

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING

Meeting and/or Executive Session Agenda

6:00 PM - Tuesday, June 15, 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, June 1, 2021--Janice England, City Secretary

(b) Action Regarding Building Improvement Grant Agreement with Palomino Southern Limited Partnership (510-548 S. Saginaw Blvd.)--Keith Rinehart, Director of Community & Economic Development

(c) Action regarding Arbitrage Rebate Compliance Services Agreement--

Kim Quin, Finance Director

- (5) Recognition of Tarrant County College Law Enforcement Academy Graduates William Osteen and Jacob Rodriguez--Lee Howell, Police Chief
- (6) Consideration and Action regarding Resolution No. 2021-16, Canvassing the Returns and Declaring the Results of the Run-Off Election for Council Place 2 held on June 5, 2021--Janice England, City Secretary
- (7) Oath of Office for Councilmember Place 2--Janice England, City Secretary
- (8) Recognition of Patrick Farr, Councilmember Place 2--Todd Flippo, Mayor
- (9) Election of Mayor Pro-Tem--Todd Flippo, Mayor
- (10) PUBLIC HEARING - Consideration and Action regarding a Request for Approval to Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Albright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard--Rick Trice, P.E., Director of Public Works (NOTE: THE APPLICANT HAS REQUESTED THIS ITEM BE POSTPONED UNTIL THE JULY 20TH CITY COUNCIL MEETING.)
- (11) Consideration and Action regarding Appointments: a. Advisory Recreation and Parks Board; b. Animal Shelter Advisory Committee; c. Board of Adjustment; d. Library Board; and e. Planning and Zoning Commission--Janice England, City Secretary
- (12) Consideration and Action regarding Ordinance No. 2021-14, an Ordinance amending Ordinance No. 2002-04, as amended, The Zoning Regulations of the City of Saginaw, Texas by amending Section 8-17 of Article 8 "Supplemental District Regulations"; and Section 12-2 of Article 12 "Definitions"; providing a deadline for compliance with the regulations set forth herein; amending the Definitions of Extended-Stay Hotel and Hotel/Motel--Gabe Reaume, City Manager
- (13) **Recess into Workshop**
- (14) Budget Workshop - Estimated Tax Rates--Kim Quin, Finance Director
- (15) **Reconvene Back into Regular Session**

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

551.071. Texas Government Code.

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

(a) Any Posted Item

(17) Adjournment--Todd Flippo, Mayor



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Minutes, June 1, 2021

BACKGROUND/DISCUSSION:

The minutes of the June 1st City Council Meeting are being presented for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 6-01-2021

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
JUNE 1, 2021**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Patrick Farr
Councilmember	Charles Tucker
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Human Resources	Melanie McManus
Director of Comm. & Eco Dev.	Keith Rinehart
Library Director	Ellen Ritchie
Emergency Mgmt. Coordinator	Joseph Laster
Management Analyst	Abdoulie Jarju
Police Officer	E. Spears

Absent from the meeting:

Councilmember	Cindy Bighorse
---------------	----------------

Visitors at the meeting:

Brett Bowers	Brack St. Clair
Nicky Lawson	Chuck Inmon
Jan Young	Patti Felegy
Paul Felegy	Adam Whelan

(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, May 18, 2021

b. Action regarding an Agreement with CMJ Engineering, Inc. for Pavement Investigation Basswood Blvd. Grand Central Parkway to N. Blue Mound Rd. (FM156)

Summary: On May 4, 2021, the City Council received an update on an intersection analysis of Basswood Blvd. and High Country Trail from Kimley-Horn & Associates, Inc. (KHA). KHA provided alternatives for intersection improvements on Basswood at High Country Trail and at Grand Central Parkway. In addition to the intersection improvements KHA recommended that Basswood Blvd. be reduced in size from a six lane divided to a four lane divided. The four lane divided will have sufficient capacity for ultimate build out. During the presentation the City Council was informed of a problem in the roadway from Grand Central Pkwy. to FM156, where the travel lanes adjacent to the median were heaving, likely from underlying expansive soils. Staff is proposing to engage CMJ Engineering, Inc. to perform a forensic investigation of the subgrade to determine the cause of the heaving and provide recommendations for remediation. The investigation is warranted whether the pavement section is removed and replaced, or simply removed. The cost of the work required is not to exceed \$16,900 without prior authorization. Funds are available in Fund Balance for this expense.

c. Action regarding Administrative Services Agreement for ICMA Retirement Corporation 457 Plan

Summary: The City currently offers a voluntary 457 retirement savings plan for employees through Equitable, formerly known as AXA. This is separate and unrelated to the Texas Municipal Retirement System, which is mandatory for all employees. The plan costs nothing to the City and is offered to employees as a voluntary deduction. Approximately 25 employees contribute to the current 457 plan. Staff would like to offer a 457 plan through ICMA Retirement Corporation which is structured differently than the current plan through Equitable. This would give employees an option of different plans if they choose to open a voluntary 457 plan account.

d. Action regarding Approval of Funds for Sister City Delegation Visit

Summary: As part of the Train & Grain Festival, our Sister City Banjul's Mayor Rohey Lowe and some of the Banjul City Council will be invited to Saginaw for a one week stay. We intend to have a feature at the Train & Grain Festival that showcases Gambian culture, music, and food. The estimated financial impact will be \$15,000 which will pay for airfare and lodging for a delegation to be in Saginaw from October 14-October 21. The funds will come from hotel occupancy taxes.

Mayor Flipppo stated that he received a request to pull Item 4d from the Consent Agenda for discussion.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Items 4a, 4b, and 4c of the Consent Agenda as presented. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Item 4d (Action regarding Approval of Funds for Sister City Delegation Visit) was discussed. City Manager Reaume stated this item is for approval of the funds to invite a delegation of six to eight people from our Sister City Banjul to visit Saginaw for approximately one week in October. The delegation would attend the 2021 Train & Grain Festival and also a City Council Meeting. The total requested is \$15,000 to cover costs related to travel for the delegation. Management Analyst Jarju added that the Mayor of Banjul is excited about the prospect of visiting Saginaw and introducing residents to the culture, music, and dance of Banjul.

Motion was made by Councilmember Farr with a second by Councilmember Beasley to approve Item 4d of the Consent Agenda as presented. Motion carried unanimously. 5-1-0-1

For: Mayor Flipppo, Councilmembers
Beasley, Farr, Tucker, and Copeland

Against: Mayor Pro-Tem Junkersfeld

Abstain: None

Absent: Councilmember Bighorse

(5) Presentation of COVID-19 Vaccination Clinic Final Report

Emergency Management Coordinator Laster presented the final report of the COVID-19 Vaccination Clinic held at the Saginaw Recreation Center. He expressed his appreciation to the members of Saginaw CERT (Community Emergency Response Team) that assisted with the clinic and presented them with awards. Those members were Paul Felegy, Adam Whelan, Chuck Inmon, and Jan Young. Members recognized but not present were Cindy Bighorse, Kenneth Bond, Vianney Bond, and Jeree Reames.

(6) Consideration and Action regarding authorization of the sale of \$9,000,000 in General Obligation Bonds

Andrew Friedman of SAMCO Capital Markets explained the proposed sale of \$9,000,000 in General Obligation Bonds. Voters recently approved the issuance of \$67,000,000 in bonds. The first issuance will cover Knowles Drive Phase 1 (Edwards to Woodcrest including the roundabout at W.J. Boaz), and the design of the new library and senior citizens center. The Council concurred to proceed with the process to issue \$9,000,000 as discussed.

(7) Recess into Workshop

Mayor Flipppo declared the meeting recessed into Workshop at 6:29 p.m.

(8) Presentation and Discussion of Employee Benefits

Mr. Brett Bowers of HUB International, the City's benefits consultant, gave a power point presentation analyzing and comparing current employee benefits.

(9) Reconvene Back into Regular Session

Mayor Flipppo declared the meeting back in Regular Session at 7:04 p.m.

(10) 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. Building Improvement Grant Application—510-548 S. Saginaw Blvd.

Mayor Flippo declared the meeting recessed into Executive Session at 7:04 p.m.

Mayor Flippo declared the meeting back in Regular Session at 7:17 p.m.

(11) Adjournment

Motion was made by Councilmember Farr with a second by Mayor Pro-Tem Junkersfeld to adjourn the meeting. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Bighorse

Mayor Flippo declared the City Council Meeting of June 1, 2021 adjourned at 7:17 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Keith C. Rinehart
Director of Community & Economic
Development

Agenda Items: (4)(b)

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:

Action Regarding Building Improvement Grant Agreement with Palomino Southern Limited Partnership (510-548 S. Saginaw Blvd.)

BACKGROUND/DISCUSSION:

On Tuesday, June 1, 2021, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during mid-May 2021 by Palomino Southern Limited Partnership in regards to their property located at 510-548 S. Saginaw Blvd. The City Council determined in that session to award an amount not-to-exceed \$2,943.75 in reimbursable, and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention.

FINANCIAL IMPACT:

Maximum of \$2,943.75 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION:

NA

ATTACHMENTS:

Description

Building Improvement Grant Application - 510-548 S. Saginaw Blvd.



Community & Economic Development Department
333 W. McLeroy Blvd., Saginaw, Texas 76179

Council Agenda Background

To: Gabe Reaume, City Manager

From: Keith C. Rinehart, Director of Community & Economic Development

Date: City Council Meeting – June 15, 2021

ITEM:

Action Regarding Building Improvement Grant Agreement with Palomino Southern Limited Partnership (510-548 S. Saginaw Blvd.)

PRESENTER:

Keith C. Rinehart, Director of Community & Economic Development

DISCUSSION:

On Tuesday, June 1, 2021, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted during mid-May 2021 by Palomino Southern Limited Partnership in regards to their property located at 510-548 S. Saginaw Blvd. The City Council determined in that session to award an amount not-to-exceed \$2,943.75 in reimbursable, and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention.

FINANCIAL IMPACT:

Maximum of \$2,943.75 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION

NA

ATTACHMENTS:

- Building Improvement Grant Application

If you have any questions, please contact me at 817-230-0331.

Thank you,

A handwritten signature in black ink, appearing to read "Keith C. Rinehart". The signature is written in a cursive, flowing style.

Keith C. Rinehart, Director of Community & Economic Development

Building Improvement Grant Program Agreement

This Building Improvement Grant Program Agreement ("Agreement") is made by and between the City of Saginaw (the "City") and Palomino Southern Limited Partnership ("Property Owner").

WITNESSETH:

WHEREAS, the Property Owner is the owner of property located at 510-548 S. Saginaw Blvd., Saginaw, Texas; and

WHEREAS, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of commercial properties in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

WHEREAS, the Building Improvement Grant Program will enhance the commercial viability and sustainability of commercial properties in the City, improve the physical appearance of businesses and visibly enhance the City's commercial corridors, and aid in the retention and expansion of existing businesses; and

WHEREAS, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants, will promote local economic development, and will stimulate business and commercial activity in the City; and

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

Section 1. Term

The term of this Agreement shall begin on the date of Property Owner execution listed below and shall continue until the three-year anniversary of the date that the final Building Improvement Grant is paid by the City, unless sooner terminated as provided herein.

Section 2. Definitions

The terms used in this Agreement shall have the meanings ascribed to them in the City of Saginaw Building Improvement Grant Policy. The term "Impositions" shall mean: all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary

and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

Section 3. Economic Development Incentive

(a) Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and of the Policy, and the obligation of the Property Owner to repay the Incentive pursuant to Section 5(b) hereof, the City agrees to provide the Building Improvement Grant to the Property Owner to be paid in a single lump-sum payment after Property Owner makes a written request for reimbursement, in accordance with the requirements of the Policy. The total Building Improvement Grant shall be an amount not to exceed \$2,943.75 and eligibility for any Enhancement category shall be limited as set forth in the Policy.

(b) Current Revenue. The Building Improvement Grant made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

Section 4. Building Improvement Grant Conditions

(a) Conditions. The City's obligation to pay the Building Improvement Grant shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and the Policy, except those portions of the Policy that have been specifically waived or modified by the City Council. A detailed summary of the required Enhancements and required Construction Costs is set forth in the attached and incorporated Exhibit "A" hereto. A copy of the Policy is hereby attached hereto and incorporated herein as Exhibit "B" to this Agreement.

(b) Inspections. The Property Owner agrees that City, upon reasonable advance notice, may inspect the Enhancements to determine compliance with the terms of the Agreement.

(c) Construction Costs. The Property Owner shall, as a condition precedent to the City's payment of the Building Improvement Grant, provide copies of invoices, receipts and other documentation as may be reasonably requested by the Staff to verify the costs incurred and paid by the Property Owner for construction of the Enhancements.

Section 5. Termination

(a) This Agreement shall terminate upon the occurrence of any one of the following:

- (1) mutual agreement of the parties;
 - (2) the Expiration Date;
 - (3) at the City's option, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);
 - (4) by the City in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;
 - (5) by City, if the Property Owner suffers an event of bankruptcy or insolvency;
 - (6) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or
- (b) In the event of termination by the City pursuant to (a)(3), (4), (5), or (6) the Property Owner shall immediately repay to the City an amount equal to Building Improvement Grant paid to Property Owner, if any, prior to termination of this Agreement.

Section 6. Miscellaneous

- (a) Assignment. This Agreement may not be assigned without the prior written consent of the City.
- (b) Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.
- (c) Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.
- (d) No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.
- (e) Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

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

If intended for Property Owner, to:

Palomino Southern Limited Partnership
Attn: Jordan Richards
3113 South University Drive
Fort Worth, TX 76109

If intended for City, to:

Attn: City Manager
City of Saginaw, Texas
P. O. Box 79070
Saginaw, Texas 76179

(g) Indemnification. **THE PROPERTY OWNER HEREBY CERTIFIES THAT THE PROPERTY OWNER IS SOLELY RESPONSIBLE FOR OVERSEEING THE WORK, AND WILL NOT SEEK TO HOLD THE CITY, THE BOARD, AND / OR THEIR AGENTS, EMPLOYEES, OFFICERS, AND / OR DIRECTORS LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY, OR OTHER LOSS RELATED IN ANY WAY TO THIS AGREEMENT OR THE POLICY, AND AGREES TO INDEMNIFY THE CITY, THE BOARD, AND THEIR AGENTS, EMPLOYEES, OFFICERS, AND DIRECTORS FROM ANY CLAIMS OR DAMAGES RESULTING FROM THE PROJECT, INCLUDING REASONABLE ATTORNEY FEES.**

(h) Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(i) Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

(j) Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

(k) Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any

respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

(l) Recitals. The recitals to this Agreement are incorporated herein.

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

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

City of Saginaw, Texas

By:

Todd Flipppo, Mayor,

Attest:

By:

City Secretary

Executed on this _____ day of _____, 20 .

Property Owner

By: _____

Name:

EXHIBIT "A"

ENHANCEMENTS AND CONSTRUCTION COSTS

B.I.G. Application

1 PROJECT INFORMATION				
A	Property Address:	510 – 548 South Saginaw Blvd.		
B	Estimated Begin Work Date:	June 2021	Estimated Completion Date:	July 2021
C	Years in business at this location:	18 Years - Property is zoned Community Commercial		
D	Reason for requesting grant:	Repainting Pylon sign uprights and boxed as well as adding larger and updated main sign panel for center "Saginaw Commons"		
2 ELIGIBILITY OF PROPERTY				
	Yes	No	Item	Notes
A	X		Within the City?	
B	X		Commercially zoned?	
C	X		Tax Paying entity?	
D	X		City taxes in good standing?	
E		X	No City liens existing?	
F	X		Proof of ownership provided?	
G		X	Outstanding code violations?	
H	X		Frequency of Grants OK?	• In accordance with Section 3.1.8
3 ELIGIBILITY OF BUSINESS				
	Yes	No	Item	Notes
A	X		Business taxes in good standing?	
B	X		If not owner, authorization provided?	

B.I.G. Application

4	Enhancements	Total Cost	Policy Max %	Policy Max \$	Amount Requested	Amount Approved
A	Facade: (Section 4.3)	-	-	-	-	-
B	Interior Renovation: (Section 4.4)	-	-	-	-	-
C	Landscaping: (Section 4.5)	-	-	-	-	-
D	Lighting: (Section 4.6)	-	-	-	-	-
E	Parking / Driveways: (Section 4.7)	-	-	-	-	-
F	Pedestrian Amenities: (Section 4.8)	-	-	-	-	-
G	Signage: (Section 4.9)	\$5,887.50	50%	\$2,943.75	\$2,943.75	-
H	Code Compliance: (Section 4.10)	-	-	-	-	-
I	Demolition: (Section 4.11)	-	-	-	-	-
J	Public Art: (Section 4.12)	-	-	-	-	-
TOTAL AMOUNT REQUESTED					\$2,943.75	
TOTAL BUILDING IMPROVEMENT GRANT APPROVED						
L	Describe any planned Non-Grant Enhancements: N/A					

B.I.G. Application

5 GRANT PRIORITIES				
	Yes	No	Preferred Area / Business?	Notes
A	X		Transportation Corridors including: Saginaw Blvd.	• This is a retail strip-center in South Central Saginaw right on Saginaw Blvd.
B	X		Downtown	
C	X		Retail	• ZONED COMMUNITY COMMERCIAL: Meat Market, Fitness Center, Dollar Store, Phone Store, etc.
D		X	Restaurants	
E		X	Professional Office	
F		X	Industrial and manufacturing	
G	X		Any sales-tax generating business	
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	X		Ownership documentation	
B	X		Photos of existing condition	
C	X		Drawings, renderings, plans of the proposed enhancements	
D	X		Written description of enhancements including building materials and color schemes	
E	X		Construction cost estimate	
F	X		Copy of the signed lease agreement	• Not required – Applicant is owner
G	C		Written support of grant application from the owner	• Not required – Applicant is owner

OWNERSHIP AND TAX VERIFICATION

Property Location:
510-548 S. Saginaw Blvd.

Property Data

[illegible]

Waste Code: FT 2220000000

Andrew Davis: 01/19/2010
 Andrew Davis: 01/19/2010
 Rickard Elvén: 01/19/2010

© 2006 Pearson Education, Inc.

Site Name: 001-KAY-CLARKING-SPR-FAC-12870

Primary Building:
 Building Name: 00000000-00000000-00000000
 Building Type: Commercial
 Year Built: 2000

Street Building Area 1991 100,000
 Street Laneable Area 1991 50,000
 Land Split 1991 100,000
 Land Area 1991 100,000

Keywords: child sexual abuse; disclosure; social support

[illegible]

TAD – PROPERTY VALUATION

Property Location:
510-548 S. Saginaw Blvd. **PRIORITY / PRIME LOCATION: South Saginaw



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAO's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised (
2020	\$2,832,749	\$997,231	\$3,830,000	\$3,830,000
2019	\$2,832,749	\$967,231	\$3,800,000	\$3,800,000
2018	\$2,832,749	\$997,231	\$3,830,000	\$3,830,000
2017	\$3,082,749	\$997,231	\$4,080,000	\$4,080,000
2016	\$1,232,749	\$997,231	\$2,230,000	\$2,230,000
2015	\$1,032,749	\$967,231	\$1,990,000	\$1,990,000

EXHIBIT “B”

BUILDING IMPROVEMENT GRANT POLICY

Saginaw, Texas

Building Improvement Grant Policy

WHEREAS, the City Council of the City of Saginaw, Texas (Council) desires to implement a matching grant program to encourage the development, retention, or expansion of business enterprises in the City; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council on December 4, 2018 considered and approved Resolution 2018-23 approving this Building Improvement Grant Policy (Policy).

BE IT KNOWN THAT, the terms and conditions of the Policy, having been reviewed by the Council and found to be acceptable and in the best interest of the City and its citizens and businesses, are hereby approved.

Section 1.

Introduction & Goals

This program is a matching grant program that reimburses commercial property owners or business operators for Eligible Enhancements made to the Property. The goals of this Policy are to: 1.1. Enhance the commercial viability and sustainability of commercial properties in the City;

1.2. Improve the physical appearance of businesses and visibly enhance the City’s commercial corridors;

1.3. Aid in the retention and expansion of existing businesses;

1.4. Increase the taxable value of commercial properties in the City;

1.5. Enhance commercial areas through the placement of Public Art;

1.6. Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance;

1.7. Increase the safety of a commercial area and stimulate more public interaction; and

1.8. Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

Section 2.

Definitions

The following definitions shall apply to the terms used in this Policy:

Agreement: A written performance agreement between the Board and the Applicant.

Applicant: Shall mean the Property owner or business occupant signing the Application for a Building Improvement Grant.

Application: Shall mean the Application for Building Improvement Grant Policy Incentives as maintained by Staff.

Board: Shall mean the Board of the Saginaw Economic Development Corporation of the City. Prior to formulation of the Board or in its absence in the future, the City Council shall perform all duties of the Board.

Building Improvement Grant: Shall mean the financial support to make designated Property Enhancements as approved, and sometimes referred to as "Grant."

City: The City of Saginaw, Texas.

City Council: The City Council of the City.

Code Violations: Shall be any violation of the City's code of ordinances.

Construction Costs: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Enhancements: Shall mean the Enhancements identified as eligible in Section 4 herein.

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

Notice to Proceed: A written notice authorizing the Applicant to begin construction as approved.

Policy: Shall mean this Building Improvement Grant Policy.

Property: Shall mean the physical lot and / or building to which Enhancements are being made.

Public Art: Shall mean sculptures, murals, architectural features and similar tangible exhibits, and specifically excludes performing arts.

Staff: The City Manager or their designee.

Section 3.

Eligibility

The following Properties and Businesses are eligible to receive Grants.

3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Grants as outlined by this Policy:

3.1.1. Within the City: Property must be located within the City's municipal boundaries.

3.1.2. Non-Residentially Zoned: Property must be zoned for uses other than residential uses and the current use of the Property may not be residential.

3.1.3. Tax-Paying Entity: The Property must be subject to the City's Ad Valorem property tax.

3.1.4. Financial Standing: Property shall be in good standing as it relates to taxes or any monies due to the City.

3.1.5. City Liens: Property shall be in good standing as it relates to any liens held by the City.

3.1.6. Ownership: Property owners must provide sufficient proof of ownership.

3.1.7. Code Violations: Property must not have any outstanding code violations.

3.1.8. Frequency: Property must not have received a Grant for the same category of Enhancement (e.g. Façade, Landscaping) in a twelve month period.

3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive benefits outlined by this Policy:

3.2.1. Financial Standing: The business shall be in good standing as it relates to taxes or any monies due to the City.

3.2.2. Tax-Paying Entity: The business must be a tax-paying entity.

3.2.3. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Application from the Property owner prior to approval of the Application.

Section 4.

Enhancements

4.1. Aspirations: As with any policy or regulation, it is difficult to precisely regulate factors that are not easily defined. With that in mind, the following are to be considered aspirations for contemplated Enhancements:

- Enhancements should be compatible with the character and architecture of the individual building and those in proximity;
- Where appropriate, Enhancements may act as a catalyst to create a unique environment;
- Enhancements should make the Property more inviting to the public; and □ Enhancements should be functional as well as visually appealing.

4.2. General Enhancement Eligibility: Property Enhancements shall be deemed as eligible or ineligible for the benefits of this Policy as defined below. In general, the following Enhancements, though not exclusively, are ineligible for all Grants:

- Any Enhancement that does not comply with existing ordinances of the City;
- Any Enhancements made prior to the Notice to Proceed;
- Sweat equity or “in-kind” services;
- New construction which is not specifically listed in this Policy as an Eligible Enhancement;
- Any Enhancements to eliminate Code Violations of a Property or Business; □ Fees for designing, engineering, surveying, legal services, financing, etc.; or
- Any Enhancements not identified as eligible below. A potential applicant may discuss an enhancement not identified below with City staff to ascertain whether or not the enhancement meets the Purpose and Intent of this Policy. If so, an amendment to this Policy may be placed before the City Council to determine the merits of including a new eligible enhancement.

4.3. Façade Enhancements: The following are Eligible Enhancements except as noted otherwise:

- 4.3.1. Façade Materials: Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City’s masonry requirements and / or architectural standards. Removal of “slip” coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.
- 4.3.2. Cleaning: Pressure washing or sand blasting existing facades, cleaning of tiles.
- 4.3.3. Painting: Scraping, priming and otherwise preparing the surface and painting.
- 4.3.4. Window / Doors: Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.
- 4.3.5. Awnings / Canopies: Replacement of or improvements to existing awnings or canopies. New awnings or canopies.
- 4.3.6. Historical Restoration: Restoration of architectural details of historic significance and / or removal of elements covering such details.
- 4.3.7. Roof Repair: Replacement or repair of all or portions of the roof.
- 4.3.8. Gutters and Downspouts: Replacement or repair of existing gutters and / or downspouts.
- 4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.

4.4. Interior Renovation: The following are Eligible Enhancements except as noted otherwise:

- 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
- 4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, and other types of aesthetic treatments.
- 4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:
 - 4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.
 - 4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality. Preference is given to xeriscape approaches using drought-tolerant plant species.
 - 4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.
 - 4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Preference is given to water conservation measures and approaches (e.g. drip irrigation).
 - 4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)
 - 4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.
 - 4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.
- 4.6. Lighting: The following are Eligible Enhancements:
 - 4.6.1. Interior: Lighting of a permanent nature that enhances the commercial viability of a building.
 - 4.6.2. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.
 - 4.6.3. Accents: Lighting that accentuates exterior features of the building or Property creating a pleasant ambience on the Property.
 - 4.6.4. Signage: Lighting that illuminates signage identifying the business.
- 4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:
 - 4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.
 - 4.7.2. Resurfacing: Re-topping asphalt parking areas.
 - 4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.
 - 4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.

4.8. Pedestrian Amenities: The following are Eligible Enhancements:

- 4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.
- 4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.
- 4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.
- 4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.
- 4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.
- 4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.

4.9. Signage: The following are Eligible Enhancements. The replacement of signs that do not conform to current City requirements is a priority for the City.

- 4.9.1. Replacing Signs: Replacing existing signs, with new signage that complies with all City requirements.

4.10. Code Compliance: The following are Eligible Enhancements:

- 4.10.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.
- 4.10.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.

4.11. Demolition: The costs of demolishing and removing existing structures on a Property may be considered for Property Enhancements.

4.12. Public Art: Providing for the placement of Public Art on the Property.

4.13. Participation Limitations: The potential matching Grant for each type of Enhancement would be the lesser of the Maximum Percentage or Maximum Per Enhancement Category Amount. The Applicant is responsible for the remaining costs of the Enhancement and must complete the full Enhancement to be eligible for the matching Grant.

- 4.13.1. Maximum Percentage: A Maximum Percentage of fifty percent (50%) shall be the maximum percentage of the total cost of any Enhancement that the City will grant the Applicant.

4.13.2. Maximum Per Enhancement Category: A Maximum Amount of five thousand dollars (\$5,000) is the maximum dollar amount to be granted for any category of Enhancement.

4.13.3. Accumulative Maximum Grant: Notwithstanding the Maximum Percentage and Maximum Per Enhancement Category limitations for each type of Enhancement, no Property or Business may receive more than five thousand dollars (\$5,000) in matching Grants during one 12-month period. The following examples are provided to clarify different application scenarios:

- A. Example 1: Applicant desires to do \$12,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$6,000, but the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$5,000 which would be the maximum matching Grant for the \$12,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).
- B. Example 2: Applicant desires to do \$8,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$4,000, and the maximum Grant allowed by the Max Per Category would be \$5,000. The lesser of the two is \$4,000 which would be the maximum matching Grant for the \$8,000 landscaping project. Further, within a twelve-month period the Applicant cannot receive more grants for Landscape Enhancements (per Section 3.1.8), but may apply and receive a second matching Grant, not to exceed \$1,000 (\$5,000 max - \$4,000 Grant) for any Enhancement category *other than* Landscaping.

Section 5.

Grant Priorities

The City has determined that the following are priorities for the benefits of this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

5.1. Preferred Areas: The following areas of the City are areas of priority for implementation of this Policy:

5.1.1. Transportation Corridors including; Saginaw Blvd, Bailey Boswell Rd, Old Decatur Rd, Blue Mound Rd (west side), McLeroy Blvd; and

5.1.2. Downtown areas.

5.2. Preferred Businesses: The following types of businesses are a priority for implementation of this Policy:

5.2.1. Retail;

5.2.2. Restaurants;

5.2.3. Professional Office;

5.2.4. Industrial and manufacturing; and

5.2.5. Any sales-tax generating business.

Section 6.

Administrative Procedures

Following are the Administrative Procedures regarding the Application for and approval of Building Improvement Grants:

6.1. Pre-Submittal: All Applicants are encouraged to meet with Staff prior to preparation of an Application.

Applicants should contact the following to set up a meeting.

Department of Economic Development
333 West McLeroy Blvd, Saginaw, TX 76179
(817) 230-0331

6.2. Application: The submittal of an Application is required prior to any evaluation of the request for Building Improvement Grants. The Application shall be on a form prepared by Staff and available on the City's website or at the location noted in 6.1.

6.2.1. Required Information: The following shall be included with the Application:

- A. Proof of ownership of the Property;
- B. Photographs of the existing Property;
- C. Drawings, renderings, plans of the proposed Enhancements;
- D. Written description of the Enhancements including building materials and color schemes to be used;
- E. Construction Cost estimate; and
- F. If Applicant is not the Property owner:
 - i. Written approval of the Application from the owner;
 - and ii. Copy of the signed lease agreement.

6.2.2. Amendments: Staff may amend the form of the Application as needed to more efficiently evaluate the merits of requested Enhancements.

6.3. Review & Evaluation: Following are criteria to review and evaluate the Application:

6.3.1. Review Criteria:

- A. Completeness of Application: Completeness of the Application; including all required attachments.
- B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.

- C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.
- D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.
- E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.

6.3.2. Staff Evaluation and Recommendation: The coordinating Staff member shall convene a team of the appropriate persons to evaluate the Application. Upon review, such team shall prepare a recommendation to forward to the Board.

- A. Site Visit: Prior to formal evaluation of the Application, the Applicant shall allow Staff the opportunity to visit the Property to verify its status prior to any Enhancements.

6.4. Approval: The Board shall make the final decision regarding the merits of the Application and the appropriate Property Enhancement Grant to be given, if any, if funds are available as pre-approved by the Council for the funding period. If approval of the Application requires funds not pre-approved by the Council, the board will prepare a recommendation to forward to the Council for final approval. Upon approval of a matching Grant, the Board shall enter into an Agreement with the Applicant on a form acceptable to the City Attorney. The Agreement, at a minimum, must contain the following: 6.4.1. Enhancements: List the specifications of the proposed Enhancements on the Property.

6.4.2. Access: Provide the City and Staff access to the Property to ensure that the Enhancements or repairs are made according to the specifications and conditions in the Agreement.

6.4.3. Grant: Provide for the procedures of the matching Grant payment.

6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.

6.5. Pre-Construction Meeting: If the matching Grant is approved as noted above, and if deemed necessary by Staff, the Applicant must attend a pre-construction meeting with Staff to coordinate any required permits, execute Grant documents, and resolve any questions either party might have.

6.6. Notice to Proceed: Upon approval as noted above, Staff shall prepare and issue a written Notice to Proceed authorizing the Applicant to begin work on the Enhancements. The Notice to Proceed shall in no event be regarded as the issuance or approval of a building permit or any other construction permits.

6.6.1. Required: All Grant documents, including the Agreement with the City, must be executed and all required permits must be received prior to issuance of the Notice to Proceed.

- 6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.
- 6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.
- 6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.
- 6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.
- 6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.
- 6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.
- 6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.

Section 7.

Applicant / Owner Certifications

The Application shall include the following certifications which shall be affirmed by the Applicant / Owner by signing the Application.

- 7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
- 7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
- 7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
- 7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.

- 7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.
- 7.6. Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
- 7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board, and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

Section 8.

General Provisions

- 8.1. Termination: The City has the right to terminate any agreement under this Policy for any reason.
- 8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.
- 8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board during their deliberation and evaluation. The City reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this policy.
- 8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.
- 8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

-- The remainder of this page purposefully left blank. --



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Kim Quin
Finance Director

Agenda Items: (4)(c)

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:

Action regarding arbitrage rebate compliance services agreement

BACKGROUND/DISCUSSION:

Arbitrage is the ability to obtain tax-exempt bond proceeds and invest the funds in higher yielding taxable securities, resulting in a profit. The arbitrage laws require the issuer to pay the federal government the difference if more interest is earned than the interest being paid on the bonds. As with most tax laws, there are many variables affecting how the calculation is made and should be calculated by an expert in the field.

