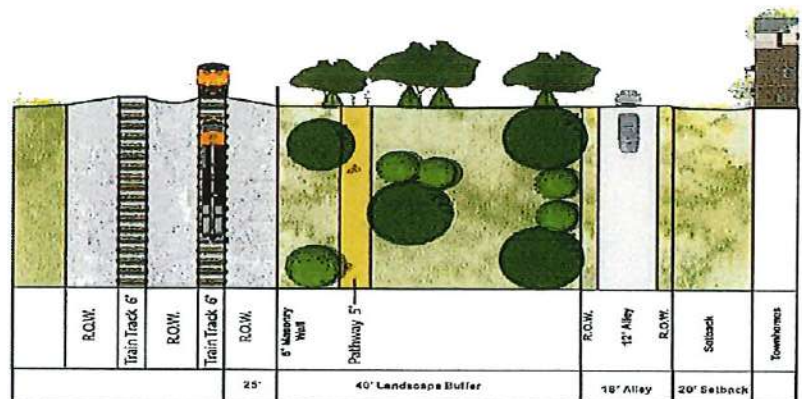
A. LANDSCAPING AND BUFFER STANDARDS

1. *General.* All required landscape areas shall comply with the specific standards contained in the City of Saginaw Zoning Ordinance except as noted herein.
2. *Street Buffer Standards.* The standards below shall be applied for parcels adjacent to thoroughfare and collector streets excepting those streets internal to the urban core of the development. The buffer will be within a designated easement outside of the right-of-way. Maintenance of the buffer area will be by private entity.
 - a. The area be planted with street trees is located a minimum distance of four feet from the back of curb, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.

Table 4-1. Required Street Buffers

Roadways	Minimum Width
Bailey Boswell Road	20'
Wagley Robertson Road	20'
Beltmill Parkway	20'

3. *Railroad Buffer Standards.* The standards below shall be applied adjacent to the railroad tracks as shown in the detail below.
 - a. A minimum 40 foot wide buffer yard shall be established adjacent to the railroad tracks. The area be planted with street trees is located a minimum distance of four feet from the property line, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.
 - b. A minimum 5 foot multi-purpose trail will run along the length of the development.
 - c. A minimum 6 foot high masonry or specialized sound-attenuating wall will run along the length of the development.



A minimum of 103 feet shall be provided between the nearest railroad track and the back of any residential structure.

B. OPEN SPACES

Amenities including open space areas and trails will be provided in Beltmill. Dedicated open spaces within the development include the following areas:

Table 5-1. Open Space

Location	Area
East Pond	2.741 acres
West Pond	4.728 acres
Village Green	0.584 acres
RR buffer	0.821 acres
RR Pond	1.497 acres
Tract 1 Pocket Park	1.283 acres
Tract 1 x-lots	1.749 acres
Tract 2 Pocket Park	0.5 acres
Bailey Boswell buffer	0.717 acres
Wagley Robertson Buffer	0.861 acres

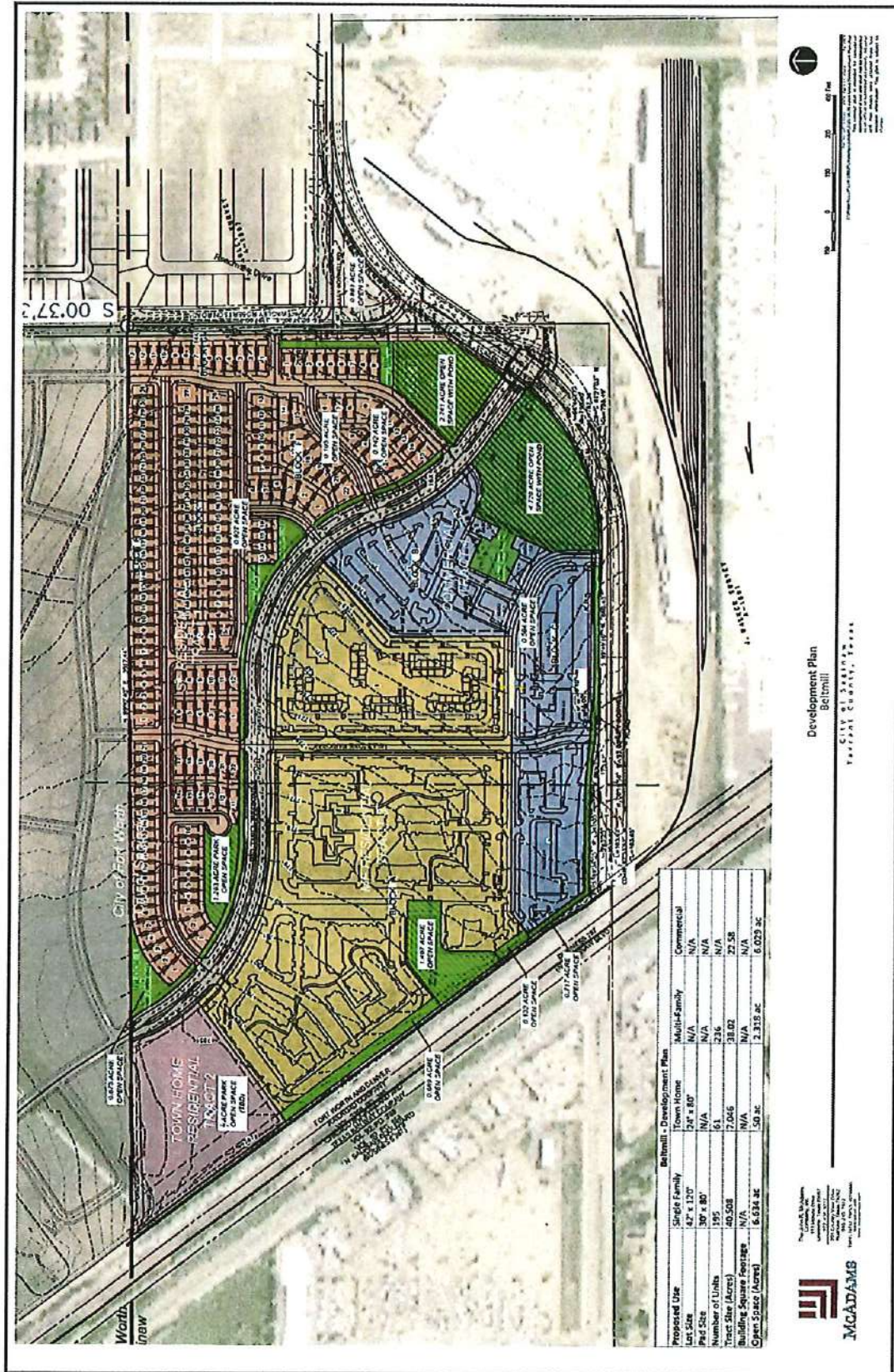
Note: all areas approximate.

C. SIGN STANDARDS

1. *Permitted Signs.* All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.
 - a. Window signs,
 - b. Banner signs,
 - c. Blade signs,
 - d. Sandwich board signs,
 - e. Awning or Canopy signs, and
 - f. Umbrella signs.
2. *Window signs.* Window signs shall be subject to the following.
 - a. Window signs shall be limited to a maximum of 20 percent of window area.
 - b. No blinking, flashing, or moving signs shall be allowed as window signs
 - c. In lieu of window signs a tenant may have permanently mounted, framed, posters within three feet of the window. Such signs must not have any lighting associated with such poster sign.
3. *Residential Subdivision Signs.*
 - a. Residential entrance signs are allowed as either wall or monument signs.
 - b. Such signs shall be approved by the City in conjunction with approval of the record plat for the subdivision.
4. *Sign Definitions.*
 - a. Window Sign means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

- b. Banner Sign means and includes a temporary sign composed of lightweight, flexible, non- rigid material attached to light standards.
- c. Blade Sign means a rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.
- d. Sandwich Board Sign means small type signs, either single- or double- faced, portable, upon which is generally placed advertising copy denoting products or services being offered upon the premises on which such signs are placed.
- e. Awning Sign means a sign with copy painted flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.
- f. Umbrella Sign means a sign with copy painted flat to the surface of an umbrella which does not extend vertically or horizontally beyond the limits of such umbrella.

EXHIBIT "C" – DEVELOPMENT PLAN



Classified

FIND. BUY. SELL.

classifieds.star-telegram.com

817.390.7400

Legals

Notice of Proposed Ordinance
The Benbrook City Council will consider the following ordinance on Thursday, April 1, 2021 at 7:00 PM in the City Council Chambers at City Hall, 911 Winscott Road, Benbrook, Texas 76126. All interested citizens are invited to attend.
Adoption of an ordinance amending Title 17-Zoning of the Benbrook Municipal Code (1985), as amended, by amending Chapter 17.92 - Sign Regulations modifying regulations to freestanding signs.
PL0014816
Mar 16/Apr 1 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until April 13, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
clubs/Furniture, Tommy-electronics, furniture, boxes, Garner, Garage, sports equip, boxes, Goss, Michelle-office furniture, boxes, Hill, Allen-furniture, Jensen, Jeremy-ping pong table, shelving, King cable, wire, Knowlton, Laura-harmonson Farms (H&A)-tables, chairs, tubs, boxes, Michew, James-bike, tubs, boxes, Myers, Roy-tools, turn, fishing gear, electronics, boxes, Michael-tubs, boxes, Resanen, Richard-furniture, boxes, Steven, Jose-turn, move, workout equip, boxes, Rupert, Gayle-turn, Sany, Joel-pallets, Goss, Michelle, boxes, Stephens, Chris-baby items, tools, tanks, trailers, Nathan-turn, electronics, boxes, Williams, Lamada-car door, wheels, tub, Williamson, Tracy-chairs, tools, sports equip, tubs, boxes, Winningham, Deldra-turn, reg, lights, boxes, Woods, Holly-furniture, boxes, Most units contain misc household items.
PL0016225
Mar 25/Apr 1 2021

INVITATION TO BIDDERS

Sealed bids will be received at the office of the City Secretary, 1200 East Broad Street, Mansfield, Texas 76063 until 2:00 p.m. Tuesday, April 20, 2021, and then publicly opened and read aloud for the collection of:
CONCORD DRIVE REBUILD
A cashier's check or acceptable Bidder's Bond for 5% of the bid amount must accompany each bid, as well as a completed Conflict of Interest Questionnaire as required by state law. The successful bidder will be required to provide performance and payment bonds, maintenance bond and insurance as detailed in the Contract Documents. Computer-generated bids will be accepted as detailed in the Contract Documents. The Contract Documents may be examined without charge in the office of the City Engineer at the address shown above, and may be procured from the City Engineer between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A non-refundable fee of Fifty Dollars (\$50.00) will be charged. Advertisement and bid information for the Project can also be found at the following website: <http://www.ci.vcva.us.com>. Plans, Contract Documents and the Engineer's Project Cost Estimate may be downloaded or viewed free of charge by registering at this website. It is the bidder's responsibility to determine that a complete set of documents, as defined in the Instructions to Bidders, is received. Printed copies of the Plans and Contract Documents may be purchased at the website. This website will be updated with addenda, plan holders lists, bid tabulations, additional reports or other information relevant to bidding the Project. The City reserves the right to reject any or all bids and to waive formalities.
PL0016984
Apr 1, 2021

NOTICE

Effective May 7, 2021, Calvin Williams, MD will no longer see patients at U.S. Dermatology Partners located at 9808 N. Beach Street, Suite 600, Fort Worth, TX 76244. Please note that Board-Certified Dermatologist Dr. Daniel Walker and Physician Assistant Jana Atkins are available and able to accommodate you. To continue being seen in this office, no further action is required on your part. Your medical records are confidential and can be released to you or transferred to another physician of your choice upon your request. To obtain your records, please contact our office in person or

NOTICE OF PUBLIC HEARING ZONING AMENDMENT City of Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 19, 2021, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING SECTION 6, ENTITLED "TRACT B (LIGHT INDUSTRIAL) TO "TRACT B (LIGHT INDUSTRIAL AND MULTIFAMILY)" TO AUTHORIZE LIGHT INDUSTRIAL USES ON APPROXIMATE 1.65 ACRE TRACT AND MULTIFAMILY USES ON APPROXIMATE 14.021 ACRE TRACT, PROVIDING THE AREA AND BUILDING REGULATIONS, PARKING AND LOADING BUILDING MATERIALS AND LANDSCAPING REQUIREMENTS. THE TRACT IS LOCATED AT THE S. HUNTER SURVEY, ABSTRACT NO. 608, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 4 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID 14.021 ACRES OF LAND FROM LIGHT INDUSTRIAL USES TO MULTIFAMILY USES CONSISTENT WITH THE ORDINANCE. THE PUBLIC HEARING WILL BE HELD AT 7:00 PM. AT THE ROANOKE CITY HALL, LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS. PL0017003
Apr 1 2021

CITY OF ARLINGTON NOTICE OF PUBLIC HEARING

Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:00 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:00 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Code PD20-28 Planning & Zoning: 04/21/2021
City Council: 05/04/2021
General location: 8201 S Collins Street; generally located at the southeast corner of the intersection of South Collins Street and Deble Lane. Application for approval of a Planned Development (PD) for Residential Multi-Family - 22 (RMF-22) uses limited to independent senior living facility and General Commercial (GC) uses, with a Development Plan of approximately 215 acres currently zoned for Planned Development (PD) for single-family residential uses with minimum lot sizes of 8,000 and 7,500 square feet and all CS, Community Services uses. Please refer to the Posted Agenda on the City's website for information on whether the meeting will be an in-person meeting or held through video-conference. For further information, go to https://www.arlingtontexas.gov/city_hall/departments/planning_development_services/land_development/zoning/unified_development_code
PL0017015
Apr 1 2021

PUBLIC HEARING NOTICE

Notice is hereby given that the Town of Westlake Planning and Zoning Commission and the Westlake Town Council will hold Public Hearings on Monday, April 12, 2021 at 5:00 p.m. and Monday, April 26, 2021 at 5:00 p.m., respectively. The hearings will be held in the First Floor Municipal Courtroom/Council Chambers of the Town Hall Offices located at 1500 Solana Boulevard, Building 7, Suite 7200, Westlake, Texas 76262. Between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, interested parties and citizens may attend the hearing and be heard on matters relating to the proposed amendments to Ordinance 882 approving the PDZ zoning district, known as "Spen-car Ranch", located east of Pearson Lane and south of Aspen Lane. Information concerning the above matter may be viewed at the Westlake Town Hall located at 1500 Solana Boulevard, Building 7, Suite 7200, Westlake, Texas 76262, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and at the

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Sealed bids for the construction of Playground Replacement at Worth Hills, Casino Beach, Hillside Park Project Number 102342, 102456, 102337 will be received by the City of Fort Worth Purchasing Office: City of Fort Worth, Purchasing Division, 200 Texas Street, Fort Worth, Texas 76102 until 1:30 PM, CST, Thursday, April 29, 2021, and bids will be opened publicly and read aloud at 2:00 PM, CST in the Council Chambers. **GENERAL DESCRIPTION OF WORK**
The major work will consist of the following: Removing and disposing of existing playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, trees and miscellaneous park amenities to include but not limited to park benches, grills, trash receptacles, installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and miscellaneous park amenities and to accept or reject bids.
Phone: (817) 392-5967
Email: patrick.vicknair@fortworth-texas.gov
PL0017351
Apr 1, 2021

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud.
SOLICITATION: 7007067 - Luggage Cart Rent
BID DUE DATE AND TIME: Monday, April 26, 2021 @ 11:00 AM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%
BID OPENING LOCATION: DFW Airport Headquarters, Procurement Department, 2400 Aviation Drive, DFW Airport, TX 75261. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dialportal.com or by calling 972-973-5600.
PL0017389
Apr 1, 2021

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud.
SOLICITATION: 7007063 - Luggage Cart Services
BID DUE DATE AND TIME: Monday, April 26, 2021 @ 11:00 AM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 100%
BID OPENING LOCATION: DFW Airport Headquarters, Procurement Department, 2400 Aviation Drive, DFW Airport, TX 75261. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dialportal.com or by calling 972-973-5600.
PL0017391
Apr 1, 2021

CITY OF KELLER PUBLIC HEARING

A public hearing will be held by the City Council at 7:00 PM on Tuesday, April 20, 2021, at Keller Town Hall, 1100 Bear Creek Parkway, to consider an ordinance approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1748 dated July 7, 2015, by amending Article 5 - Subdivision Design, related to drainage; authorizing subdivision; provide for penalties; and establishing an effective date. City of Keller, Applicant. (UDC-21-0002)

Persons with disabilities who plan to attend this hearing and who may need auxiliary aid or services, such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the ADA Coordinator 48 hours in advance, at (817) 743-0414, and reasonable accommodation will be made for assistance.
PL0017437
Apr 1 2021

CITY OF KELLER PUBLIC HEARING

A public hearing will be held by the City Council at 7:00 PM on Tuesday, April 20, 2021, at Keller Town Hall, 1100 Bear Creek Parkway, to consider a resolution replacing the City of

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Sealed bids for the construction of Playground Replacement at Worth Hills, Casino Beach, Hillside Park Project Number 102342, 102456, 102337 will be received by the City of Fort Worth Purchasing Office: City of Fort Worth, Purchasing Division, 200 Texas Street, Fort Worth, Texas 76102 until 1:30 PM, CST, Thursday, April 29, 2021, and bids will be opened publicly and read aloud at 2:00 PM, CST in the Council Chambers. **GENERAL DESCRIPTION OF WORK**
The major work will consist of the following: Removing and disposing of existing playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, trees and miscellaneous park amenities to include but not limited to park benches, grills, trash receptacles, installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and miscellaneous park amenities and to accept or reject bids.
Phone: (817) 392-5967
Email: patrick.vicknair@fortworth-texas.gov
PL0017415
Apr 1, 2021

GENERAL DESCRIPTION OF WORK

The major work will consist of the following: Removing and disposing of existing playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, trees and miscellaneous park amenities to include but not limited to park benches, grills, trash receptacles, installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and miscellaneous park amenities and to accept or reject bids.