FINANCIAL IMPACT:

The estimated cost for the remaining calculations this year is \$3,500 and is budget in the Debt Service Fund.

RECOMMENDATION:

Staff recommends approval of the agreement with Hilltop Securities Asset Management, LLC for arbitrage rebate compliance.

ATTACHMENTS:

Description

Arbitrage compliance services agreement

**AGREEMENT FOR
ARBITRAGE REBATE COMPLIANCE SERVICES
BETWEEN
CITY OF SAGINAW, TEXAS
(Hereinafter Referred to as the "Issuer")
AND
HILLTOP SECURITIES ASSET MANAGEMENT, LLC
(Hereinafter Referred to as "HSAM")**

It is understood and agreed that the Issuer, in connection with the sale and delivery of certain bonds, notes, certificates, or other tax-exempt obligations (the "**Obligations**"), will have the need to determine to what extent, if any, it will be required to rebate certain investment earnings (the amount of such rebate being referred to herein as the "**Arbitrage Amount**") from the proceeds of the Obligations to the United States of America pursuant to the provisions of Section 148(f)(2) of the Internal Revenue Code of 1986, as amended (the "**Code**"). For purposes of this Agreement, the term "Arbitrage Amount" includes payments made under the election to pay penalty in lieu of rebate for a qualified construction issue under Section 148(f)(4) of the Code.

We are pleased to submit the following proposal for consideration; and if the proposal is accepted by the Issuer, it shall become the agreement (the "**Agreement**") between the Issuer and HSAM effective at the date of its acceptance as provided for herein below.

1. This Agreement shall apply to all issues of tax-exempt Obligations delivered subsequent to the effective date of the rebate requirements under the Code, except for (i) issues which qualify for exceptions to the rebate requirements in accordance with Section 148 of the Code and related Treasury regulations, or (ii) issues excluded by the Issuer in writing in accordance with the further provisions hereof, (iii) new issues effected in a fashion whereby HSAM is unaware of the existence of such issue, (iv) issues in which, for reasons outside the control of HSAM, HSAM is unable to procure the necessary information required to perform such services.

Covenants of Hilltop Securities Asset Management

2. We agree to provide our professional services in determining the Arbitrage Amount with regard to the Obligations. The Issuer will assume and pay the fee of HSAM as such fee is set out in Appendix A attached hereto. HSAM shall not be responsible for any extraordinary expenses incurred on behalf of Issuer in connection with providing such professional services, including any costs incident to litigation, mandamus action, test case or other similar legal actions.
3. We agree to perform the following duties in connection with providing arbitrage rebate compliance services:
 - a. To cooperate fully with the Issuer in reviewing the schedule of investments made by the Issuer with (i) proceeds from the Obligations, and (ii) proceeds of other funds of the Issuer which, under Treasury Regulations Section 1.148, or any successor regulations thereto, are subject to the rebate requirements of the Code;
 - b. To perform, or cause to be performed, consistent with the Code and the regulations promulgated thereunder, calculations to determine the Arbitrage Amount under Section 148(f)(2) of the Code; and
 - c. To provide a report to the Issuer specifying the Arbitrage Amount based upon the investment schedule, the calculations of bond yield and investment yield, and other information deemed relevant by HSAM. In undertaking to provide the services set forth in paragraph 2 and this paragraph 3, HSAM does not assume any responsibility for any record retention requirements which the Issuer may have under the Code or other applicable laws, it being understood that the Issuer shall remain responsible for compliance with any such record retention requirements. HSAM shall maintain Issuer records and work product pursuant to its own internal document retention policy.

Covenants of the Issuer

4. In connection with the performance of the aforesaid duties, the Issuer agrees to the following:
 - a. The fees due to HSAM in providing arbitrage rebate compliance services shall be calculated in accordance with Appendix A attached hereto. The fees will be payable upon delivery of the report prepared by HSAM for each issue of Obligations during the term of this Agreement.
 - b. The Issuer will provide HSAM all information regarding the issuance of the Obligations and the investment of the proceeds therefrom, and any other information necessary in connection with calculating the Arbitrage Amount. HSAM will rely on the information supplied by the Issuer without inquiry, it being understood that HSAM will not conduct an audit or take any other steps to verify the accuracy or authenticity of the information provided by the Issuer.
 - c. The Issuer will notify HSAM in writing of the retirement, prior to the scheduled maturity, of any Obligations included under the scope of this Agreement within 30 days of such retirement. This notification is required to provide sufficient time to comply with Treasury Regulations Section 1.148-3(g) which requires final payment of any Arbitrage Amount within 60 days of the final retirement of the Obligations. In the event the Issuer fails to notify HSAM in a timely manner as provided hereinabove, HSAM shall have no further obligation or responsibility to provide any services under this Agreement with respect to such retired Obligations.
5. In providing the services set forth in this Agreement, it is agreed that HSAM shall not incur any liability for any error of judgment made in good faith by a responsible officer or officers thereof and, except to the limited extent set forth in this paragraph, shall not incur any liability for any other errors or omissions, unless it shall be proved that such error or omission was a result of the gross negligence or willful misconduct of said officer or officers. In the event a payment is assessed by the Internal Revenue Service due to an error by HSAM, the Issuer will be responsible for paying the correct Arbitrage Amount and HSAM's liability shall not exceed the amount of any penalty or interest imposed on the Arbitrage Amount as a result of such error. Additionally, it is understood and agreed that HSAM shall incur no liability for any errors, omissions, or failure to make a timely payment in connection with any IRS Computation Date calculations occurring prior to the effective date of the Initial Agreement with the Issuer, even if the error is discovered after the date of HSAM's engagement.

Obligations Issued Subsequent to Initial Contract

6. The services contracted for under this Agreement will automatically extend to any additional Obligations (including financing lease obligations) issued during the term of this Agreement, if such Obligations are subject to the rebate requirements under Section 148(f)(2) of the Code. In connection with the issuance of additional Obligations, the Issuer agrees to the following:
 - a. The Issuer will notify or cause the notification, in writing, to HSAM of any tax-exempt financing (including financing lease obligations) issued by the Issuer during any calendar year of this Agreement, and will provide HSAM with such information regarding such Obligations as HSAM may request in connection with its performance of the arbitrage rebate services contracted for hereunder. If such notice is not provided to HSAM with regard to a particular issue, HSAM shall have no obligation to provide any services hereunder with respect to such issue.
 - b. At the option of the Issuer, any additional Obligations to be issued subsequent to the execution of this Agreement may be excluded from the services provided for herein. In order to exclude an issue, the Issuer must notify HSAM in writing of their intent to exclude any specific Obligations from the scope of this Agreement, which exclusion shall be permanent for the full life of the Obligations; and after receipt of such notice, HSAM shall have no obligation to provide any services under this Agreement with respect to such excluded Obligations.

Effective Date of Agreement

7. This Agreement shall become effective at the date of acceptance by the Issuer as set out herein below and remain in effect thereafter for a period of five (5) years from the date of acceptance, provided, however, that this Agreement may be terminated with or without cause by the Issuer or HSAM upon thirty (30) days prior written notice to the other party. In the event of such termination, it is understood and agreed that only the amounts due to HSAM for services provided and extraordinary expenses incurred to and including the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. In the event this Agreement expires or is terminated prior to the completion of its stated term, all records provided to HSAM with respect to the investment of monies by the Issuer shall be returned to the Issuer as soon as practicable following written request by Issuer, provided that such records have not been destroyed pursuant to HSAM's internal document retention policy. In addition, the parties hereto agree that, upon termination of this Agreement, HSAM shall have no continuing obligation to the Issuer regarding any arbitrage rebate related services contemplated herein, regardless of whether such services have previously been undertaken, completed or performed.

Acceptance of Agreement

8. This Agreement is submitted in duplicate originals. When accepted by the Issuer in accordance with the terms hereof, it, together with Appendix A attached hereto, will constitute the entire Agreement between the Issuer and HSAM for the purposes and the consideration herein specified. In order for this Agreement to become effective, it must be accepted by the Issuer within sixty (60) days of the date appearing below the signature of HSAM's authorized representative hereon. After the expiration of such 60-day period, acceptance by the Issuer shall only become effective upon delivery of written acknowledgement and reaffirmation by HSAM that the terms and conditions set forth in this Agreement remain acceptable to HSAM.

Governing Law

9. This Agreement will be governed by and construed in accordance with the laws of the State of Texas, without regard to its principles of conflicts of laws.

Acceptance will be indicated on both copies and the return of one executed copy to Hilltop Securities Asset Management.

Respectfully submitted,

HILLTOP SECURITIES ASSET MANAGEMENT, LLC

By _____

William T. Johnson, Managing Director

Date _____

ISSUER'S ACCEPTANCE CLAUSE

The above and foregoing is hereby in all things accepted and approved by

_____, on this the _____ day of _____, _____.

By _____

Authorized Representative

Title _____

Printed Name _____

APPENDIX A - FEES

The Obligations to be covered initially under this contract include all issues of tax-exempt obligations delivered subsequent to the effective dates of the rebate requirements, under the Code, except as set forth in Section I of the Agreement.

The fee for any Obligations under this contract shall only be payable if a computation is required under Section 148(f)(2) of the Code. In the event that any of the Obligations fall within an exclusion to the computation requirement as defined by Section 148 of the Code or related regulations and no calculations were required by HSAM to make that determination, no fee will be charged for such issue. For example, certain obligations are excluded from the rebate computation requirement if the proceeds are spent within specific time periods. In the event a particular issue of Obligations fulfills the exclusion requirements of the Code or related regulations, the specified fee will be waived by HSAM if no calculations were required to make the determination.

HSAM's fee for arbitrage rebate services is based upon a fixed annual fee per issue. The annual fee is charged based upon the number of years that proceeds exist subject to rebate from the delivery date of the issue to the computation date.

HSAM's fees are payable upon delivery of the report. The first report will be made following one year from the date of delivery of the Obligations and on each computation date thereafter during the term of the Agreement. The fees for computations of the Arbitrage Amount which encompass more, or less, than one Computation Year shall be prorated to reflect the longer, or shorter, period of work performed during that period.

The fee for each of the Obligations included in this contract shall be based on the table below.

Description	Annual Fee
ANNUAL FEE	\$1,600
<i>COMPREHENSIVE ARBITRAGE COMPLIANCE SERVICES INCLUDE:</i>	
• Commingled Funds Analysis & Calculations • Spending Exception Analysis & Calculations • Yield Restriction Analysis & Calculations (for yield restricted Project Funds, Reserve Funds, Escrow Funds, etc.) • Parity Reserve Fund Allocations • Transferred Proceeds Calculations • Universal Cap Calculations • Debt Service Fund Calculations (including earnings test when required) • Preparation of all Required IRS Paperwork for Making a Rebate Payment / Yield Reduction Payment • Retention of Records Provided for Arbitrage Computations • IRS Audit Assistance • Delivery of Rebate Calculations Each Year That Meets the Timing Requirements of the Audit Schedule • On-Site Meetings, as Appropriate, to Discuss Calculation Results / Subsequent Planning Items	INCLUDED
<i>OTHER SERVICES AVAILABLE:</i>	
IRS Refund Request – Update calculation, prepare refund request package, and assist issuer as necessary in responding to subsequent IRS Information Requests	\$750

Note: Fees will be capped for IRS Computation Date only calculations (single 5 year calculations) at \$3,500.00.

EXPLANATION OF TERMS:

- a. **Computation Year:** A “Computation Year” represents a one year period from the delivery date of the issue to the date that is one calendar year after the delivery date, and each subsequent one-year period thereafter. Therefore, if a calculation is required that covers more than one “computation year,” the annual fee is multiplied by the number of computation years contained in the calculation being performed. If a calculation includes a portion of a computation year, i.e., if the calculation includes 1 ½ computation years, then the base fee will be multiplied by 1.5.
- b. **Electronic Data Submission:** The data should be provided electronically in MS Excel or ASCII text file (comma delimited text preferred) with the date, description, dollar amount, and an activity code (if not in debit and credit format) on the same line in the file.
- c. **Variable/Floating Rate Bond Issues:** Special services are also required to perform the arbitrage rebate calculations for variable rate bonds. A bond is a variable rate bond if the interest rate paid on the bond is dependent upon an index which is subject to changes subsequent to the issuance of the bonds. The computational requirements of a variable rate issue are more complex than those of a fixed rate issue and, accordingly, require significantly more time to calculate. The additional complexity is primarily related to the computation of the bond yield, which must be calculated on a “bond year” basis. Additionally, the regulations provide certain flexibility in computing the bond yield and determining the arbitrage amount over the first IRS reporting period; consequently, increased calculations are required to determine which bond yield calculation produces the lowest arbitrage amount.
- d. **Commingled Fund Allocations:** By definition, a commingled fund is one that contains either proceeds of more than one bond issue or proceeds of a bond issue and non-bond proceeds (i.e., revenues) of \$25,000 or more. The arbitrage regulations, while permitting the commingling of funds, require that the proceeds of the bond issue(s) be “carved out” for purposes of determining the arbitrage amount. Additionally, interest earnings must be allocated to the portion of the commingled fund that represents proceeds of the issue(s) in question. Permitted “safe-harbor” methods (that is, methods that are outlined in the arbitrage regulations and, accordingly, cannot be questioned by the IRS under audit), exist for allocating expenditures and interest earnings to issues in a commingled fund. HSAM uses one of the applicable safe-harbor methods when doing these calculations.
- e. **Debt Service Reserve Funds:** The authorizing documents for many revenue bond issues require that a separate fund be established (the “Reserve Fund”) into which either bond proceeds or revenues are deposited in an amount equal to some designated level, such as average annual debt service on all parity bonds. This Reserve Fund is established for the benefit of the bondholders as additional security for payment on the debt. In most cases, the balance in the Reserve Fund remains stable throughout the life of the bond issue. Reserve Funds, whether funded with bond proceeds or revenues, must be included in all rebate calculations.
- f. **Debt Service Fund Calculations:** Issuers are required under the regulations to analyze the invested balances in their debt service funds annually to determine whether the fund depletes as required during the year and is, therefore, “bona fide” (i.e., potentially exempt from rebate in that year). It is not uncommon for surplus balances to develop in the debt service fund that services an issuer’s tax supported debt, particularly due to timing differences of when the funds were due to be collected versus when the funds were actually collected. HSAM performs this formal analysis of the debt service fund and, should it be determined that a surplus balance exists in the fund during a given year, allocates the surplus balance among the various issues serviced by the fund in a manner that is acceptable under IRS review.
- g. **Earnings Test for Debt Service Funds:** Certain types of bond issues require an additional level of analysis for the debt service fund, even if the fund depletes as required under the regulations and is “bona fide.” For short-term, fixed rate issues, private activity issues, and variable rate issues, the regulations require that an “earnings test” be performed on a bona fide debt service fund to determine if the interest earnings reached \$100,000 during the year. In cases where the earnings reach or exceed the \$100,000 threshold, the entire fund (not just the surplus or residual portion) is subject to rebate.
- h. **Transferred Proceeds Calculations:** When a bond issue is refinanced (refunded) by another issue, special services relating to “transferred proceeds” calculations may need to be performed. Under the regulations, when proceeds of a refunding issue are used to retire principal of a prior issue, a pro-rata portion of the unspent proceeds of the prior issue becomes subject to rebate and/or yield restriction as transferred proceeds of the refunding issue. The refunding issue essentially “adopts” the unspent proceeds of the prior issue for purposes of the arbitrage calculations. These

calculations are required under the regulations to ensure that issuers continue to exercise due diligence to complete the project(s) for which the prior bonds were issued.

- i. **Universal Cap:** Current regulations provide an overall limitation on the amount of gross proceeds allocable to an issue. Simply stated, the value of investments allocated to an issue cannot exceed the value of all outstanding bonds of the issue. For example, this situation can occur if an issuer encounters significant construction delays or enters into litigation with a contractor. It may take months or even years to resolve the problems and begin or resume spending the bond proceeds; however, during this time the debt service payments are still being paid, including any scheduled principal payments. Thus, it's possible for the value of the investments purchased with bond proceeds to exceed the value of the bonds outstanding. In such cases, a "de-allocation" of proceeds may be required to comply with the limitation rules outlined in the regulations.
- j. **Yield Restriction Analysis/Yield Reduction Computations:** The IRS strongly encourages issuers to spend the proceeds of each bond issue as quickly as possible to achieve the governmental purpose for which the bonds were issued. Certain types of proceeds can qualify for a "temporary period," during which time the proceeds may be invested at a yield higher than the yield on the bonds without jeopardizing the tax-exempt status of the issue. The most common temporary period is the three-year temporary period for capital project proceeds. After the end of the temporary period, the proceeds must be yield restricted or the issuer must remit the appropriate yield reduction payment when due. HSAM performs a comprehensive yield restriction analysis when appropriate for all issues having proceeds remaining at the end of the applicable temporary period and also calculates the amount of the yield reduction payment due to the IRS.



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (6)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Consideration and Action regarding Resolution No. 2021-16, Canvassing the Returns and Declaring the Results of the Run-Off Election for Council Place 2 held on June 5, 2021

BACKGROUND/DISCUSSION:

Resolution No. 2021-16 canvasses the returns of the Run-Off Election held on June 5, 2021.

NOTE: AT THE TIME THE PACKET WAS POSTED, TARRANT COUNTY ELECTIONS HAD NOT RELEASED THE OFFICIAL RETURNS. I EXPECT TO RECEIVE THE OFFICIAL RETURNS ON MONDAY. THE NUMBERS IN THE RESOLUTION ARE FROM THE UNOFFICIAL RESULTS (HIGHLIGHTED IN YELLOW). IF THERE ARE ANY CHANGES WHEN I RECEIVE THE OFFICIAL RETURNS, THE RESOLUTION WILL BE REVISED ACCORDINGLY PRIOR TO THE MEETING.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Resolution 2021-16

CITY OF SAGINAW RESOLUTION NO. 2021-16

**A RESOLUTION OF THE CITY OF SAGINAW, TEXAS, CANVASSING
RETURNS AND DECLARING RESULTS OF A RUN-OFF ELECTION
HELD IN THE CITY OF SAGINAW ON JUNE 5, 2021 FOR THE
PURPOSE OF ELECTING COUNCILMEMBER PLACE 2.**

WHEREAS, on May 1, 2021, an election was held for the office of Councilmember Place 2; and

WHEREAS, no candidate in said election received the votes necessary to be elected to the office of Councilmember Place 2; and

WHEREAS, on May 11, 2021, the City Council of the City of Saginaw, Texas adopted Resolution No. 2021-15 calling for a run-off election to be held in the City on Saturday June 5, 2021 for the purpose of electing Councilmember Place 2; and

WHEREAS, said election was duly held at the time and place specified, after due notice as required by law had been given by posting and publication; and

WHEREAS, only qualified voters of the City of Saginaw, Texas, were allowed to vote in said election; and

WHEREAS, the Mayor and the City Council duly canvassed the vote of said election on this the 15th day of June 2021; and

WHEREAS, there were 753 electors voting at said election, who cast votes as follows:

FOR COUNCILMEMBER PLACE NO. 2

Sheri Means Hart	273 Votes
Nicky Lawson	480 Votes

as is reflected by the election returns heretofore filed by the election judges with the City Secretary;

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

SECTION 1.

1. That said election was duly called; that notice of said election was given in accordance with law and the resolution calling the election; that the election was held in accordance with law; that due return of said election has been made by the proper officers; and that the qualified voters of the City of Saginaw, Texas, voting in said election have duly elected Nicky Lawson as Councilmember Place 2.

SECTION 2.

2. That the said Nicky Lawson is hereby declared duly elected to the office of Councilmember Place 2 of the City of Saginaw, Texas.

SECTION 3.

3. That the proper officials are hereby authorized to administer the oath of office and do all things necessary to install said officer in their respective office.

ADOPTED AND APPROVED this 15th day of June, 2021.

APPROVED:

Todd Flippo, Mayor Pro-Tem

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

Cumulative Report

Official Report

Run Time 11:36 PM
Run Date 06/05/2021**Tarrant County**

Joint Runoff Election

6/5/2021

Page 5

Unofficial Results

Ballots Cast

128540

Precincts Reporting

597 of 597 = 100.00%

City of Kennedale Councilmember, Place 5

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Chad Wandel		5	45.45%	63	41.72%	49	55.06%	117	46.61%
James Connor		6	54.55%	88	58.28%	40	44.94%	134	53.39%
Cast Votes:		11	100.00%	151	100.00%	89	100.00%	251	100.00%
Undervotes:		0		1		0		1	
Overvotes:		0		0		0		0	

City of River Oaks City Council Member, Place 4

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Yolie Rodriguez		2	50.00%	96	62.75%	69	59.48%	167	61.17%
Sherrie Uptmore Dast		2	50.00%	57	37.25%	47	40.52%	106	38.83%
Cast Votes:		4	100.00%	153	100.00%	116	100.00%	273	100.00%
Undervotes:		0		0		3		3	
Overvotes:		0		0		0		0	

City of Saginaw Councilmember, Place 2

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Sheri Means Hart		5	35.71%	133	35.00%	135	37.60%	273	36.25%
Nicky Lawson		9	64.29%	247	65.00%	224	62.40%	480	63.75%
Cast Votes:		14	100.00%	380	100.00%	359	100.00%	753	100.00%
Undervotes:		0		3		3		6	
Overvotes:		0		0		0		0	

*** End of report ***



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (7)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Oath of Office for Councilmember Place 2

BACKGROUND/DISCUSSION:

City Secretary England will administer the oath of office for Councilmember Place 2.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Todd Flippo
Mayor

Agenda Items: (8)

E-mail: tflippo@saginawtx.org

Phone: 817-232-4640

SUBJECT:

Recognition of Patrick Farr, Councilmember Place 2

BACKGROUND/DISCUSSION:

Outgoing Councilmember Patrick Farr will be recognized for his service as Councilmember Place 2. Councilmember Farr was elected in 2015.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Todd Flippo
Mayor

Agenda Items: (9)

E-mail: tflippo@saginawtx.org

Phone: 817-232-4640

SUBJECT:

Election of Mayor Pro-Tem

BACKGROUND/DISCUSSION:

Each year following the election, the City Council must choose one of its members to serve as Mayor Pro-Tem.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City of Saginaw

Meeting Date: 6/15/2021

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

Agenda Items: (10)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

PUBLIC HEARING - Consideration and Action regarding a Request for Approval to Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard (NOTE: THE APPLICANT HAS REQUESTED THIS ITEM BE POSTPONED UNTIL THE JULY 20TH CITY COUNCIL MEETING.)

BACKGROUND/DISCUSSION:

Owner: Lorin Boswell, Jr. Enterprises, LLC

Applicant: HHS Residential, LLC

Engineer: JBI Partners, Inc.

Existing Zoning: MF1 and NC

Ultimate Land Use Plan: CC and SF2

Proposed Zoning: PD/SF3

1. The Planning and Zoning Commission held a Public Hearing on the Villas of Willow Creek on May 11, 2021. Comments were received from the surrounding community primarily in opposition to the proposed development. The comments received included the following concerns:
 - Increased neighborhood traffic and cut through traffic from Old Decatur.
 - Decrease in property values.
 - Increase in crime.
 - Invasion of privacy from multi story structures overlooking backyards and increasing a buffer area between the development and the single family development to the south.
 - Funding of infrastructure costs.

- Overcrowded schools.
- Impact of the loss of potential business.
- The quality of the completed product (e.g. building materials).

Based on the large number of concerns staff recommended that the item be continued to the June 8th meeting to allow time for the developer and the community to meet and seek resolution to the issues surrounding the project.

On May 19, 2021 the developer convened a public meeting to share information and receive feedback regarding their proposal. In addition to staff and the developer, forty (40) people showed up for the meeting.

The developer reviewed the proposal with those in attendance. The attendees voiced concerns similar to those heard by the Commission in May. The developer was responsive in trying to answer their questions and issues.

Since the May 19, 2021 meeting, the developer has submitted a revised development plan in response to the neighborhood. Major revisions include:

- Shifting a private street to the south side of the developer and increasing distances between the Villas of Willow Creek dwelling units and the neighborhood.
- Eliminating the extension of Westwood Drive through the development, thereby eliminating the cut through traffic.
- Providing exterior coverage on the dwellings with 75% masonry (brick) 100% of the front façade as masonry with the exception of doors, windows and dormers.
- The new plan clarifies that the minimum floor area shown in the exhibits are exclusive of the garage. A corrected analysis sheet as an attachment.
- In addition to the Exhibits that will be used in the PD Ordinance, the developer has submitted a schematic comparison of the previous plan with the current proposal.

In response to increased traffic congestion, a memorandum has been provided from the City Engineer that compares trip generation that would be generated from the existing zoning with that of the proposed Villas of Willow Creek.

A memo from Eagle Mountain Saginaw Independent School District is included in the Council's attachments regarding the capacity of Willow Creek Elementary.

The cluster diagrams (Exhibits "D" and "D-1") are unchanged except that the minimum distance between structures has been reduced from 10' to 9' to account for masonry veneer. Distances to private streets have been reduced to 4.5' for the same reason.

Staff recommends that a requirement for an 8' masonry or wooden fence be installed around the perimeter of the development and that a development agreement be executed to bind the developer masonry coverage standards shown in his Development Standards

The Planning and Zoning Commission met on June 8, 2021. After receiving an update from the developer on the revised proposal and hearing additional comments from the public, the Commission denied the request by a vote of 3 to 2.

FINANCIAL IMPACT:

N.A.

RECOMMENDATION:

Staff recommends approval of the Villas of Willow Creek Planned Development to include:

1. A 8' wood or masonry fence be provided around the perimeter; and,
2. A developer agreement be executed to require the masonry coverage as described in the development standards.

ATTACHMENTS:**Description**

P&Z Packet 6-8-21 with Attachments Rec'd at meeting

KHA Traffic Memo

EMSISD Memo

Corrected Analysis Sheet

P&Z Minutes 6-8-21

Villas of Willow Creek Presentation at 6-8-21 Meeting

Villas of Willow Creek Ordinance w/o Exhibits

Villas of Willow Creek Ordinance Exhibits

CITY OF SAGINAW PLANNING AND ZONING COMMISSION

NOTICE OF REGULAR MEETING

**Saginaw City Hall
333 West McLeroy Boulevard**

Tuesday, June 8, 2021

AT 6:00 P.M.

- (1) **Call To Order** Chairman Lewis
- (2) **Roll Call To Establish Quorum** Chairman Lewis
- (3) **Audience Participation** Chairman Lewis
- (4) **Approval of Minutes** Chairman Lewis
Regular Meeting and Public Hearing On May 11, 2021
- (5) **PZ 0521-01 (continued from the May 11, 2021 meeting)**
Consideration And Action Regarding A Request For Approval To Matt McGhee
Amend The Comprehensive Plan And To Change The Zoning HHS Residential
From Neighborhood Commercial (NC) and Multifamily (MF1) To A
Planned Development (PD) With Single Family Uses For Land
Described As Approximately 20.8587 Acres Of Land Out Of Abstract
1849, A. F. Albright Survey, Located South Of West McLeroy Boulevard
And West Of Woodcrest Drive
- (6) **Staff Report** Rick Trice, P. E.
A. Discussion of Residential, Commercial and Industrial, and City Projects Public Works Director
B. Update Commission of City Council Action on Previous Cases
- (7) **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
- (8) **Adjournment** Chairman Lewis

DATE POSTED: _____ TIME: _____ BY: _____

DATE RETRIEVED: _____ TIME: _____ BY: _____

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

PLEASE NOTE THAT IN ACCORDANCE WITH CURRENT CDC RECOMMENDATIONS REGARDING COVID-19 WE WILL BE OBSERVING SIX FEET DISANCING BETWEEN EVERYONE. THEREFORE, THERE WILL BE LIMITED SEATING AVAILABLE. FACE COVERINGS WILL BE REQUIRED

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2022
John Peet	1 st Alternate	Term Expires May 2021
Randy Villarreal	2 nd Alternate	Term Expires May 2022

- **Sec. 2-8. - Meeting and quorum**

A quorum for the conduct of business shall consist of three members of the commission. The members of the commission shall regularly attend meetings and public hearings of the commission and shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

Audience Participation

If anyone in the audience wishes to address the board on any item listed on the agenda, please fill out one of the audience participation forms located by the east door of the Council Room. After the form is completed, please hand it to the board secretary. Your request to speak will be given to the chairman and you will be called upon to speak when that item is discussed.

**MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCCLEROY BOULEVARD
MAY 11, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Randy Villarreal
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Cathy McCann	Jeff Klement
R L Morgan	Randall Miner
Jennifer Cutnight	Jimmy Burgdorf
Natalie Messick	Paul Felegy
Shen Haa	Burke Harvey
Neva Cotton	Carmen Drake
Brian Skates	Holman Harvey
Randy Morgan	Debra Smyser
Donna Skates	John Harrieff
Kathryn Johnson	Marilyn Tolbert
Brack St. Clair	Dan Tolbert
Nick Lawson	Mary Ann Bone
L Davis	Steve Bone
Mayson Meire	Starlyn Spar
Sefena Smith	Gloria Miner
Dianna Yvonne Bridges	Mark Bridges
James Shelton	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:25 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Barngrover, LaBruyere

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on April 13, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Vice Chairman Haney to approve the minutes for April 13, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(5) PZ 0521-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The Comprehensive Plan And To Change The Zoning From Neighborhood Commercial (NC) and Multifamily (MF1) To A Planned Development (PD) With Single Family Uses For Land Described As Approximately 20.8587 Acres Of Land Out Of Abstract 1849, A. F. Albright Survey, Located South Of West McLeroy Boulevard And West Of Woodcrest Drive

Chairman Lewis read the request and opened the public hearing at 6:32 p.m.

DPW Trice reviewed the information included in the members' packets and called attention to the Analysis sheet provided in the packets that listed the variances from standard zoning of a Single Family (SF3) district that this Planned Development includes.

Mayson Meier, Director of Land for HHS Residential, described the proposed development with a power point presentation that showed current zoning and the neighborhood concept for the Planned Development. This presentation showed some illustrations of what the homes would look like.

John Harrieff, 1094 Springhill Drive, Mark Bridges, 1090 Springhill Drive, Dan Tolbert, 1058 Springhill Drive, Carmen Drake, 1070 Springhill Drive, Steve and Mary Ann Bone, 1024 Hillwood Drive, Randall Miner, 1008 Springhill Drive, Nick Lawson, 1056 Iron Horse Drive, Dianna Bridges, 1090 Springhill Drive, Aaron Blain, 1040 Springhill Drive, Paul Felegy, 1108 Springhill Drive, spoke to the members in opposition of this item. They voiced concerns and had questions regarding rental property, short term leases, increased traffic, impact on water, sewer, drainage, police, fire, higher crime rate, parking in streets, drug problems, decrease in surrounding area property values, 2 story houses overlooking yards along Springhill Drive, overpopulation of schools, retention pond breeding mosquitos, disturbing wildlife habitat, how it will affect city's tax base, density per square mile, building materials, and a screening wall between current residential and this development.

Brian Skates, 303 Woodcrest Drive, spoke in favor of the Planned Development, stating that even though he would like to see single family 2000 sf homes built there, this proposal has a lower density than the existing zoning so this is better than what the property is currently zoned.

Mr. Meier answered some questions and addressed some of the concerns

DPW Trice stated that an eight-foot wood or masonry fence would be a requirement. He also advised that some sort of approved retention would be required with any development and maintenance for the retention area would be the responsibility of the property owner. He told the members that Dana Shumard, with Kimley Horn, had run the numbers for traffic for the existing zoning when fully developed would generate over 9,000 trips per day, but the proposed Planned Development would be approximately 2000 per day. He stated that the proposed zoning would reduce density and traffic.

DPW Trice advised the members that staff recommends continuing this item until the next month to allow the developer the opportunity to hold a community forum for the neighborhood to discuss the concerns and answer their questions in more detail.

Chairman Lewis closed the public hearing at 7:25 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that this item be tabled until the June 2021 meeting. Motion carried.

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

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(6) PZ 0521-02

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 Breweries 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 Brewery

Chairman Lewis read the request and opened the public hearing at 7:26 p.m.

DWP Trice said that city staff had received a request to add the use "Brewery" to the Zoning Ordinance, stating that this is similar to the amendment heard at last month's meeting to add the use for a "Winery".

Chairman Lewis closed the public hearing at 7:28 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the city council approve the ordinance amending Ordinance No. 2002-04, to add the use "Brewery" with regulations and a definition. Motion carried.

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

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

(7) 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.

(8) 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

(9) Adjournment

Motion was made by Member Barngrover with a second by Vice Chairman Haney to adjourn the meeting. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Members Peet, Villarreal

Chairman Lewis declared the meeting of May 11, 2021 closed at 7:30 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

Mary Ragle, Recording Secretary



DATE: June 8, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding a Request for Approval to Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard

Planned Development – Villas at Willow Creek

Owner: Lorin Boswell, Jr. Enterprises, LLC

Applicant: HHS Residential, LLC

Engineer: JBI Partners, Inc.

Existing Zoning: MF1 and NC

Ultimate Land Use Plan: CC and SF2

Proposed Zoning: PD/SF3

Background

This is a continuation of an item tabled at the May Planning and Zoning Commission meeting. On May 19, 2021 the developer convened a public meeting to share information and receive feedback regarding their proposal. In addition to staff and the developer, forty (40) people showed up for the meeting.

The developer reviewed the proposal with those in attendance. The attendees voiced concerns similar to those heard by the Commission in May. Those included:

- Increased neighborhood traffic and cut through traffic from Old Decatur.
- Decrease in property values.
- Increase in crime.
- Invasion of privacy from multi story structures overlooking backyards and increasing a buffer area between the development and the single family development to the south.
- Funding of infrastructure costs.

- Overcrowded schools.
- Impact of the loss of potential business.
- The quality of the completed product (e.g. building materials).

The developer was responsive in trying to answer their questions and issues.

The developer has submitted a revised development plan in response to the neighborhood. Major revisions include:

- Shifting a private street to the south side of the developer to increase distances between the rental dwellings and the neighborhood.
- Eliminating the extension of Westwood Drive through the development, thereby eliminating the cut through traffic.
- Providing exterior coverage on the dwellings with 75% masonry (brick).

In response to increased traffic congestion, I have included a memorandum from the City Engineer that compares trip generation that would be generated from the existing zoning with that of the proposed Villas of Willow Creek.

I have also included a memo from Eagle Mountain Saginaw Independent School District regarding the capacity of Willow Creek Elementary.

Exhibits

Exhibit "B" Land Use and Development Standards. The only changes from the May submittal is the addition of a requirement for 75% of the exterior of the structure as masonry with 100% of the front façade as masonry with the exception of doors, windows and dormers and clarification that the minimum floor area is exclusive of garage.

Exhibits "D" and "D-1". The cluster diagrams are unchanged except that the minimum distance between structures has been reduced from 10' to 9' to account for masonry veneer. Setbacks to private streets has been reduced to 4.5' for the same reason.

The developer has provided a schematic comparison of the previous plan with the current proposal.

Finally, staff recommends that a requirement for an 8' masonry or wooden fence be installed around the perimeter of the development.

If you have any questions, please let me know.

Rick Trice, P.E.
Director of Public Works

Attachment



Memorandum

To: Rick Trice, P.E.
Director of Public Works
City of Saginaw, TX

From: Brandon Forsythe, P.E.
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: May 18, 2021

Re: McLeroy Trip Generation Memo
Saginaw, Texas

PURPOSE

Kimley-Horn was retained by the City of Saginaw, Texas to evaluate the potential impact to traffic volumes along McLeroy Boulevard considering a potential rezoning for the tracts located immediately east and west of the existing Westwood Drive stub out, just south of McLeroy Boulevard.

To the west of Westwood Drive, the existing zoning calls for MF1 (Multifamily (18 density units per acre)) zoning classification and to the east the existing zoning calls for NC (Neighborhood Commercial) zoning classification.

Based on information provided by the developer, the current site plan for the Villas at Willow Creek provided for rezoning calls for townhome land use and a density of approximately 8 dwelling units per acre. The proposed site plan is attached.

This memorandum will compare the anticipated trips projected under the existing zoning versus that proposed by the developer.

EXISTING ZONING

The area located west of Westwood Drive is zoned MF1. The acreage of this proposed zoning is approximately 11.5 acres. Applying the appropriate density (18 units per acre) results in approximately 207 multifamily units.

The area located east of Westwood Drive is zoned NC. The acreage of this proposed zoning is approximately 10.3 acres. Applying a typical planning level floor to area (FAR) ratio of 0.20 for retail use results in approximately 90,000 square feet of retail land use.

Table 1 provides the existing zoning trip generation table which is based on the assumptions outlined above. For the MF1 zoned area, ITE's mid-rise multifamily land use was utilized while for the NC zoned area, ITE's general shopping center use was utilized when estimating the site's trip generation.



Table 1. Existing Zoning Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Mid-Rise)	221	207 Dwelling Units	1,128	20	55	75	56	35	91
Shopping Center	820	90,000 Square Feet	3,398	53	32	85	165	178	343
Site Total			4,526	73	87	160	221	213	434

PROPOSED DEVELOPMENT

Based on information provided by the developer, the current site plan calls for townhomes with a density of approximately 8 dwelling units per acre. The site is proposed with 168 units. The land use assumed for the townhome use was ITE's low-rise multifamily land use. The anticipated trip generation for the proposed development is summarized in **Table 2**.

Table 2. Proposed Development Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Low-Rise)	220	168 Dwelling Units	1,230	18	59	77	59	35	94
Site Total			1,230	18	59	77	59	35	94

CONCLUSIONS

The proposed Villas at Willow Creek development is projected to generate less traffic than if the site was developed per the existing zoning. The daily traffic is projected to be approximately 30% of the daily and 50% of the morning peak hour. Therefore, volumes along McLeroy Boulevard would ultimately be lower with the proposed development versus what the site could be developed as under the existing zoning.

If you have any questions, please contact me at brandon.forsythe@kimley-horn.com or by phone at 817-339-2289.



Conceptual Site Plan



CONCEPTUAL SITE PLAN

SITE AREA	918,789 S.F. ±
ACREAGE	21.1 ACRES
UNITS SHOWN	168 UNITS
NET DENSITY	7.96 DUA

YIELD DATA

UNIT TYPE	YIELD	#BEDS	1ST FLR. AREA	UNIT AREA	TOTAL AREA
PLAN 1 (3-BEDRM)	47	141	653 S.F.	1,467 S.F.	68,949 S.F.
PLAN 2 (3-BEDRM)	39	117	691 S.F.	1,665 S.F.	64,935 S.F.
PLAN 3 (4-BEDRM)	41	164	973 S.F.	1,847 S.F.	75,727 S.F.
PLAN 4 (4-BEDRM)	41	164	1,253 S.F.	2,038 S.F.	83,558 S.F.
TOTAL:	168	596	N/A	1,745 S.F. AVG.	293,169 S.F.

WESTWOOD STREET SECTION

TYPICAL PRIVATE STREET SECTION



EAGLE MOUNTAIN SAGINAW ISD

Fostering a Culture of Excellence

May 19, 2021

City of Saginaw
Attn: Gabe Reaume, City Manger
333 West McLeroy Blvd
Saginaw, Texas 76179

Mr. Reaume,

I was asked by a community member about the capacity of Willow Creek Elementary School. The information was related to the current zoning case. I wanted to share the information with you. Please see the information I provided below.

- Current enrollment is 585 with a capacity of 727.
- The existing MF1 is within growth projections for the future schools.
- The current growth model does not include the requested zoning change from neighborhood commercial to multifamily.
- We have routinely opposed or discouraged zoning changes from commercial to multifamily. As you understand from the city perspective, it is important that we have a balance between commercial and residential property. These changes can have a negative effect on overall taxable assessed values.
- There is the potential for two Pre-K classrooms for the 2022-2023 school year.
- The bottom line is that, under the existing growth model, Willow Creek ES will reach 95% capacity in 2025. If the two Pre-K classes are needed, then the capacity will could be reached in 2023.

Please reach out if you have any additional questions or if I can provide further clarification regarding the ability of Willow Creek ES to support additional enrollment growth as a result of the proposed zoning change.

Sincerely,

Clete Welch
Chief Operations Officer
Eagle Mountain-Saginaw ISD



DATE: May 11, 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 Revise the Official Zoning Map from Neighborhood Commercial (NC) and Multi-Family (MF1) to Planned Development (PD) with Single Family uses and Amend the Comprehensive Plan for land described as approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr. Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas located east of Old Decatur Road and south of W. McLeroy Boulevard

Planned Development – Villas at Willow Creek

Owner: Lorin Boswell, Jr. Enterprises, LLC

Applicant: HHS Residential, LLC

Engineer: JBI Partners, Inc.

Existing Zoning: MF1 and NC

Ultimate Land Use Plan: CC and SF2

Proposed Zoning: PD/SF3

Background

The applicant is requesting a zoning change from Neighborhood Commercial (CC) and Multi-Family (MF1) to PD/SF3.

The development plan is divided into two (2) Lots that will be bisected by the extension of Westwood Drive, a public street. The remainder of the streets planned within the subdivision will be private.

The plan proposes a maximum of 173 single family homes clustered across the two lots as "for rent" properties. The gross density is calculated at 8.3 D.U. per acre compared to a maximum density allowed for MF-1 of 18 D.U. per acre. Access to individual homes will be provided by a Fire Lane from a private street.

The single family homes will range in size from 1,467 square feet to 2,038 square feet. The average size will be 1,740 square feet.

The property has existing frontage on W. McLeroy Boulevard on the north, Woodcrest Drive on the east and undeveloped property zoned Community Commercial on the west.

The layout has been revised several times to comply with Fire Department concerns over access and fire protection and setbacks from the Fire Lane to provide sufficient depth for driveway parking. There will be a requirement during the platting phase to secure an offsite utility easement from the property to the west to provide for a loop of the public water system.

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

Villas at Willow Creek Analysis

Development Standard	City Code	Single Family Detached Villas
	Single-Family SF3	
Density		
Minimum Lot Area	6,600 s.f.	3000 s.f.
Minimum Lot Width	66 ft.	100 ft.
Minimum Lot Depth	100 ft.	200 ft.
Front Yards	25 ft.	20' from public ROW
Minimum Side Yard	7.5 feet interior of lot, 15 feet adjacent to street	15' from public ROW, 5' minimum from public access easement
Minimum Rear Yard	20 ft.	15 ft., 20 ft. if abutting SF District
Minimum Distance Between Buildings		
Maximum Lot Coverage	50%	
Building Height	36 feet or 2-1/2 stories	
Minimum Floor Area (s.f.)	1,600 s.f. living area, 800 s.f. ground floor	1,400 S.F. (inclusive of garage)
Studio Units		
1 Bedroom		
2 Bedroom		
3 Bedroom		
Parking		
Landscaping		
Signs		
Lighting		

ORDINANCE NO. 2021-

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS BY ESTABLISHING THE VILLAS AT WILLOW CREEK PLANNED DEVELOPMENT DISTRICT; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO SAID PROPERTY; 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 City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and,

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the Ultimate Land Use Map; and,

WHEREAS, the owner of property consisting of approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr.

Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard, has filed an application to establish The Villas of Willow Creek Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on May 11, 2021 and the City Council of the City of Saginaw, Texas held a public hearing on May 18, 2021, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City Council has determined that an amendment to the Ultimate Land Use Map, as provided herein, redesignating the below described property from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and,

WHEREAS, the City Council finds that the requested Planned Development District 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.

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and amendment of the Comprehensive Land Use Plan; and

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

SECTION 1.

Ordinance No. 2021- is hereby adopted on the hereinafter described property and area of the The Villas at Willow Creek Planned Development District as shown below:

Approximately 20.8587 acres of land, and described as Abstract 1849, , out of the Alexander F. Albright Survey, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard as more fully described in Exhibit "A" hereto.

SECTION 2.

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Development Plan attached hereto as Exhibit "C" establishing The Villas at Willow Creek Planned Development District, the Zoning Ordinance of the City of Saginaw.

SECTION 3.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property described above from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD).

SECTION 4.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

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 6.

The City Secretary is directed to revise the Ultimate Land Use Map to reflect the revised land use designations as set forth above.

SECTION 7.

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 8.

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 9

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 10.

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 11.

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 12.

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 13

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 18th DAY OF MAY, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

Exhibit "A"
Property Description

Exhibit "B"
Land Use and Development Standards

EXHIBIT "B"

LAND USE AND DEVELOPMENT STANDARDS

VILLAS AT WILLOW CREEK

PURPOSE

The purpose of this planned development is to create the Villas at Willow Creek neighborhood. Villas at Willow Creek will be a neighborhood of single-family homes developed in a cluster concept. Typically, each cluster contains 8 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garages.

The homes will be 2 stories in height and will either have 3 or 4 bedrooms, which is plan dependent. The homes will range in size from 1,467 square feet to 2,038 square feet. The average size home in Villas at Willow Creek will be 1,740 square feet. Each of the homes will have a fenced yard.

What sets Villas at Willow Creek apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood.

GENERAL STANDARDS

- A. The design and development of the Villas at Willow Creek neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
- B. Unless otherwise specified in this planned development, development within the Villas at Willow Creek neighborhood is governed by the Saginaw Zoning Ordinance. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- C. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
- D. The maximum number of homes in the Villas at Willow Creek neighborhood shall be 173.
- E. Exterior construction. Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

DEVELOPMENT STANDARDS

- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.
 - 2. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.

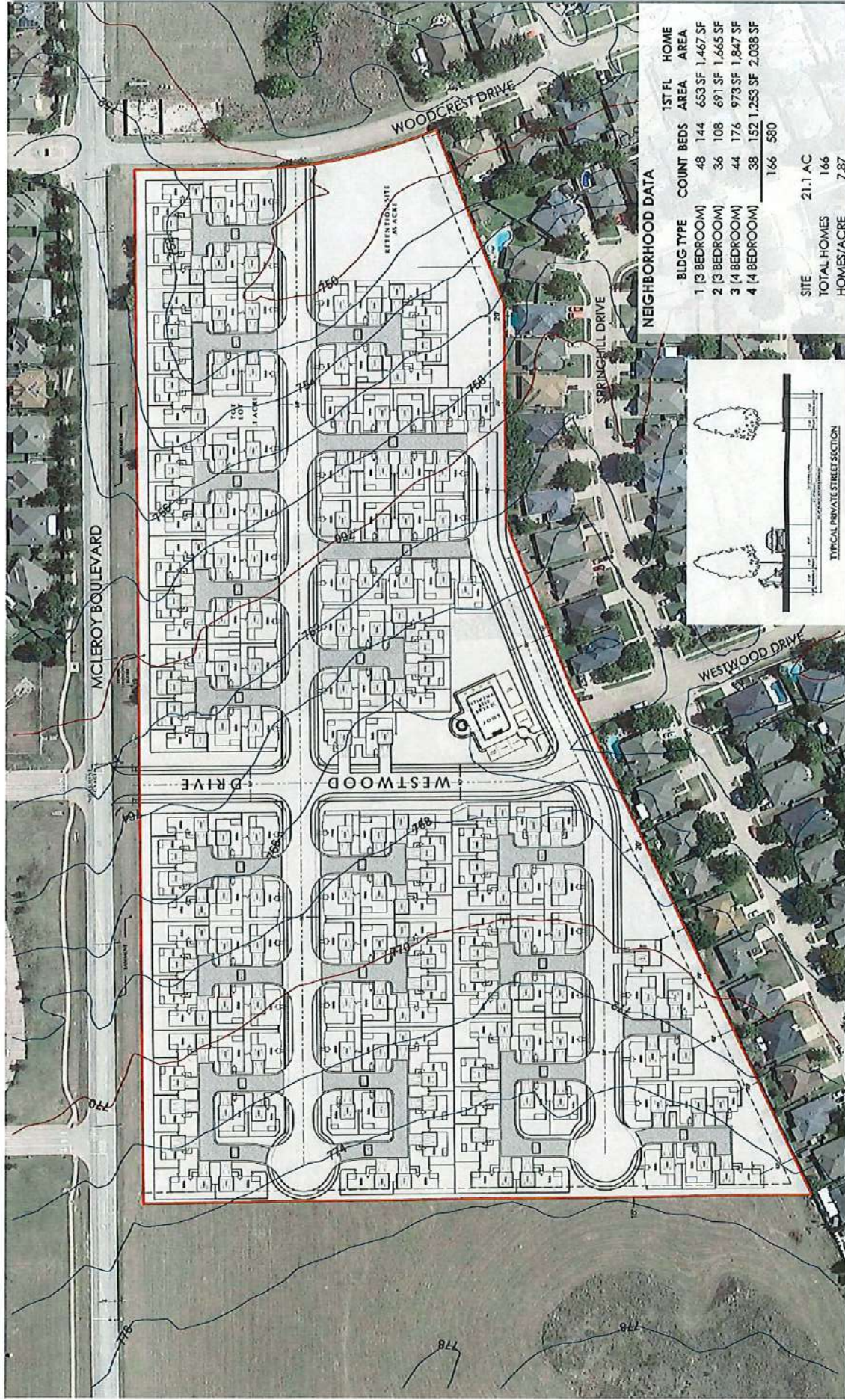
- B. Area Requirements: The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), maximum lot coverage, and minimum floor area, and other requirements as it pertains to this district shall be as outlined in the table below.

The requirements regulating the development of individual clusters within the Villas at Willow Creek neighborhood shall be governed by the diagrams shown on the Cluster Diagram Sheets (Exhibits D and D-1).

DEVELOPMENT STANDARD

DEVELOPMENT STANDARD	
Minimum Lot Area	3,000 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Front Yard	20', Measured from public ROW
Minimum Side Yard	15', Measured from public ROW
Minimum Rear Yard	15', 20' if abutting a SF District
Maximum Lot Coverage (Bldg)	50%
Maximum Building Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

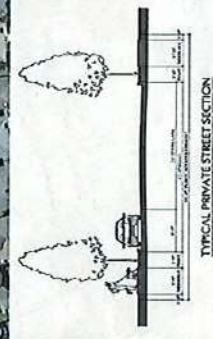
Exhibit "C"
Development Plan



NEIGHBORHOOD DATA

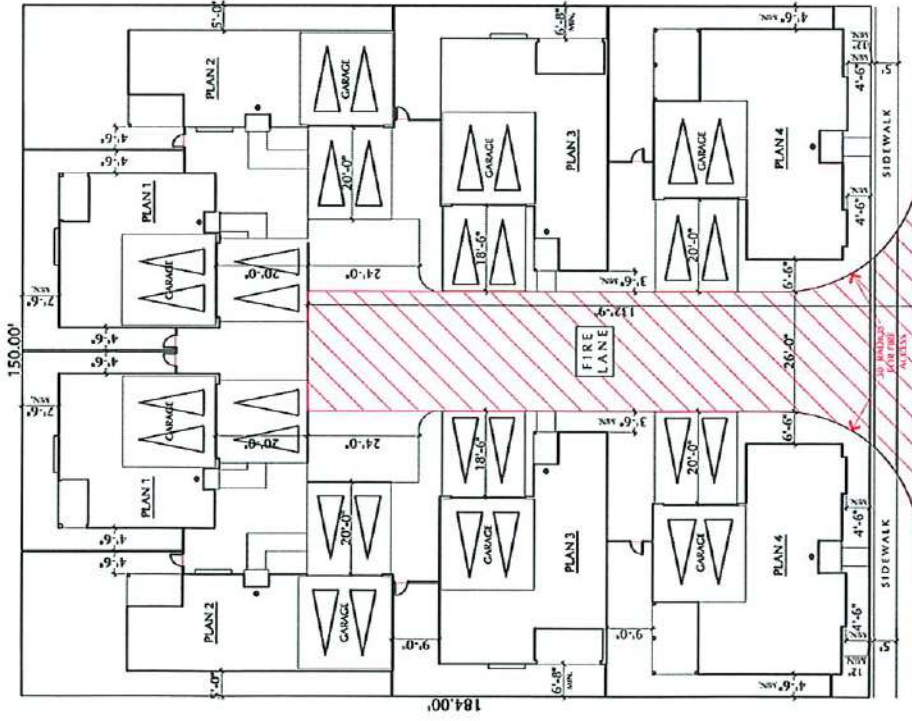
BLDG TYPE	COUNT	BEDS	AREA	1ST FL	HOME AREA
1 (3 BEDROOM)	48	144	653 SF	1.467	SF
2 (3 BEDROOM)	36	108	691 SF	1.665	SF
3 (4 BEDROOM)	44	176	973 SF	1.847	SF
4 (4 BEDROOM)	38	152	1,253 SF	2.038	SF
	166	580			

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

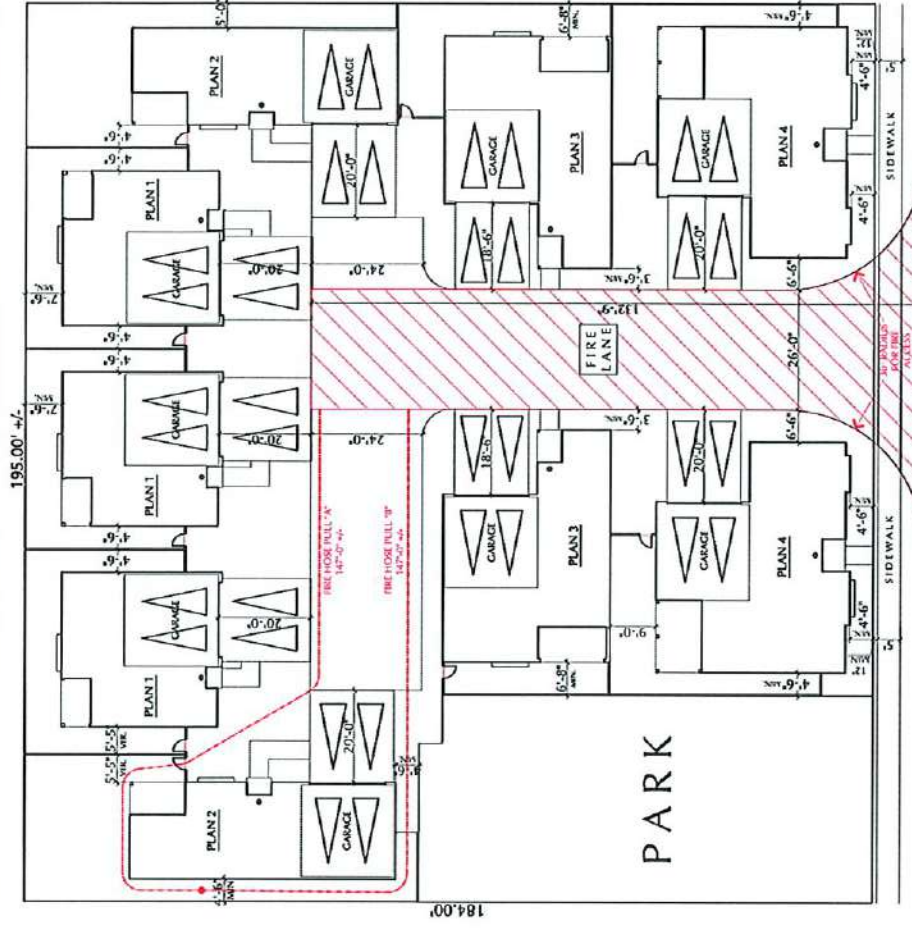


VILLAS AT WILLOW CREEK

Exhibit "D" and "D-1"
Cluster Diagram Sheet



TYPICAL CLUSTER DIAGRAM



MODIFIED CLUSTER DIAGRAM

CASE NUMBER: _____

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.

ZONING CHANGE () PLANNED DEVELOPMENT (x) DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING: MF-1 & NC PROPOSED ZONING: PD-Single Family Detached, Med Density

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: _____ ABSTRACT: 1849 _____ SURVEY: Alexander Albright
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: South of McLeroy Blvd., West of Woodcrest Dr.

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 20.85 Acres

REASON FOR ZONING REQUEST: (please be specific)

To create a single family neighborhood for families where the 3 and 4 bedroom detached homes
will be rented versus individually owned.

(Use additional sheets and attach if necessary)

CURRENT ZONING: MF-1 (18 units/ac) and NC

REQUESTED ZONING: PD-Single Family Detached, Medium Density (8 homes/ac)

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: *Representative*

PHONE #: (817) 832-0031

and/or OPTION HOLDER:

PHONE #:

OWNER'S NAME: (Please Print)

Robert R. Gordon, Jr., Coles Real Estate
On Behalf of the Boswell & Gordon Family

OWNER'S ADDRESS:

APPLICANT'S SIGNATURE: *Matt McGhee*

PHONE #: (832) 326-7085

APPLICANT'S NAME: Matt McGhee, HHS Residential, LLC

APPLICANT'S ADDRESS: 5601 Democracy Dr., Suite 300, Plano, TX 75024

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: Susan Victor DATE: 2-10-21 TIME: _____

FEE FOR APPLICATION: 41720

RECEIPT #: 179420

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____



PREVIOUS PLAN



CURRENT PLAN

**INFORMATION
SUBMITTED AFTER THE
PACKETS WERE
PREPARED FOR THE
5/11/2021 P&Z
MEETING**

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

Name: Carmen F Drake

Address: 1670 Springhill Drive

Phone Number: 817-948-0081

() In Favor

☒ Opposed

Reasons and/or Comments

See attachment

PETITION

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

PZ 0521-01 VILAS OF WILLOW CREEK

We, the undersigned owners of property affected by the requested zoning change described in The referenced file, do hereby protest against any change of the Land Development Code which Would zone the property to any classification other than current status Community Commercial, Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

Strongly oppose to the proposed rezoning at the west quadrant of W Mc Leroy Blvd / Old Decatur Road.

Heleen Deard

Deonice Bell

Elizabeth Banfield 1073

Thorne Banfield 1073

Brandy Gottle 1069

Don Jallat 1058

Mary Jallat 1058

Steve Clarks

Seamus Seamus

1057

Shane Price

Aden Price

Janice

BRIAN LAND

ERICA HILL 1048

1043

Peggy Owens 1039

Wanda Smith 1035

Bonnie Smith 1035

Angie Neathery (Chapman) 1031

Jeff Smith

Jill Smith

Mike French

Mary Ann Bone
1024 Hillwood Dr.

Date: _____ Contact Name: _____

Phone Number: _____

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

PZ 0521-01 VILLAS OF WILLOW CREEK

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Community Commercial, Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature and Address

Strongly oppose to the proposed rezoning of area along W Mc Leroy Blvd from Woodcrest Drive to Old Decatur Road.

Thomas Adam 117 Canterbury
Daniel Adams 905 KINGSLEY
Samuel Adams 908 Galloway Dr.
John Adams 509 Edwards Dr
Quanda Adams 509 Edwards Dr
Star Adams 211 Sanson Blvd Saginaw
Robert Adams 501 Fox Dr Saginaw

Date: _____ Contact Name: _____
Phone Number: _____

Sandall Meier	1008 Springhill Dr.
Melanie Davis	1004 Springhill Dr
Matt Nickm	305 Cindy Ln
Jahny Nickm	305 Cindy Ln
Robin Nickm	309 Cindy Ln
Mark Nickm	309 Cindy Ln
Charlene Mahan	309 Cindy Lane
Jessica Danga	313 Cindy Lane
Terry Danga	313 Cindy Lane
Vanessa Cabrera	317 Cindy Lane
Steve Bone	1024 Hillwood Dr.
Dwight Kenyon	1028 Hillwood Dr.
Joanna Kingston	1028 Hillwood Dr.
George & Dorra Payser	1031 Hillwood Dr.
Derek Robinson	1037 Hillwood Dr.
Nora Roden	1039 Hillwood Dr.
Todd Davis	1047 Hillwood Dr.
Mud Gray	1052 Hillwood Dr.
Valen Gray	1057 Hillwood Dr.
J.R. Gray	1062 Hillwood Dr.
Bayle Abbott	1066 Hillwood Dr.
Yggelina Voss	1068 Hillwood Dr.
Land Preter	1080 Hillwood Dr.
Hector MARQUEZ	1124 Hillwood Drive
Mariany Zorger	1129 Hillwood Dr.
Josh Schut	1133 Hillwood
Kelly Wanyer	1100 Springwood Dr.
Marshall Peazar	1128 Springhill Dr.
Ben Yare	1128 Springhill Dr.
Julian	1117 Springhill Drive

James Bongdorf 1112 Springhill Dr.
PAUL FOLEY 1108 Springhill Dr. 
Mark Bridges 1090 Springhill Dr. Saginaw, TX

John Harkruff
1094 Springhill
Saginaw TX 76179

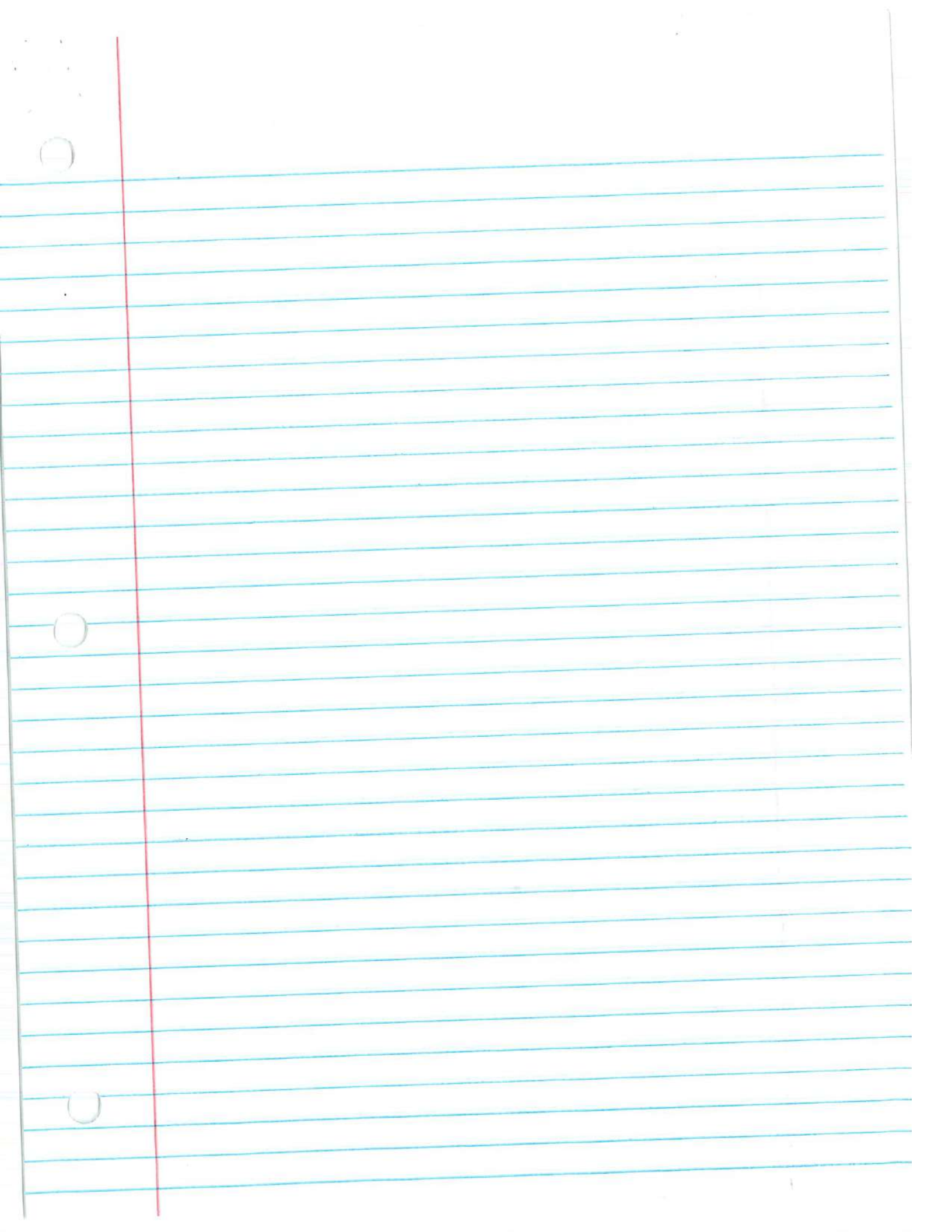
Debra Smyser
1094 Springhill
Saginaw TX 76179