INQUIRIES

All inquiries relative to this procurement should be addressed to the following:
Attn: Patrick Vicknair, Project Manager
Phone: (817) 392-5967
Email: patrick.vicknair@fortworth-texas.gov

PL0017415 Apr 1, 2021

BOSWELL PAINTING

Call Rick 3394 exp. IN/EXT, all detail, repeat to match, FW/Member BBB A+ Quality Price Can't Be Beatt 817-235-3779

SPRINKLERS/DRAINAGE 10% off spring special install repair

Call 817-905-6177-900-6983

Exterior/Interior House Painting, Roofing Leaks & Repairs and Handyman work

Call 817-744-0629.

PLUMBING

ANDERSON PLUMBING \$50 DRAIN CLEAN-OUTS, S.M. REPAIRS 8761 VISA/ING 817-638-0353

Reasonable Price Lawn Tree Service, Haul outs, Free estimates

817-903-9237

Misc. Service

Call 817-923-1816

FENCES

SPRING SPECIAL-10% OFF 817-900-6983

RETAINING WALLS

SPRING SPECIAL 10% OFF 817-900-6983

SPRINKLERS SPRING SPECIAL 10% OFF Design install repair

Call 817-905-6177-900-6983

Fencing AUTOMATIC GATES, PLATINUM PERFORMANCE FENCE FREE ESTI

817-879-3181

DW Concrete driveways sidewalks & patios also roofing & tree service free est we accept CC

817-323-8432

ROOFING - Frank's Roofing, Gutters, Concrete Work, Constr, Free Est 45yr exp

817-797-7875

GUTTERS

WILSON'S GUTTER SERVICE 42 yrs exp. Free est 817-237-5950

HAULING

No job too small! Usually same day serv. Haul oil, demo, clean out Free est. 817-558-4785

BRICK, STONE, MASONRY

SPRING SPECIAL 10% OFF 817-900-6983

Employment

Call 817-923-1816

REQUEST FOR PROPOSALS & QUALIFICATIONS FOR PROVIDING PROFESSIONAL ENGINEERING CONSULTANT SERVICES TO THE CITY OF FORT WORTH, TEXAS RFP Group 2021A

The City of Fort Worth is requesting proposals & qualifications from interested and qualified engineering consulting firms or other qualified firms to perform engineering, design, permitting, and professional services necessary for the following projects:

- Big Fossil Creek Collector Parallel Main (MP 27 Part 1) Belnap Street to H-820
- Eastside II 38-inch PCP Water Main Assessment and Critical Replacement (Green Oaks Blvd. to H-820)
- Sycamore Creek Collector Parallel Main Phase IV (MP-4) & Phase NB (MP-19)
- VOWF Phase III Electrical and Switchgear Improvements
- West Fork Collector Parallel Phase 1 (MP 18 Part 1) Trinity River Siphon Box to Walker Branch Connection

REQUEST FOR QUALIFICATIONS

- As-Built/Record Drawing Support Contract
 - Water and Sanitary Sewer Design Support Services
 - Westside II Elevated Storage Tank and Westside IV Transmission Main
- The Request for Proposals & Qualification and related technical information may be examined or obtained on-line by visiting the Fort Worth's Purchasing Division website at <http://www.fortworthtexas.org/purchasing/>. The link will take you to the listing of advertised project/RFP folders. Choose RFP Group 2021B to download the RFP Group packet for viewing and printing by interested parties. The Request for Proposals (RFP) and Requests for Qualifications (RFQ) and related information, may request Mary J. Kayser, City Secretary. PL0017422
Apr 1, 2021

Miscellaneous Services

Service Directory

Big Moving Sale- 850 Yucca Crt. Fri-Sun (26th-28th) 8a-3p Comics, tools, hmtl, games, toys, dvds, cds, cassettes, vinyl records, epu games, dolls, cowboy items, western items, women's clothes & much much more!

Call 817-923-1816

Hugo Garage Sale- Lots of Collect & Other Stuff Too. Military Patches, Metals & Pins & Boy Scout Stuff Too. 8229 Earle Dr. 4/1-4/3, 7a.

Call 817-923-1816

YOUTH YARD SALE

4/9 and 4/10 7am-7 6051 Ade Ave. Ft Worth 76135

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0500 PL0017447
Apr 1 2021

CITY OF SAGINAW PUBLIC NOTICE

Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 13, 2021, to consider a Development Plan and zoning change request from Agriculture (AG) to a Planned Development (PD) on 115,432 acres of land out of Abstract 1497, Benjamin Thomas Survey, Tracts 3A, 3A(3) and 3D, located north of East Bailey Boswell Road, East of Business 287 and west of Wagley Robertson Road.

Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on April 20, 2021, to consider the above mentioned request for a Planned Development plan and zoning change. Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.

Please direct any questions regarding this matter to Rick Trice, R.E. Director of Public Works, 817-230-0500 PL0017444
Apr 1 2021

Gun Show- HILCO Event Center Basco, TX Mar 27th & 28th For Info 817-923-1816

Call 817-923-1816

I Buy Used Or Damaged Boats, Campers, Motorhomes, Mobile Homes, Farm Equip, Older Trucks & Trailers. Call Jimmy 817-629-7531

Call 817-773-3082

Golf Balls for Sale

817-773-3082

WE POWDER COAT PATIO FURNITURE. LONGHORN 817-759-2224

Call 817-759-2224

WE POWDER COAT PATIO FURNITURE. LONGHORN 817-759-2224

Call 817-759-2224

Cemetery lot for sale in Blusbonnet Hills Memorial Park in Colleyville, \$7,000. obo. Call 972-302-5991

Call 972-302-5991

Caregiver seeks live in/out position Rel/ly 25yr+ exp 817-987-8163 covid vaccinated

Call 817-987-8163

Burial Plot in Greenwood funeral at White Settlement Rd and University \$4000 214-793-1654

Call 214-793-1654

DANK GRAY KITCHEN CABINET W/3 Glass Shelves Approx. 6' x 3' \$60 817-572-7262

Call 817-572-7262

2 CEMETERY PLOTS AVAILABLE. Greenwood Cem. Can be sold separately. \$7,000 each 817-958-6076

Call 817-958-6076

STAR-TELEGRAM.COM

Call 817-657-6534

MAID IN TEXAS CLEANING SERVICE, Reliable - Reasonable - References. Call 817-657-6534.

Call 817-657-6534

Real Estate

Call 817-657-6534

STAR-TELEGRAM.COM

Call 817-657-6534

MAID IN TEXAS CLEANING SERVICE, Reliable - Reasonable - References. Call 817-657-6534.

Call 817-657-6534

Real Estate

Call 817-657-6534

Call 817-657-6534



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

April 7, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Consideration of a request to change zoning from Agriculture (AG) to a Planned Development (PD) on 116 acres of land out of Abstract 1497, Benjamin Thomas Survey, Tracts 3A, 3AG3, and 3D located at the northeast corner of North Saginaw Boulevard and East Bailey Boswell Road.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold Public Hearings on the 13th day of April, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold Public Hearings on the 20th day of April 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 Doug Powell, 111 Hillside Drive, Lewisville, Texas 75057 to change the zoning on the above mentioned property from Agriculture (AG) to a Planned Development (PD).

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 (highlighted area) 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 highlighted is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call me at 817-230-0500 ext. 2441 or Rick Trice, Director of Public Works at ext. 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

A-1601

4Z

FT WORTH CITY LIMITS 026
SAGINAW CITY LIMITS 021

7
A-149
SUBVERT
SARANTHONT
A-149

TR 3A
125.94 AC

TR 3G3
BSL008AC

TR 30
5.852 AC

TR 301
1.65 AC

TR 3A
125.94 AC

3
1.010 ②

3
1.010

BOSWELL
TOWNE
CENTER
21015

CO RD NO 1040

REQUEST FOR A CHANGE IN ZONING -

A MEETING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION ON APRIL 13, 2021 AT 6:00 P.M. AND THE SAGINAW CITY COUNCIL WILL HAVE A PUBLIC HEARING ON APRIL 20, 2021 AT 6:00 P.M. BOTH MEETINGS WILL BE HELD AT THE SAGINAW CITY HALL LOCATED AT 333 WEST MCLEROY BOULEVARD

TO CONSIDER A REQUEST FOR A CHANGE IN ZONING FROM AGRICULTURE TO A PLANNED DEVELOPMENT FOR 116 ACRES OF LAND OUT OF ABESACT 1497, BENJAMIN THOMAS SURVEY, TRACTS 3A, 3AG3, AND 3D LOCATED AT THE NORTHEAST CORNER OF NORTH SAGINAW BOULEVARD AND EAST BAILEY BOSWELL.

38015
ADDN
RETAIL CENTER
SAGINAW MI

693647
ADDN
AT SAGINAW
SUPERCENTER
WAL-MART

1RA1
20.1654 AC

$$\frac{18.10}{27.62} = 0.655$$

3/15

W BLVD

AW
ENTER

③ MARTIN CENTER

1.579 ③

5 720 000

1.572 @ 6

1R5
544 ③

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 4/13/2021 and City Council Meeting on 04/20/2021 to consider a request to for a change in zoning from Agriculture (AG) to a Planned Development (PD).

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments

PZ 04 21 1497-T9
BURLINGTON NORTHERN RR
PO BOX 961089
FORT WORTH TX 76161

PZ 04 21 1497-T9
BURLINGTON NORTHERN RR
PO BOX 961089
FORT WORTH TX 76161

PZ 04 21 1497-T9
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FORT WORTH TX 76161

PZ 04 21 1497-T9
BURLINGTON NORTHERN RR
PO BOX 961089
FORT WORTH TX 76161

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: P20421-05

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 () PLANNED DEVELOPMENT (✓) DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: AG PROPOSED ZONING: PD

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: 3A, 3D & 3G3 ABSTRACT: 1497 SURVEY: Thomas, Benjamin
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: 1601 N. Saginaw St.
7299, 7301 Waylay Robertson

NAME OF PROPOSED DEVELOPMENT: Beltmill

TOTAL ACREAGE OF PROPERTY: 116 acres

REASON FOR ZONING REQUEST: (please be specific)

Award zoning to allow mixed-use development.

(Use additional sheets and attach if necessary)

CURRENT ZONING: AG

REQUESTED ZONING: PD subject to the submitted
development standards

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: CM PHONE #: 214-212-6749

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME: (Please Print) CFI Farm Properties LLC

OWNER'S ADDRESS: 4066 Mattison Ave, Ft. Worth 76067

APPLICANT'S SIGNATURE: Doug Powell PHONE #: 972-436-9712

APPLICANT'S NAME: Doug Powell

APPLICANT'S ADDRESS: 111 Hillside, Louisville, 75057

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: Alon W DATE: 2-4-09 TIME: _____

FEE FOR APPLICATION: 2660.00 RECEIPT #: 171764

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

LEGAL 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 1/2" 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.

**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
APRIL 13, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Darren Andrews
Doug Powell
Todd Finley
Brennan Couey

(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, Members Barngrover, Julien, Alternate Member Villarreal.

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 9, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for March 9, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(5) PZ 0421-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Plan From Agriculture (AG) To A Planned Development (PD) With Community Commercial, Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey, Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts And To Change The Zoning On The Same Property To A Planned Development (PD) From Agriculture (AG), Also Approving The Development Plan.

Chairman Lewis read the request and opened the public hearing at 6:05 p.m.

DPW Trice reviewed the information included in the members' packets and reminded the members that they had recommended approval of a conceptual plan for this development in November of 2020. He also called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning that this planned development includes.

Doug Powell, Planner, for the project with McAdams, reviewed the development plan with a power point presentation and discussed how the development plan presented at this meeting differs from the conceptual plan.

Chairman Lewis closed the public hearing at 6:12 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the request to amend the 2016 Comprehensive Plan, changing the zoning from Agriculture (AG) to a Planned Development (PD) and also approving the development plan on 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(6) PZ 0421-02

Consideration And Action Regarding A Request For Approval Of A Preliminary Plat For Beltmill Addition Blocks A-L, 115.432 Acres Out Of Abstract 1497, Tract 3A, 3D, 3G3, Benjamin Thomas Survey

Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts

DPW Trice advised the members that this is the preliminary plat for the previous item.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the preliminary plat for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(7) PZ 0421-03

Consideration And Action Regarding Request For Approval Of A Site Plan For The Grand At Saginaw (Proposed Lot 1, Block B, Beltmill Addition)

DPW Trice told the members that this is a site plan for a multi-family development on Lot 1, Block B proposed in the Beltmill Planned Development.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the city council approve the site plan for The Grand at Saginaw Multi-Family development in the Beltmill development. Motion carried

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(8) PZ 0421-04

PUBLIC HEARING

Consideration And Action Of An Ordinance Amending Ordinance No. 2002-04, The Zoning Ordinance Of The City Of Saginaw, Texas, Amending The Permitted Use Table, Section 5-1, To Provide That Wineries Are Permitted By Special Use Permit In Community Commercial, Light Industrial, And Heavy Industrial Zoning Districts; Amending Section 12-2 To Provide A Definition For Winery

Chairman Lewis read the request and opened the public hearing at 6:19 p.m.

DWP Trice said that city staff had received a request to add the use “Winery” to the Zoning Ordinance.

There was a discussion regarding state regulations for this use.

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

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use “Winery” with regulations and a definition. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

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

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(11) Adjournment

Motion was made by Alternate Member Villarreal with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of April 13, 2021 closed at 6:25 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary

ORDINANCE NO. 2021-10

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE NO. 2020-24 ESTABLISHING THE BELTMILL PLANNED DEVELOPMENT DISTRICT BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND DESCRIBED AS 116 ACRES OF LAND OUT OF ABSTRACT 1497, TRACTS 3A, 3D AND 3G3, BENJAMIN THOMAS SURVEY, LOCATED NORTH OF BAILEY-BOSWELL ROAD, EAST OF BUSINESS 287 AND WEST OF WAGLEY ROBERTSON ROAD; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; 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 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 owner of property consisting of approximately 116 acres of land out of Abstract 1497, Tracts 3A, 3D AND 3G3, Benjamin Thomas Survey, located north of Bailey-Boswell Road, east of Business 287 and west of Wagley Robertson Road (the "Property") and further described in Exhibit "A" hereto, has filed an application to amend the Beltmill Planned Development District with Community Commercial, Single Family and Multifamily Uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

WHEREAS, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property may occur once a Development Plan is submitted and approved in accordance with such section; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on April 13, 2021 and the City Council of the City of Saginaw, Texas, held a public hearing on April 20, 2021, with respect to the proposed Planned Development District as described herein; 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; and

WHEREAS, the City Council finds that the requested Planned Development District and Development Plan, as outlined herein, is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

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 amending Ordinance No.2020-24, which ordinance established the Beltmill Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit B” and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit “C.” Development is hereby permitted in accordance with the foregoing development standards and Plan.

SECTION 2.

The use of the property described above shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2020-24, as amended hereby and all other pertinent ordinances of the City of Saginaw.

SECTION 3.

The zoning districts as herein established have been made in accordance with a Comprehensive Master 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 classification as set forth above.

SECTION 5.

The use of property 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 6.

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 7.

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 8.

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 9.

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 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 10.

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 11.

This ordinance shall be in full force and effect from and after its passage and publication

as required by law and it is so ordained.

PASSED AND APPROVED ON THIS 20th DAY OF APRIL, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "A"
ZONING DESCRIPTION TRACT 1

LEGAL DESCRIPTION

40.508 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas, and being the **POINT OF BEGINNING**;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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, 336.90 feet with the south line of said 398.635 acre tract, 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);

THENCE N 53°55'00" W, 299.67 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 34°40'35" and an arc length of 393.39 feet whose chord bears N 36°34'43" W, 387.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 19°14'25" W, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°56'45" and an arc length of 903.91 feet whose chord bears N 54°42'48" W, 847.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 638.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 59°17'45" and an arc length of 776.18 feet whose chord bears N 60°32'18" W, 742.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet to a 1/2" capped rebar set (MCADAMS) on the south line of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 2,674.54 feet with the south line of said 241.626 acre tract to the **POINT OF BEGINNING** and containing approximately 40.508 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 2

LEGAL DESCRIPTION

7.046 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the POINT OF BEGINNING and containing approximately 7.046 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 3

LEGAL DESCRIPTION

38.023 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 1,182.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 47°25'55" and an arc length of 703.67 feet whose chord bears S 66°28'13" E, 683.74 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the POINT OF BEGINNING and containing approximately 38.023 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 4

LEGAL DESCRIPTION

22.579 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 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being ore particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by 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 south line of said 398.635 acre tract, 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 right;

THENCE continuing with the south line of said 398.635 acre tract, 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 right having a radius of 795.00 feet, a central angle of 06°36'26" and an arc length of 91.68 feet whose chord bears S 36°23'08" W, 91.63 feet to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract, continuing with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 50°07'49" and an arc length of 695.58 feet whose chord bears S 50°07'49" W, 673.60 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, 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, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "4" set in concrete 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 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 125.20 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 89°48'50" E, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 48°43'50" E, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 43°47'05" E, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of said curve to the left having a radius of 630.00 feet, a central angle of 25°25'30" and an arc length of 279.56 feet whose chord bears S 31°57'10" E, 277.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 19°14'25" E, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 750.00 feet, a central angle of 34°40'35" and an arc length of 453.91 feet whose chord bears S 36°34'43" E, 447.02 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S53°55'00" E, 299.62 feet to the **POINT OF BEGINNING** and containing approximately 22.579 acres of land.