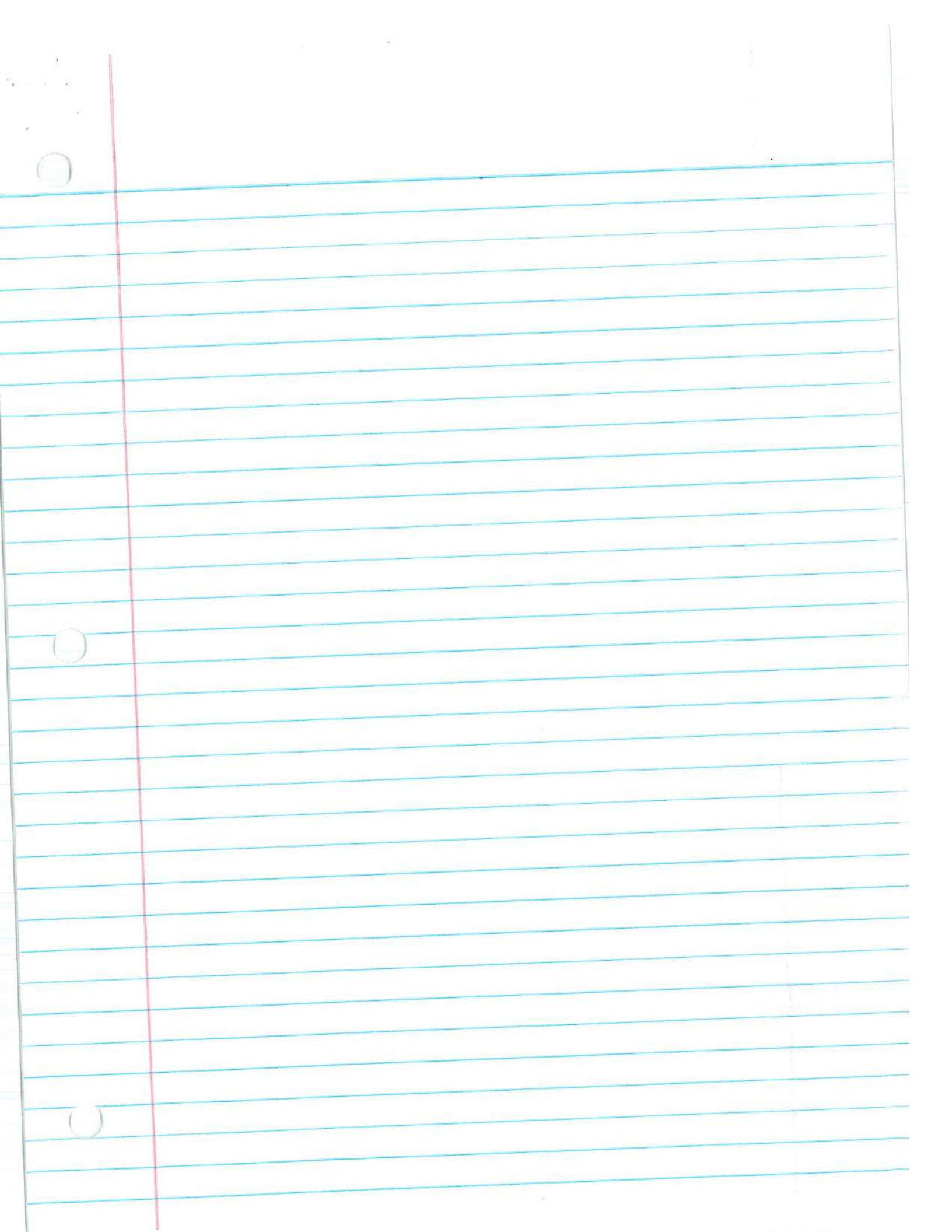
Mike Strange
1086 Roundrock Dr
Saginaw, TX 76179

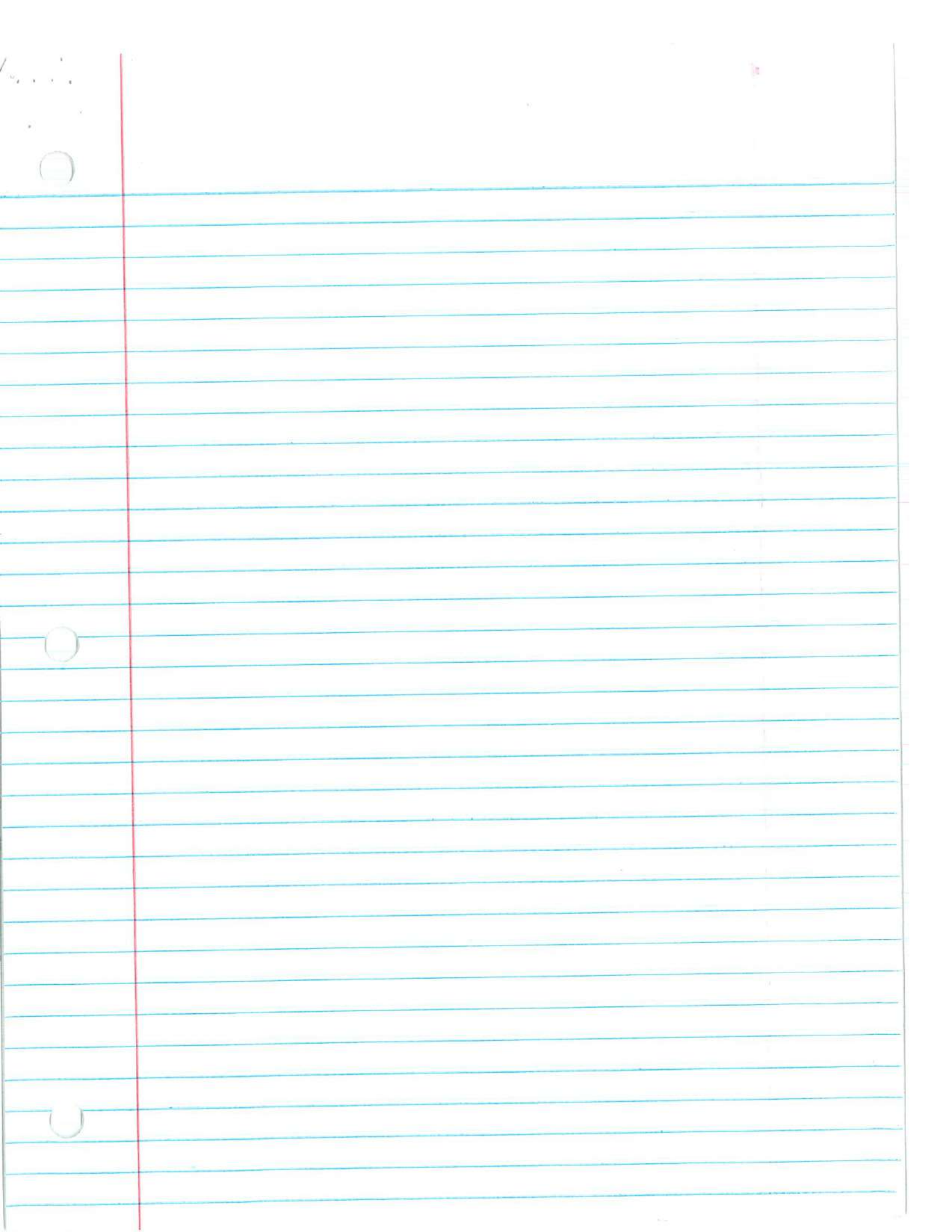
Jon Hatch
1090 RoundRock Dr.
Saginaw TX 76179

James M. S. - y de
1083 Roundrock Dr.
Saginaw TX 76179

Thomas Dzwigalski 1082 Roundrock Drive
Casey Temerson 1093 Hillwood
Cindy Temerson 1093 Hillwood
David Warner 1097 Hillwood







PETITION OPPOSING ZONING CHANGES
ALONG WEST Mc LEROY BLVD.

From: Drake, Carmen
Sent: Sunday, May 9, 2021 9:37 PM
To: greame@saginawtx.org
Subject: Saginaw Impact statement Zoning Change.

Dear Mary Ragle ,

I am writing to you to express my strong opposition to the proposed rezoning on W Mc Leroy Blvd. I live at 1070 Springhill Drive. I just refinanced my home and I am very invested in my home and the community I live in. This is a quiet residential neighborhood. Traffic backs up during rush hours and when elementary school children let out of school. While the community may be unable to prevent development, that in itself will be detrimental to the area, my neighbors residents I spoke to and collected signatures from in the neighborhoods are completely opposed to the addition of multi-family housing. Which will increase traffic through residential streets since the entrance to the multifamily homes on the side street which is currently a dead end at Springhill / Westwood Dr. I am concerned about the safety of children playing in the neighborhood. In Addition, it will create even more problems with Willow Creek Elementary School which is already over-capacity, destroy local wildlife habitat, and lowering the property values of the existing home owners on Springhill Drive, Hillwood Drive, Cindy Lane.

Traffic jams off Old Decatur road / W Mc Leroy Blvd, Knowles and Saginaw Main the intersection is routinely blocked by traffic during rush hour. While the traffic is already heavily impacted, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing even more of a traffic issues during critical times for the existing neighborhoods along the Old Decatur Road exiting 820 West. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuously increase, and heavy traffic is already common at times from Old Decatur Road through Bailey Boswell which may not have been anticipated during the last rezoning approval.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat.

Any planned development of the property should consider the continuing impact to local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.

Property values will go down in the area if multi-family apartments or condominiums are built.

Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only a few residents received a zoning proposal in the mail with less than 4- 5 days notices to respond. I know none were delivered into our neighborhoods who would be impacted by this zoning change. No signage posted at parcel of land where the developer is seeking a zoning changing. No newspaper notification of proposed zoning change. The community has been kept in the dark the entire process has been discriminatory and extremely non – transparent.

I urge you to disapprove the proposed rezoning .

Thank you for your continued service and support of our communities.

Best regards,

Carmen F Drake

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: Kathin Miller
Address: 308 Woodcrest Dr. Saginaw 76179
Phone Number: (602) 769-3368

() In Favor

☒ Opposed

Reasons and/or Comments

Absolutely NOT! That will bring
more traffic/congestion, more cars going
WAY too fast, and increased property
taxes!

HECK NO!

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: Roger Brandt

Address: 120 W. McLeroy Blvd.

Phone Number: 817 232-9550

☐ In Favor

☒ Opposed

Reasons and/or Comments

I do not believe that Saginaw
has the infrastructure to handle
this —

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: James Shelton

Address: 1044 Springhill Dr., Saginaw 76179

Phone Number: 817-983-4404

() In Favor

☒ Opposed

Reasons and/or Comments

I am opposed to more rental properties in this area.

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: DANNY & MARILYN TOLBERT

Address: 1058 SPRINGHILL DRIVE, FORT WORTH, TX
76179

Phone Number: 817-909-4880

() In Favor

☒ Opposed

Reasons and/or Comments

- TOO MANY HOMES IN SMALL AREA - 8 UNITS
- WILL CAUSE PROPERTY VALUES TO ^{PER ACRE} GO DOWN
- RENTALS WILL DEVALUE EXISTING PROPERTIES
- MORE THEFT, CRIME
- MORE TRAFFIC - CONGESTED
- WHEN WE BOUGHT OUR PROPERTY - ZONED NEIGHBORHOOD
COMMERCIAL
- MORE PEOPLE
- NO HOMEOWNERS - WILL NOT TAKE CARE OF
HOUSES, ETC -

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: John Harriff + Debra Smyser

Address: 1094 Springhill Dr. FW, TX 76179

Phone Number: 817-253-7677

() In Favor

☒ Opposed

Reasons and/or Comments

- Invasion of privacy w/ 2 story homes.
- Increased traffic when it's already difficult to leave Springhill Dr.

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: PAUL + PATTS FELEBY

Address: 1128 S. SPRINGFIELD DR

Phone Number: CELL 407-840-3228 HOME 682-708-5046

☐ In Favor

☒ Opposed

Reasons and/or Comments

SEE ATTACHED

Proposed zoning case PZ 0521-01 Villas of Willow Creek

Planning and Zoning Commission,

I am writing regarding the proposed zoning change that I am not in favor of based on the information I received on 5/5/21.

In either 2001 or 2002 I applied and received a building permit for an above ground swimming pool. While at the building inspection office the Head Building Inspector, I believe it was Kevin McMillan and he explained to me on the zoning map in the office that the area behind my home was Neighborhood Commercial and would never have homes behind us.

Fast forward to 2020. My wife and I debated moving out of Saginaw into the country or stay in Saginaw. I am continually active in the community with Saginaw CERT and other activities so after much thought we decided to refinance, add a pool and outdoor kitchen with weighing in on our privacy by not have homes behind our house. Now there is a proposed change to the zoning that will not be directly behind us but will be close enough for people to gawk over the fence with the proximity 2 story homes.

Other questions, comments or concerns I have listed below:

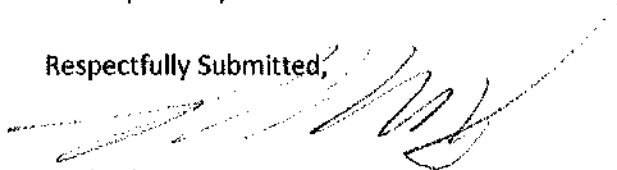
- Traffic- traffic already backs up on Old Decatur during peak hours and I fear that people will start cutting through to the proposed Westwood Dr extension to avoid the back up and the intersection at Old Decatur and West McElroy using Springhill, Hillwood, & Round Rock Drives. Additionally, there are already traffic issues when kids are being picked up from Willow Creek Elementary.
- West McElroy Blvd is already deteriorating and will be a few years before it is reconstructed with the current bond funds. There are no turn lanes in the drawing we received.
- Schools- Willow Creek Elementary is already near capacity and if this is approved for the number of homes listed the school will be over capacity thus causing them to possibly have to redistrict, eliminate programs, or increase class sizes which does not provide a good learning environment.
- City Infrastructure- I ask does the city have enough water and sewer capacity or addition funding be required to add additional water supply and sewer capacity tie ins with Ft. Worth at a cost to the Saginaw Taxpayers? Additionally, will the city need to increase fire department personnel and apparatus to maintain current ISO rating and can we get enough police staffing as we are already short and with more retiring? All & all who will pay for this if needed.
- Is the Westwood Drive extension being installed by the developer or the city?
- What type if any fencing will be installed? This will become a maintenance, repair, and replacement issue if they are planning to use the existing rear fencing of the residents on Springhill Dr that will back up to this.
- I feel putting 2 story homes within 15' of the residents of Springhill Dr is too close and will destroy their privacy and reduce their property values. I would like to see a green space or setback of 50' from the property lines, a masonry privacy wall, and homes to only be single story that border the homes on Springhill Dr. In addition, the privacy wall is needed to reduce noise from traffic coming in and out and to block the headlights of cars as well.

- Drainage- I am concerned that this will cause drainage issues especially the lower east section of the proposed development and the homes behind them. There are already drainage issues in the Round Rock Loop area. I see there is a retention area but where will that water go?
- Fire Protection- I am concerned that fire apparatus will have difficulties maneuvering through this proposed development especially if aerial operations would be needed with 2 story homes. Another issue with this is additional vehicles from guests and such blocking access for emergency vehicles. The drawing we were provided is not to scale and diagram of street layout print is so small we cannot tell. Will these be sprinklered?
- Utilities – will the transformers, phone, & Spectrum boxes that are in the back yards of the homes in Saginaw be used or will additional utilities be brought in not using these. Again a setback or greenspace be provided so that those utilities can be serviced especially if a transformer needs to be replaced.

With these concerns and suggestions, I ask that you deny or table this request until answers and revisions can be made.

Thank you for your time and consideration in this matter.

Respectfully Submitted,



Paul Felegy
1108 Springhill Dr.
Saginaw, Texas 76179

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: RANDALL & GLORIA MINER

Address: 1008 SPRINGHILL DR. SAGINAW

Phone Number: 817) 232-1375 817) 800-0091

() In Favor

☒ Opposed

Reasons and/or Comments

- SEVERE IMPACT ON PROPERTY VALUES TO NEGATIVE
- ADDING TO AN ALREADY CONGESTED TRAFFIC SITUATION
- RENTAL PROPERTY INSTEAD OF OWNERSHIP RESULTING
IN AN INCREASE IN CRIME
- AN IMMEDIATE LACK OF PRIVACY WITH 2-STORY
STRUCTURES OVERLOOKING MY BACKYARD AND POOL
- COST OF ADDITIONAL INFRASTRUCTURE RESULTING
IN AN INCREASE IN TAXES

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: David Sollid

Address: 1016 Springhill Dr

Phone Number: 682-225-0588

() In Favor

☒ Opposed

Reasons and/or Comments

- 1.) Will decrease our property value
- 2.) Traffic on Springhill will become dangerous.
- 3.) A 2nd story house will be overlooking my backyard with pool. Lack of privacy.
- 4.) Rental will create more crime.

Of all the things you could put there, this is the worst! How about just keeping it residential, or offices, nursing homes, etc. McElroy can't handle the additional traffic either.

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD

)

Name: Trey & Amy Teel

Address: 1031 Kingsley Dr.

Phone Number: 817-203-4720 / 817-307-1367

() In Favor

☒ Opposed

Reasons and/or Comments

see attached

We are writing to express our strong opposition to the proposed zoning change off of McLeroy Blvd and Old Decatur Rd due to traffic problems, privacy issues, school issues, and potentially lowering property values nearby.

Traffic problems – the infrastructure within this city (specifically the roads) is already stretched too thin as it is. Without additional lanes and road improvements, I don't think it is wise to allow such a large number of people moving into such a concentrated and already congested area. There are already traffic issues with Willow Creek Elementary especially during pickup on a daily basis. I hate to imagine what would happen with apartments across the street.

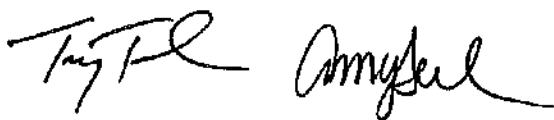
Privacy issues – with the proposed apartments being multi-level, I have grave concerns about apartment residents being able to look down into homeowners' backyards located in the Dominion subdivision across the street.

School issues – As you know, Willow Creek Elementary (along with other schools I'm sure) are over-capacity. We don't seem to have enough schools for those who already live here much less the large amount of new residents that this apartment complex will bring.

We're for the development of Saginaw but we don't think the infrastructure or the school system is ready for this apartment complex. In addition, I believe the location of this apartment complex is not good for the city or the residents around it.

Again, we would like the zoning to remain the same and oppose the proposed zoning change.

Sincerely,

Handwritten signatures of Trey Teel and Amy Teel in black ink. The signature of Trey Teel is on the left and Amy Teel is on the right.

Trey Teel and Amy Teel

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name: Erica Hill

Address: 1048 Springhill Dr.

Phone Number: 682-351-8392

() In Favor

☒ Opposed

Reasons and/or Comments

Increased traffic through Parkwest Subdivision with
Westwood Dr. being used as a cut through to avoid
Olddecatu which already has enough Traffic.

Increased traffic on McElroy during school drop off + pick
up we already have to use police to direct traffic there
@ some points. The traffic increase would also be
dangerous to us that have children whom play
outside & go to Willow Creek Elementary.

DO NOT REZONE!!!

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

)

Name:

DONNIE M^{RS} KINNEY

Address:

304 WOODCREST SAGINAW, TX 76179

Phone Number:

817-992-7527 (CELL) 817-847-8201 (HOME)

() In Favor

☒ Opposed

Reasons and/or Comments

IT'S A BAD THING. PROPERTY VALUES
WILL GO DOWN IN THE NEIGHBORHOOD IN TIME.
THERE WILL BE MORE CRIME. THINGS WILL
GET MORE CONGESTED IN THE AREA. I SEE NO
BENEFIT WHATSOEVER!! STRONGLY OPPOSED!!

Donnie M^{RS} Kinney

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 5/11/2021 and City Council Meeting on 05/18/2021 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)

Name: Roy Deere

Address: 355 Lott Ln. Saginaw 76179

Phone Number: 817 521 9588

☐ In Favor

☒ Opposed

Reasons and/or Comments

Too Dense a Population - No owner responsibility
Knowles is already saturated in Traffic as
is McBeroy. Traffic is already Blocked
on School days - twice a day.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com

**SELL
YOUR STUFF
FAST!**

817.390.7400



Legals

Devon Self Storage: PUBLIC AUCTION NOTICE

Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the item name, unit number and properly description are identified by location below. The Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.watsongetreasures.com. Online bidding for both sites will begin at 10:00am on 5-19-2021 and will continue until 10:00am on 6-3-2021 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.watsongetreasures.com for all other terms and conditions governing the bidding and auction process. Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116 2213 Jessica Williams-Suitcases, boxes, hamper 2213 Williams, Jessica-suitcases, boxes, hamper 2281 Davy Lewis-boxes, household items, bags 2281 Davy Lewis Jr.-boxes, household items, bags Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131 619 Cecilia Vallojo-boxes, tables, chairs 628 Phillip O Pratt-laptop, toys, toys IFLO023798 May 19, 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 10th of June, 2021 for: BID NUMBER: 21-0096

Purchase of UAS Command Vehicle Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidnowave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 30231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jeff Williams Mayor
s/s Alex Busken City Secretary

IFLO024402
May 19, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until June 11, 2021 at 10:00 AM, and publicly opened and read aloud via teleconference for the purchase of the following: RFB # 21105 - Locksmith Services Further information and specifications may be obtained at www.PublicPurchase.com, www.gpcity.org, or from the Purchasing division at (972) 237-8269. The city reserves the right to reject

ORDINANCE NO. 0-2021-008-15

AN ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS AMENDING ARTICLE V "FOOD ESTABLISHMENTS" OF CHAPTER 48 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES, CITY OF HALTOM CITY, TEXAS BY DERRING MOBILE FOOD UNITS; PROVIDING REGULATIONS RELATING TO THE LOCATION, PERMITTING AND OPERATION OF MOBILE FOOD UNITS WITHIN THE CITY; AMENDING APPENDIX C "FEE SCHEDULE" ADDING A FEE FOR A MOBILE FOOD UNIT PERMIT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

The City Secretary of the City of Haltom City is hereby directed to publish at least twice in the official newspaper of the City of Haltom City, 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 its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF May, 2021.
IFLO024404
May 19, 2021

NOTICE OF PENDANCY OF ACTION

STATE OF NEW MEXICO
COUNTY OF VALENCIA
THIRTEENTH JUDICIAL DISTRICT

CASE NO. D1314 DM2021-117
State of New Mexico to Mark D. Stephens JR

GREETINGS:

You are hereby notified that the above named Petitioner/Plaintiff (Elizabeth Jordan) has filed an action against you in the above titled court and case, the general object thereof being: DISSOLUTION OF MARRIAGE

If you do not file a response in this case on or before thirty days after the third publication of this Notice, a default judgment may be entered against you. Your response must be filed with the above-titled court.
IFLO024547
May 19, 2021, Jun 9 2021

CITY OF SAGINAW PUBLIC NOTICE

Contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission, the Saginaw City Council will conduct Public Hearings at 6:00 p.m. on June 15, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Tract 25-3 and 2H4, Abstract 1849, A. F. Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located south of West McLeroy Boulevard and west of Woodcrest Drive. The meeting will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any questions regarding this matter to Rick Trice at 817-230-0500.
IFLO025285
May 26, 2021

CITY OF ARLINGTON ORDINANCE

The Arlington City Council passed the following ordinance at a meeting on May 18, 2021. This ordinance to become effective with second publication in accordance with the City Charter.

Ordinance No. 21-028

An ordinance changing the zoning classification on certain property known as 6214 Roby Drive to Planned Development (PD) for Residential Medium Density (RM-12) uses, with a Development Plan; amending the Zoning District Map accordingly; authorizing the building official to issue permits upon the effective date; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, and publication; and an effective date.
IFLO025309
May 25-26 2021

Ordinance amending Fee Schedule

The Benbrook City Council will consider the following ordinance on Thursday, June 3, 2021 at 7:30 PM in the City Council Chambers at City Hall, 911 Winscott Road, Benbrook, Texas 76126. All interested citizens are invited to attend.
Adopt Ordinance amending Chapter 1.12 - Fees for City Services, Title 1 - General Provisions of the Benbrook Municipal Code, as amended, by amending Section 1.12.030(1) Ambulance Service Fee, amending Section 1.12.080 Building and Construction Fees, and further amending Section 1.12.020.4(5) repealing Credit Card Service Fees
IFLO025323
May 26 2021

Legal Notice

FIRSTSERVICE RESIDENTIAL IS SOLICITING BIDS for an upcoming privacy wall rehabilitation project within Public Improvement District #6.
P.O. BOX 1001 2021

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, May 18th, 2021.

ORDINANCE NO. 24839-05-2021 AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, COORDED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH (2015), BY AMENDING CHAPTER 6, "DEVELOPMENT STANDARDS" OF ARTICLE 3, "LANDSCAPING, BUFFERS, AND URBAN FORESTRY" TO REVISE SECTION 6.302 "URBAN FORESTRY" REGULATIONS RELATING PENALTIES FOR VIOLATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 4.

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 exists shall constitute a separate offense.

SECTION 8.

This ordinance shall take effect upon adoption and publication as required by law.
APPROVED AS TO FORM AND LEGALITY.

s/s Melinda Ramos Sr. Assistant City Attorney
Adopted: May 11th, 2021
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
s/s Mary J. Kayser City Secretary
IFLO025428
May 26-27 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 10th of June, 2021 for:

BID NUMBER: 21-0122

Annual Requirements Contract for Maintenance of Operable Doors for Esports Stadium Arlington and Expo Center
MANDATORY PRE-BID MEETING: Monday, June 7, 2021 @ 10:00am 1200 Balpark Way, Exhibit Hall 2, Arlington, Texas, 76013

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidnowave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 30231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, May 18th, 2021.

ORDINANCE NO. 24839-05-2021 AN ORDINANCE AMENDING THE CODE OF THE CITY OF FORT WORTH (2015), AS AMENDED, CHAPTER 12.5 "ENVIRONMENTAL PROTECTION AND COMPLIANCE," BY AMENDING ARTICLE VI "INDUSTRIAL WASTEWATER," SECTION 12.5-658 "NOTIFICATION OF VIOLATION BASED ON SELF-MONITORING"; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

Section 4.

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.
APPROVED AS TO FORM AND LEGALITY.

s/s Christi R. Lopez-Reynolds Sr. Assistant City Attorney
Adopted: May 18th, 2021
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
s/s Mary J. Kayser City Secretary
IFLO025427
May 26-27 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of June, 2021 for:

RFO NUMBER: 21-0124

Request for Qualifications for Architectural/Engineering Design Services for the Police Evidence Storage Crime Lab

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bidnowave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 30231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/s Jeff Williams Mayor
s/s Alex Busken City Secretary
IFLO025475
May 26 2021

Application has been

PUBLIC HEARING NOTICE CITY OF SOUTHLAKE, TEXAS

Notice is hereby given to all interested persons that the City of Southlake, Texas, will consider the following items in the Council Chambers at Town Hall, 1400 Main Street, Southlake, Texas for:

Zoning Board of Adjustment on Thursday, June 10, 2021 at 6:30 p.m. will hold a public hearing and consider: ZBA21-0020, Special Exception Use per Ord. No. 460, as amended, Section 44.128(b) for a reduction in the required setback from property lines for a residential accessory structure on a property described as Lot 3, Block 1, Miracle Pointe, an addition to the City of Southlake, Tarrant County, Texas, and located at 2109 Miracle Pointe Dr., Southlake, Texas. Current Zoning: "SF-20A" Single Family Residential District.

The City Council on Tuesday, June 15, 2021, at 5:30 p.m. will hold a public hearing and consider: Resolution No. 21-020, (ZA21-0040), Specific Use Permit for a Mass Gathering Event for Dwellfast on property described as Phase 1, Southlake Town Square Addition, City of Southlake, Tarrant County, Texas and located between E Southlake Blvd., Main Street, State Street, and Grand Avenue, Southlake, Texas. Current Zoning: "DT" Downtown District SPN Neighborhood #8.

All interested persons are urged to attend.
City of Southlake
Amy Shelley, TRMC
City Secretary
IFLO025583
May 26 2021

CITY OF FORT WORTH

Sealed bids/proposals will be received until 1:30pm on the dates listed below at the Purchasing Office located at City Hall, 200 Texas St., Fort Worth TX. All bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Bids will be accepted by US Mail, courier, FedEx, UPS, or hand delivery from 8:30am - 1:30pm on the dates listed below at the South End Lobby of City Hall. To hand deliver a bid on a date earlier than the due date listed below please make an appointment by calling 817-392-2462. Bids will be opened and read aloud publicly via live stream on FortWorthTV at 2:00pm on the dates listed below.

IFB 21-0073 CLASS 3 CAB & CHASSIS
6/3/2021
IFB 21-0074 CLASS 4 CAB & CHASSIS
6/3/2021
IFB 21-0075 CLASS 5 CAB & CHASSIS
6/3/2021
IFB 21-0130, PRECAST MODULAR BLOCKS
6/3/2021
IFB 21-0133 JET BOAT AND TRAILER COMBO
6/3/2021
IFB 21-0126 LIEBERT UPS SYSTEM & MAINTENANCE
8/10/2021
IFB 21-0129 CEMENT LIME & CEMENT ST. BLOCKS & CONCRETE



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

June 3, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD) on 20.86 acres of land out of Abstract 1849, A. F. Albright Survey, Tracts 2H3 and 2H4 located at the southwest corner of West McLeroy Boulevard and Woodcrest Drive.

Dear Property Owner:

The City Council of the City of Saginaw, Texas, will hold Public Hearings on the 15th day of June 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 Matt McGhee, HHS Residential, LLC, 5601 Democracy Drive, Suite 300, Plano, Texas 75024 to change the zoning on the above mentioned property from Neighborhood Commercial (NC) and Multifamily (MF1) 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.

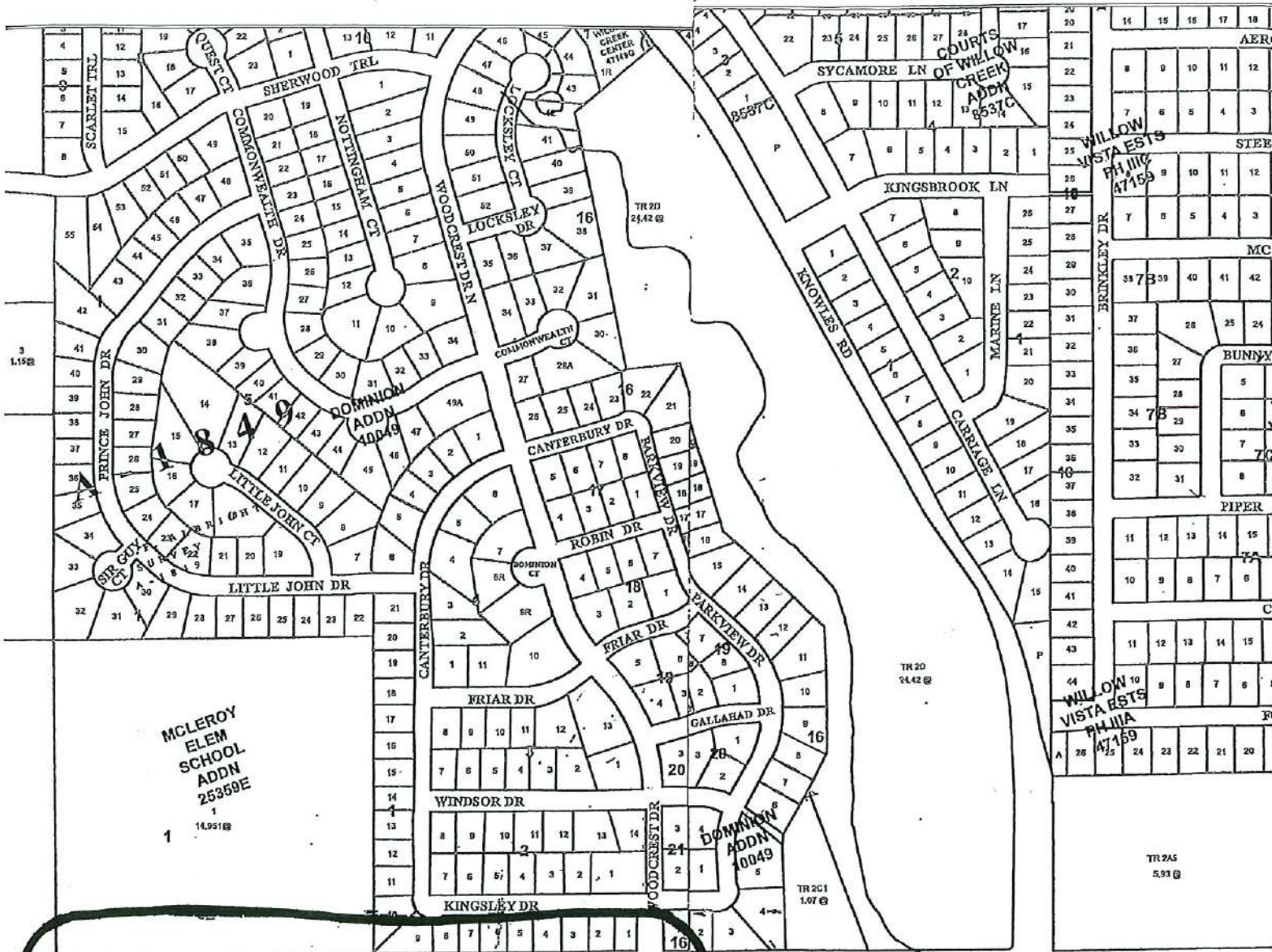
The enclosed map (highlighted area) shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



**Current Zoning:
Multi-Family (MF1)**

**Current Zoning:
Neighborhood
Commercial (NC)**

**Proposed Zoning
Planned Development (PD)
With Single Family Uses**

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)
)
.