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

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

Exhibit “B”
LAND USE AND DEVELOPMENT STANDARDS

EXHIBIT "B" ZONING EXHIBIT
TRACT 1 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 1
SINGLE FAMILY DETACHED (SF4)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family 4 (SF-4) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 1-1.

Table 1-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Single Family Detached	20 ft	6 ft	10 ft	20 ft

2. *Single Family Detached Lots.* The minimum size of lots shall be 4,400 sf with a minimum width of 40 ft and minimum depth of 100 ft.

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family Attached (SFA) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft rear entry 20 ft front entry	0 ¹	10 ft	10 ft building 20 ft garage

Notes:

1. Minimum 5' adjacent to an alley.
2. *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

MULTI-FAMILY (MF-2)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Multi-Family 2 (MF2) zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

2. *Unit Size.* The minimum size of studio units is 575 square feet and one bed room units is 620 square feet in size.
3. *"Studio Unit or Apartment"* - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

COMMUNITY COMMERCIAL CC

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in Tract 3 are consistent with the Community Commercial zoning district in the City of Saginaw Zoning Ordinance.

GENERAL STANDARDS

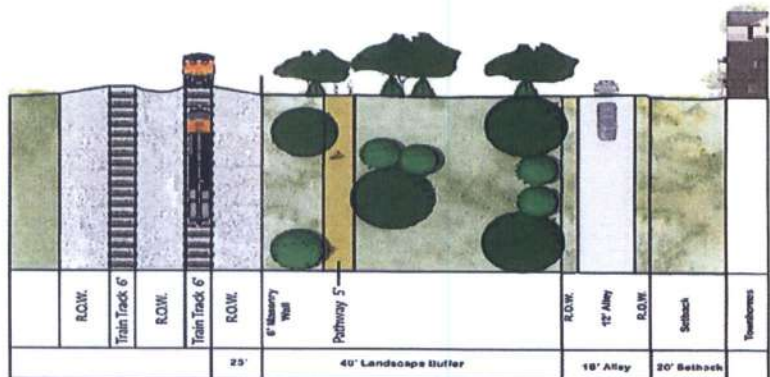
A. LANDSCAPING AND BUFFER STANDARDS

1. *General.* All required landscape areas shall comply with the specific standards contained in the City of Saginaw Zoning Ordinance except as noted herein.
2. *Street Buffer Standards.* The standards below shall be applied for parcels adjacent to thoroughfare and collector streets excepting those streets internal to the urban core of the development. The buffer will be within a designated easement outside of the right-of-way. Maintenance of the buffer area will be by private entity.
 - a. The area be planted with street trees is located a minimum distance of four feet from the back of curb, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.

Table 4-1. Required Street Buffers

Roadways	Minimum Width
Bailey Boswell Road	20'
Wagley Robertson Road	20'
Beltmill Parkway	20'

3. *Railroad Buffer Standards.* The standards below shall be applied adjacent to the railroad tracks as shown in the detail below.
 - a. A minimum 40 foot wide buffer yard shall be established adjacent to the railroad tracks. The area be planted with street trees is located a minimum distance of four feet from the property line, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.
 - b. A minimum 5 foot multi-purpose trail will run along the length of the development.
 - c. A minimum 6 foot high masonry or specialized sound-attenuating wall will run along the length of the development.



A minimum of 103 feet shall be provided between the nearest railroad track and the back of any residential structure.

B. OPEN SPACES

Amenities including open space areas and trails will be provided in Beltmill. Dedicated open spaces within the development include the following areas:

Table 5-1. Open Space

Location	Area
East Pond	2.741 acres
West Pond	4.728 acres
Village Green	0.584 acres
RR buffer	0.821 acres
RR Pond	1.497 acres
Tract 1 Pocket Park	1.283 acres
Tract 1 x-lots	1.749 acres
Tract 2 Pocket Park	0.5 acres
Bailey Boswell buffer	0.717 acres
Wagley Robertson Buffer	0.861 acres

Note: all areas approximate.

C. SIGN STANDARDS

1. *Permitted Signs.* All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.
 - a. Window signs,
 - b. Banner signs,
 - c. Blade signs,
 - d. Sandwich board signs,
 - e. Awning or Canopy signs, and
 - f. Umbrella signs.
2. *Window signs.* Window signs shall be subject to the following.
 - a. Window signs shall be limited to a maximum of 20 percent of window area.
 - b. No blinking, flashing, or moving signs shall be allowed as window signs
 - c. In lieu of window signs a tenant may have permanently mounted, framed, posters within three feet of the window. Such signs must not have any lighting associated with such poster sign.
3. *Residential Subdivision Signs.*
 - a. Residential entrance signs are allowed as either wall or monument signs.
 - b. Such signs shall be approved by the City in conjunction with approval of the record plat for the subdivision.
4. *Sign Definitions.*
 - a. Window Sign means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

- b. Banner Sign means and includes a temporary sign composed of lightweight, flexible, non- rigid material attached to light standards.
- c. Blade Sign means a rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.
- d. Sandwich Board Sign means small type signs, either single- or double- faced, portable, upon which is generally placed advertising copy denoting products or services being offered upon the premises on which such signs are placed.
- e. Awning Sign means a sign with copy painted flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.
- f. Umbrella Sign means a sign with copy painted flat to the surface of an umbrella which does not extend vertically or horizontally beyond the limits of such umbrella.

**EXHIBIT “C”
DEVELOPMENT PLAN**

Development Plan
Bethmill

Bethmill - Development Plan				
Proposed Use	Single Family	Town Home	Multi-Family	Commercial
Lot Size	42' x 120'	24' x 80'	N/A	N/A
Plot Size	30' x 80'	N/A	N/A	N/A
Number of Units	195	61	236	N/A
Tract Size (Acres)	40.508	7.046	38.02	22.58
Building Square Footage	N/A	N/A	N/A	N/A
Open Space (Acres)	6.014 ac	5.0 ac	2.318 ac	6.029 ac



City of Saginaw

Meeting Date: 4/20/2021

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

Agenda Items: (9)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

Consideration and Action regarding Approval of a Preliminary Plat for Beltmill Addition, Blocks A-L, being 115.432 Acres out of the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:

This item is a request from the developer, Beltmill Saginaw, LLC, for a Preliminary Plat for Beltmill Blocks A-L. Beltmill is general located North of Bailey Boswell Road, East of Bus. 287, and West of Wagley Robertson Road.

The subdivision will have three points of access within the City Limits; Beltmill Parkway at Bailey Boswell Road, Millstone Parkway at Bailey Boswell Road and an east-west connection at Wagley Robertson Road.

Roadways being proposed within the plat include:

Beltmill Parkway - Divided (2-26' lane) 4-Lane section/100' Right-of-Way

Commercial/Multi-Family tracts – (40' Roadway) 60' Right-of-Way

Residential tracts – (30' Roadway) 50' Right-of-Way

The table on the following page summarizes the lots and underlying zoning as proposed in the Planned Development Plan.

Table of Blocks and Proposed Zoning Per Development Plan

Block	Lot	Proposed Underlying Zoning
A	1*	Town Home
	2	Multi-Family
	3	Commercial

B	4X	Open Space/Drainage and Detention Easement
	1	Multi-Family
	2	Multi-Family
C	3X	Open Space/Drainage and Detention Easement
	1	Commercial
D	1-9	Single Family
	10X	Park/Open Space
	11X	Open Space/Drainage and Detention Easement
E	1-15	Single Family
F	1-22	Single Family
G	1-13	Single Family
H	1-31	Single Family
I	1-47	Single Family
J	13-16	Single Family
	17X	Park/Open Space
K	1-22	Single Family
	23X	Park/Open Space
L	1-21	Single Family
	22X	Park/Open Space

*Lot 1, Block A will be required to locate a ½ acre dedicated Park/Open Space upon Final Platting.

Total Park/Open Space is 15.481 acres.

The City Planning and Zoning Commission met on April 13, 2021 and unanimously recommended that the preliminary plat be approved by City Council.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

It is recommended that the Preliminary Plat for Beltnill Addition, Blocks A-L be approved as submitted.

ATTACHMENTS:

Description

P&Z Packet Item - Beltnill Preliminary Plat

April 13, 2021 P&Z Minutes



City of Saginaw

DATE: April 13, 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 Beltnill, Blocks A-L, being 115.432 Acres out of the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County Texas

This item is a request from the developer, Beltnill Saginaw, LLC, for a Preliminary Plat for Beltnill Blocks A-L. Beltnill is general located North of Bailey Boswell Road, East of Bus. 287, and West of Wagley Robertson Road.

The subdivision will have three points of access within the City Limits; Beltnill Parkway at Bailey Boswell Road, Millstone Parkway at Bailey Boswell Road and an east-west connection at Wagley Robertson Road.

Roadways being proposed within the plat include:

Beltnill Parkway - Divided (2-26' lane) 4-Lane section/100' Right-of-Way

Commercial/Multi-Family tracts – (40' Roadway) 60' Right-of-Way

Residential tracts – (30' Roadway) 50' Right-of-Way

The table on the following page summarizes the lots and underlying zoning as proposed in the Planned Development Plan.

Table of Blocks and Proposed Zoning Per Development Plan

Block	Lot	Proposed Underlying Zoning
A	1*	Town Home
	2	Multi-Family
	3	Commercial
	4X	Open Space/Drainage and Detention Easement
B	1	Multi-Family
	2	Multi-Family
	3X	Open Space/Drainage and Detention Easement
C	1	Commercial
D	1-9	Single Family
	10X	Park/Open Space
	11X	Open Space/Drainage and Detention Easement
E	1-15	Single Family
F	1-22	Single Family
G	1-13	Single Family
H	1-31	Single Family
I	1-47	Single Family
J	13-16	Single Family
	17X	Park/Open Space
K	1-22	Single Family
	23X	Park/Open Space
L	1-21	Single Family
	22X	Park/Open Space

*Lot 1, Block A will be required to locate a ½ acre dedicated Park/Open Space upon Final Platting.

Total Park/Open Space is 15.481 acres.

If you have any questions, please let me know.

TECHNICAL SUPPORT
ONLY DATA
FOR THE
CONTRACT

**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
APRIL 13, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Darren Andrews
Doug Powell
Todd Finley
Brennan Couey

(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, Members Barngrover, Julien, Alternate Member Villarreal.

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 9, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for March 9, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(5) PZ 0421-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Plan From Agriculture (AG) To A Planned Development (PD) With Community Commercial, Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey, Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts And To Change The Zoning On The Same Property To A Planned Development (PD) From Agriculture (AG), Also Approving The Development Plan.

Chairman Lewis read the request and opened the public hearing at 6:05 p.m.

DPW Trice reviewed the information included in the members' packets and reminded the members that they had recommended approval of a conceptual plan for this development in November of 2020. He also called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning that this planned development includes.

Doug Powell, Planner, for the project with McAdams, reviewed the development plan with a power point presentation and discussed how the development plan presented at this meeting differs from the conceptual plan.

Chairman Lewis closed the public hearing at 6:12 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the request to amend the 2016 Comprehensive Plan, changing the zoning from Agriculture (AG) to a Planned Development (PD) and also approving the development plan on 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(6) PZ 0421-02

Consideration And Action Regarding A Request For Approval Of A Preliminary Plat For Beltmill Addition Blocks A-L, 115.432 Acres Out Of Abstract 1497, Tract 3A, 3D, 3G3, Benjamin Thomas Survey

Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts

DPW Trice advised the members that this is the preliminary plat for the previous item.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the preliminary plat for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(7) PZ 0421-03

Consideration And Action Regarding Request For Approval Of A Site Plan For The Grand At Saginaw (Proposed Lot 1, Block B, Beltmill Addition)

DPW Trice told the members that this is a site plan for a multi-family development on Lot 1, Block B proposed in the Beltmill Planned Development.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the city council approve the site plan for The Grand at Saginaw Multi-Family development in the Beltmill development. Motion carried

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(8) PZ 0421-04

PUBLIC HEARING

Consideration And Action Of An Ordinance Amending Ordinance No. 2002-04, The Zoning Ordinance Of The City Of Saginaw, Texas, Amending The Permitted Use Table, Section 5-1, To Provide That Wineries Are Permitted By Special Use Permit In Community Commercial, Light Industrial, And Heavy Industrial Zoning Districts; Amending Section 12-2 To Provide A Definition For Winery

Chairman Lewis read the request and opened the public hearing at 6:19 p.m.

DWP Trice said that city staff had received a request to add the use “Winery” to the Zoning Ordinance.

There was a discussion regarding state regulations for this use.

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

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use “Winery” with regulations and a definition. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

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

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(11) Adjournment

Motion was made by Alternate Member Villarreal with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of April 13, 2021 closed at 6:25 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

Meeting Date: 4/20/2021

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

Agenda Items: (10)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

Consideration and Action regarding Approval of a Site Plan for The Grand at Saginaw (Proposed Lot 1, Block B, Beltmill)

BACKGROUND/DISCUSSION:

Currently CLX Ventures is in the process of developing The Grand at Saginaw (Lot 1, Block B, Beltmill) as a multi-family development. The Beltmill development is in the process of finalizing a Planned Development district and Final Development plan and platting.

One variance from the MF2 Zoning district within Beltmill's development standards is the allowance of a 575 square foot Studio unit and a reduction of the 1 bedroom unit's square footage from 650 to 620.

The zoning ordinance requires approval of a site plan by the Planning and Zoning Commission and City Council prior to issuance of a building permit by the city.

Owner: CLX Ventures, Todd Findley, Development Partner

Engineer: Bowman Consulting Group, Ltd.

Proposed Zoning: Planned Development (MF2)

The Site Plan and supporting exhibits have been reviewed by City Staff and meets or exceeds the requirements of Section 8-1 – Site Plan Requirements of the Zoning Ordinance.

The site plan was considered by the Planning and Zoning Commission (P&Z) at its April 13, 2021 meeting who unanimously recommended that the site plan be forwarded to City Council for approval.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

It is recommended that the Site Plan for The Grand at Saginaw (Lot 1, Block B, Beltnill) be approved.

ATTACHMENTS:

Description

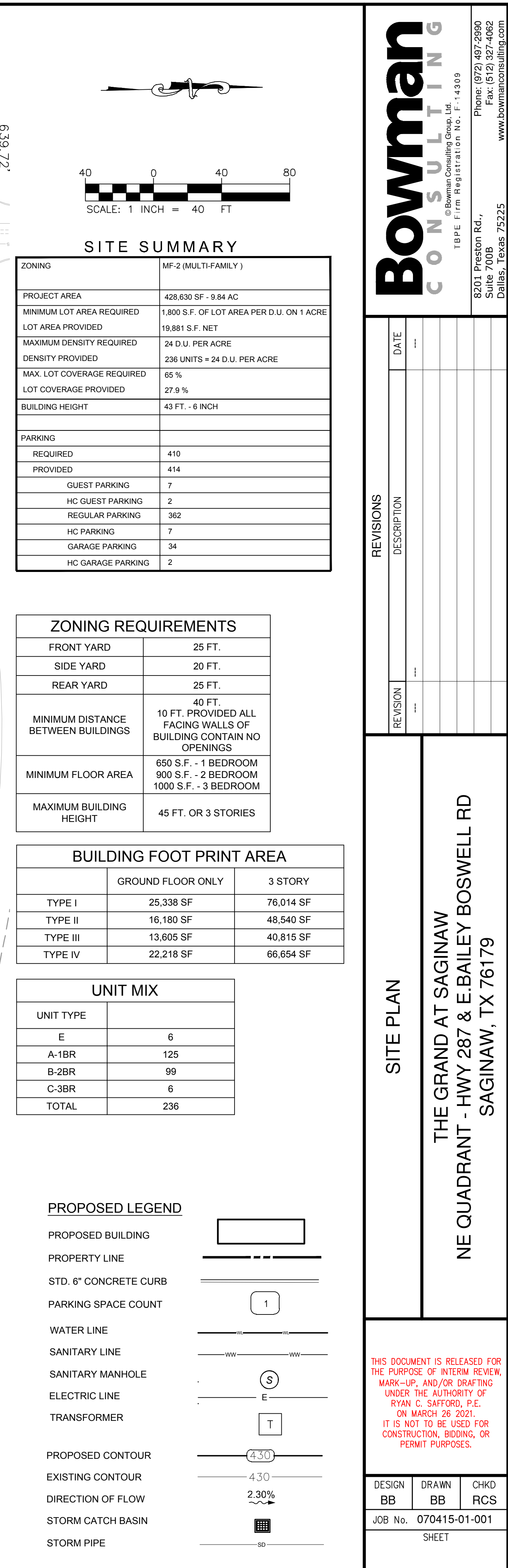
The Grand at Saginaw Site Plan

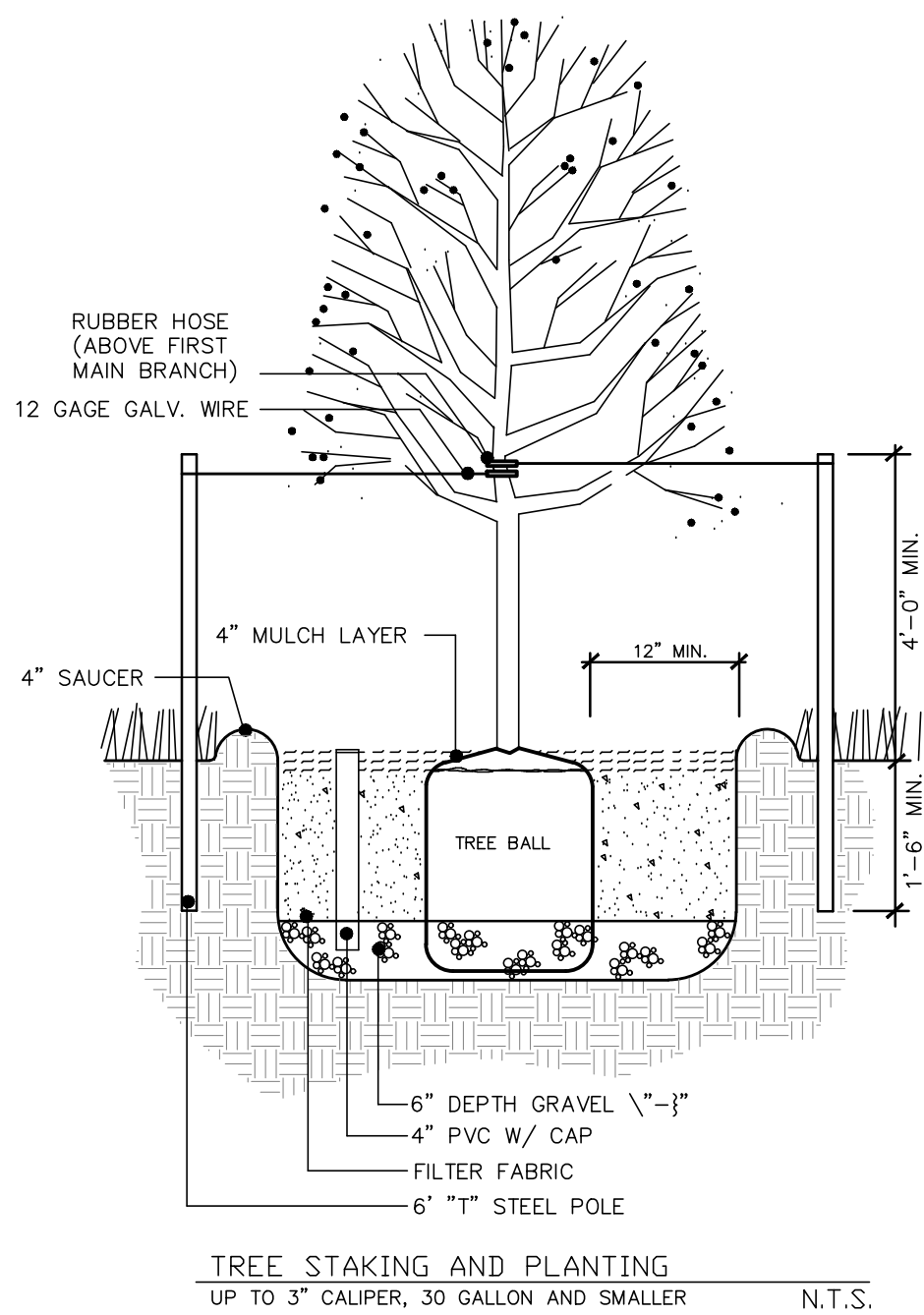
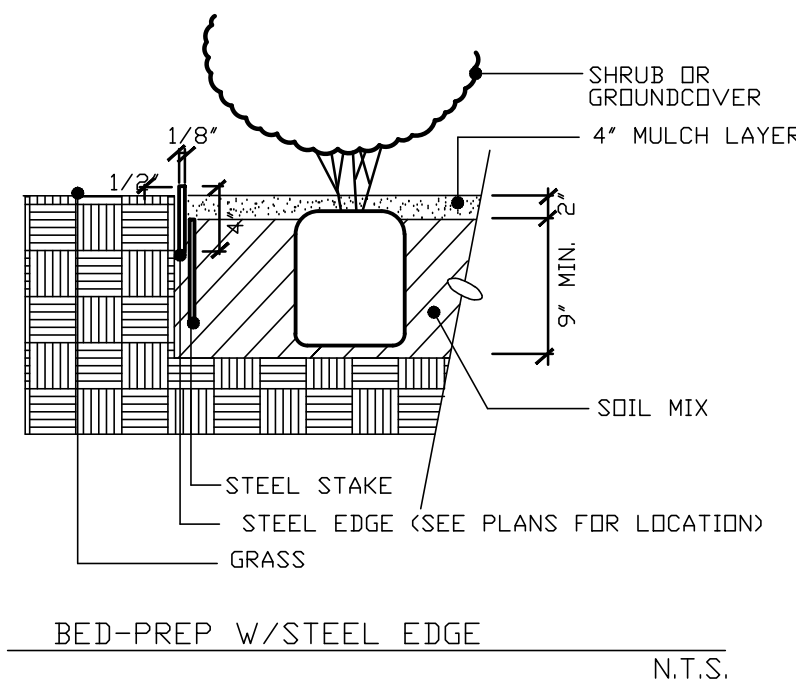
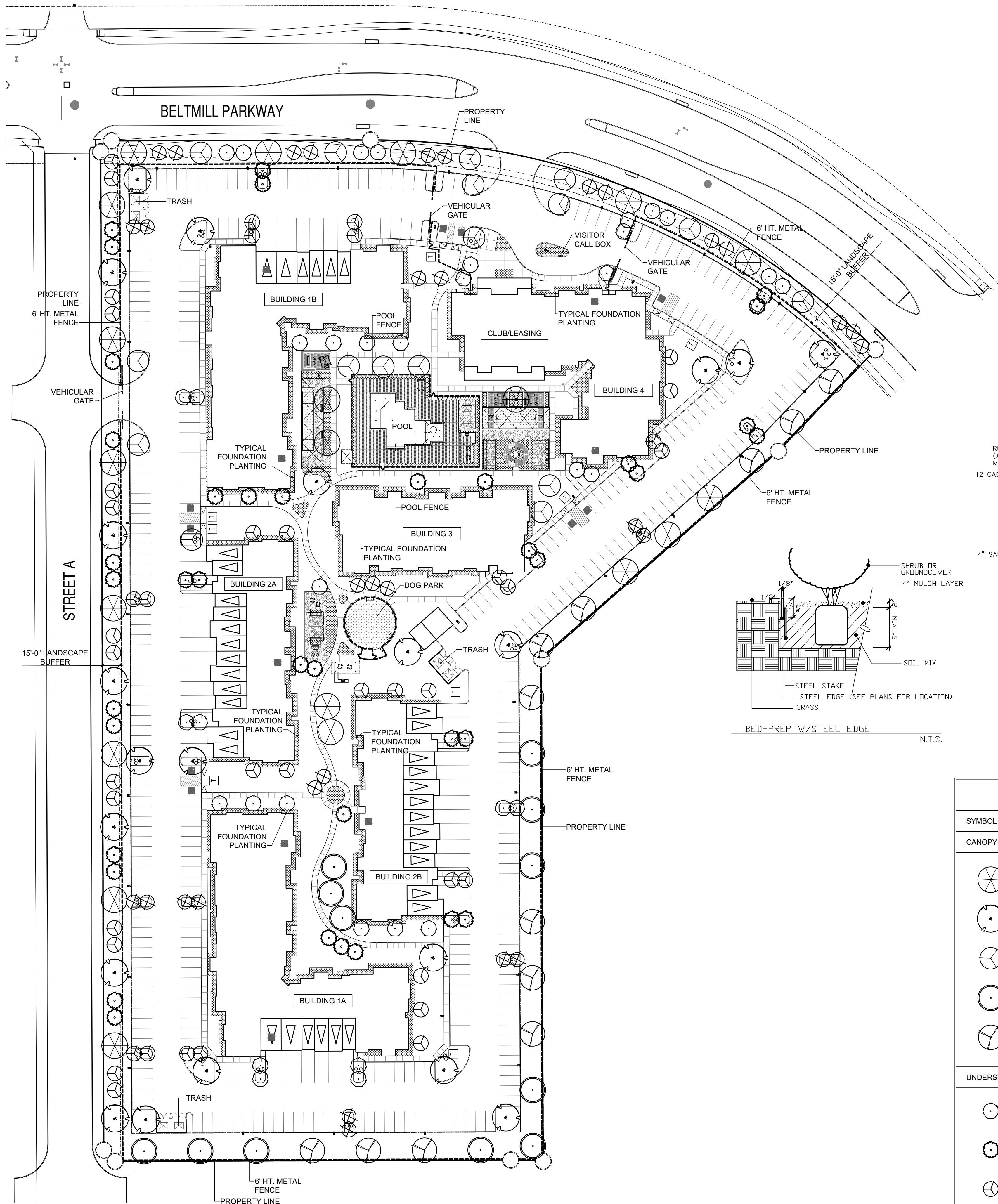
The Grand at Saginaw Landscape Plan

The Grand at Saginaw Typical Elevations

P&Z Packet Item - The Grand at Saginaw

April 13, 2021 P&Z Minutes





PLANT SCHEDULE			
SYMBOL	PLANT NAME	SIZE	QUAN.
CANOPY TREES			
	LIVE OAK QUERCUS VIRGINIANA	3" CAL.	20
	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL.	21
	CHINESE PISTACHE PISTACIA CHINENSIS	3" CAL.	17
	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL.	12
	SHUMARD RED OAK QUERCUS SHUMARDII	3" CAL.	12
UNDERSTORY TREES			
	CREPE MYRTLE LAGERSTROEMIA INDICA	3" CAL.	36
	CHASE TREE VITEX ANGUS-CASTUS	3" CAL.	39
	YAUPON HOLLY ILEX VOMITORIA	3" CAL.	42
	TEXAS REDBUD CERCIS CANADENSIS	3" CAL.	32

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:

SITE AREA: 428,644 S.F. (9.8 ACRES)
ZONING USE: URBAN RESIDENTIAL

BUFFER YARDS:

REQUIRED: MINIMUM 15 FOOT WIDE BUFFER ADJACENT TO R.O.W. OF ANY STREET

PROVIDED: 15' BUFFER ALONG BELTMILL PARKWAY AND STREET A

INTERIOR LANDSCAPE:

REQUIRED: AMOUNT OF LANDSCAPE AREA REQUIRED SHALL BE 50% OF THE SQUARE FOOTAGE OF PROPOSED BUILDINGS
98,133 S.F. X 50% = 49,067 S.F. LANDSCAPE AREA

PLANTING REQUIREMENTS:
1. (1) CANOPY TREE PER 600 S.F.
49,067 S.F. / 600 = 82 CANOPY TREES
2. (1) UNDERSTORY TREE PER 330 S.F.
49,067 S.F. / 330 = 149 S.F. UNDERSTORY TREES
3. (1) SHRUB PER 60 S.F.
49,067 S.F. / 60 = 818 SHRUBS
4. 10% OF REQUIRED AREA TO BE GROUND COVER
49,067 S.F. X 10% = 4,907 S.F.

PROVIDED: 50,000+ S.F. LANDSCAPE AREA
(82) CANOPY TREES, (149) UNDERSTORY TREES, (850+) SHRUBS (PROVIDED AS FOUNDATION AND AMENITY AREA PLANTING), & 5,000+ S.F. GROUNDCOVER

PARKING LOT LANDSCAPE:

REQUIRED: 10 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE
385 PARKING SPACES X 10 = 3,850 S.F.

PLANTING REQUIREMENTS:
1. (1) CANOPY TREE PER 32 PARKING SPACES
385 / 32 = 12 CANOPY TREES
2. (1) UNDERSTORY TREE PER 16 PARKING SPACES
385 / 16 = 24 UNDERSTORY TREES
3. (1) SHRUB PER 4 PARKING SPACES
385 / 4 = 97 SHRUBS

PROVIDED: 5,000+ S.F. LANDSCAPE AREA
(12) CANOPY TREES, (24) UNDERSTORY TREES, (97) SHRUBS

IRRIGATION REQUIREMENTS

IRRIGATION REQUIREMENTS. ALL REQUIRED LANDSCAPE AREAS EXCEPT FOR SUBDIVISIONS AND MULTI-FAMILY MAY BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM, PROVIDED HOWEVER, THE SAME SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR, LANDSCAPE ARCHITECT OR OTHER PROFESSIONAL AUTHORIZED BY THE STATE TO DESIGN OR INSTALL SUCH SYSTEMS.

MAINTENANCE

1. GENERAL. THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
A. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAR AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES, WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED WITHIN 48 HOURS AFTER NOTICE BY THE CITY OF SAGINAW, TO PREVENT THE WASTE OF WATER. IF NECESSARY REPAIRS ARE NOT MADE WITHIN 14 DAYS THE CITY IN ADDITION TO, ALL OTHER LEGAL REMEDIES MAY TERMINATE THE WATER SERVICE TO THE PROPERTY.
B. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS ADJACENT TO A PART OF THE PUBLIC STREET RIGHTS-OF-WAY THAT ARE A CONTINUOUS EXTENSION OF THEIR LOT(S) TO THE BACK OF CURB OF THE PAVEMENT. UNDER THIS RULE, PROPERTY OWNERS SHALL NOT BE RESPONSIBLE FOR MAINTAINING LANDSCAPED MATERIALS IN STREET MEDIANS.
2. PLANT REPLACEMENTS. THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIAL, WHICH SHOWS DEAD BRANCHING OVER 75 PERCENT OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR OF IRRIGATION SYSTEMS. PLANT MATERIALS, WHICH DIE, SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. UPON NOTIFICATION BY THE CITY OF SUCH REPLACEMENTS, THE OWNER SHALL HAVE 90 DAYS TO COMPLY WITH THESE REQUIREMENTS.

ISSUES:

03-26-21	SITE PLAN SUBMITTAL

REVISIONS:

CLIENT:

CLX VENTURES
300 Crescent Court
Suite 1425
Dallas, TX 75201

THE GRAND AT SAGINAW

SAGINAW, TEXAS

mcb
landscape architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

SITE PLAN
SUBMITTAL

THE GRAND AT SAGINAW

SAGINAW, TEXAS

JOB NUMBER: CLX-2102

LANDSCAPE PLAN

LP0.01





DATE: April 13, 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 Site Plan for The Grand at Saginaw (Proposed Lot 1, Block B, Beltmill)

Owner: CLX Ventures, Todd Findley, Development Partner

Engineer: Bowman Consulting Group, Ltd.

Proposed Zoning: Planned Development (MF2)

Currently CLX Ventures is in the process of developing The Grand at Saginaw (Lot 1, Block B, Beltmill) as a multi-family development. The Beltmill development is in the process of finalizing a Planned Development district and Final Development plan and platting.

One variance from the MF2 Zoning district within Beltmill's development standards is the allowance of a 575 square foot Studio unit and a reduction of the 1 bedroom unit's square footage from 650 to 620 square feet.

A "Studio Unit" is not defined use in the City's Zoning Ordinance. The Planned Development standards for Beltmill provides the following definition:

"Studio Unit or Apartment" - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

The zoning ordinance requires approval of a site plan by the Planning and Zoning Commission and City Council prior to issuance of a building permit by the city.

The Site Plan and supporting exhibits have been reviewed by City Staff and meets or exceeds the requirements of Section 8-1 – Site Plan Requirements of the Zoning Ordinance.

If you have any questions, please let me know.



CLX VENTURES

March 26, 2021

Rick Trice
Public Works Director
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

RE: Saginaw Site Plan Submittal

Dear Rick,

CLX Ventures is pleased to submit the Site Plan and associated documents for a proposed 236-unit multi-family project within the Beltmill Development. This Site Plan aligns with the overall Development Plan currently under review and conforms to the zoning regulations set forth in PD Ordinance 2020-24 and MF-2. The following documents have been attached to this electronic submittal for City staff's review: Site Plan, Preliminary Engineering, Concept Landscape Plan, Colored Building Elevations, and a metes and bounds description of the proposed 9.84-acre tract. Respectfully we request the Site Plan be considered for approval on the agenda of the next available Planning and Zoning Commission meeting on April 13, 2021.

Please don't hesitate to contact me should you require any additional information to complete this submittal. We look forward to working with you and your staff to make this project a success.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Finley", written in a cursive style.