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments

**INFORMATION
SUBMITTED AT
THE 6/8/2021
PLANNING &
ZONING
MEETING**

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)
)

Name: Brent Warren

Address: 1100 Springhill Dr.

Phone Number: (817) 992-0934

() In Favor

(☒) Opposed

Reasons and/or Comments

I oppose this development because of the traffic
it will bring to the neighborhood. Also, the
history of complaints by the tenants who
rent these properties. I believe Saginaw
would benefit from the tax revenue
if it was rezoned to all commercial, or
even single family dwellings.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Carmen Drake	1070 Springhill Drive
RANDALL MINER	1008 SPRINGHILL DR
Don J. J. J.	1058 Springhill Dr.
Elizabeth Bonagret	1073 Springhill Dr.
Donna Smith	1035 Springhill Dr.
Paul Neathery (Chapman)	1031 Springhill Dr.
Erica Hill	1048 Springhill Dr.
Phillip & Lara Soriano	105 Kingsley Dr.
Branchy Justice	1069 Springhill Dr.
25. V. J. (Jimmy K. Justice)	1069 Springhill Dr.
Jimmy + Branchy Justice	1069 Springhill Drive
Vicki Lopez	1066 Springhill Drive
Sherry J. J.	1061 SPRINGHILL DRIVE
William Allen	1051 Springhill Dr.
Robert Crum	1020 Springhill Dr.
Ruba Lozano	1045 Springhill Dr.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

John and Robin Nichols	817-703-9559	305 Cinch
RANDALL & GLORIA MINER	1008 SPRINGHILL DR	Saginaw, TX
Charles & Melanie Davis	1004 Springhill Dr	
David Solli	1016 Springhill Dr	Saginaw

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Carmen Drake

1070 Springhill Drive

RANDALL MINER

1008 SPRINGHILL DR

Nan Smith

1058 Springhill Dr.

Elizabeth Gonnert

1073 Springhill Dr.

Ann Smith

1035 Springhill Dr.

Angela Neasney (Chapman)

1031 Springhill Dr

Phil & Lora Sorian

1048 Springhill Dr.

Virginia & James Wada (EBCCTA)

105 King Sky Dr.

Virginia Garcia

1052 Springhill Dr.

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Josh / Laurie Geer	(405) 777-9604 649 Creek Point Dr
Jeff / Lisa Blackwell	817 372-3561 529 Cambridge Dr.
Crystal Vee	817-343-1299 Nottingham
Bryan Khampouy	(682) 777-8440 Nottingham Trl
Nora Aguirre	817-300-2151 205 Lottie Ln
Elizabeth Rodriguez	817-739-5429
Sharon Finley	817-615-7313 677 Fossil Wood Dr.
William / Heather Wells	817-210-5759 Fossil Wood Dr
Karen Moore	817-287-9694 626 Fossil Wood
Taylor Boich	817-513-5817 656 Fossil Wood Dr
Brett Gause	320 Woodcrest Dr
Ann Durrell	320 Woodcrest
Ruth Ann Pasham	
Don Pasham	
Gloria Miner	1008 Springhill Dr.
Kelly Stewart	817-480-8813
Theresa Bailey	332 Bowditch Loop E
STEVEN BAILEY	" 817 816 0035
Tina & Shawn Foulks	1057 Springhill Dr
Fred Stewart	404 Mustang Dr
Richelle Aston	817-602-8187 312 Woodcrest Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Jan King 725 Parkwest Blvd Sagenaw 817-703-5859
JEREE REAMES 812 ROCKLEDGE 817-658-1816
DAVID REAMES 812 ROCKLEDGE DR.
Amber Halton 912 Sherry Ln.
KUZUY 1108 SPRINGFIELD DR 407-840-3228

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

DEANNA DODD *[Signature]* 1074 SPRINGHILL DR SAGINAW TX 76179
Amanda Newman *[Signature]* 1074 Springhill Dr Saginaw, TX 76179

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

<i>Robin DeJoy</i>		817 647-0802
<i>John Salomon</i>		817-713-8086
<i>Albin Nover</i>		817-521-0034
AARON T. FARNUM	1024 KINGSLEY DR SAGINAW TX	
COURTNEY BAILEY	1009 KINGSLEY DR SAGINAW TX	
DANNA KEISER	1009 KINGSLEY DR SAGINAW TX	
Jennie Carpenter	909 LOCKLEY DR. SAGINAW TX	
Stacey Carpenter	" " " "	
Gavin Millsap	900 Kingsley Dr Saginaw, TX	
Tiffany Milkap	" " " "	
Connie Henry	81089 Springhill Dr. Saginaw	
Richard Hearst	1089 Springhill Dr. Saginaw	
RAY. MARTIN	1140 WESTGROVE DR.	
NELL KLOOF	817-688-5311	
Heather Wesolowski	817 483 9317	
Andrew Schullerts	682-205-0904	
<i>[Signature]</i>	817-501-7240	
<i>[Signature]</i>	"	
Kathleen Burris	1100 Westcliff	817 504-5801
<i>[Signature]</i>		682-552-3346
<i>[Signature]</i>		817-566-1529
B. WILSON	1064 Westgrove	773-368-4145
Kelley Lawrence	1069 Westgrove Dr.	817-456-7628

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

We, the undersigned owners of property affected by the requested zoning change described in
The referenced file, do hereby protest against any change of the Land Development Code which
Would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Sharon Smith
STARLYN A. Smith
Carrie Daniels
Roger Brandt II
Ken Daniels
Carol Beasley
Neal Beasley

649 McNeill Ln. (future)
649 McNeill Ln. (future)
113 Roberts Dr
120 W. McLeRoy Blvd.
113 Roberts Dr
1113 Springhill Dr
1113 Springhill Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Donna Davis

1047 Hillwood Drive; Saginaw

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

JEREMY BRIDGES
Meghan Bridges
Lauden Applegate
James Schwader
Jan Jeffries
Chris Day
Liz K...

Javier Enriquez Jr

Javier Enriquez

Brandy Law

Shane: 100M
Nick: 100M

✓ Nick Morgan

Nancy Morgan
HUB: Deller

MIKE MOMPFE

ANDREW CASTILLO

J. N. COCHRAN

Kelly Olsen

Alexandra

1093 WESTGROVE DRIVE

1093 Wertgasse Nr

1097 W. "Stigrove" Dr.

1135 Westgrove Dr

11. Let W be a given $\mathcal{A}$ -

1191 Wertgrube D

1048 Hillwood Dr

1021 Springwood Dr

621 Heronca Jr.
913 Hinkleb Court

813 Hialeah Court

1001 Roundrock Drive

16	17	18
----	----	----

540 Willowview Dr

2014.04.15

904 PARKVIEW DR

224 Woodcraft Dr

32.6. Woodcroft Dr

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Susan Bentley

8005704500

Justin Bentley

8102826774

Andy Aston

8176765491

Bronay Justie

682-365-4273

Jimmy Justie

682-227-4315

Veronica Enriquez

817 5869399

Rita Collins

817 909 2756

Kathin Miller

602.769.3368

Michael Miller

602.769.7969

Venesa Cabrera

682 465 2124

317 Cindy Ln.

Garage Grab 6/5/2021

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

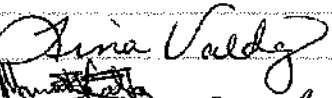
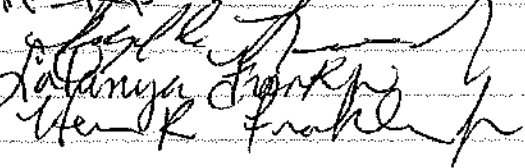
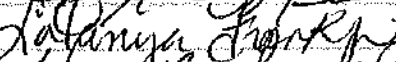
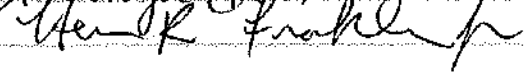
James Chewoweth	817 296 4753	824 Oak Ct
Debbie Chewoweth	817 306 0728	824 Oak Ct
Chris Chewoweth	817 306 0728	824 Oak Ct
PATRICIA VARDUERA	325 212 7966	820 OAK CT
HECTOR VARDUERA	~~825~~	820 OAK CT
Samanta Bolliger	817 229-6179	826 OAK CT
Rick Bolliger	817-847-9747	816 OAK CT.
Brian Austin	807-306-8657	804 OAK CT.
Holly Austin	817-306-8657	804 OAK CT.
Bonnie Gilliam	817-296-9331	808 Oak Ct
PHILIP BENEDA	817-995-8166	817 OAK CT.
ANGELIO MONTELONGO	817-528-8546	805 OAK CT
Carrie Montelongo	817 874 1562	805 OAK CT
Barbara Davis	817 443 7642	220 Lottie Ln
Durante Rico	813-367-4884	274 LOTTIE LN.
Tom Mead	817.880.5857	722 LOTTIE LN.
Betsy Blvey	432-288-4548	300 LOTTIE LN
Cheryl Alway	432-887-1705	300 LOTTIE LN.
Michael Alway	682 200 0055	316 LOTTIE LN
Frederick Valdes	682-263-5044	328 LOTTIE LN
Mark Dwyer	682-225-2430	305 LOTTIE LN.
Lynthia Anguiano	(817) 988-0970	829 Grace Lane
Sara Gilliam	(817) 944-6472	808 OAK CT.

PETITION OPPOSING ZONING CHANGE

SAGINAW CITY COUNCIL
1001 W MCLEROY BLVD
SAGINAW TX 76179

RE: Zoning Case PZ 0521-01 Villas of Willow Creek

Please use black ink when signing.
Include: Signature, Print Name & address

SIGNATURE	PRINTED NAME & ADDRESS
	Tina Valdez 309 Roundrock Loop N 76179
	Manuel Valdez 309 Roundrock Loop N 76179
	Reynaldo Loma 308 Roundrock Loop N 76179
	Latanya Franklin 336 Roundrock Loop E 76179
	Herman Franklin Jr, 336 Roundrock Loop E, 76179

6

To: Saginaw City Council

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

Signature Printed Name Address

Contact Name:

Phone Number: or Home Address.

KEVIN WALLS	817-913-5962
AMANDA WALLS	817-913-2529
Berhard Pieper	801-745-7031
Kyung Sun Pieper	801-745-7032
Elizabeth Angela Harland	214-589-5107
Rachel Morrison	936-355-1971
MATT BECKHAM	682-309-3399
Cacey Staples	817-9921490
Emily Staples	817-937-3670
Kyung Sun	701-745-7034

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Sharon Edington	(817) 319-1242	229 Lottie Ln
Jane Dose	817-995-5241	233 Lottie Ln
John Dose	572 765 7626	237 Lottie Ln
Allen Dose	817-266-2800	333 Lottie Ln
Aleppa Hall	817 223-6724	320 Lottie Ln
John Hall	817 269-8774	329 Lottie Ln
A. Hall	817-903-1190	329 Lottie Ln
Amelia Sharp (Dagsharp)	817-228-9860	337 Lottie Ln
Gerald Sharp	817-253-8113	337 Lottie Ln
Matthew H. Hill	808-330-7793	351 Lottie Ln
Darrell Thomas	(817) 584-7210	344 Lottie Ln
Cheryl J. Thomas	281 912 9761	" " "
Finnie Lease	817-798-8944	808 Grace Ln
Andrew Lease	817-705-9328	808 Grace Ln
Dave Lee	817 729 0858	" " "
Sarah Palmer	817-995-8766	Barwood Dr
Nelda May	817 279 1794	" " "

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

Joanne & GERALD FERRELL	553 PARK CENTER BLVD 817 825 3307
DAVID Thornton	1105 Georgian 817 995 0139
CJ Gamble	481 N. GAGINAW BLVD 482 203 7047
Teresa Allen	713 Park Center Blvd, 76179
Todd Allen	713 Park Center Blvd, 76179
BRAD Decker	517 PARK CENTER BLVD SAGINAW, TX 76179
Jean DeFrancisco	944 Chestnut Lane Saginaw TX 76179
Joseph DeFrancisco	944 Chestnut Lane, Saginaw TX 76179
Harold Fulton	933 Fenway Ln Saginaw TX 76179
Jay Fulton	933 Fenway Ln Saginaw 76179
TODD LUNEY	936 Fenway Ln SAGINAW TX. 76179
JOHN W. CESTARE	937 FENWAY LANE, SAGINAW 76179
Russella Hance	6089 Belmont Stakes Saginaw TX 76179
Richard Sparks	4904 Sugarcane Lane Saginaw TX 76179
Batu Sparks	1033 West Hills Ter Saginaw TX 76179
Tim Hamkin	1033 West Hills Terrace Saginaw, TX 76179
Carlaee Hamkin	500 Greenway Dr. Saginaw TX 76179
	500 Greenway Dr Saginaw TX 76179

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD
To: Saginaw City Council

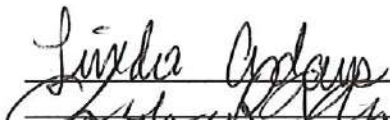
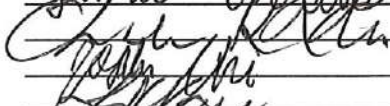
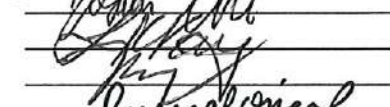
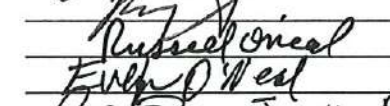
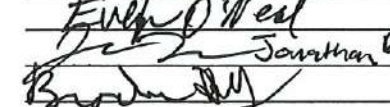
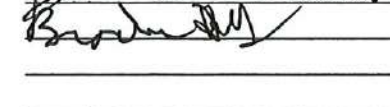
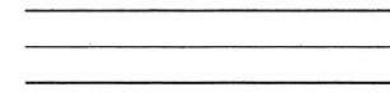
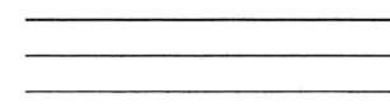
We, the undersigned owners of property affected by the requested zoning change described in
The referenced file, do hereby protest against any change of the Land Development Code which
Would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)
Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

	Linda Adams	513 Fox
	Charles Adams	513 Fox
	Joshua Ch	513 Fox
	Lori Kay	685 Fossil Wood Dr
	Russell Oneal	685 Fossil Wood Dr
	Evelyn O'Neil	817-907-1673
	Jonathan Russell	11
	Brandon Hamby	817 917 4127
	517 FOX BRANDONHAMBY	

Petition Opposing Zoning Changing

Address of 1001 W MCLEROY BLVD

To: Saginaw City Council

Zoning case PZ 0521-01 Villas of Willow Creek.

We, the undersigned owners of property affected by the proposed zoning case file PZ 0521-01 Villas of Willow Creek. Oppose, and hereby protest against any change of the Land Development Code which would zone the property to any classification other than current status Neighborhood Commercial.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

I strongly oppose to the proposed rezoning of the parcel of land at W 1001 Mc Leroy Blvd.

Contact Name:

Phone Number: or Home Address.

~~Angela Seltzer~~

1104 Springhill Dr

~~Patricia Foley~~

1104 Springhill Dr

~~Don P. Ward~~

1108 Springhill Dr

~~Loanne Belmont~~

1086 Springhill drive

~~Kelli Foley~~

1086 Springhill drive

~~Kelly Warren~~

1108 Springhill Dr

Brent Warren

1100 Springhill Dr

		EMS ISD	1200 N OLD DECATUR ROAD
2	10049-1-10	ERIK & DEISY RAUTIOLA	101 CANTEBURY DR.
3	10049-1-9	HAROLD & AMY TEEL	1031 KINGSLEY DR.
4	10049-1-8	LON & KATHERINE NICOL	1029 KINGSLEY DR.
5	10049-1-7	LANNY & SANDRA DICKENSON	1025 KINGSLEY DR.
6	10049-1-6	ABRAHAM NAVA	1021 KINGSLEY DR.
7	10049-1-5	LOUIS & JOANN SALAZAR	1017 KINGSLEY DR.
8	10049-1-4	RANDY NORMAN	1013 KINGSLEY DR.
9	10049-1-3	MIKE & M CARMEN LOPEZ	1009 KINGSLEY DR.
10	10049-1-2	MARVIN COX	1005 KINGSLEY DR.
11	10049-1-1	PEGGY BAILEY	1001 KINGSLEY DR.
12	10049-16-1	GUSTAVO VALENTIN	909 KINGSLEY DR.
13	10049-16-2	PHILIP & LARA SORIANO	905 KINGSLEY DR.
14	A1849-MUTLI	LORIN BOSWELLJR. ENTP	3121 AMHERST AVE.
15	A1849-3A	ATMOS ENERGY CO.	PO BOX 650205
16	A1849-2C	OLD DECATUR ROAD LP	3905 ALAMO AVE.
17	31805-25-1	BRIAN & DONNA SKATES	303 WOODCREST DR.
18	31805-25-2	DONALD & RUTH PARHAM	307 WOODCREST DR.
19	31805-25-3	ROBERT & ETAL GIDEON	305 ROUNDROCK LOOP N.
20	31805-23-30	KAITLIN & MICHAEL MILLER	308 WOODCREST DR.
21	31805-23-31	DONNIE MCKINNEY	304 WOODCREST DR.
22	31805-23-32	CHRIS STEPHENSON	300 WOODCREST DR.
23	31805-23-14	JOHN & ROBIN NICHOLS	305 CINDY LN.
24	31805-23-13	CHARLES & MELANIE DAVIS	1004 SPRINGHILL DR.
25	31805-23-12R	RANDALL & GLORIA MINER	1008 SPRINGHILL DR.
26	31805-23-10	DAVID SOLID	1016 SPRINGHILL DR.
27	31805-23-9	ROBERT CRAMER	1020 SPRINGHILL DR.
28	31805-23-8	SHARON SHEARMAN	1024 SPRINGHILL DR.
29	31805-23-7	CHRISTOPHER & NATALIE MESSICK	1028 SPRINGHILL DR.
30	31805-23-6	LEIGH ANNE WARD	1032 SPRINGHILL DR.
31	31805-23-5	KENNETH & JENNIFER CURTIS	1036 SPRINGHILL DR.
32	31805-23-4	AARON & CHRISTI J BLAIN	1040 SPRINGHILL DR.
33	31805-23-3	JAMES SHELTON	1044 SPRINGHILL DR.
34	31805-23-2	ERICA HILL	1048 SPRINGHILL DR.
35	31805-23-1	VIRGINIA GARCIA	1052 SPRINGHILL DR.
36	31805-27-19	DANNY TOLBERT	1058 SPRINGHILL DR.
37	31805-26-21	TINA & SHAWN FOULKS	1057 SPRINGHILL DR.
38	31805-27-18	DAVID & JANIS BURNS	1062 SPRINGHILL DR.
39	31805-27-17	VERONICA ENRIQUEZ	1066 SPRINGHILL DR.
40	31805-27-16	CARMEN DRAKE	1070 SPRINGHILL DR.
41	31805-27-15	HOCKING TRUST	370 BRIARCLIFF DR.
42	31805-27-14	AMMONS PROPERTY LLC	6008 PORTRIDGE DR.
43	31805-27-13	AMH 2014-2 BORROWER LCC	23975 PARK SORRENTO STE 300
44	31805-27-12	LEONCE III, HELEN BELLARD	1086 SPRINGHILL DR.
45	31805-27-11	MARK & DIANNA BRIDGES	1090 SPRINGHILL DR.
46	31805-27-10	JOHN HARRIF	1094 SPRINGHILL DR.

10

Larry

2

1021 Enrique

1069

Sign

Sign

Sign

47	31805-27-9	GARY DAVIS	1098 SPRINGHILL DR.	✓
48	31805-27-8	MARVIN & KELLY WARREN	1100 SPRINGHILL DR.	✓
49	31805-27-7	JANET SELLERS	1104 SPRINGHILL DR.	✓
50	31805-27-6	PAUL & PATTI FELEGY	1108 SPRINGHILL DR.	✓
51	31805-26-33	NICHOLAS LEE SELF	1105 SPRINGHILL DR.	✓
52	31805-26-32	DOMINIK BUJAK-SOCHALSKI	1101 SPRINGHILL DR.	✓
53	31805-26-31	SCOTT BOWEN	1097 SPRINGHILL DR.	✓
54	31805-26-30	THOMAS CAMPBELL	1093 SPRINGHILL DR.	✓
55	31805-26-29	RICHARD & CONNIE HENRY	1089 SPRINGHILL DR.	✓
56	31805-26-28	MICHAEL & KIMBERLY COLLINS	1085 SPRINGHILL DR.	✓
57	31805-26-27	SERAFIN & MARIBEL ARRIOLA	1081 SPRINGHILL DR.	✓
58	31805-26-26	RAY GARCIA	1077 SPRINGHILL DR.	✓
59	31805-26-25	ELIZABETH GOMMERT	1073 SPRINGHILL DR.	✓
60	31805-26-24	JIMMY & BRANDY JUSTICE	1069 SPRINGHILL DR.	✓ Again
61	31805-26-23	REBA LOZANO	1065 SPRINGHILL DR.	✓
62	31805-26-22	SHELLY PEIFFER	1061 SPRINGHILL DR.	✓
63	3180S-22-1	WILLIAM BALLEW	1051 SPRINGHILL DR.	✓
64	31805-22-2	LORINDA PRICE	1047 SPRINGHILL DR.	✓
65	31805-22-3	DAVID SMITH***	1043 SPRINGHILL DR.	✓
66	31805-22-4	PEGGY OWENS	1039 SPRINGHILL DR.	✓
67	31805-22-5	RONNIE & WENDY SMITH	1035 SPRINGHILL DR.	✓
68	31805-22-6	ANGEL CHAPMAN	1031 SPRINGHILL DR.	✓
69	31805-22-7	JILL SMITH	1027 SPRINGHILL DR.	✓
70	31805-22-8	THOMAS LAURO	1023 SPRINGHILL DR.	✓
71	31805-22-9	AFJER KABA	1019 SPRINGHILL DR.	✓
72	31805-22-10	ROBERT & NORMA COLE	1015 SPRINGHILL DR.	✓

1043?

call next door neighbor

4

20%=14.4; 15 sigs reqd

*** Mr. Smith's name doesn't appear to be on the petition

[illegible]

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

SAGINAW TX 76179

Received in mail 6/9/2021

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: City Council Meeting on 6/15/2021 1 to consider a request to for a change in zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD)
)

Name: LOUIS + JOANN Salazar

Address: 1017 Kingsley Dr

Phone Number: 817-647-0802

() In Favor

☒ Opposed

Reasons and/or Comments

This development will add to the
congestion and traffic in the neighborhood.
It will also destroy our peace + common.
Please vote against it.



Memorandum

To: Rick Trice, P.E.
Director of Public Works
City of Saginaw, TX

From: Brandon Forsythe, P.E.
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: May 18, 2021

Re: McLeroy Trip Generation Memo
Saginaw, Texas

PURPOSE

Kimley-Horn was retained by the City of Saginaw, Texas to evaluate the potential impact to traffic volumes along McLeroy Boulevard considering a potential rezoning for the tracts located immediately east and west of the existing Westwood Drive stub out, just south of McLeroy Boulevard.

To the west of Westwood Drive, the existing zoning calls for MF1 (Multifamily (18 density units per acre)) zoning classification and to the east the existing zoning calls for NC (Neighborhood Commercial) zoning classification.

Based on information provided by the developer, the current site plan for the Villas at Willow Creek provided for rezoning calls for townhome land use and a density of approximately 8 dwelling units per acre. The proposed site plan is attached.

This memorandum will compare the anticipated trips projected under the existing zoning versus that proposed by the developer.

EXISTING ZONING

The area located west of Westwood Drive is zoned MF1. The acreage of this proposed zoning is approximately 11.5 acres. Applying the appropriate density (18 units per acre) results in approximately 207 multifamily units.

The area located east of Westwood Drive is zoned NC. The acreage of this proposed zoning is approximately 10.3 acres. Applying a typical planning level floor to area (FAR) ratio of 0.20 for retail use results in approximately 90,000 square feet of retail land use.

Table 1 provides the existing zoning trip generation table which is based on the assumptions outlined above. For the MF1 zoned area, ITE's mid-rise multifamily land use was utilized while for the NC zoned area, ITE's general shopping center use was utilized when estimating the site's trip generation.



Table 1. Existing Zoning Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Mid-Rise)	221	207 Dwelling Units	1,128	20	55	75	56	35	91
Shopping Center	820	90,000 Square Feet	3,398	53	32	85	165	178	343
Site Total			4,526	73	87	160	221	213	434

PROPOSED DEVELOPMENT

Based on information provided by the developer, the current site plan calls for townhomes with a density of approximately 8 dwelling units per acre. The site is proposed with 168 units. The land use assumed for the townhome use was ITE's low-rise multifamily land use. The anticipated trip generation for the proposed development is summarized in **Table 2**.

Table 2. Proposed Development Trip Generation

Land Use Description	ITE Code	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily (Low-Rise)	220	168 Dwelling Units	1,230	18	59	77	59	35	94
Site Total			1,230	18	59	77	59	35	94

CONCLUSIONS

The proposed Villas at Willow Creek development is projected to generate less traffic than if the site was developed per the existing zoning. The daily traffic is projected to be approximately 30% of the daily and 50% of the morning peak hour. Therefore, volumes along McLeroy Boulevard would ultimately be lower with the proposed development versus what the site could be developed as under the existing zoning.

If you have any questions, please contact me at brandon.forsythe@kimley-horn.com or by phone at 817-339-2289.



Conceptual Site Plan



May 19, 2021

City of Saginaw
Attn: Gabe Reaume, City Manger
333 West McLeroy Blvd
Saginaw, Texas 76179

Mr. Reaume,

I was asked by a community member about the capacity of Willow Creek Elementary School. The information was related to the current zoning case. I wanted to share the information with you. Please see the information I provided below.

- Current enrollment is 585 with a capacity of 727.
- The existing MF1 is within growth projections for the future schools.
- The current growth model does not include the requested zoning change from neighborhood commercial to multifamily.
- We have routinely opposed or discouraged zoning changes from commercial to multifamily. As you understand from the city perspective, it is important that we have a balance between commercial and residential property. These changes can have a negative effect on overall taxable assessed values.
- There is the potential for two Pre-K classrooms for the 2022-2023 school year.
- The bottom line is that, under the existing growth model, Willow Creek ES will reach 95% capacity in 2025. If the two Pre-K classes are needed, then the capacity will could be reached in 2023.

Please reach out if you have any additional questions or if I can provide further clarification regarding the ability of Willow Creek ES to support additional enrollment growth as a result of the proposed zoning change.

Sincerely,

Clete Welch
Chief Operations Officer
Eagle Mountain-Saginaw ISD

Villas at Willow Creek Analysis

Development Standard	City Code	Single Family Detached Villas
	Single-Family SF3	
Density		
Minimum Lot Area	6,600 s.f.	3000 s.f.
Minimum Lot Width	66 ft.	100 ft.
Minimum Lot Depth	100 ft.	200 ft.
Front Yards	25 ft.	20' from public ROW
Minimum Side Yard	7.5 feet interior of lot, 15 feet adjacent to street	15' from public ROW, 5' minimum from public access easement
Minimum Rear Yard	20 ft.	15 ft., 20 ft. if abutting SF District
Minimum Distance Between Buildings		
Maximum Lot Coverage	50%	
Building Height	36 feet or 2-1/2 stories	
<u>Minimum Floor Area (s.f.)</u>	1,600 s.f. living area, 800 s.f. ground floor	1,400 S.F. (exclusive of garage)
Studio Units		
1 Bedroom		
2 Bedroom		
3 Bedroom		
Parking		
Landscaping		
Signs		
Lighting		

**MINUTES OF A REGULAR MEETING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JUNE 8, 2021**

Present at the Meeting:

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

Absent from the Meeting:

Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt No. 1	John Peet

Visitors at the Meeting:

Marilyn Tolbert	Jill Stanford
Dan Tolbert	Aubrey Miller
Linda Adams	Annie Geer
Debbie Johnson	Josh Geer
Jennifer Casey	Carmen Drake
William Golaz	Allen Raff
Elizabeth Harland	Charles Adams
Jon Julien	Mary Ann Bone
Cindy Gutierrez	Steve Bone
Starlyn Smith	Trey Gordon
Carrie Daniels	Karen Fruhwate
Sarena Smith	Steven Bailey
Patrick Farr	Tricia Bailey
Paul Felegy	Mayson Meier
Kate Pendleton	Jerry Sylo
David Solled	Amberligh Noewl
Susan Bentley	Randall Miner
Charles Adams	

(1) Call to Order

Chairman Lewis called the meeting to order at 6:03 p.m.

(2) Roll Call to Establish Quorum

Chairman Lewis called roll. The quorum will consist of Chairman Lewis, Vice Chairman Haney, Members Barngrover, Julien, 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 May 11, 2021 were presented for approval. A motion was made by Member Barngrover with a second by Alternate Member Villarreal to approve the minutes for May 11, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

(5) PZ 0521-01 PUBLIC HEARING

Consideration And Action Regarding A Request For Approval To Amend The Comprehensive Plan And To Change The Zoning From Neighborhood Commercial (NC) and Multifamily (MF1) To A Planned Development (PD) With Single Family Uses For Land Described As Approximately 20.8587 Acres Of Land Out Of Abstract 1849, A. F. Albright Survey, Located South Of West McLeroy Boulevard And West Of Woodcrest Drive

Chairman Lewis reminded members that this is an item that was tabled at the May 11, 2021 meeting.

DPW Trice reviewed the information included in the members' packets and advised the members that the developer had met with members of the neighborhood at the recreation center on May 19, 2021. He said the developer has submitted a revised plan to accommodate some of the concerns.

Jerry Sylo, with JBI Partners a representative for the developer, showed a power point presentation and explained the differences in the current proposal and the previous plan that was presented at last month's meeting.

Trey Gordon, 5105 Cuesta Lane, Benbrook, Tx, 76126 advised that he was present as a representative for the Boswell family who owns the property at this time. He talked briefly about the Boswell family's connection with the City of Saginaw. He said the property owners had received several offers for the property but this plan is more desirable than the current zoning of Multifamily and Neighborhood Commercial.

Patrick Farr, 213 Dominion Ct, spoke in favor of the project and advised that his residence is within 1500 feet of this development.