Todd Finley

Development Partner



DATE:	
BY:	
FOR:	
PROJECT:	
LOCATION:	
SCALE:	
REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

CLIENT:
SAGINAW, TEXAS
300 N. MAIN ST.
SAGINAW, TX 79781

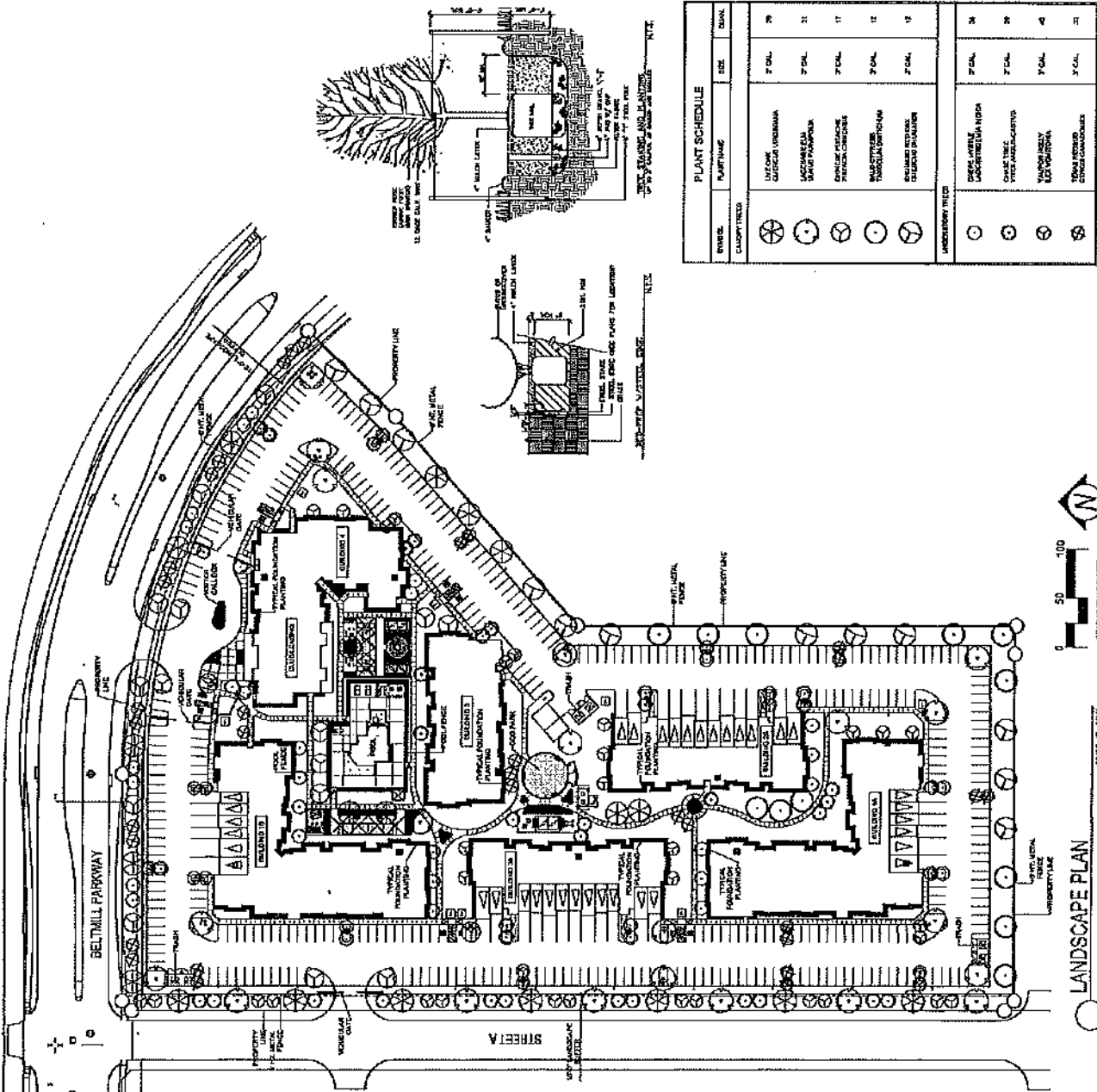
THE GRAND AT SAGINAW

SAGINAW, TEXAS



SITE PLAN	SUSAN MITCHELL
DATE	10/1/2011
PROJECT	THE GRAND AT SAGINAW
LOCATION	SAGINAW, TEXAS
SCALE	1" = 20'
LANDSCAPE PLAN	
DATE	10/1/2011

LANDSCAPE REQUIREMENTS	
THIS PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:	
MATERIALS: ALL MATERIALS SHALL BE DURABLE, WEATHER-RESISTANT, AND EASY TO MAINTAIN.	
PLANTING: PLANTING SHALL BE SELECTED TO COMPLEMENT THE ARCHITECTURE AND PROVIDE YEAR-ROUND INTEREST.	
IRRIGATION: IRRIGATION SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
LIGHTING: LIGHTING SHALL BE DESIGNED TO PROVIDE SUFFICIENT ILLUMINATION FOR SAFETY AND AESTHETICS.	
IRRIGATION REQUIREMENTS	
IRRIGATION SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
IRRIGATION SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES.	
MAINTENANCE	
MAINTENANCE SHALL BE DESIGNED TO PROVIDE SUFFICIENT TIME FOR ALL PLANTS AND TREES.	
MAINTENANCE SHALL BE DESIGNED TO PROVIDE SUFFICIENT TIME FOR ALL PLANTS AND TREES.	



PLANT SCHEDULE		
SYMBOL	PLANTING	SIZE
1	LIVAC	12" CAL
2	SHRUB	12" CAL
3	SHRUB	12" CAL
4	SHRUB	12" CAL
5	SHRUB	12" CAL
6	SHRUB	12" CAL
7	SHRUB	12" CAL
8	SHRUB	12" CAL
9	SHRUB	12" CAL
10	SHRUB	12" CAL
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92	SHRUB	12" CAL
93	SHRUB	12" CAL
94	SHRUB	12" CAL
95	SHRUB	12" CAL
96	SHRUB	12" CAL
97	SHRUB	12" CAL
98	SHRUB	12" CAL
99	SHRUB	12" CAL
100	SHRUB	12" CAL



CLX VENTURES

The Grand at Saginaw

gsr | andrade
ARCHITECTS

LEGAL DESCRIPTION

9.840 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 398.635 acre tract of land described in Exhibit A in deed in favor of Belmont Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a cor axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 485.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, 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 easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.88 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, one 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 398.635 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, being the southerly re-entrant corner in the easterly line of said 398.635 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, continuing with the easterly line of said 398.635 acre tract, 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, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton - Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 89°12'40" W, 1585.19 feet with the south line of said 241.626 acre tract;

THENCE S 00°47'20" E, 547.95 feet to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING;

THENCE N 89°48'50" E, 230.75 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 447.87 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 330.00 feet, a central angle of 05°00'37" and an arc length of 28.86 feet whose chord bears N 87°40'52" W, 28.85 feet to a 1/2" capped rebar set and a point of tangency;

THENCE S 89°48'50" W, 352.72 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 45°11'00" W, 14.14 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 890.01 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 44°49'00" E, 13.89 feet to the POINT OF BEGINNING and containing approximately 9.840 acres of land.

**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
APRIL 13, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Darren Andrews
Doug Powell
Todd Finley
Brennan Couey

(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, Members Barngrover, Julien, Alternate Member Villarreal.

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 9, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for March 9, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(5) PZ 0421-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Plan From Agriculture (AG) To A Planned Development (PD) With Community Commercial, Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey, Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts And To Change The Zoning On The Same Property To A Planned Development (PD) From Agriculture (AG), Also Approving The Development Plan.

Chairman Lewis read the request and opened the public hearing at 6:05 p.m.

DPW Trice reviewed the information included in the members' packets and reminded the members that they had recommended approval of a conceptual plan for this development in November of 2020. He also called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning that this planned development includes.

Doug Powell, Planner, for the project with McAdams, reviewed the development plan with a power point presentation and discussed how the development plan presented at this meeting differs from the conceptual plan.

Chairman Lewis closed the public hearing at 6:12 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the request to amend the 2016 Comprehensive Plan, changing the zoning from Agriculture (AG) to a Planned Development (PD) and also approving the development plan on 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(6) PZ 0421-02

Consideration And Action Regarding A Request For Approval Of A Preliminary Plat For Beltmill Addition Blocks A-L, 115.432 Acres Out Of Abstract 1497, Tract 3A, 3D, 3G3, Benjamin Thomas Survey

Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts

DPW Trice advised the members that this is the preliminary plat for the previous item.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the preliminary plat for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(7) PZ 0421-03

Consideration And Action Regarding Request For Approval Of A Site Plan For The Grand At Saginaw (Proposed Lot 1, Block B, Beltmill Addition)

DPW Trice told the members that this is a site plan for a multi-family development on Lot 1, Block B proposed in the Beltmill Planned Development.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the city council approve the site plan for The Grand at Saginaw Multi-Family development in the Beltmill development. Motion carried

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(8) PZ 0421-04

PUBLIC HEARING

Consideration And Action Of An Ordinance Amending Ordinance No. 2002-04, The Zoning Ordinance Of The City Of Saginaw, Texas, Amending The Permitted Use Table, Section 5-1, To Provide That Wineries Are Permitted By Special Use Permit In Community Commercial, Light Industrial, And Heavy Industrial Zoning Districts; Amending Section 12-2 To Provide A Definition For Winery

Chairman Lewis read the request and opened the public hearing at 6:19 p.m.

DWP Trice said that city staff had received a request to add the use “Winery” to the Zoning Ordinance.

There was a discussion regarding state regulations for this use.

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

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use “Winery” with regulations and a definition. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

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

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(11) Adjournment

Motion was made by Alternate Member Villarreal with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of April 13, 2021 closed at 6:25 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

Meeting Date: 4/20/2021

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

Agenda Items: (11)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

PUBLIC HEARING - Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Ordinance of the City of Saginaw, Texas; amending the Permitted Use Table, Section 5-1, to provide that Wineries are permitted by Special Use Permit in Community Commercial, Light Industrial and Heavy Industrial Districts; amending Section 12-2, to provide a Definition for Winery (Ordinance No. 2021-11)

BACKGROUND/DISCUSSION:

The City has received an inquiry about a possible winery seeking permit. The Zoning Ordinance doesn't currently have a "Winery" use listed in the Permitted Use table nor does it have a definition for the use.

Staff has prepared a draft ordinance to allow the winery use in the Community Commercial (CC), Light Industrial (LI) and Heavy Industrial (HI) with a Special Use Permit (SUP).

The "Permitted Use Table," will be amended to read as follows:

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2	Land Use Designation	O P	N C	C C	C F	L I	H I	Supplemental Conditions
COMMERCIAL, RETAIL, AND SERVICES USES																		
											Winery			S		S	S	1

A new definition for "Winery" will be added to read as follows:

Winery. An establishment that meets the definition for a winery in the Texas Alcoholic Beverage Code.”
A winery may include a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

The City Planning and Zoning Commission met on April 13, 2021 and unanimously recommended approval by the City Council.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

It is recommended that the proposed ordinance for a "Winery" use be adopted.

ATTACHMENTS:

Description

Winery Ordinance

P&Z Packet Item - Winery

April 13, 2021 P&Z Minutes

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS; AMENDING THE PERMITTED USE TABLE, SECTION 5-1, TO PROVIDE THAT WINERIES ARE PERMITTED BY SPECIAL USE PERMIT IN COMMUNITY COMMERCIAL ZONING, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL DISTRICTS; AMENDING SECTION 12-2, TO PROVIDE A DEFINITION FOR WINERY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; 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 regulate and restrict 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance

should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on April 13, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on April 20, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas 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 adoption of these zoning regulations.

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

SECTION 1.

That, Section 5-1, “Permitted Use Table,” of Article 5 “Permitted Uses” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by permitting the use “Winery” by Special Use Permit in the Community Commercial, Light Industrial, and Heavy Industrial zoning district, as follows:

A G	SF 1	SF 2	SF 3	SF 4	SF A	D X	ZL L	M H	MF 1	MF 2	Land use Designation	O P	N C	C C	C F	L I	H I	Supplemental Conditions
COMMERCIAL, RETAIL, AND SERVICES USES																		
											Winery			S		S	S	1

SECTION 2.

That Part B, “Land Use Definitions and Explanations,” of Section 12-2 “Definitions” of Article 12 “Definitions” of the Appendix A “Zoning” of the Saginaw City Code, is

amended to add the definition of “Winery” to read as follows:

Winery. An establishment that meets the definition for a winery in the Texas Alcoholic Beverage Code.” A winery may include a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code 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 4.

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 of 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 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 (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

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, 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 7.

The City Secretary of the City of Saginaw is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

SECTION 8.

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 9.

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 20th DAY OF APRIL, 2021.

MAYOR, TODD FLIPPO

ATTEST:

EFFECTIVE: _____

CITY SECRETARY, JANICE ENGLAND

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, BRYN MEREDITH



DATE: April 13, 2021

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: PUBLIC HEARING - AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS; AMENDING THE PERMITTED USE TABLE, SECTION 5-1, TO PROVIDE THAT WINERIES ARE PERMITTED BY SPECIAL USE PERMIT IN COMMUNITY COMMERCIAL ZONING, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL DISTRICTS; AMENDING SECTION 12-2, TO PROVIDE A DEFINITION FOR WINERY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

The City has received an inquiry about a possible winery seeking permit. The Zoning Ordinance doesn't currently have a "Winery" use listed in the Permitted Use table nor does it have a definition for the use.

Staff has prepared a draft ordinance to allow the winery use in the Community Commercial (CC), Light Industrial (LI) and Heavy Industrial (HI) with a Special Use Permit (SUP).

The "Permitted Use Table," will be amended to read as follows:

A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2	Land use Designation	O P	N C	C C	C F	L I	H I	Supplemental Conditions
COMMERCIAL, RETAIL, AND SERVICES USES																		
											Winery			S		S	S	1

A new definition for "Winery" will be added to read as follows:

Winery. An establishment that meets the definition for a winery in the Texas Alcoholic Beverage Code." A winery may include a tasting room to dispense wine for

on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

If there are any questions, please let me know.

**CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-**

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS; AMENDING THE PERMITTED USE TABLE, SECTION 5-1, TO PROVIDE THAT WINERIES ARE PERMITTED BY SPECIAL USE PERMIT IN COMMUNITY COMMERCIAL ZONING, LIGHT INDUSTRIAL, AND HEAVY INDUSTRIAL DISTRICTS; AMENDING SECTION 12-2, TO PROVIDE A DEFINITION FOR WINERY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; 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 regulate and restrict 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance

should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on April 13, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on April 20, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas 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 adoption of these zoning regulations.

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

SECTION 1.

That, Section 5-1, "Permitted Use Table," of Article 5 "Permitted Uses" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by permitting the use "Winery" by Special Use Permit in the Community Commercial, Light Industrial, and Heavy Industrial zoning district, as follows:

A G	SF 1	SF 2	SF 3	SF 4	SF A	D X	ZL L	M H	MF 1	MF 2	Land use Designation	O P	N C	C C	C F	L I	H I	Supplemental Conditions
COMMERCIAL, RETAIL, AND SERVICES USES																		
											Winery			S		S	S	1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is

amended to add the definition of "Winery" to read as follows:

Winery. An establishment that meets the definition for a winery in the Texas Alcoholic Beverage Code." A winery may include a tasting room to dispense wine for on-premise consumption; meeting/banquet facilities; restaurants and retail sales area of wine for off-premise consumption.

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code 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 4.

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 of 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 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 (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

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, 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 7.

The City Secretary of the City of Saginaw is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

SECTION 8.

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 9.

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 20th DAY OF APRIL, 2021.

MAYOR, TODD FLIPPO

ATTEST:

EFFECTIVE: _____

CITY SECRETARY, JANICE ENGLAND

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, BRYN MEREDITH

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Legals

Notice of Proposed Ordinance
The Benbrook City Council will consider the following ordinances on Thursday, April 1, 2021, at 7:30 PM in the City Council Chambers at City Hall, 911 Winslow Road, Benbrook, Texas 76128. All interested citizens are invited to attend.
Adoption of an ordinance amending Title 17-Zoning of the Benbrook Municipal Code (1985), as amended, by amending Chapter 17.92 - Sign Regulations modifying regulations to read as follows.
PL0014816
Mar 16/Apr 1 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until April 13, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
clubs, Publight, Tommy-electronics, furniture, boxes, Garner, George-aports, equip, boxes, Moss, Michelle-cliffon, furniture, boxes, Hill, Allen-furniture, Jansen, Jeremy-ping pong table, shelving, filing cabinet, wire, Kwon, Laura, Lamson, Farms HOA-tables, chairs, lubs, boxes, Myers, Roy-tools, lubs, fishing gear, chairs, boxes, Ferrey, Michael, boxes, Hasnen, Richard-furniture, boxes, Revere, Jose-furniture, workout equip, boxes, Roper, Gayle-furniture, Joel-pallets, Kays, Jarts, lubs, boxes, Stelphens, Chis-baby items, John, Tankersley, Nathan-furniture, electronics, boxes, Williams, Lamada-car door, wheels, lubs, Williamson, Tracy-chairs, lubs, sports equip, lubs, boxes, Winnifred, Daida-furniture, lubs, boxes, Woods, Holly-furniture, electronics, boxes. Most units contain miscellaneous household items.
PL0016225
Mar 26/Apr 1 2021

INVITATION TO BIDDERS

Sealed bids will be received at the office of the City Secretary, 1200 East Broad Street, Mansfield, Texas 76063 until 2:00 pm, Tuesday, April 20, 2021 and then publicly opened and read aloud for construction of:
CITY OF GRAND PRAIRIE
A cashier's check or acceptable Bidder's Bond for 5% of the bid amount must accompany each bid, as well as a completed Conflict of Interest Questionnaire as required by state law. The successful bidder will be required to provide performance and payment bonds, maintenance bond and insurance as detailed in the Contract Documents. Computer-generated bids will be accepted as detailed in the Contract Documents. The Contract Documents may be examined without charge in the office of the City Engineer at the address shown above, and may be procured from the City Engineer between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A non-refundable fee of Fifty Dollars (\$50.00) will be charged. Advertisement and bid information for the Project can also be found at the following website: <http://www.ci.grandprairie.tx.us>. Plans, Contract Documents and the Engineer's Project Cost Estimate may be downloaded or viewed free of charge by registering at this website. It is the downloader's responsibility to determine that a complete set of documents, as defined in the Instructions to Bidders, is received. Printed copies of the Plans and Contract Documents may be purchased at the website. This website will be updated with addenda, plan holders lists, bid tabulations, additional reports or other information relevant to bidding the Project. The City reserves the right to reject any or all bids and to waive formalities.
APR016984
Apr 1, 2021

NOTICE
Effective May 7, 2021, Calvin Williams, MD will no longer see patients at U.S. Dermatology Partners located at 9808 N. Beach Street, Suite 600, Fort Worth, TX 76244. Please note that Board-Certified Dermatologist Dr. Daniel Walker and Physician Assistant Jana Atkins are available and able to accommodate you. To continue being seen in this office, no further action is required on your part. Your medical records are confidential and can be released to you or transferred to another physician of your choice upon your request. To obtain your records,

NOTICE OF PUBLIC HEARING ZONING AMENDMENT City of Roanoke Planning and Zoning Commission