Paul Felegy, 1108 Springhill Drive, Linda and Charles Adams, 513 Fox Drive, Carmen Drake, 1070 Springhill Drive, Randall Miner, 1008 Springhill Drive, Susan Bentley, 128 Roberts, Allen Raff, 333 Lottie Lane, and Joshua Geer, 649 Creek Point Drive, spoke to the members in opposition of this item. They voiced many of the same concerns as the ones mentioned at last month's meeting.

Jerry Sylo addressed the concerns and answered questions.

Chairman Lewis reminded the members that the only item for the members to decide is the recommendation on zoning at this meeting.

A motion was made by Member Haney with a second by Alternate Member Villarreal to recommend that the city council deny the request to change the zoning on property located south of West McLeroy Boulevard, and west of Woodcrest Drive, 20.857 acres out of Abstract 1849, A. F. Albright Survey. Motion carried.

For: Vice Chairman Haney, Member Barngrover, Alternate Member Villarreal

Against: Chairman Lewis, Member Julien

Absent Member LaBruyere, Alternate Members Peet,

(6) 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.

(7) 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

(8) Adjournment

Motion was made by Member Barngrover with a second by Member Julien to adjourn the meeting. Motion carried.

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

Against: None

Absent Member LaBruyere, Alternate Member Peet

Chairman Lewis declared the meeting of June 8, 2021 closed at 7:30 p.m.

APPROVED:

Matthew Lewis, Chairman

ATTEST:

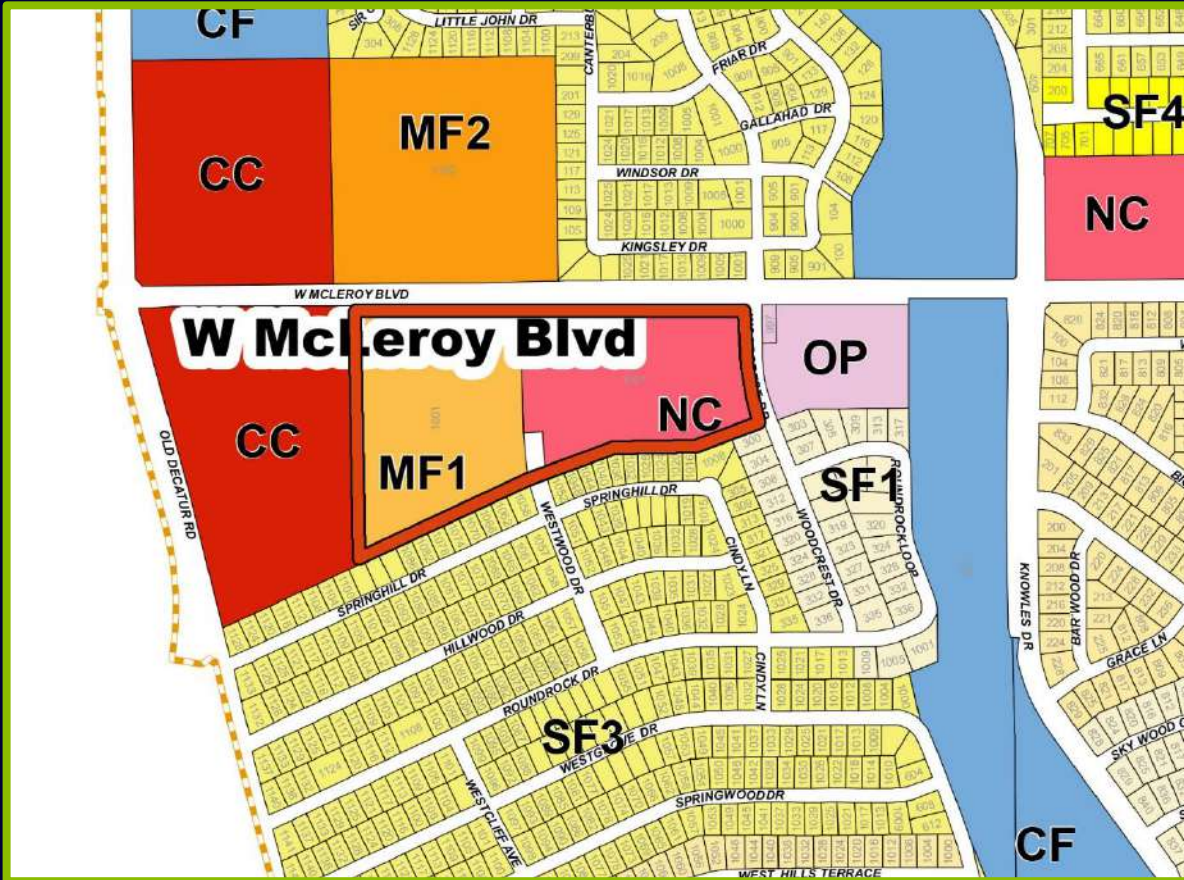
Mary Ragle, Recording Secretary

VILLAS AT WILLOW CREEK

NEIGHBORHOOD CONTEXT



ZONING CONTEXT

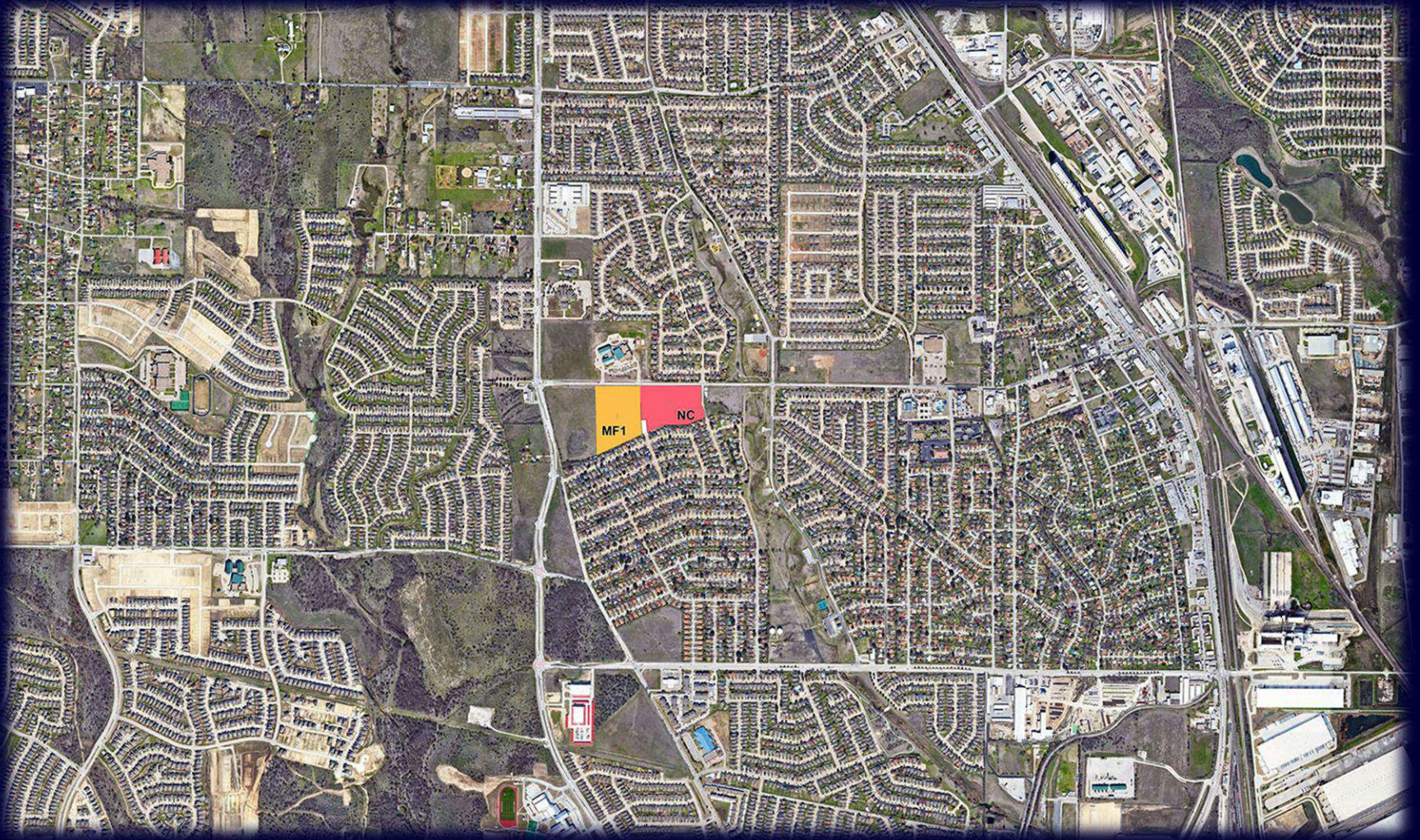


MF 1 ALLOWED USES

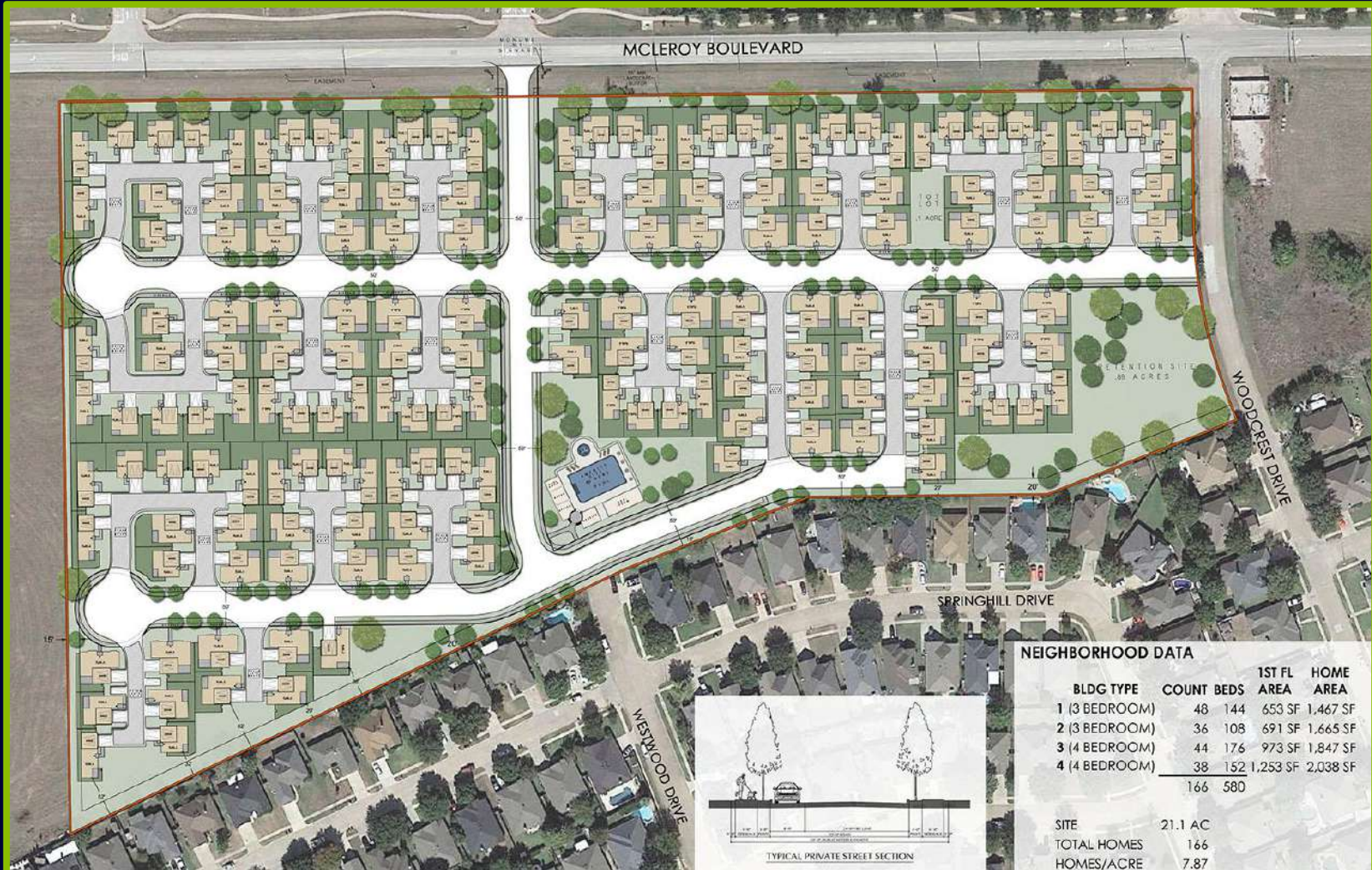
- Multi-Family Dwellings
- Industrialized Housing
- Group Home
- Charitable Use (Food Bank, Etc.)

NC ALLOWED USES

- Amusement Center
- Convenience Store (With or without fuel)
- Most Retail Stores
- Most Restaurants including w/a Drive Thru



NEIGHBORHOOD CONCEPT

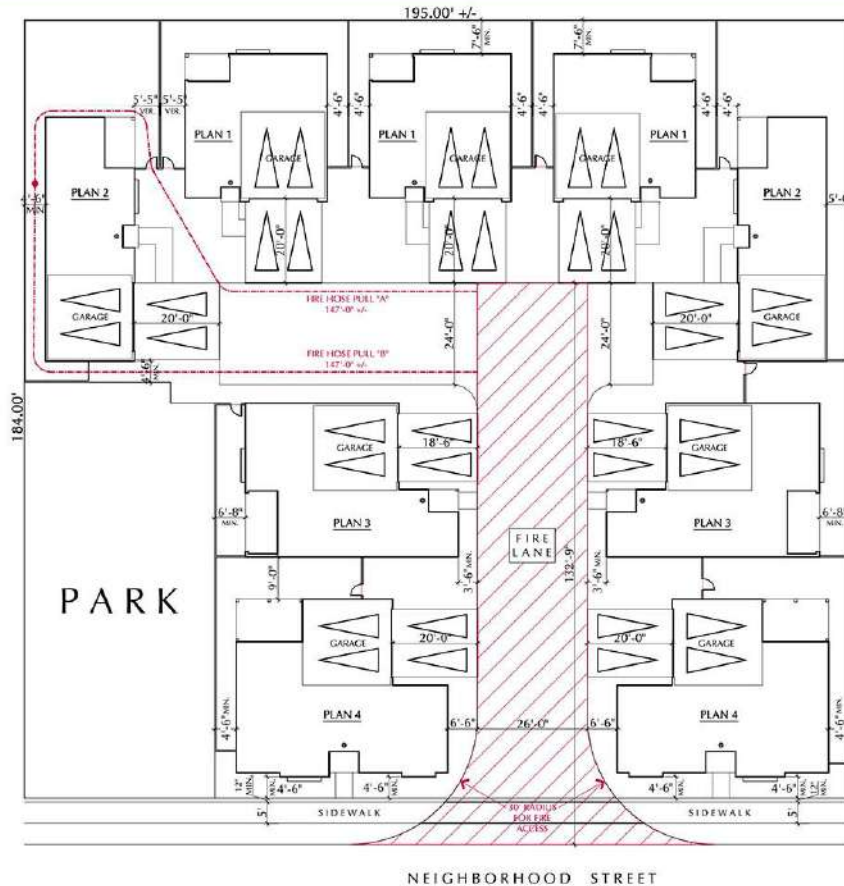


- 166 Detached Homes
- All Homes 3 or 4 Bedroom
- SF-3 Uses & Standards
- Cluster Design
- 8 homes/Acre VS 18/AC
- Common Ownership

AUTO COURT DESIGN



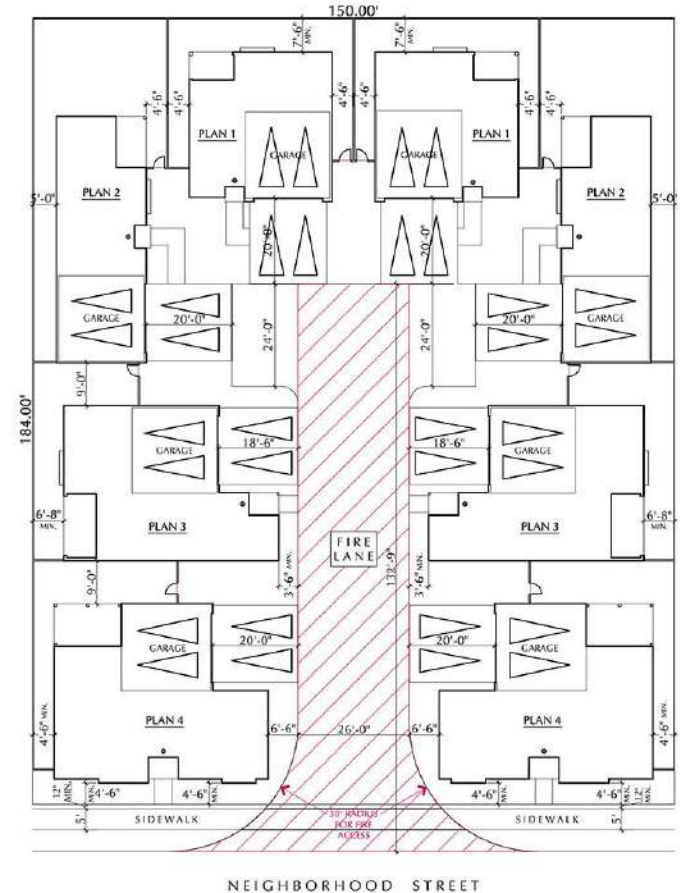
CLUSTER DESIGN



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 9-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

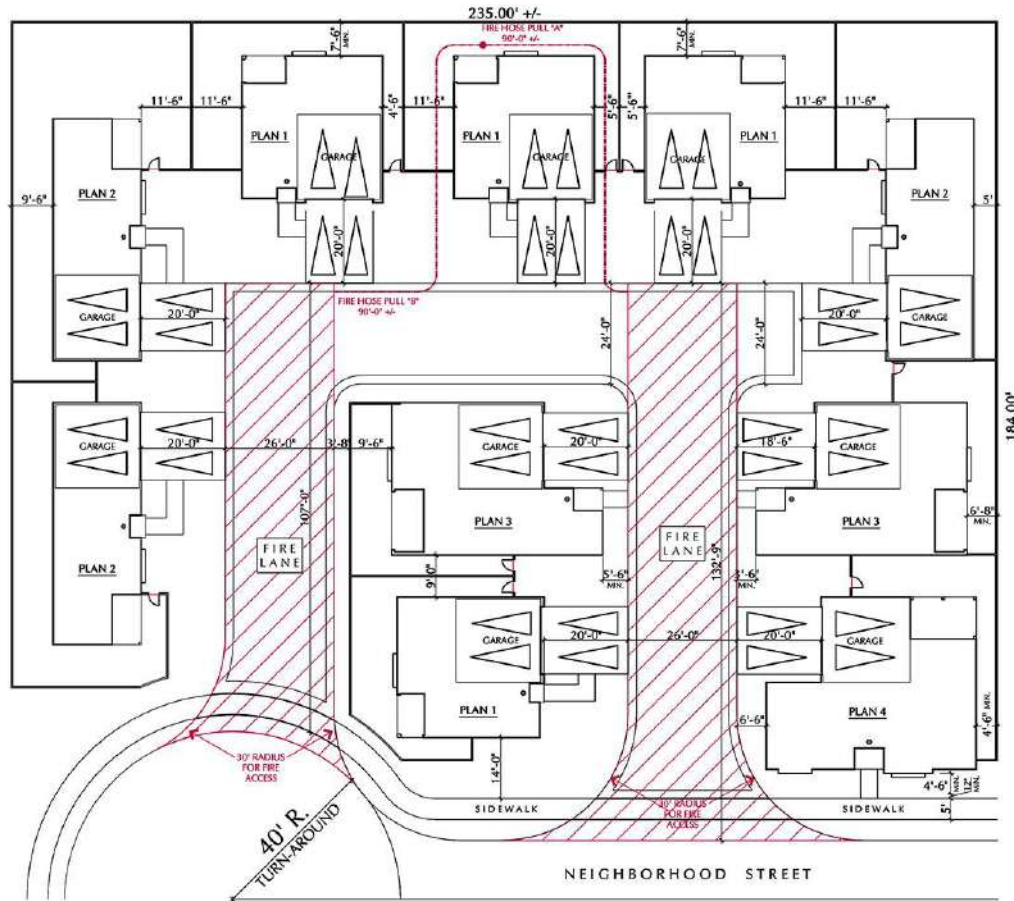


TYPICAL CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 8-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

CLUSTER DESIGN

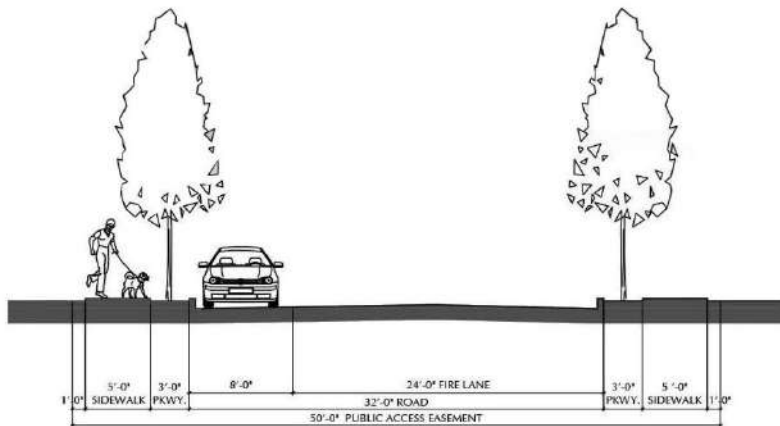


MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

CLUSTER DESIGN



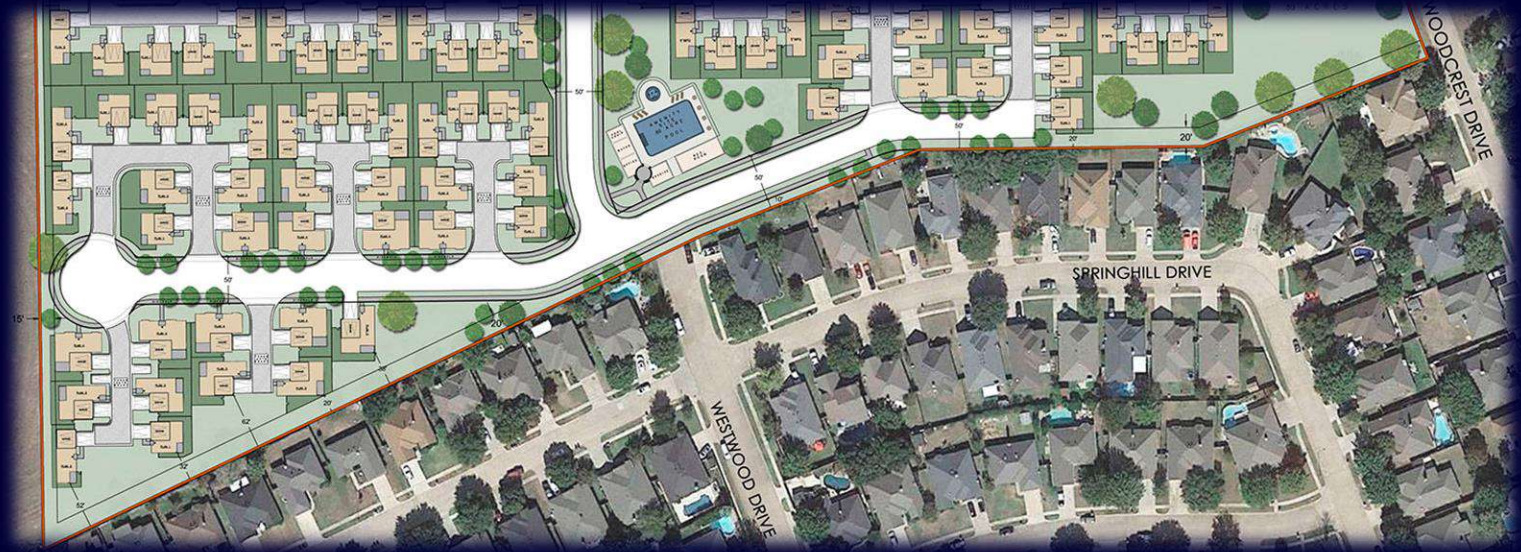
TYPICAL PRIVATE STREET SECTION



PREVIOUS PLAN



CURRENT PLAN



PLAN COMPARISON



PLAN 1



PLAN 2

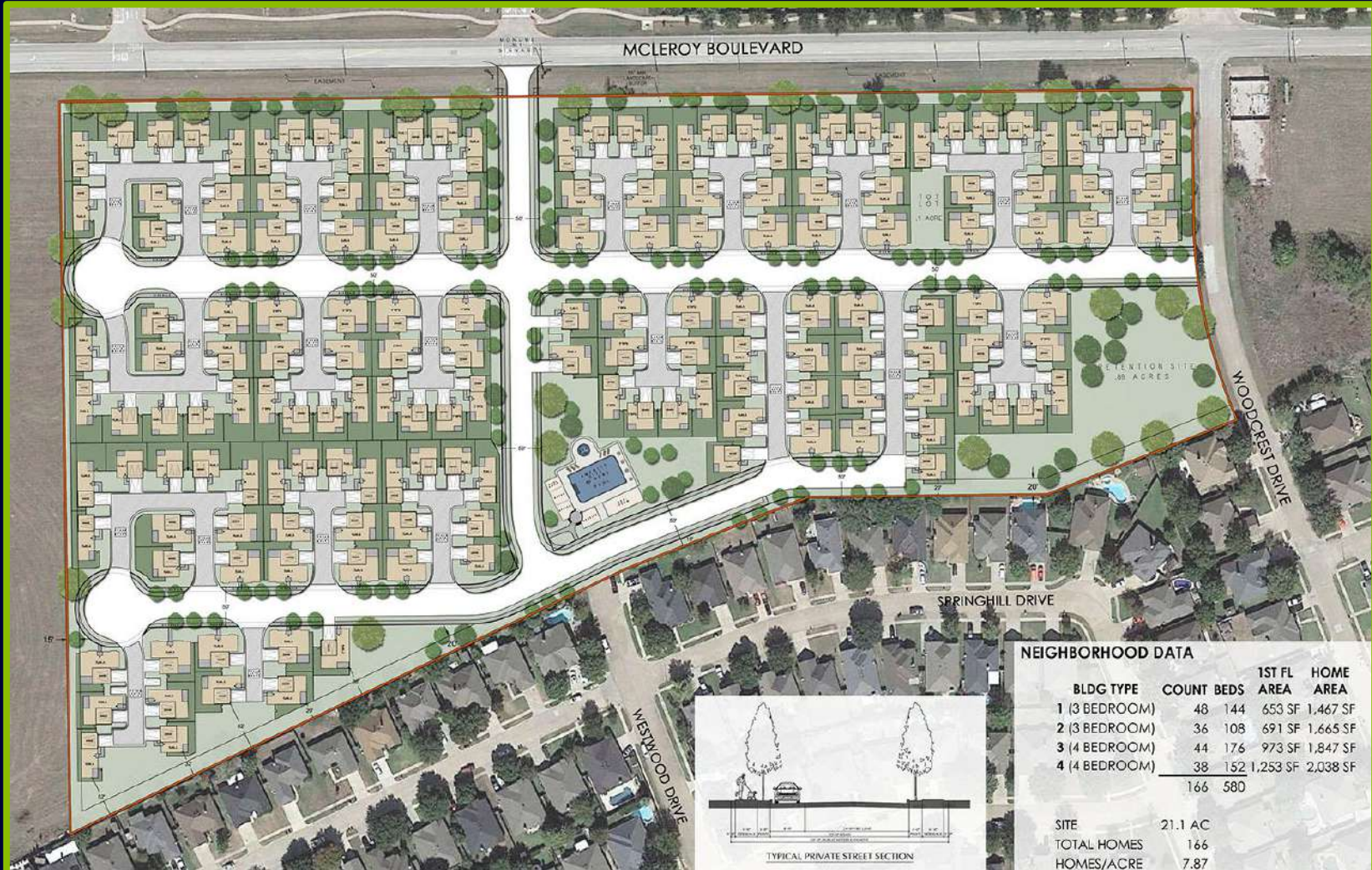


PLAN 3



PLAN 4

NEIGHBORHOOD CONCEPT



- 166 Detached Homes
- All Homes 3 or 4 Bedroom
- SF-3 Uses & Standards
- Cluster Design
- 8 homes/Acre VS 18/AC
- Common Ownership



We have created a more convenient and secure home experience with our proprietary smart device activation, which gives our residents the convenience of controlling their home from their mobile device, tablet or computer.

Keyless Front Door Entry

Ensure that your home is secure and enjoy the convenience of unlocking and locking your door remotely for service calls, the dog walker or when your family and friends come to visit from out of town, with temporary or timed access codes.

Paint

We use a PPG paint product for our walls that is zero VOC, LEED-certified and GREENGUARD Gold-certified, verified to meet rigorous standards for chemical emissions, in order to ensure that our residents live in a healthier environment.

All residents are required to carry renter's insurance during their residency with Tricon Residential. We partnered with LeaseTrack (<https://leasetrack.ai/renters/>) to provide a comprehensive, low-cost option to manage all our residents' insurance needs. For added convenience, no applications are necessary, and all Tricon Residential residents qualify for coverage that includes \$100,000 of general liability insurance and \$10,000 of resident personal property at a low cost of \$15.75 per month.

To simplify the enrollment process, residents are auto enrolled at lease signing or may choose to purchase coverage from another insurance provider and submit their policy declarations page/certificate of coverage to LeaseTrack (<https://leasetrack.ai/renters/>) for approval.

ORDINANCE NO. 2021-

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS BY ESTABLISHING THE VILLAS AT WILLOW CREEK PLANNED DEVELOPMENT DISTRICT; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO SAID PROPERTY; 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 City Council has previously passed an ordinance adopting a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and,

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the Ultimate Land Use Map; and,

WHEREAS, the owner of property consisting of approximately 20.8587 acres of land, and described as Abstract 1849, Tarrant County, Texas, out of the Alexander F. Allbright Survey being all of that certain tract of land conveyed to Lorin Boswell, Jr.

Enterprises, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument D211060065, Official Public Records, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard, has filed an application to establish The Villas of Willow Creek Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on May 11, 2021 and the City Council of the City of Saginaw, Texas held a public hearing on May 18, 2021, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City Council has determined that an amendment to the Ultimate Land Use Map, as provided herein, redesignating the below described property from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and,

WHEREAS, the City Council finds that the requested Planned Development District 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.

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and amendment of the Comprehensive Land Use Plan; and

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

SECTION 1.

Ordinance No. 2021- is hereby adopted on the hereinafter described property and area of the The Villas at Willow Creek Planned Development District as shown below:

Approximately 20.8587 acres of land, and described as Abstract 1849, , out of the Alexander F. Allbright Survey, Tarrant County, Texas and located east of Old Decatur Road and south of W. McLeroy Boulevard as more fully described in Exhibit "A" hereto.

SECTION 2.

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Development Plan attached hereto as Exhibit "C" establishing The Villas at Willow Creek Planned Development District, the Zoning Ordinance of the City of Saginaw.

SECTION 3.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property described above from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD).

SECTION 4.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 5.

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 6.

The City Secretary is directed to revise the Ultimate Land Use Map to reflect the revised land use designations as set forth above.

SECTION 7.

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 8.

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 9

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 10.

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 11.

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 12.