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 19, 2021, TO CONSIDER AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 96-117, AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY AMENDING SECTION 6, ENTITLED "TRACT 8 (LIGHT INDUSTRIAL)" TO "TRACT 8 (LIGHT INDUSTRIAL AND MULTIFAMILY)" TO AUTHORIZE LIGHT INDUSTRIAL USES ON APPROXIMATE 1.65 ACRE TRACT AND MULTIFAMILY USES ON APPROXIMATE 14.021 ACRE TRACT, PROVIDING THE AREA AND BUILDING REGULATIONS, PARKING AND LOADING, BUILDING MATERIALS AND LANDSCAPING REQUIREMENTS. HUNTER SURVEY, ABSTRACT NO. 606, CITY OF ROANOKE, DENTON COUNTY, TEXAS, BEING ALL OF LOT 5, BLOCK 4 OF THE HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID 14.021 ACRES OF LAND FROM LIGHT INDUSTRIAL USES TO MULTIFAMILY USES CONSISTENT WITH THE ORDINANCE. THE PUBLIC HEARING WILL BE HELD AT 7:00 PM. AT THE ROANOKE CITY HALL, LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS. PL0017003
Apr 1 2021

CITY OF ARLINGTON NOTICE OF PUBLIC HEARING

Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:00 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD20-28 Planning and Zoning: 04/21/2021
City Council: 05/04/2021
General location: 8201 S Collins Street; generally located at the southeast corner of the intersection of South Collins Street and Debbie Lane. Application for approval of a Planned Development (PD) for Residential Multi-Family - 22 (RMP-22) uses limited to independent senior living facility and General Commercial (GC) uses with a Development Plan on approximately 21.5 acres currently zoned for Planned Development (PD) for single-family residential uses with minimum lot sizes of 6,000 and 7,500 square feet and all CS, Community Services uses.
Please refer to the Posted Agenda on the City's website for information on whether the meeting will be an in-person meeting or held through video-conference.
For further information, go to https://www.arlingtontx.gov/city_hall/departments/planning_development_services/land_development/zoning_unified_development_code
PL0017015
Apr 1 2021

PUBLIC HEARING NOTICE

Notice is hereby given that the Town of Westlake Planning and Zoning Commission and the Westlake Town Council will hold Public Hearings on Monday, April 12, 2021 at 5:00 p.m. and Monday, April 26, 2021 at 5:00 p.m., respectively. The hearings will be held in the First Floor Municipal Courtroom/Council Chambers of the Town Hall Offices located at 1500 Solana Boulevard, Building 7, Suite 700, Westlake, Texas 76262. The Public Hearings are to hear and make recommendations on or consider the approval of the following:
• Proposed amendments to Ordinance 882 approving the PDZ zoning district, known as "Spencer Ranch", located east of Pearson Lane and south of Aspen Lario. Information concerning the above matter may be viewed at the Westlake Town Hall located at 1500 Solana Boulevard, Building 7, Suite 700, Westlake, Texas 76262 between the hours of 8:00 a.m. and 5:00 p.m.

SECTION 00 11 13 INVITATION TO BIDDERS RECEIPT OF BIDS

Sealed bids for the construction of Playground Replacement at Worth Hills, Casino Beach, Hillside Park Project Number 102342, 102455, 102337 will be received by the City of Fort Worth Purchasing Office: City of Fort Worth, Purchasing Division, 200 Texas Street, Fort Worth, Texas 76102 until 1:30 PM, CST, Thursday, April 29, 2021, and bids will be opened publicly and read aloud at 2:00 PM, CST in the Council Chambers. GENERAL DESCRIPTION OF WORK: The major work will consist of the following: Removing and disposing of existing playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, trees and miscellaneous park amenities to include but not limited to park benches, grills, trash receptacles, installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and miscellaneous park amenities. For more information, contact the Project Manager at (817) 392-5967. Email: patrick.vicknair@fortworth-texas.gov
PL0017361
Apr 1, 2021

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud. SOLICITATION: 7007067 - Luggage Cart Rent
BID DUE DATE AND TIME: Monday, April 26, 2021 @ 11:00 AM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%
BID OPENING LOCATION: DFW Airport Headquarters, Procurement Department, 2400 Aviation Drive, DFW Airport, TX 75261. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dftairport.com or by calling 972-973-5600.
PL0017389
Apr 1, 2021

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud. SOLICITATION: 7007063 - Luggage Cart Services
BID DUE DATE AND TIME: Monday, April 26, 2021 @ 11:00 AM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: TBD
BID OPENING LOCATION: DFW Airport Headquarters, Procurement Department, 2400 Aviation Drive, DFW Airport, TX 75261. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dftairport.com or by calling 972-973-5600.
PL0017391
Apr 1, 2021

CITY OF KELLER PUBLIC HEARING

A public hearing will be held by the City Council at 7:00 PM, on Tuesday, April 20, 2021, at Keller Town Hall, 1100 Bear Creek Parkway, to consider an ordinance approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2016, by amending Article 5 - Subdivision Design, related to drainage; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, Applicant. (UDC-21-0002)

Persons with disabilities who plan to attend this hearing and who may need auxiliary aid or services, such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the ADA Coordinator 48 hours in advance, at (817) 743-0441, and a reasonable accommodation will be made for assistance.
PL0017437
Apr 1 2021

CITY OF KELLER PUBLIC HEARING

A public hearing will be held by the City Council at 7:00 PM on Tuesday, April 20, 2021, at Keller Town Hall, 1100 Bear Creek Parkway, to consider a resolution regarding the City of

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Sealed bids for the construction of Playground Replacement at Worth Hills, Casino Beach, Hillside Park Project Number 102342, 102455, 102337 will be received by the City of Fort Worth Purchasing Office: City of Fort Worth, Purchasing Division, 200 Texas Street, Fort Worth, Texas 76102 until 1:30 PM, CST, Thursday, April 29, 2021, and bids will be opened publicly and read aloud at 2:00 PM, CST in the Council Chambers.

GENERAL DESCRIPTION OF WORK

The major work will consist of the following: Removing and disposing of existing playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, trees and miscellaneous park amenities to include but not limited to park benches, grills, trash receptacles, installation of new playground equipment, concrete sidewalks, ADA ramps, drainage systems, safety surface material, and miscellaneous park amenities. For more information, contact the Project Manager at (817) 392-5967. Email: patrick.vicknair@fortworth-texas.gov
PL0017418
Apr 1, 2021

INQUIRIES

All inquiries relative to this procurement should be addressed to the following:
Attn: Patrick Vicknair, Project Manager
Phone: (817) 392-5967
Email: patrick.vicknair@fortworth-texas.gov

PLUMBING

BOSWELL PAINTING
Call Rick 3394 exp. in V&E, all days to go, expect to match, F&W member BBB A+ Quality & Price Can't Be Beat! 817-235-3779

SPRINKLERS/DRAINAGE

10% off spring special! Install repair! Lic# LI8955 817-900-6383

Interior/Interior House Painting

Roofing Leaks & Repels and Handyman work. Call 817-744-0629.

PLUMBING

ANDERSON PLUMBING
\$50 DRAIN
CLEAN-OUTS, SINK REPAIRS
86761 VISACARD 817-838-0353

Reasonable Price Lawn Tree

Service, Haul offs. Free estimates. 817-903-9237

FENCES

SPRING SPECIAL 10% OFF
817-900-6383

RETAINING WALLS

SPRING SPECIAL 10% OFF
817-900-6383

SPRINKLERS SPRING SPECIAL

10% Off Design Install Repairs Lic# LI8955 817-900-6383

Fencing AUTOMATIC GATES

Platinum PERFORMANCE FENCE FREE EST! 817-879-3181

DW Concrete driveways sidewalks

& patios also roofing & tree service free est we accept GC 817-323-8432

ROOFING - Frank's Roofing, Gutters

Concrete Work, Const, Free Est 45yr exp 817-797-7875

GUTTERS

WILSON'S GUTTER SERVICE
42 yrs exp. Free est 817-237-5950

HAULING

No job too small! Usually same day serv. Haul off, demo, clean out. Free est! 817-568-4785

BRICK, STONE, MASONRY

SPRING SPECIAL 10% OFF
817-900-6383

Employment

REQUEST FOR PROPOSALS & QUALIFICATIONS FOR PROVIDING PROFESSIONAL ENGINEERING CONSULTANT SERVICES TO THE CITY OF FORT WORTH, TEXAS RFP Group 2021A

The City of Fort Worth is requesting proposals & qualifications from interested and qualified engineering consulting firms or other qualified firms to perform engineering, design, permitting, and professional services necessary for the following projects:

REQUEST FOR PROPOSALS

- Big Fossil Creek Collector Parallel Main (MP 27 Part 1) Belnap Street to IH-820
- Eastside II 36-Inch PCP Water Main Assessment and Critical Replacement (Green Oaks Blvd. to IH-820)
- Sycamore Creek Collector Parallel Main Phase IVA (MP-4) & Phase IVB (MP-19) and related electrical and Switchgear Improvements
- West Fork Collector Parallel Phase I (MP 16 Part 1) (Trinity River Siphon Box to Walker Branch Connection)

REQUEST FOR QUALIFICATIONS

- As-Built/Record Drawing Support Contract
 - Water and Sanitary Sewer Design Support Services
 - Westside II Elevated Storage Tank and Westside IV Transmission Main
- The Request for Proposals & Qualification and related technical information may be examined or obtained on-line by visiting the Fort Worth's Purchasing Division website at <http://www.fortworthgov.org/purchasing/>. The link will take you to the listing of advertised project/RFP folders. Choose RFP Group 2021A to download the RFP Group packet for viewing and printing by interested parties. The Request for Proposals (RFPs) and Requests for Qualifications (RFQs) and Responses, may be submitted to:
Mary J. Kayser, City Secretary
PL0017422
Apr 1, 2021

Miscellaneous Services

Service Directory

Home Cleaning & Maintenance

Huge Moving Sale- 850 Yucca Cir. Ft-Sun (268-281) 8a-3p Comics, tools, hunt, games, toys, dvd's, cds, cassettes, vinyl records, cpu games, dallas cowboy items, western items, women's clothes & much much more!

Huge Garage Sale- Lots of Collect

& Other Stuff Too. Military Patches, Metals & Pins & Boy Scout Stuff Too. 9229 Earle Dr. 411-463, 7a.

YOUTH YARD SALE

4/8 and 4/10 7am-7
6051 Azle Ave. Ft Worth 76135

Gun Show- HILCO Event

Center Plaza, TX Mar 27th & 28th
For Info 817-929-1816

Final Action is Taken by

CITY COUNCIL ON PUBLIC HEARING CASES.

Public Hearings will be conducted by

the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 13, 2021, to consider a Development Plan and zoning change request from Agriculture (AG) to a Planned Development (PD) on 115,432 acres of land out of Abstract 1497, Benjamin Thomas Survey, Tracts 3A, 3A63 and 3D, located north of East Bailey Boswell Road, East of Business 287 and west of Wagley Robertson Road.

Public Hearings will be conducted by

the Saginaw City Council at 6:00 p.m. on April 20, 2021 to consider the above mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change. Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.

FINAL ACTION IS TAKEN BY

CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding

this matter to Rick Trice, Director of Public Works, 817-230-0500
PL0017447
Apr 1 2021

CITY OF SAGINAW PUBLIC NOTICE

Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 13, 2021, to consider a Development Plan and zoning change request from Agriculture (AG) to a Planned Development (PD) on 115,432 acres of land out of Abstract 1497, Benjamin Thomas Survey, Tracts 3A, 3A63 and 3D, located north of East Bailey Boswell Road, East of Business 287 and west of Wagley Robertson Road.

Public Hearings will be conducted by

the Saginaw City Council at 6:00 p.m. on April 20, 2021 to consider the above mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change. Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.

FINAL ACTION IS TAKEN BY

CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding

this matter to Rick Trice, R.E. Director of Public Works, 817-230-0500
PL0017447
Apr 1 2021

Real Estate

For Sale

STAR-TELEGRAM.COM

MAID IN TEXAS CLEANING

SERVICE, Reliable - Reasonable - References, Call 817-657-6534.

2 CEMETERY PLOTS AVAILABLE

Greenwood Cem. Can be sold separately. \$7,000 each 817-938-6076

Real Estate

For Sale

STAR-TELEGRAM.COM

MAID IN TEXAS CLEANING

SERVICE, Reliable - Reasonable - References, Call 817-657-6534.

Real Estate

For Sale

STAR-TELEGRAM.COM

**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
APRIL 13, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Jon Julien
Darren Andrews
Doug Powell
Todd Finley
Brennan Couey

(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, Members Barngrover, Julien, Alternate Member Villarreal.

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 9, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for March 9, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(5) PZ 0421-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The 2016 Comprehensive Plan From Agriculture (AG) To A Planned Development (PD) With Community Commercial, Single Family And Multifamily Uses For Land Described As 116 Acres Of Land Out Of Abstract 1497, Tracts 3A, 3D, And 3G3, Benjamin Thomas Survey, Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts And To Change The Zoning On The Same Property To A Planned Development (PD) From Agriculture (AG), Also Approving The Development Plan.

Chairman Lewis read the request and opened the public hearing at 6:05 p.m.

DPW Trice reviewed the information included in the members' packets and reminded the members that they had recommended approval of a conceptual plan for this development in November of 2020. He also called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning that this planned development includes.

Doug Powell, Planner, for the project with McAdams, reviewed the development plan with a power point presentation and discussed how the development plan presented at this meeting differs from the conceptual plan.

Chairman Lewis closed the public hearing at 6:12 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the city council approve the request to amend the 2016 Comprehensive Plan, changing the zoning from Agriculture (AG) to a Planned Development (PD) and also approving the development plan on 116 acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(6) PZ 0421-02

Consideration And Action Regarding A Request For Approval Of A Preliminary Plat For Beltmill Addition Blocks A-L, 115.432 Acres Out Of Abstract 1497, Tract 3A, 3D, 3G3, Benjamin Thomas Survey

Located North Of Bailey Boswell Road, East Of Business 287 (Saginaw Boulevard), And West Of Wagley Roberts

DPW Trice advised the members that this is the preliminary plat for the previous item.

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the preliminary plat for the Beltmill Planned Development. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(7) PZ 0421-03

Consideration And Action Regarding Request For Approval Of A Site Plan For The Grand At Saginaw (Proposed Lot 1, Block B, Beltmill Addition)

DPW Trice told the members that this is a site plan for a multi-family development on Lot 1, Block B proposed in the Beltmill Planned Development.

A motion was made by Member Barngrover with a second by Alternate Member Villarreal to recommend that the city council approve the site plan for The Grand at Saginaw Multi-Family development in the Beltmill development. Motion carried

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(8) PZ 0421-04

PUBLIC HEARING

Consideration And Action Of An Ordinance Amending Ordinance No. 2002-04, The Zoning Ordinance Of The City Of Saginaw, Texas, Amending The Permitted Use Table, Section 5-1, To Provide That Wineries Are Permitted By Special Use Permit In Community Commercial, Light Industrial, And Heavy Industrial Zoning Districts; Amending Section 12-2 To Provide A Definition For Winery

Chairman Lewis read the request and opened the public hearing at 6:19 p.m.

DWP Trice said that city staff had received a request to add the use “Winery” to the Zoning Ordinance.

There was a discussion regarding state regulations for this use.

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

A motion was made by Member Julien with a second by Member Barngrover to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use “Winery” with regulations and a definition. Motion carried.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects

B. Previous Cases

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

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

No executive session was held

(11) Adjournment

Motion was made by Alternate Member Villarreal with a second by Member Barngrover to adjourn the meeting. Motion carried unanimously.

For: Chairman Lewis,
Members Barngrover, Julien, Alternate Member Villarreal

Against: None

Absent Vice Chairman Haney, Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of April 13, 2021 closed at 6:25 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Ellen Ritchie
Library Director

Agenda Items: (13)

E-mail: eritchie@saginawtx.org

Phone: 817-230-0340

SUBJECT:

Library Activities Update

BACKGROUND/DISCUSSION:

Library Director Ritchie will give an update on the activities and programs at the Library.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

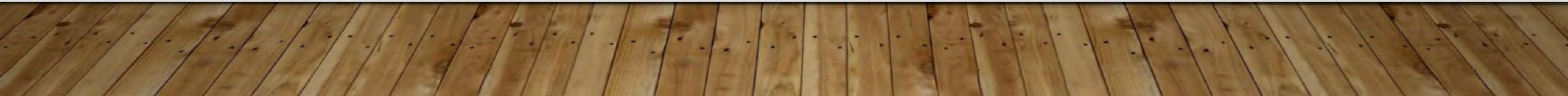
Description

Library Update



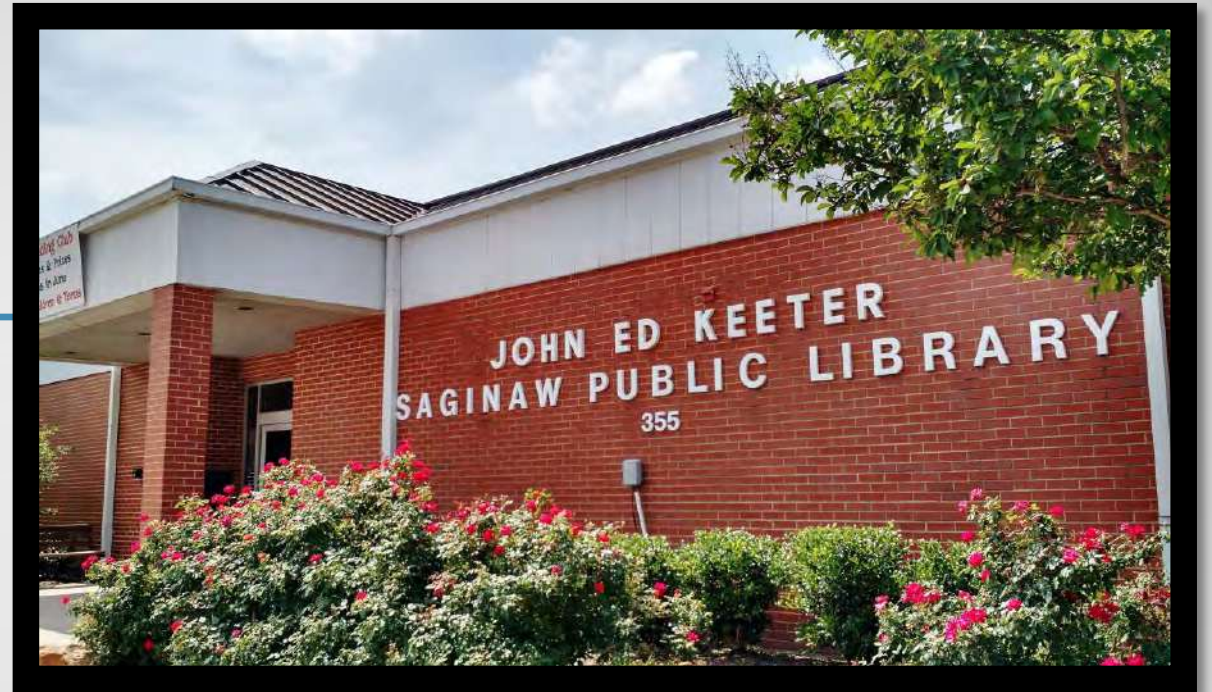
JOHN ED KEETER PUBLIC LIBRARY SAGINAW, TEXAS

UPDATE 2021



LIBRARY UPDATE

- 11 Staff
- 61,000 Items
- 10,000 sq. ft.



LIBRARY FACILITIES

- 3 Study Rooms
- 10 Public Computers
- 1 35-Person Meeting Room



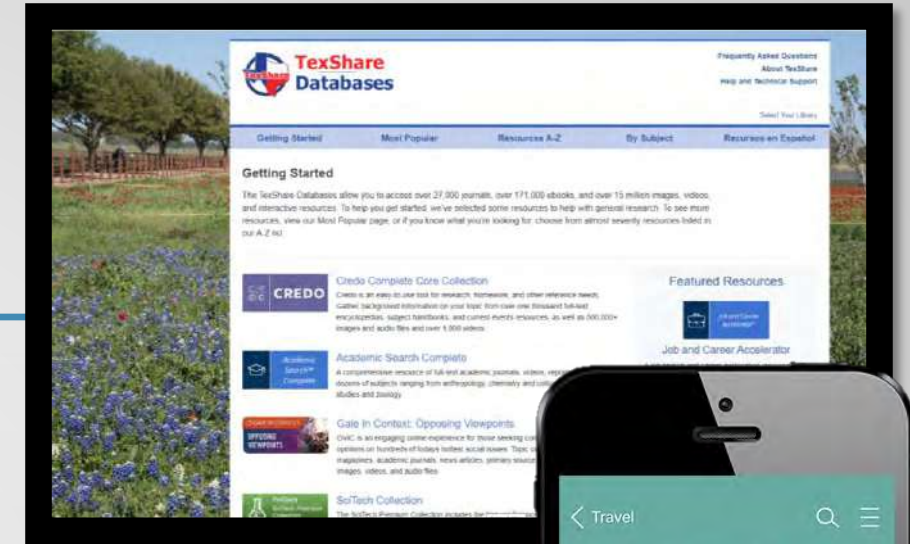
LIBRARY SERVICES



- Adult Classes & Workshops
- Children's & Teen Programs
- Work/Study/Meeting Space
- Free Wi-Fi
- Printing & Faxing
- & More!

ONLINE SERVICES

- TexShare Databases
- Libby/Overdrive: E-Books, Audiobooks, Magazines, Comics
- Pronunciator Language Learning
- Social Media



2020

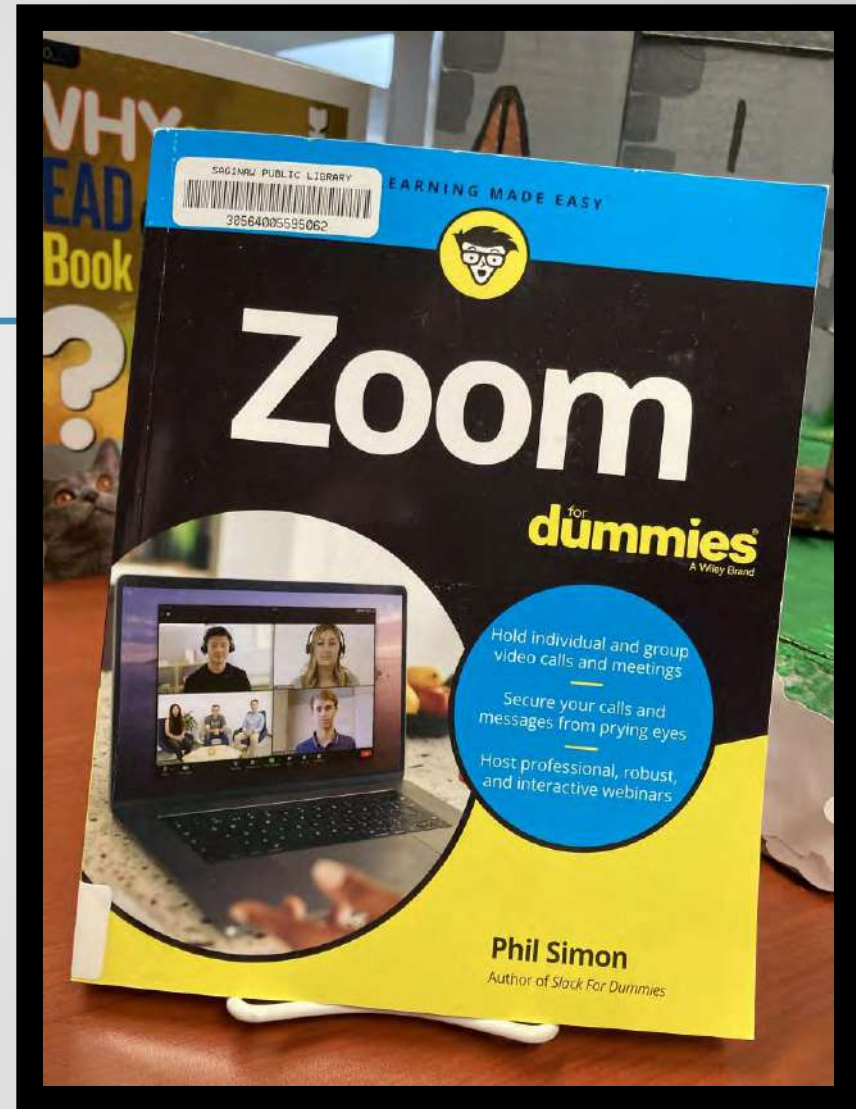
- Curbside Service May 7
- Opened to the Public May 26



PROJECTS



CREATIVE SERVICE



SUCCESSION



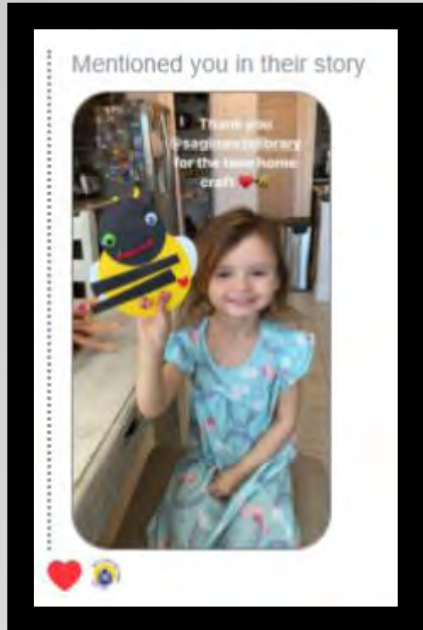
2021

- Partnerships
- Usage
- Planning for the Future



CHILDREN'S PROGRAMS

KRISTI HANEY

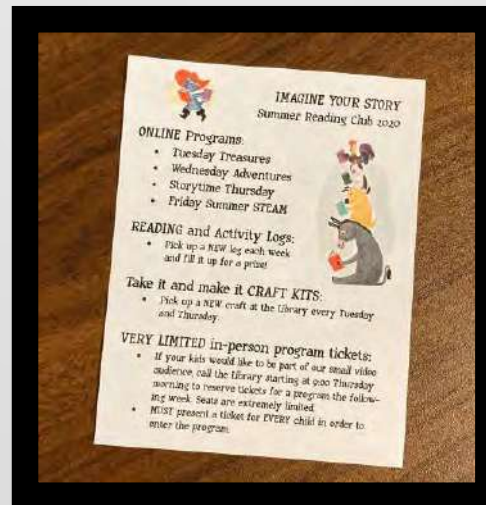
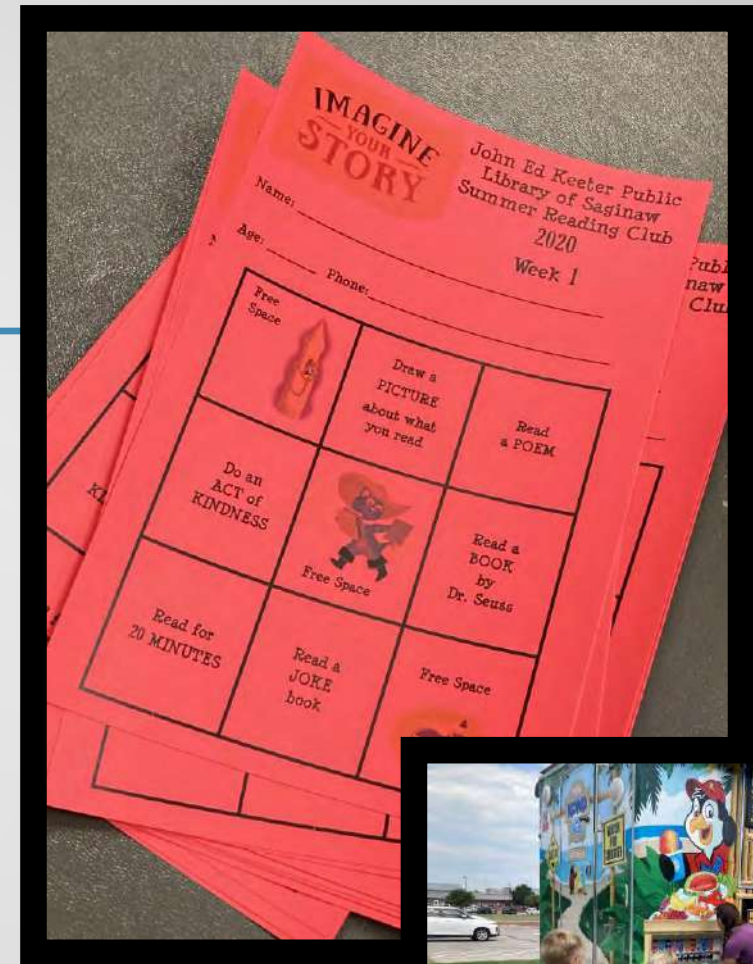


CHILDREN'S PROGRAMS



SUMMER READING CLUB

- In person and online
- Streamlined Reading Logs to encourage reading and at-home activities
- Take-Home Crafts



TEEN PROGRAMS

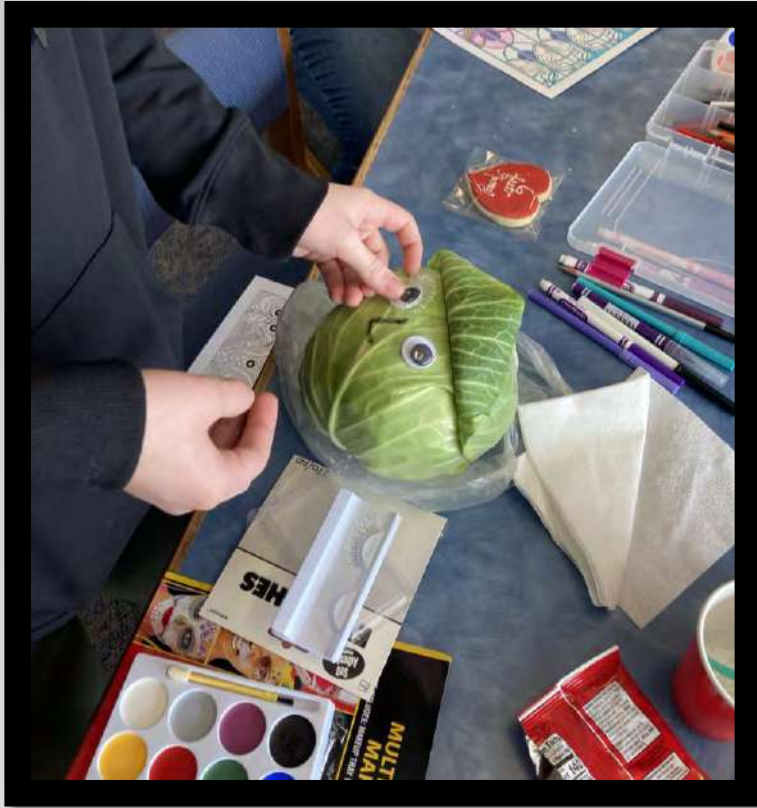
ANGELA HINES



TEEN PROGRAMS



TEEN PROGRAMS



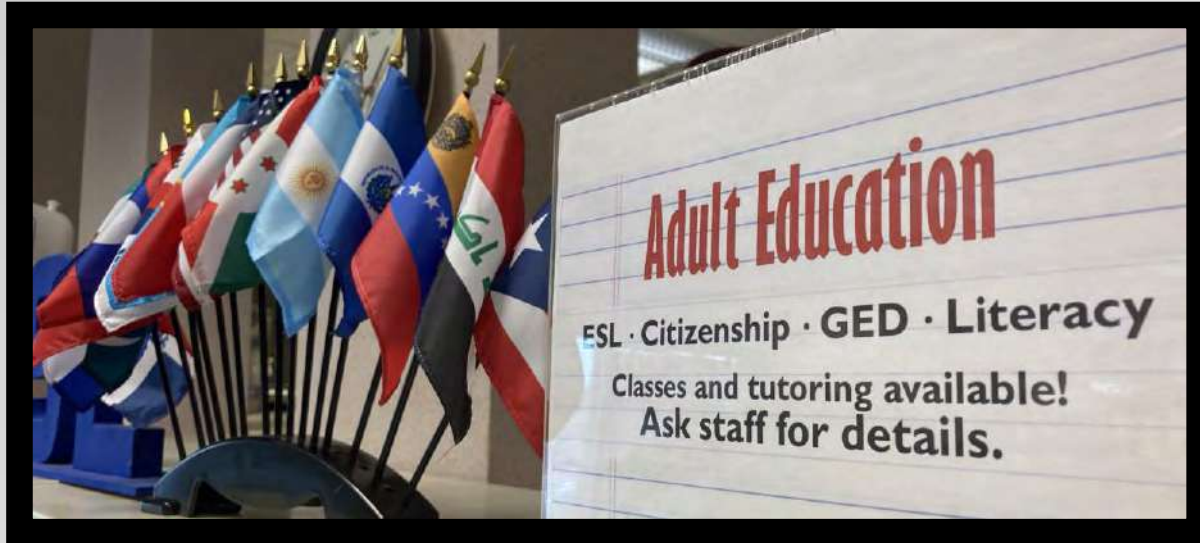
TEEN PROGRAMS



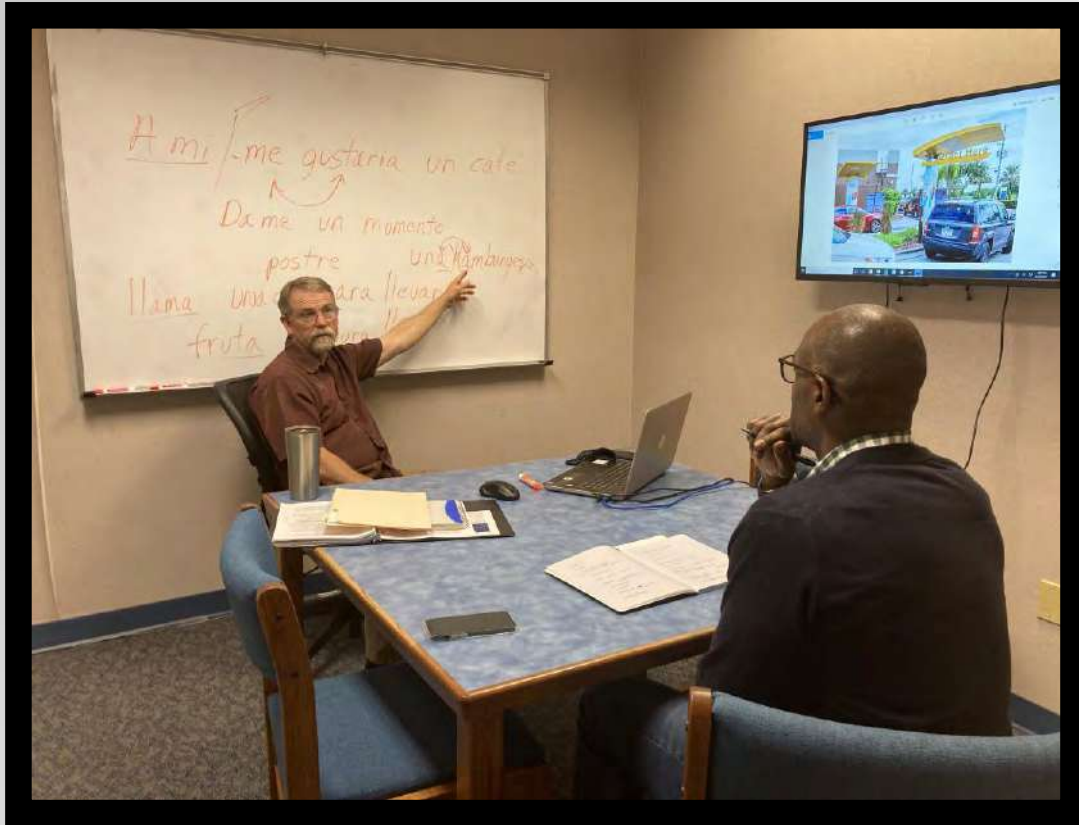
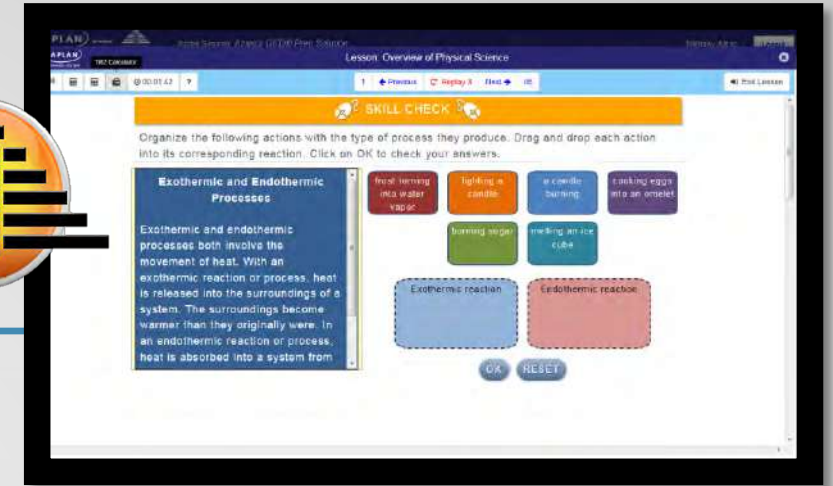
ADULT LEARNING