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 13

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 ____ DAY OF _____, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

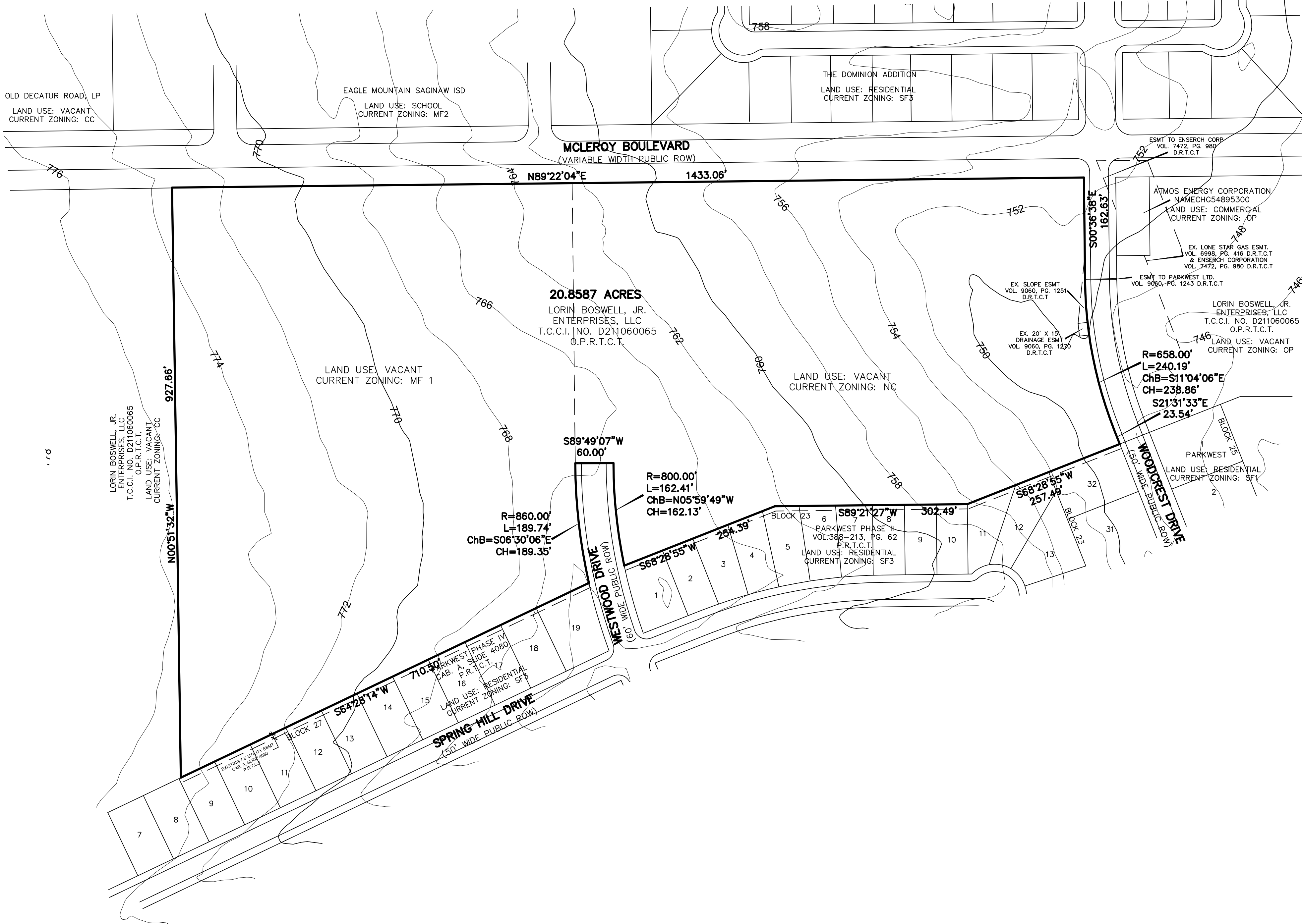
Bryn Meredith, City Attorney

Exhibit "A"
Property Description

Exhibit “B”
Land Use and Development Standards

Exhibit “C”
Development Plan

**Exhibit “D” and “D-1”
Cluster Diagram Sheet**



LEGAL DESCRIPTION

BEING a 20.8587 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said 20.8587 acre tract of land being all of that certain tract of land conveyed to **LORIN BOSWELL, JR. ENTERPRISES, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060065, Official Public Records, Tarrant County, Texas, said 20.8587 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of a called 1.292 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 12637, Page 1369, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of McLeroy Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 50 feet wide public right-of-way at this point)

THENCE along the said west right-of-way line of Woodcrest Drive the following courses and distances:

South 00°36'38" East, a distance of 162.63 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a curve to the left having a radius of 658.00 feet;

Along said curve to the left, an arc length of 240.19 feet, and across a chord which bears South 11°04'06" East, a chord length of 238.86 feet to an iron rod set;

South 21°31'33" East, a distance of 23.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase II, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas (P.R.T.C.T.), from which a 1/2 inch iron rod found bears North 68°51'27" East, a distance of 0.81 feet;

THENCE departing the said right-of-way line, and along the northwest block line of said Block 23 the following courses and distances:

South 68°28'55" West, a distance of 257.49 feet to an iron rod set; South 89°21'27"

West, a distance of 302.49 feet to an iron rod set;

South 68°28'55" West, a distance of 254.39 feet to an iron rod set at the northwest lot corner of Lot 1, of said Block 23, same being on the east right-of-way line of Westwood Drive (being a 60 feet wide public right-of-way, as dedicated by the said plat of Parkwest Phase II), and being at the beginning of a curve to the right having a radius of 800.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 162.41 feet, and across a chord which bears North 05°59'49" West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89°49'07" West, along the north right-of-way line of said Westwood Drive, a distance of 60.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 860.00 feet;

THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South 64°28'14" West, along the northwest block line of said Block 23, Parkwest Phase IV, at a distance of 215.85 feet passing a 1/2 inch iron rod found, and continuing in all a total distance of 710.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 7, of said Block 23 (Parkwest Phase IV) bears South 64°28'14" West, a distance of 127.35 feet;

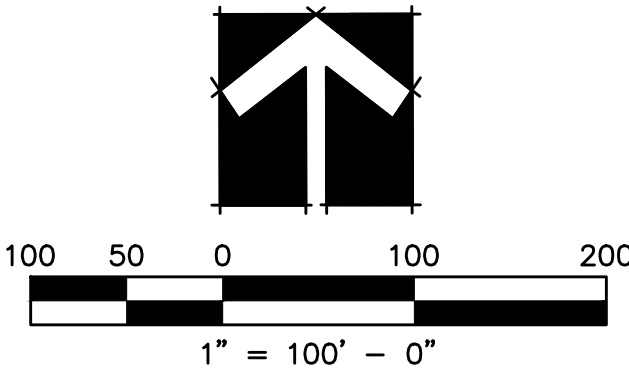
THENCE North 00°51'32" West, departing the said block line, over and across the said Boswell tract, a distance of 927.66 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.292 acre tract, said south property line being the said existing south right-of-way line of McLeroy Boulevard, a distance of 1,433.06 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **20.8587 acres (908,606 square feet)** of land, more or less.

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED,
MEDIUM DENSITY



ZONING EXHIBIT
EXHIBIT A

VILLAS AT WILLOW CREEK

20.8587 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

LORIN BOSWELL, JR ENTP LLC ETAL **OWNER**
3121 Amherst Avenue (817) 832-0031
Dallas, Texas 75225
Contact: Robert Karpman

HHS RESIDENTIAL, LLC **APPLICANT**
5601 Democracy Drive, Suite 300 (832) 326-7085
Plano, Texas 75024
Contact: Matt McGhee

JBI PARTNERS, INC. **PLANNER/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

Submitted: May 4, 2021
Submitted: February 9, 2021

EXHIBIT “B”

LAND USE AND DEVELOPMENT STANDARDS

VILLAS AT WILLOW CREEK

PURPOSE

The purpose of this planned development is to create the Villas at Willow Creek neighborhood. Villas at Willow Creek will be a neighborhood of single-family homes developed in a cluster concept. Typically, each cluster contains 8 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garages.

The homes will be 2 stories in height and will either have 3 or 4 bedrooms, which is plan dependent. The homes will range in size from 1,467 square feet to 2,038 square feet. The average size home in Villas at Willow Creek will be 1,740 square feet. Each of the homes will have a fenced yard.

What sets Villas at Willow Creek apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood.

GENERAL STANDARDS

- A. The design and development of the Villas at Willow Creek neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
- B. Unless otherwise specified in this planned development, development within the Villas at Willow Creek neighborhood is governed by the Saginaw Zoning Ordinance. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- C. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
- D. The maximum number of homes in the Villas at Willow Creek neighborhood shall be 173.
- E. Exterior construction. Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

DEVELOPMENT STANDARDS

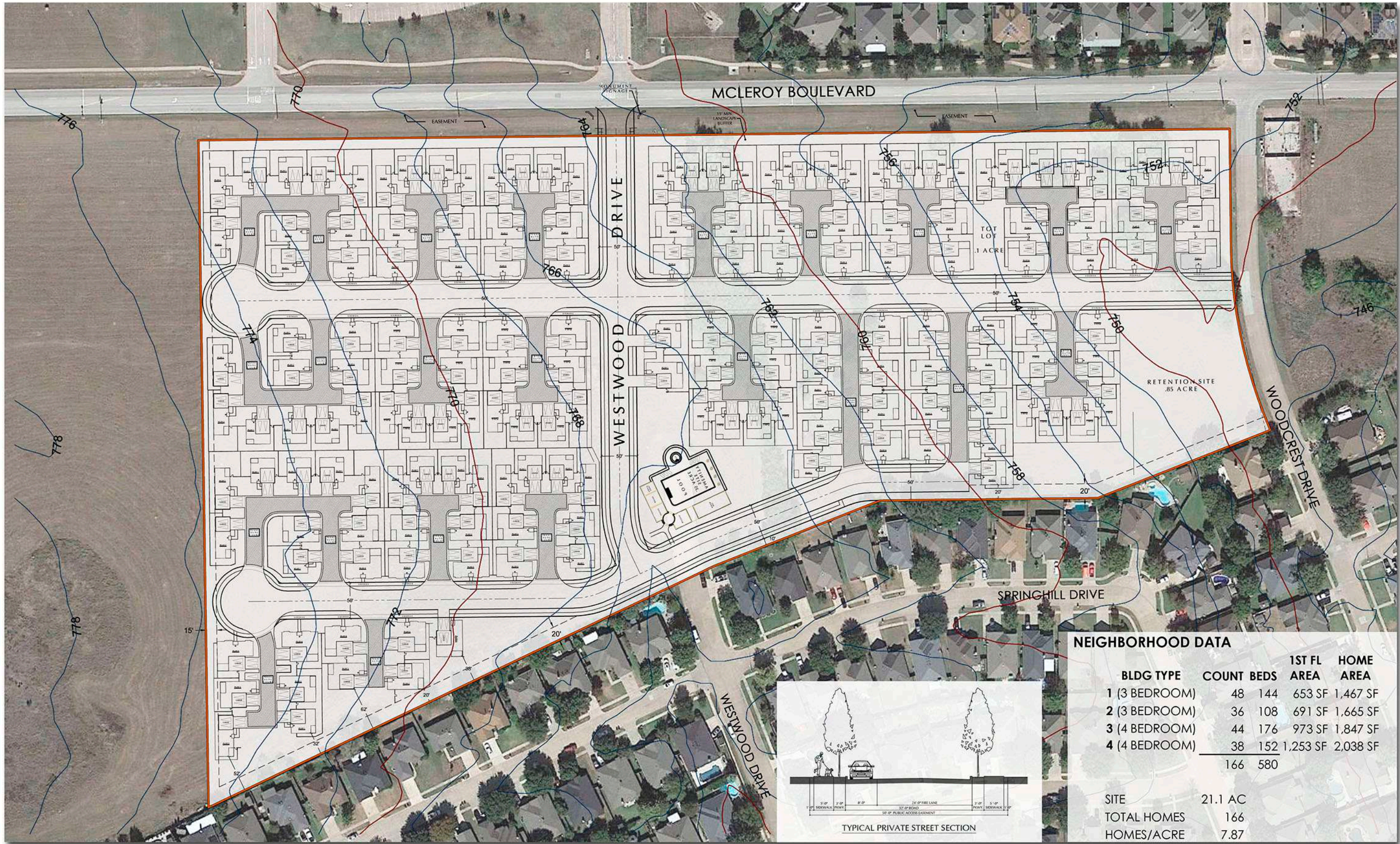
- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.
 - 2. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.

- B. Area Requirements: The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), maximum lot coverage, and minimum floor area, and other requirements as it pertains to this district shall be as outlined in the table below.

The requirements regulating the development of individual clusters within the Villas at Willow Creek neighborhood shall be governed by the diagrams shown on the Cluster Diagram Sheets (Exhibits D and D-1).

DEVELOPMENT STANDARD

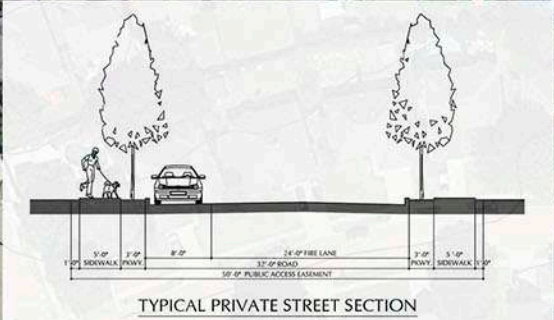
DEVELOPMENT STANDARD	
Minimum Lot Area	3,000 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Front Yard	20', Measured from public ROW
Minimum Side Yard	15', Measured from public ROW
Minimum Rear Yard	15', 20' if abutting a SF District
Maximum Lot Coverage (Bldg)	50%
Maximum Building Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

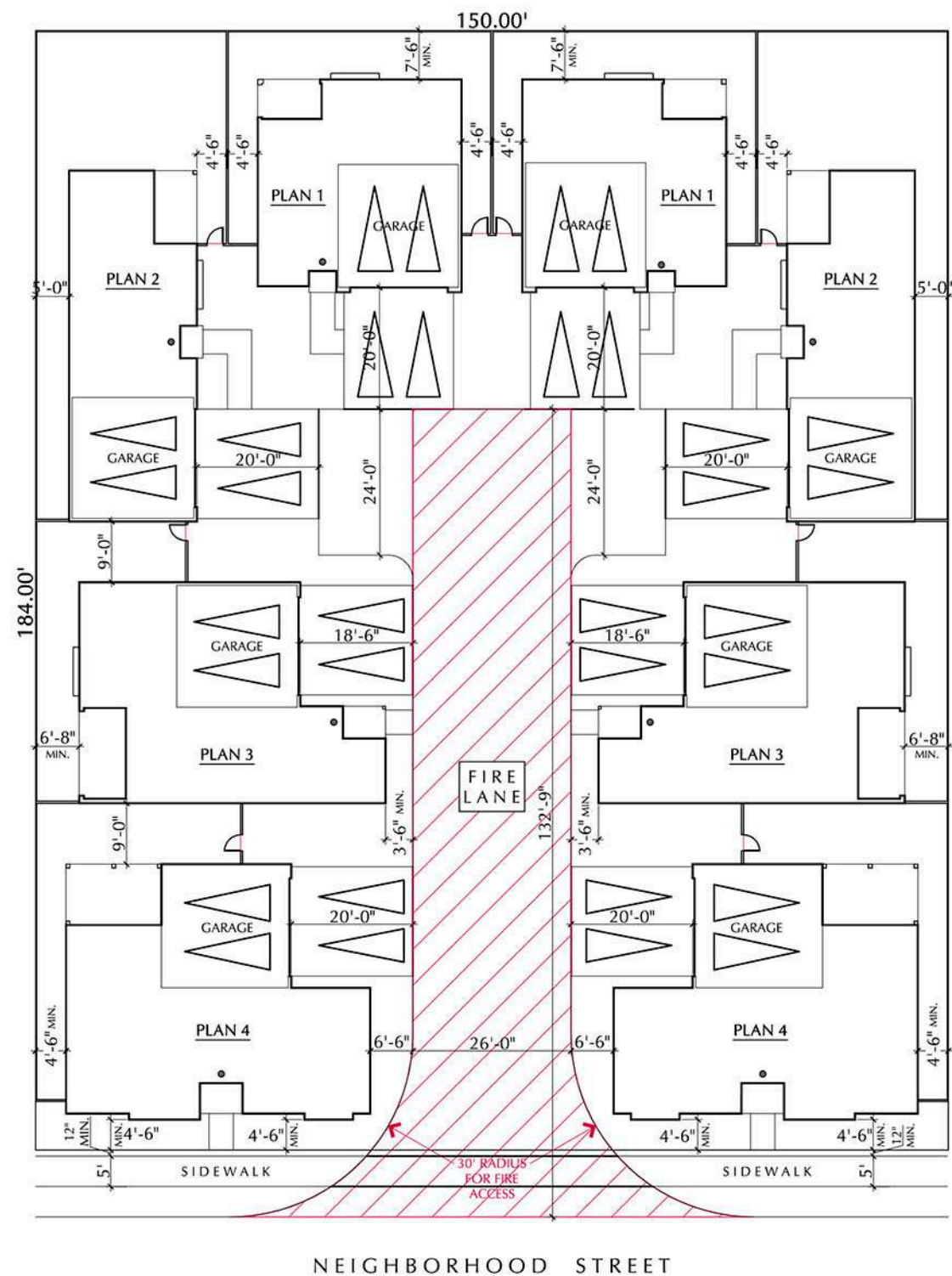


NEIGHBORHOOD DATA

BLDG TYPE	COUNT	BEDS	1ST FL AREA	HOME AREA
1 (3 BEDROOM)	48	144	653 SF	1,467 SF
2 (3 BEDROOM)	36	108	691 SF	1,665 SF
3 (4 BEDROOM)	44	176	973 SF	1,847 SF
4 (4 BEDROOM)	38	152	1,253 SF	2,038 SF
	166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

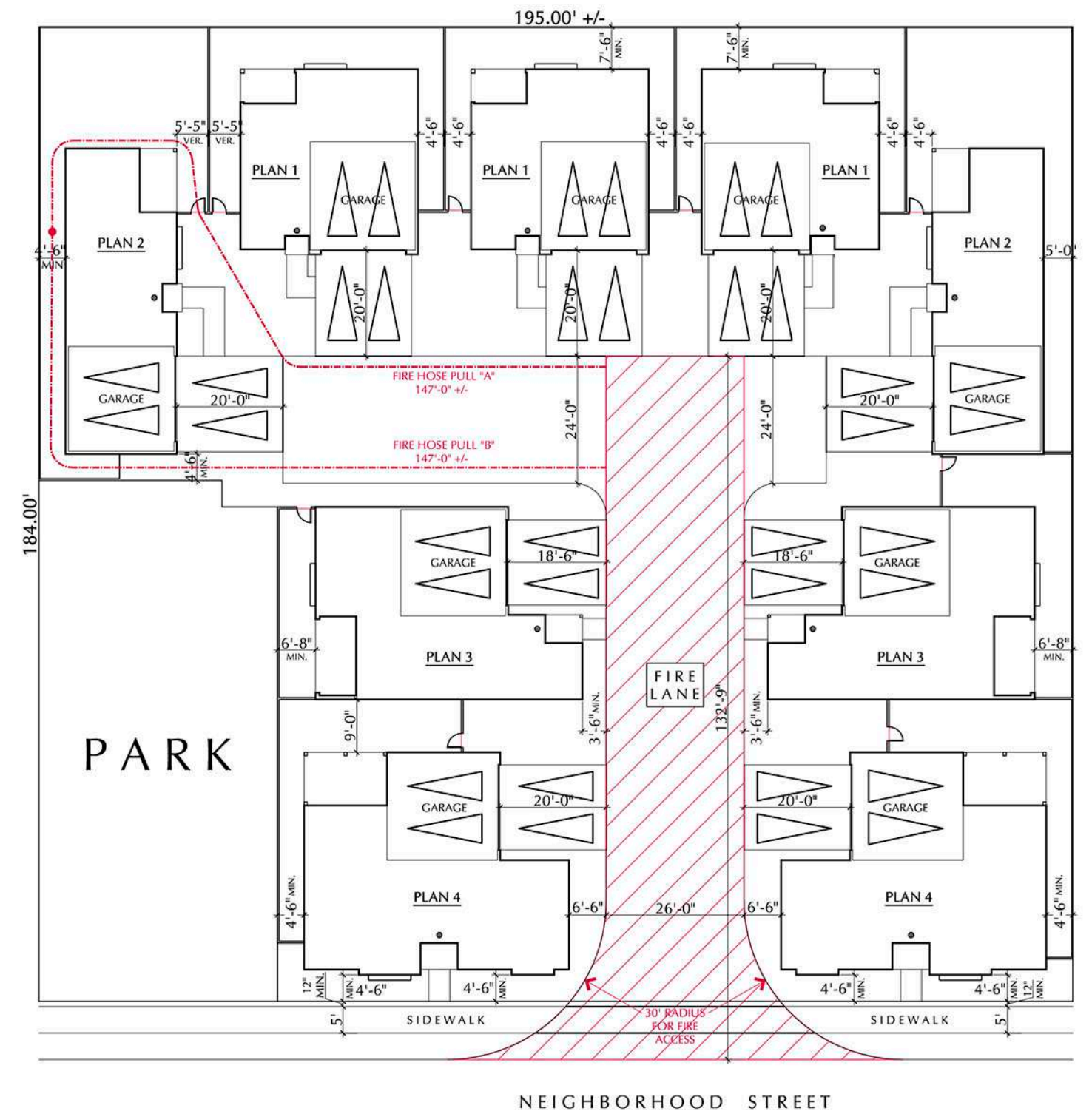




TYPICAL CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 8-PACK CLUSTER

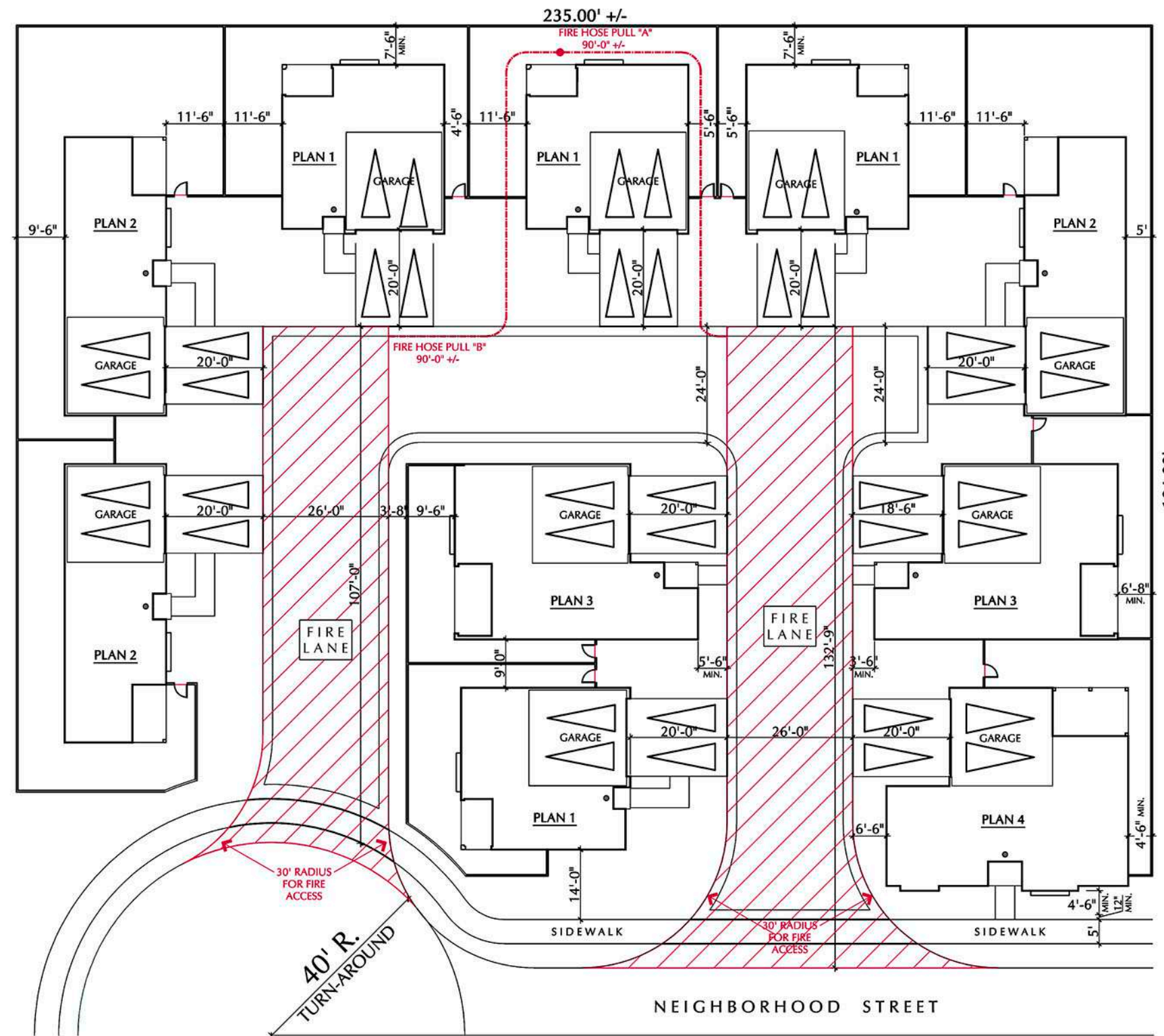
NOTE: ALL UNITS TO BE FIRE SPRINKLERED.



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 9-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

VILLAS AT WILLOW CREEK



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (11)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Consideration and Action regarding Appointments: a. Advisory Recreation and Parks Board; b. Animal Shelter Advisory Committee; c. Board of Adjustment; d. Library Board; and e. Planning and Zoning Commission

BACKGROUND/DISCUSSION:

The terms of office for several members on the boards and committees listed on this item are expiring. Those members have been contacted. The majority have indicated they would like to be reappointed. Their responses as well as a list of residents that have expressed interest in being appointed are included in the attachments. The list also includes positions that are vacant due to resignations. Action will need to be taken on each board/committee separately. The action should include the acceptance of any resignations and the appointments/reappointments of members.

Note: Several posts seeking persons to serve on the boards and committees were placed on the City's website and Facebook page with the deadline for applications set as May 1st. It was also distributed through the City's email notification system several times.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

Description

Board Appt Info

MEMORANDUM

DATE: June 1, 2021
TO: Mayor Todd Flippo and City Council
FROM: City Secretary Janice England
RE: Board Appointments/Applications

Board appointment information is attached for your consideration. Appointments and reappointments will be on the June 15th City Council agenda. An announcement seeking interested persons to serve on the boards and committees was posted on the City's website, Facebook, City Newsletter, and was also distributed through the City's email notification system.

Attachments

- Positions Up for Reappointment
- 2021 Board Applicant Listing
- Applications Received**
- Advisory Recreation and Park Board
- Animal Shelter Advisory Committee
- Board of Adjustment
- Library Board
- Planning and Zoning Commission

NOTES:

Per the Charter: Planning & Zoning Commission members must have resided within the City one year prior to appointment and must be a registered voter.

Per the Charter: For all other appointments, members must have resided within the City for six months prior to appointment and must be a registered voter (only exceptions is the Animal Shelter Advisory Committee).

It has been common practice in the past to move alternate members up to any open regular member positions. Then a new appointment is made to the open alternate position. An example would be the Advisory Recreation and Parks Board. Place No. 7 (Albritton) is open. Alternate #1 (Weaver) would move to Place No. 7. Alternate #2 (Johnson) would move to Alternate #1. A new appointment would then be made to Alternate #2. Serving first as an alternate member allows new appointees to become familiar with the board/committee and its procedures.

**Positions Up for Appointment & Reappointment
June 2021**

Advisory Recreation & Parks Board (2 Year Terms)

Place No. 1	Charity DeVille	Yes
Place No. 3	Brandi Coble	Yes
Place No. 5	Brack St. Clair	Yes
Place No. 7	Travis Albritton	No, Moving Outside City
Alt.#1	Thomas Weaver	Yes

Animal Shelter Advisory Committee (2 Year Terms)

Place No. 1	Dr. Karen Metzler (Must be Licensed Veterinarian)	Yes
Place No. 3	Ryan Jacobs (Must be Involved in Animal Welfare Organization)	Yes
Place No. 5	Christina Pratt (Must be Involved in Shelter Operations)	Recommended replace with Breanna Farley (Involved in Shelter Operations)
Alt.#1	Kristina Jenshak (Must be Involved in Shelter Operations)	Yes
Alt.#2	Norma Adamski	Hasn't attended any mtgs. since appt. in 2018

Board of Adjustment (2 Year Terms)

Place No. 1	Petina Powers	Yes
Place No. 3	Bethany Sanderson	Yes
Place No. 5	Derrick Thomas	Yes
Alt.#1	Mike Colegrove	Yes

Library Board (3 Year Terms—Concurrent with Mayor's Term)

Member	Rick Russell	Yes
Member	Frances Poteet	Yes
Member	Belinda Henson	Yes
Member	Helen Trammell	Yes
Member	Mary Nichols	Yes
Member	Frances Patty	Yes
Member	Jean King	Yes

Planning & Zoning Commission (2 Year Terms)

Place No. 2	William Barngrover	Yes
Place No. 4	Malinda Julien	Yes
Alt. #1	John Peet	No Response/Hasn't attended any mtgs. since August 2018.

APPLICANTS FOR BOARDS

2021

Name/Address	Interested in Serving On	Resident Since	Employment	Comments	Reg. Voter in Saginaw?
Recd 2-3-2021 Lainey Wood	1-Beautification Committee 2-Library Board 3-Advisory Recreation & Parks Bd	2/21/2019	Teacher	"I would love to help make our community a place that we are all proud to live in."	No
Recd 2-19-2021 Tammy Southard	1-Library Board 2-Advisory Recreation & Parks Bd 3-Animal Shelter Advisory Comm. 4-Where Needed	11/29/2016	Teacher (HEB ISD)	"I would like to become a part of my community to serve the residents."	Yes
Recd 3-29-2021 Brent Wooten	1-Advisory Recreation & Parks Bd 2-Capital Improvements Committee 3-Planning & Zoning Commission	1/22/2020	Retired	"Saginaw is my home and have planted my roots here. Would love an opportunity to give back my time."	Yes
Recd 5-3-2021 David Kraus	1-Advisory Recreation & Parks Bd 2-Capital Improvements Committee 3-Planning & Zoning Commission	8/06/2010	Managing Partner- Cheddar's Scratch Kitchen	"Would like to be involved in the planning and growth of our great city, have raised 3 kids in this city and want to ensure it continues to be a great place to raise a family."	Yes
Recd 5-18-2021 Kathryn Johnson	Did not rank; Interested in Planning & Zoning Commission; Library Board; & Where Needed	3/01/2019	Health Inspector- City of Irving	"to help make Saginaw a better place now and in the future" *Currently 2nd Alternate on Adv Rec & Pks Bd	Yes
Recd 5-19-2021 Juan Torres	1-Advisory Recreation & Parks Bd 2-Beautification Committee 3-Where Needed	1/04/2019	Sr. Field Chief DFW Area	"I care about serving in my community."	Yes
Recd 5-26-2021 Wayne Giles	Did not rank; Interested in Adv. Rec. & Pks Bd and Beautification Comm	9/8/2019	Retired-USPS	"to help the growth of Saginaw for future generations"	Yes

Janice England

From: noreply@civicplus.com
Sent: Wednesday, February 3, 2021 11:15 AM
To: Keith Rinehart; Janice England
Subject: Online Form Submittal: Citizen Board of Interest Application

Citizen Board of Interest Application

Contact Information

First Name Lainey

Last Name Wood

Address1

City Saginaw

State Texas

Zip 76179

Phone Number

Email Address

I Am Interested In
Serving On The
Following Board(s)

Beautification Committee (5), Library Board (12), Parks
Advisory Board (12), Where Needed

1st Choice Beautification Committee

2nd Choice Library Board

3rd Choice Parks Advisory Board

Present Occupation and
Place of Employment Teacher

Employment (work)
Phone Number *Field not completed.*

Are You a Registered
Voter of Saginaw Texas? No

Community
Organizations and/or
Professional
Memberships

Field not completed.

Current or Previous
Service on City
Boards/Committees

Field not completed.

Reason(s) for which you
wish to be considered for
appointment

I would love to help make our community a place that we are
all proud to live in.

What personal
qualifications can you
bring to this
board/committee?

Organization, timely work manner, dedication

What meeting(s) have
you attended of the
committee(s) for which
you are being considered?

None

If I Am Selected To Serve On The Board(s), I Will Participate.

Date

02/03/2021

Signature

Lainey Wood

Email not displaying correctly? [View it in your browser.](#)

Citizen Board of Interest Application

Contact Information

First Name Tammy

Last Name Southard

Address1

City Saginaw

State TX

Zip 76179

Phone Number

Email Address

(Section Break)

I Am Interested In Serving On The Following Board(s) Beautification Committee (5), Planning & Zoning Committee (12), Zoning Board of Adjustments (8), Library Board (12), Parks Advisory Board (12), Capital Improvements Committee (2), Animal Shelter Advisory Committee (6), Where Needed

1st Choice Library

2nd Choice Parks

3rd Choice Animal shelter

Present Occupation and Place of Employment Teacher in HEBISD

Employment (work) Phone Number *Field not completed.*

Are You a Registered Voter of Saginaw Texas? Yes

Community Organizations and/or Professional Memberships Local school PTA membership, was previously on Haltom City Library, PTA president at previous elementary campus Jack C. Binion Elementary.