RONNIE HORTON

- English Classes and Tutoring



ADULT LEARNING



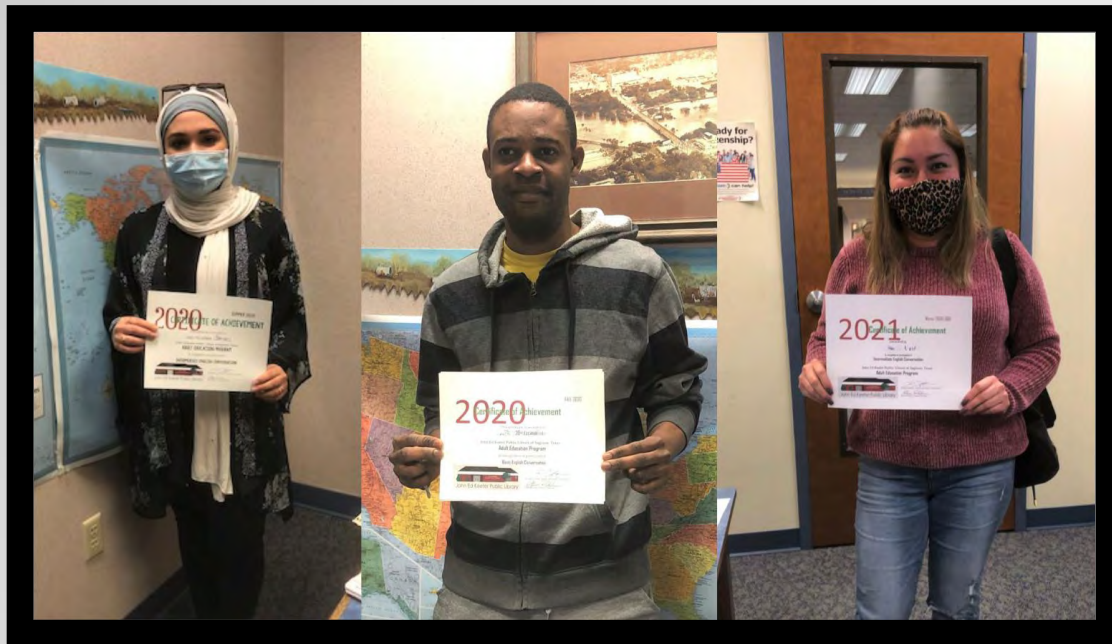
- Beginning Spanish
- Citizenship
- GED Prep
- Workshops



ADULT LEARNING



ADULT LEARNING



ADULT LEARNING



ADULT LEARNING

ONLINE

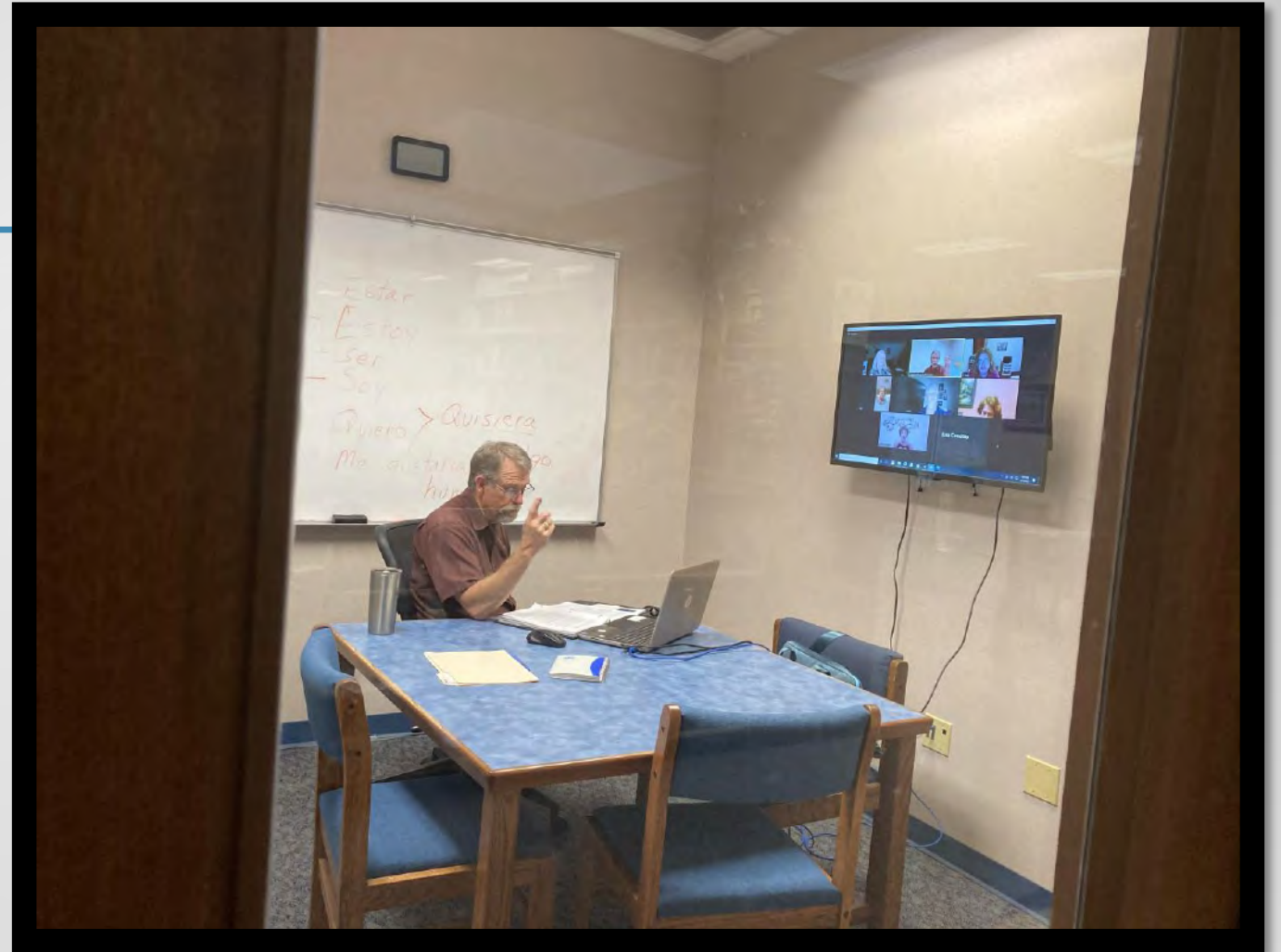
ADULT LEARNING • JOHN ED KEETER PUBLIC LIBRARY • SAGINAW TX

History Buffs

Every
Thursday
6:30 pm

Do you like history? Are you interested in looking back at the past? Do you like to imagine historical events from the viewpoint and mindset of those who lived them? Join us for a relaxed talk time, via ZOOM, about historical events and their impact on the world and its cultures. We will all have an opportunity to share our ideas and perspectives.

More Info: call the Saginaw Library at 817-230-0344
or email rhorton@saginawtx.org



ADULT LEARNING

AYOUB (JOB) KAHONDOGORO

- UNT MPA Internship
- Assisting with the Adult Learning Program
- Assisting with Library Operations
- Teaching Beginning French



QUESTIONS?





City of Saginaw

Meeting Date: 4/20/2021

Staff Contact: Kim Quin
Finance Director

Agenda Items: (14)

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:

FY2021-2022 Budget Workshop

BACKGROUND/DISCUSSION:

Budget preparation has begun for the 2021/2022 fiscal year. Presentations will be made to the City Council throughout the spring and summer to review and discuss issues pertinent to the budget.

FINANCIAL IMPACT:

The items discussed may impact the FY21/22 Proposed Budget.

RECOMMENDATION:

This is a workshop to discuss FY21/22 budget issues. No action will be taken.

ATTACHMENTS:

Description

Budget Workshop Presentation 4.20.21



FY2021/2022 BUDGET WORKSHOP – TAX RATE

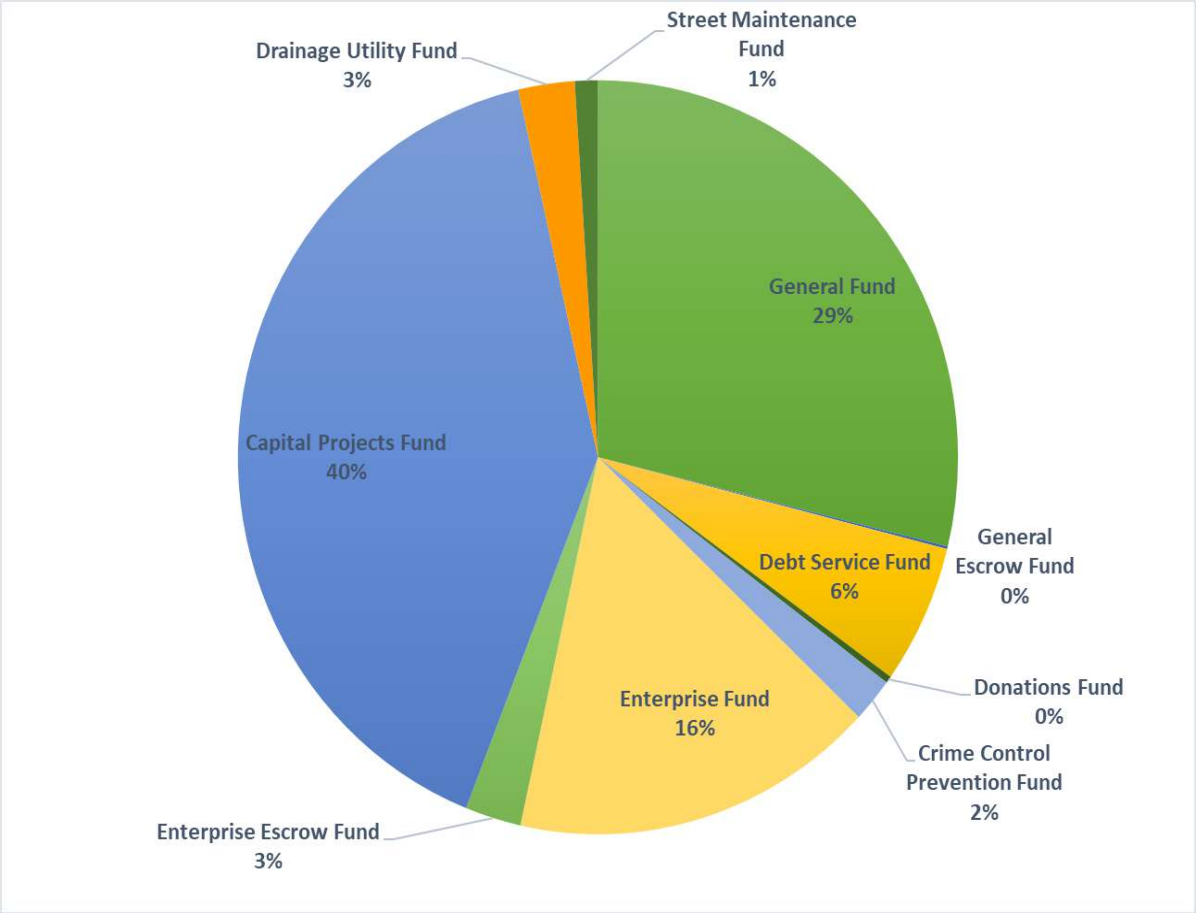


10 Different Fund Budgets

- General Fund
- Debt Service Fund
- Enterprise Fund (Water and Wastewater Utility Fund)
- Capital Projects Fund
- Crime Control and Prevention District Fund (CCPD)
- Drainage Utility Fund
- Street Maintenance Fund
- Donations Fund
- General Escrow Fund (Special Revenues)
- Water/Wastewater Escrow Fund (Impact Fees)



FISCAL YEAR 2020/2021 ADOPTED BUDGET



General Fund	19,936,775
General Escrow Fund	72,700
Debt Service Fund	4,140,320
Donations Fund	205,820
Crime Control Prevention Fund	1,324,605
Enterprise Fund	11,316,285
Enterprise Escrow Fund	1,737,500
Capital Projects Fund	28,008,635
Drainage Utility Fund	1,746,445
Street Maintenance Fund	714,480
TOTAL ADOPTED BUDGET	69,203,565

Revenue _(tax levy) = Base x Rate



- Property Tax Revenue – Revenue source for the General Fund and the Debt Service Fund
- Tax base - property values determined by Tarrant Appraisal District (TAD)
- Tax rate - determined by City Council



Property Tax Rate

Maintenance and Operations Tax Rate (General Fund)

+

Interest and Sinking Tax Rate (Debt Service Fund)

=

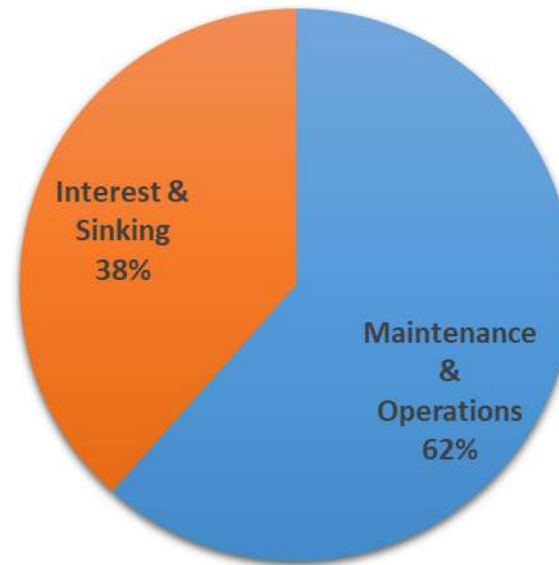
Total Tax Rate

FY20/21 Tax Rate:

M&O 28.4238

I&S 17.7341

Total 46.1579





Tax Rate Terminology

No New Revenue
Tax Rate

Voter Approval
Tax Rate
3.5%

Voter Approval Tax
Rate
8%

De Minimis
Tax Rate
+ \$500,000

Unused
Incremental Rate



No New Revenue Tax Rate

- The property tax rate that generates the same operating revenue as last year on the same properties plus amount required for debt service
- Tax revenue = Base X Rate
 - If base increases, rate decreases
 - If base decreases, rate increases



Voter Approval Tax Rate

- The property tax rate that generates an increase of 3.5% more operating revenue than last year on the same properties plus amount required for debt service
- FY20/21 was the first year that the rate is reduced from 8%
- For FY20/21 calculated at 8% due to the disaster declaration
- Any rate adopted over the voter approval rate will trigger an automatic election on uniform election date



De Minimis Tax Rate

- This rate may be used by special taxing districts and cities with a population of less than 30,000
- Rate is the no new revenue M&O rate plus the rate that will generate an additional \$500,000 plus the amount required for debt service
- If adopting this rate, must use the accelerated budget time table
- If adopt this rate and is less than 8%, no election
- If adopt this rate and is more than 8%, voter may petition
- If adopt a rate higher than this, automatic election



Unused Incremental Rate

- The difference between the adopted rate and the voter approval rate can be “saved” and used for up to three years

- Example:

Year	Voter Approval Rate	Adopted Rate	Difference	Unused Incremental Rate
2020	0.5000	0.5000	0.0000	0.0000
2021	0.5025	0.5000	0.0025	0.0025
2022	0.5100	0.5000	0.0100	0.0125

In 2023 could increase voter approval rate by 0.0125

- City of Saginaw:

Year	Voter Approval Rate	Adopted Rate	Difference	Unused Incremental Rate
2020	0.4687	0.4616	0.0071	0.0071
2021			0.0000	0.0071
2022				