Current or Previous Service on City Boards/Committees *Field not completed.*

Reason(s) for which you wish to be considered for I would like to become a part of my community to serve the residents.

appointment

What personal qualifications can you bring to this board/committee? Corporate experience with TX Dairy Queen Corp. (10yrs) with a Masters of Business Admin., 5+ years experience in education with Birdville and HEB ISD.

What meeting(s) have you attended of the committee(s) for which you are being considered? *Field not completed.*

(Section Break)

If I Am Selected To Serve On The Board(s), I Will Participate.

Date 2/19/2021

Signature Tammy Southard

Email not displaying correctly? [View it in your browser.](#)

Citizen Board of Interest Application

Contact Information

First Name Brent

Last Name Wooten

Address1

City Saginaw

State Texas

Zip 76179

Phone Number

Email Address

(Section Break)

I Am Interested In Serving On The Following Board(s) Planning & Zoning Committee (12), Parks Advisory Board (12), Capital Improvements Committee (2)

1st Choice Parks Advisory

2nd Choice CI Committee

3rd Choice P & Z

Present Occupation and Place of Employment retired

Employment (work) Phone Number *Field not completed.*

Are You a Registered Voter of Saginaw Texas? Yes

Community Organizations and/or Professional Memberships Youth sports board member, Coppell Football Booster Club President

Current or Previous Service on City Boards/Committees was on numerous Boards in Coppell - Parks Board, Keep Coppell Beautiful (chairman), steering committee member of Coppell Vision 2030, Sports liason for sports council,

Reason(s) for which you wish to be considered for appointment Saginaw is my home and have planted my roots here, Would love an opportunity to give back my time

What personal qualifications can you bring to this board/committee? innate ability to listen and work with other board members and city staff/ also have a comprehension understanding of city government as I ran for city council in Coppell

What meeting(s) have you attended of the committee(s) for which you are being considered? *Field not completed.*

(Section Break)

If I Am Selected To Serve On The Board(s), I Will Participate.

Date 3/26/2021

Signature Brent Wooten

Email not displaying correctly? [View it in your browser.](#)

Citizen Board of Interest Application

Contact Information

First Name David

Last Name Kraus

Address1

City Saginaw

State TX

Zip 76179

Phone Number

Email Address

(Section Break)

I Am Interested In Serving Parks Advisory Board (12)
On The Following Board(s)

1st Choice Parks Advisory Board

2nd Choice Capital Improvements Committee

3rd Choice Planning and Zoning Committee

Present Occupation and Managing Partner
Place of Employment Cheddar's Scratch Kitchen

Employment (work) Phone
Number

Are You a Registered Voter Yes
of Saginaw Texas?

Community Organizations None currently
and/or Professional
Memberships

Current or Previous Service N/A
on City Boards/Committees

Reason(s) for which you Would like to be involved in the planning and growth of our
wish to be considered for great city, have raised 3 kids in this city and want to ensure it
appointment continues to be a great place to raise a family.

What personal qualifications can you bring to this board/committee? Strong leader with a desire to make our community stronger for the next generation of Saginaw residents.

What meeting(s) have you attended of the committee(s) for which you are being considered? *Field not completed.*

(Section Break)

If I Am Selected To Serve On The Board(s), I Will Participate.

Date 05/02/2021

Signature David Kraus

Email not displaying correctly? [View it in your browser.](#)

Citizen Board of Interest Application

Contact Information

First Name Kathryn

Last Name Johnson

Address1

City Saginaw

State Texas

Zip 76131

Phone Number

Email Address

(Section Break)

I Am Interested In Serving On The Following Board(s) Planning & Zoning Committee (12), Library Board (12), Capital Improvements Committee (2), Where Needed

1st Choice *Field not completed.*

2nd Choice Second Choice to Serve

3rd Choice Third Choice to Serve

Present Occupation and Place of Employment Health Inspector - City of Irving

Employment (work) Phone Number

Are You a Registered Voter of Saginaw Texas? Yes

Community Organizations and/or Professional Memberships TEHA

Current or Previous Service on City Boards/Committees Bond Committee 2019
Parks Board- currently alternate

Reason(s) for which you wish to be considered for appointment to help make Saginaw a better place now and in the future

What personal qualifications
can you bring to this
board/committee? Currently employed by a different municipality so have different
viewpoint

What meeting(s) have you
attended of the committee(s)
for which you are being
considered? Library board- 1
Planning and Zoning - 1

(Section Break)

If I Am Selected To Serve On The Board(s), I Will Participate.

Date 5/17/2021

Signature Kathryn A Johnson

Email not displaying correctly? [View it in your browser.](#)

Citizen Board of Interest Application

Contact Information

First Name Juan Carlos

Last Name Torres

Address1

City Saginaw

State TX

Zip 76131

Phone Number

Email Address

(Section Break)

I Am Interested In Serving Beautification Committee (5), Parks Advisory Board (12),
On The Following Board(s) Where Needed

1st Choice Parks Advisory

2nd Choice Beautification Committee

3rd Choice Where Needed

Present Occupation and Sr. Field Chief DFW area
Place of Employment

Employment (work) Phone
Number

Are You a Registered Voter Yes
of Saginaw Texas?

Community Organizations N/A
and/or Professional
Memberships

Current or Previous Service N/A
on City Boards/Committees

Reason(s) for which you I care about serving in my community.
wish to be considered for
appointment

What personal qualifications can you bring to this board/committee? Creative, team oriented, problem solving skills

What meeting(s) have you attended of the committee(s) for which you are being considered? None

(Section Break)

If I Am Selected To Serve On The Board(s), I Will Participate.

Date 7.1.2021

Signature Juan Carlos Torres

Email not displaying correctly? [View it in your browser.](#)



City of Saginaw

333 West McLeroy Blvd.
P.O. Box 79070
Saginaw, Texas 76179
Phone: (817) 232-4640
Fax: (817) 232-4644
www.ci.saginaw.tx.us

APPLICATION FOR CITIZEN BOARDS, COMMISSIONS & COMMITTEES

This application form is used by the City Council for the purpose of selecting individuals for appointments to serve on duly constituted Boards, Commissions and Committees which have been established to assist and advise the City Council on specific issues. All applicants must have resided in the City of Saginaw for 12 consecutive months preceding appointment. Please complete this application in full and attach any additional information you feel will assist the City Council in their selection. Applications should be typed or clearly printed and filed with the Secretary to the City Council.

Name: <u>WAYNE GILES</u>	Applying for:
Residence address: _____	☒ Beautification Committee (5)
City: <u>SAGINAW</u> State: <u>TX</u> Zip: <u>76131</u>	☐ Planning & Zoning Commission (12)
Telephone (Home): <u>CALL</u> Telephone (Work): _____	☐ Zoning Board of Adjustment (8)
E-mail (Home): _____	☐ Library Board (12)
Resident of Saginaw since: <u>2019</u>	☒ Parks Advisory Board (12)
Do you own Real Property within Saginaw? Yes: ☒ No: ☐	☐ Capital Improvement Board (2)
Are you a registered voter of Saginaw? Yes: ☒ No: ☐	☐ Where Needed
Is any family member currently serving on a board or commission? If so give person's name: <u>NO</u>	Please indicate your area(s) of interest. You may specify any number of 1st choice, 2nd, 3rd, etc. The parenthesis indicates (typical number of meetings held each year).

TELL US ABOUT YOURSELF. FEEL FREE TO USE THE BACK FOR MORE SPACE.

Present occupation and place of employment: RETIRED USPS Telephone (W): _____

Educational background: SOME COLLEGE

Community organizations and/or professional memberships: PONY BASEBALL, NTBC, CION
TASO, UIL, OWNED BASEBALL ORGANIZATIONS

Current or previous service on City boards/commissions: TO ADVISE OF THE EXPERIENCE OF
BUILDING YOUTH PARKS

Reason(s) for which you wish to be considered for appointment: TO HELP THE GROWTH OF SAGINAW
FOR FURTHER GENERATIONS

What personal qualifications can you bring to this board/commission? HAVE OWNED STORES, WAS A
ADVISORY FOR THE DESIGN COMMITTEE AT BULLER'S YOUTH COMPLEX.

What meeting(s) have you attended of the committee(s) for which you wish to be considered? _____

Will you commit to: ☒ Frequent Involvement? (Monthly and as-needed meetings)
☒ Moderate Involvement? (Quarterly and/or as-needed)

I certify that the foregoing information is true and correct.

Wayne Giles
Signature of Applicant

5-26-21
Date

Applicants and incumbents are advised that they may be required to make available information as to any potential conflict of interest arising from their business with the City of Saginaw or where the decisions taken by the City of Saginaw may influence that business or affiliation.

MAY 26 2021 11:41

ADVISORY RECREATION AND PARKS BOARD

Charity DeVille	Place No. 1	Term Expires May 2021
Janelle Young	Place No. 2	Term Expires May 2022
Brandi Coble	Place No. 3	Term Expires May 2021
Russell Jolly	Place No. 4	Term Expires May 2022
Brack St. Clair	Place No. 5	Term Expires May 2021
Ronda Nyberg	Place No. 6	Term Expires May 2022
Travis Albritton	Place No. 7	Term Expires May 2021
Thomas Weaver	1 st Alternate	Term Expires May 2021
Kathryn Johnson	2 nd Alternate	Term Expires May 2022

7/15/2020

ANIMAL SHELTER ADVISORY COMMITTEE

Dr. Karen Metzler (Licensed Veterinarian)	Place No. 1	Expires June 2021
Leo Moore	Place No. 2	Expires June 2022
Ryan Jacobs (Involved in Animal Welfare Organization)	Place No. 3	Expires June 2021
Jose Wheeland (City Official)	Place No. 4	Expires June 2022
Christina Pratt (Involved in Shelter Operations)	Place No. 5	Expires June 2021
Kristina Jenshak (Involved in Shelter Operations)	Alternate No. 1	Expires June 2021
Norma Adamski	Alternate No. 2	Expires June 2022

BOARD OF ADJUSTMENT

Petina Powers	Place 1	Expires May 2021
Bobby Grayson	Place 2	Expires May 2022
Bethany Sanderson	Place 3	Expires May 2021
James Burgdorf	Place 4	Expires May 2022
Derrick Thomas	Place 5	Expires May 2021
Mike Colegrove	Alternate 1	Expires May 2021
Steve Smiley	Alternate 2	Expires May 2022

LIBRARY BOARD

Terms are Concurrent with Mayors' Term of Office (Expire May 2021)

Rick Russell, Chairman

Frances Poteet, Vice Chairman

Belinda Henson, Secretary

Helen Trammell, Member

Mary Nichols, Member

Frances Patty, Member

Jean King, Member

PLANNING AND ZONING COMMISSION

Kenneth Haney	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2022
John Peet	1 st Alternate	Term Expires May 2021
Randy Villarreal	2nd Alternate	Term Expires May 2022

ADVISORY RECREATION AND PARKS BOARD

Charity DeVille	Place No. 1	Term Expires May 2021
Janelle Young	Place No. 2	Term Expires May 2022
Brandi Coble	Place No. 3	Term Expires May 2021
Russell Jolly	Place No. 4	Term Expires May 2022
Brack St. Clair	Place No. 5	Term Expires May 2021
Ronda Nyberg	Place No. 6	Term Expires May 2022
Travis Albritton	Place No. 7	Term Expires May 2021
Thomas Weaver	1 st Alternate	Term Expires May 2021
Kathryn Johnson	2 nd Alternate	Term Expires May 2022

7/15/2020

**ADVISORY RECREATION AND PARKS BOARD
SUMMARY**

Charity DeVille	Place 1	Wants to continue
Brandi Coble	Place 3	Wants to continue
Brack St. Clair	Place 5	Wants to continue
Travis Albritton	Place 7	No, moving outside city limits
Thomas Weaver	1st Alt.	Wants to continue

Appointments to be made:

Place 1	_____
Place 3	_____
Place 5	_____
Place 7	_____
1 st Alt.	_____

(Current 2nd Alternate Member: Kathryn Johnson)

ANIMAL SHELTER ADVISORY COMMITTEE

Dr. Karen Metzler (Licensed Veterinarian)	Place No. 1	Expires June 2021
Leo Moore	Place No. 2	Expires June 2022
Ryan Jacobs (Involved in Animal Welfare Organization)	Place No. 3	Expires June 2021
Jose Wheeland (City Official)	Place No. 4	Expires June 2022
Christina Pratt (Involved in Shelter Operations)	Place No. 5	Expires June 2021
Kristina Jenshak (Involved in Shelter Operations)	Alternate No. 1	Expires June 2021
Norma Adamski	Alternate No. 2	Expires June 2022

**ANIMAL SHELTER ADVISORY COMMITTEE
SUMMARY**

Dr. Karen Metzler (must be licensed Veterinarian)	Place 1	Wants to continue
Ryan Jacobs (must be involved in Animal Welfare Organization)	Place 3	Wants to continue
Christina Pratt (must be involved in Shelter Operations)	Place 5	*See note & recommendation below.
Kristina Jenshak (must be involved in Shelter Operations)	Alt. 1	Wants to continue
Norma Adamski	Alt. 2	Has not attended any meetings since being appointed in 2018

Appointments to be made:

Place 1	_____ (must be licensed Veterinarian)
Place 3	_____ (must be involved in Animal Welfare Org.)
Place 5	_____ (must be involved in Shelter Operations— *-Breanna Farley recommended by Animal Services Supervisor)
Alt. 1	_____ (must be involved in Shelter Operations)
Alt. 2	_____

BOARD OF ADJUSTMENT

Petina Powers	Place 1	Expires May 2021
Bobby Grayson	Place 2	Expires May 2022
Bethany Sanderson	Place 3	Expires May 2021
James Burgdorf	Place 4	Expires May 2022
Derrick Thomas	Place 5	Expires May 2021
Mike Colegrove	Alternate 1	Expires May 2021
Steve Smiley	Alternate 2	Expires May 2022

**BOARD OF ADJUSTMENT
SUMMARY**

Petina Powers	Place 1	Wants to continue
Bethany Sanderson	Place 3	Wants to continue
Derrick Thomas	Place 5	Wants to continue
Mike Colegrove	Alt. 1	Wants to continue

Appointments to be made:

Place 1	_____
Place 3	_____
Place 5	_____
Alt. 1	_____

LIBRARY BOARD

Terms are Concurrent with Mayors' Term of Office (Expire May 2021)

Rick Russell, Chairman

Frances Poteet, Vice Chairman

Belinda Henson, Secretary

Helen Trammell, Member

Mary Nichols, Member

Frances Patty, Member

Jean King, Member

LIBRARY BOARD SUMMARY

Helen Trammel	Member	Wants to continue
Mary Nichols	Member	Wants to continue
Frances Poteet	Member	Wants to continue
Belinda Henson	Member	Wants to continue
Rick Russell	Member	Wants to continue
Frances Patty	Member	Wants to continue
Jean King	Member	Wants to continue

Appointments to be made:

[illegible]

PLANNING AND ZONING COMMISSION

Kenneth Haney	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2021
Matthew Lewis	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2021
Jason LaBruyere	Place No. 5	Term Expires May 2022
John Peet	1 st Alternate	Term Expires May 2021
Randy Villarreal	2nd Alternate	Term Expires May 2022

**PLANNING AND ZONING COMMISSION
SUMMARY**

William Barngrover	Place 2	Wants to continue
Malinda Julien	Place 4	Wants to continue
John Peet	Alt. #1	Has not attended any meetings Since 2018

Appointments to be made:

Place 2	_____
Place 4	_____
Alt. #1	_____

(Current Alt. #2: Randy Villarreal)



City of Saginaw

Meeting Date: 6/15/2021

Staff Contact: Gabe Reaume
City Manager

Agenda Items: (12)

E-mail: greame@saginawtx.org

Phone: 817-230-0324

SUBJECT:

Consideration and Action regarding Ordinance No. 2021-14, an Ordinance amending Ordinance No. 2002-04, as amended, The Zoning Regulations of the City of Saginaw, Texas by amending Section 8-17 of Article 8 "Supplemental District Regulations"; and Section 12-2 of Article 12 "Definitions"; providing a deadline for compliance with the regulations set forth herein; amending the Definitions of Extended-Stay Hotel and Hotel/Motel

BACKGROUND/DISCUSSION:

This item was discussed at the May 18th City Council Meeting. The proposed ordinance will clarify language in existing ordinances to address current and potential future issues with extended stays at hotels/motels located in the City.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Proposed Ordinance

CITY OF SAGINAW, TEXAS

ORDINANCE NO. 2021-14

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS BY AMENDING SECTION 8-17 OF ARTICLE 8 “SUPPLEMENTAL DISTRICT REGULATIONS; AND SECTION 12-2 OF ARTICLE 12 “DEFINITIONS”; PROVIDING A DEADLINE FOR COMPLIANCE WITH THE REGULATIONS SET FORTH HEREIN; AMENDING THE DEFINITIONS OF EXTENDED-STAY HOTEL AND HOTEL/MOTEL; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AND 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 complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publications and procedural requirements for the adoption of these zoning regulations; and

WHEREAS, the City Council finds that the regulations contained herein are necessary to ensure the continued availability of transient lodging within the City of Saginaw and to ensure the continued use of hotels and motels in the manner intended at the time of adoption of the Zoning Regulations; and

WHEREAS, the City Council further finds that the regulations are necessary to discourage transient lodging properties from becoming permanent residences; and

WHEREAS, the City Council further finds that a 180-day compliance period, with respect to the regulations set forth herein, is reasonable and in the best interest of the public health, safety and general welfare.

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

SECTION 1.

Section 8-17 of Article 8 “Supplemental District Regulations” of Appendix A, of the Zoning Regulations of the City of Saginaw, Texas, is hereby amended to read as follows:

“Sec. 8-17. - Hotel/motel occupancy limits.

- A. *Purposes and Findings.* The purpose of this section is to ensure the continued availability of quality transient lodging within the City of Saginaw and to ensure the protection of the health, safety, and welfare of hotel, motel, and extended-stay inhabitants and employees. City Enforcement Officials responsible for monitoring, investigating, and administering the safety and welfare of hotels, motels, and extended-stay hotels are the City of Saginaw's Code Compliance Department, Police Department, and Fire Department.
- B. *Provisions Applicable to hotels, motels, and extended-stay hotels.*
1. Except as otherwise provided by law, each hotel, motel, and extended-stay hotel shall post a legible copy of the text of this Section 8-17 (B) in an open and conspicuous place within the public lobby area, and in an open and conspicuous place where other postings are required by law, in each room available for rent.
 2. The initial construction of a hotel, motel, or extended-stay hotel and its subsequent operation shall fully comply with provisions outlined in this article and all associated zoning ordinances.
 3. Hotels, motels and extended-stay hotels operate for the benefit of travelers and transient parties conducting legitimate business in the surrounding vicinity. A legitimate business is one which has been authorized to exercise its activities by following the rules and regulations under the City of Saginaw's jurisdiction. No hotel, motel or extended-stay hotel may be used as housing of last resort. Housing of last resort occurs when an owner-occupant or tenant no longer has any appropriate housing options available under their discretion and is needing to seek accommodations. Housing of last resort will only be permitted during an event that is deemed a state of emergency by a government mandate.
 4. No hotel, motel, or extended stay hotel shall allow anyone of the age seventeen and under to rent a room.
 5. No hotel, motel, or extended stay hotel shall offer any lodging rates based on an hourly rate to any potential or existing guest.
 6. No room within any hotel, motel, or extended-stay is allowed to have more guests than the number of people of which its available sleeping arrangements are designed for. Children, aged seventeen and under, are not included in this total number.
 7. No hotel, motel, or extended-stay hotel shall have any rooms allocated for the lodging of any bona-fide employee or their family.

8. All hotels, motels, or extended-stay hotels must maintain daily written records reflecting the renting, letting, or other provision of any of its rooms as described in Subsection E. The required records shall be maintained for no less than one year or for such longer period as may be prescribed by law. All records shall be available for review by City Enforcement Officials during normal business hours.
9. For every hour of operation, a hotel, motel, or extended-stay hotel must ensure a bona-fide employee is present to assist any City Enforcement Official in maintaining the safety of its patrons.
10. All hotels, motels, and extended-stay hotels must provide and maintain quality running hard-wired smoke detectors or smoke alarms in all rooms and common areas for the duration of the hotel, motel, and extended-stay hotel's existence.
11. All hotels, motels, and extended-stay hotels may have portable convenience appliances, except for toaster ovens. Portable convenience appliances are defined as devices that are designed for household tasks and can be easily relocated.
12. All hotels, motels, and extended-stay hotels must provide daily housekeeping services with all standard room rates. Cleaning shall occur at least every 48 hours and must include the changing of linens prior to any incoming guest. Cleaning services must be logged and kept for a minimum of six months. All cleaning logs must be accessible to City officials upon request.
13. All hotels, motels, and extended-stay hotels must maintain the cleanliness of common areas as required by law.

C. *Provisions Applicable to hotels and motels.*

1. No hotel or motel shall allow any person to occupy any of its guest rooms for more than thirty (30) consecutive days, nor more than sixty (60) total days during a 180-day period. Any guest who has resided for thirty (30) consecutive days at a hotel or motel must undergo a two-week (14-day) vacancy between stays before beginning any new rental agreement with said hotel or motel. A consecutive stay is constituted as an accommodation lasting longer than 24 hours beginning from check in date and ending on check out date at a hotel/motel. Individuals who check out and back in of their accommodations within 72-hours of their previous booking will incur time onto their original stay's length as one combined and continuous period. Any party who violates this provision is subjected to the penalties of this article; no room may again be rented, let or otherwise provided to

that same party or to any individual, firm, or entity that was a member of said party.

2. No hotel or motel may transition towards operating as an extended-stay hotel until it fully complies with all existing extended-stay hotel provisions, associated zoning ordinances, and be up to code.
3. Any property left in a room by a person or party that has checked out shall be removed by the operator of the hotel or motel and stored or otherwise disposed of in accordance with applicable laws.
4. Fixed cooking appliances and storage for food preparation shall not be available in any guest room at any hotel or motel. Fixed cooking appliances are considered devices which are designed to cook through the use of a stove top burner or hot plate, including but not limited to appliances such as stoves, ovens, and grills. Storage for food preparation appliances which help to preserve the freshness of food include but are not limited to, full-size refrigerators.

D. *Provisions Applicable to extended-stay hotels.*

1. Any guest who has resided for more than 180 consecutive days at an extended-stay hotel must at least undergo a 90-day vacancy between stays before beginning any new rental agreement with said extended-stay hotel. A consecutive stay is constituted as an accommodation lasting longer than 24 hours beginning from check in date and ending on check out date at an extended-stay hotel. Individuals who check out and back in of their accommodations within 72-hours of their previous booking will incur time onto their original stay's length as one combined and continuous period. Any party who violates this provision is subjected to the penalties of this article; no room may again be rented, let or otherwise provided to that same party or to any individual, firm, or entity that was a member of said party.
2. Each extended-stay hotel room intended or designed to be used, or which are used, rented, or hired out to be occupied by the public must contain fixed cooking appliances and storage for food preparation including, but not limited to, appliances such as full-size refrigerators, stoves, and ovens.

E. *Registration Record Keeping*

1. All hotels, motels, and extended-stay hotels must maintain daily written or electronic records of all rental agreements between the hotel, motel, or extended-stay hotel and all patrons and their guests.

2. All records must be kept for a minimum of 180 days after the rental agreement's termination.
3. All records must be available during regular business hours upon the request of City Enforcement Officials.
4. All records must, at a minimum, maintain the following for each patron and their guest:
 - (i) Legal name, phone number, and home address;
 - (ii) Room number assigned;
 - (iii) Date and time of arrival, scheduled departure, and actual departure;
 - (iv) The rate charged and amount collected for their room's rental;
 - (v) Payment method for each room; and
 - (vi) The make, model, year, color, license plate number, and license plate state of any vehicle which anticipates parking on the premises.
5. All patrons and their guests must present valid photo identification to rent a room at any hotel, motel, or extended-stay hotel. Valid photo identification may include a legally issued document such as a current driver's license, military identification card, state identification card, or passport. A copy of the presented identification must be kept for a minimum of 180-days after their check out date. Any hotel, motel, or extended-stay operator who does not verify the identification of a patron and their guests or approves lodging services without proper identification shall be in violation of this article.
6. It shall be unlawful for any hotel, motel, or extended-stay hotel to accept any illegitimate form of identification from any patron or guest, or to falsify any identification documentation and information needed for lodging registration.

F. *Safety*

1. Any hotel, motel, or extended-stay hotel must report any suspicious or unlawful activity to City Enforcement Officials.
2. It is the responsibility of all hotels, motels, and extended-stay hotels to inform any patron and guests that loitering by visitors is prohibited as required by the law.

3. All exterior doors, apart from the lobby doors or doors otherwise approved by the Enforcement Official, must be locked between the hours of 10:00 p.m. and 6:00 a.m. and must possess equipment that will notify the hotel, motel, or extended-stay hotel security or other employees a door has been opened. In addition, all doors must possess panic hardware to allow for emergency egress, which must be approved by Enforcement Officials. Furthermore, all exterior doors shall be maintained and readily accessible for emergency access by the Fire Department.
4. Any hotel, motel, or extended-stay hotel must provide and maintain security in its parking area. This may include a live patrol guard, fencing consistent with the zoning code, or other security measure approved in writing by the City Enforcement Official.
5. All hotels, motels, and extended-stay hotels must install a video surveillance system and/or ensure that any previously installed video surveillance systems are deemed compliant by the City Enforcement Official. All assessments must be requested by the hotel, motel, or extended-stay hotel within the 180-day compliance period as required in Section 3 of this Ordinance.
6. All video surveillance systems shall be active and functioning 24 hours a day, seven days a week, and recorded footage must be retained for a minimum of 30 days.
7. All hotels, motels, and extended-stay hotels must dedicate at least one video surveillance camera to all common spaces, including but not limited to lobbies, entrances/exits, hallways, and parking lots. Placement of cameras must be approved by the City Enforcement Official.
8. All employees and customers must be notified of the video surveillance system by displaying the system's notice of approval in a bona-fide common area.
9. Video surveillance systems shall be subject to regular inspection by the City Enforcement Official to determine conformity under this section. If the video surveillance system does not conform, the hotel, motel, or extended-stay hotel must immediately rectify the compliance violation.
10. All patrons and guests who desire to park a vehicle on the premises of any hotel, motel, or extended-stay hotel, must register their vehicle upon initial registration and any time after. Vehicle registrations must be recorded as stated in Subsection E4-6.
11. Any registered vehicle must be provided with a placard that must at all times be easily visible from outside the vehicle by any bystander. The placard

must contain the establishment's name, vehicle registration number, and check-out date at a minimum.

G. *Enforcement*

1. All common areas and unoccupied rooms within any hotel, motel, or extended-stay hotel are subject to inspection by City Enforcement Officials.
2. City Enforcement Officials shall have the responsibility for the enforcement of this section.
3. If such structure or premises is occupied, City Enforcement Officials, shall present credentials to the occupant and request entry. If entry is refused by occupant, City Enforcement Officials shall have recourse to the remedies provided by law to secure entry. If such structure or premises is unoccupied, City Enforcement Officials shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused by the owner or other person having charge or control of the structure, City Enforcement Officials shall have recourse to all methods of entry allowed by law, and the owner and responsible party shall be in violation of this article and subject to punishment under section 1-13 of this Code.

H. *Unlawful Operation/Violation Penalties*

1. Any hotel, motel, or extended-stay hotel witnessing an entity violating the provisions of this article shall immediately ask that entity to leave the premises. If voluntary removal is not achieved, the Saginaw Police Department shall be notified to assist in the eviction and/or removal of that entity.
2. Any hotel, motel, or extended-stay hotel operated, conducted or maintained contrary to the provisions of this article may be declared to be unlawful and a public nuisance. The City may, in addition to or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.
3. A nuisance may be abated upon any provision violation.
4. Any violator of the provisions of this article shall be fined not more than two thousand dollars (\$2,000.00) for each offense."

SECTION 2.

Section 12-2 “Definitions” of Article 12 “Definitions” is hereby amended by amending the definitions of Appendix A of the Code of Ordinances, the Zoning Regulations of the City of Saginaw, Texas, by amending “Extended-stay hotel/motel” and “Hotel, Motel” to read as follows:

“*****

Extended-Stay Hotel Motel. Any building containing five or more guest rooms intended, designed, or utilized for sleeping purposes by transient guests, including for stays in excess of thirty (30) consecutive days, or more than sixty (60) days during a 180-day period, which contain fixed cooking appliances.

Hotel/Motel. A building, or portion thereof, in which five or more guest rooms intended, designed, or utilized for sleeping purposes by transient guests for a period of less than thirty (30) consecutive days with a two-week (14-day) vacancy between stays, or for less than sixty (60) total days in any one-hundred and eighty (180) day period, for compensation.

*****”

SECTION 3.

All hotels, motels and extended-stay hotels existing upon the effective date of this Ordinance shall have one-hundred and eighty (180) days from the effective date of this Ordinance to either cease operations or fully comply with all provisions of this Ordinance.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code and Zoning Regulations 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 5.

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, 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 as 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 6.

Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction, 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 7.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of the Zoning Regulations of the City that have accrued at the time of the effective date of this Ordinance; and, as to such accused 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 8.

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.

SECTION 9.

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 10.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

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

TODD FLIPPO, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

JANICE ENGLAND, CITY SECRETARY

BRYN MEREDITH, CITY ATTORNEY



City of Saginaw

Meeting Date: 6/15/2021

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.

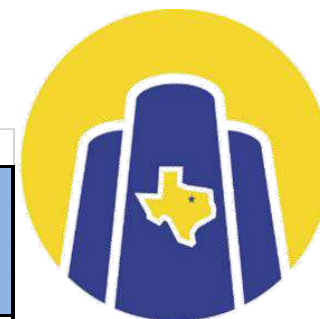
ATTACHMENTS:

Description

estimated tax rates slide



BUDGET WORKSHOP – TAX RATE ESTIMATES



FISCAL YEAR 2021/2022 TAX RATE SCENARIOS

Current Year Adopted		Current Year End Estimates		No New Revenue Tax rate Estimates	Voter Approval Tax rate 3.50% Estimates	De Minimis Tax rate (pop < 30,000)
taxable value	\$ 2,198,509,226	\$ 2,268,479,953		2,355,416,423	2,355,416,423	2,355,416,423
added value				44,416,843	44,416,843	44,416,843
total value				\$ 2,399,833,266	\$2,399,833,266	\$2,399,833,266
M&O rate	0.284238	0.284238		0.274000	0.283590	0.294875
I&S rate	0.177341	0.177341		0.199185	0.199185	0.199185
Total rate	0.461579	0.461579		0.473185	0.482775	0.494060
M&O revenue	6,248,999	6,447,882		6,575,543	6,805,687	7,076,517
I&S revenue	3,898,858	4,022,945		4,780,108	4,780,108	4,780,108
Total revenue	\$ 10,147,857	\$ 10,470,827		\$ 11,355,651	\$ 11,585,795	\$ 11,856,625
M&O revenue increase				127,661	357,805	628,635
I&S revenue increase				757,163	757,163	757,163
Total revenue increase				\$ 884,824	\$ 1,114,968	\$ 1,385,798
Date of adoption				9/14/2021	9/14/2021	8/16/2021
Avg homeowner	\$ 868.23	\$ 868.23		\$ 967.40	\$ 987.00	\$ 1,010.08
Increased amount (annual)				\$ 99.16	\$ 118.77	\$ 141.84
Assumptions						
7% growth in existing tax base						
44,416,843 new value added to tax base						
debt rate increased for \$9M bond sale						
average residential taxable value \$204,444						
**** PLEASE NOTE THAT THESE ARE PRELIMINARY ESTIMATES ONLY****						
****ACTUAL TAX RATE CALCULATION WILL BE DIFFERENT****						