City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING

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

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

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

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

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

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

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

(2) Invocation--Pastor Michael Orr, Saginaw Church of Christ

(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, August 3, 2021--Janice England, City Secretary

(b) Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with terms expiring September 1, 2021--Janice England, City Secretary

(c) Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for Beltmill Pump Station--Rick Trice, P.E., Director of Public Works

(5) PUBLIC HEARING - Continuation of Public Hearing on Proposed Budget for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director

(6) Consideration and Action regarding Resolution No. 2021-20, Adoption of the budget for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director

(7) PUBLIC HEARING - Public Hearing on the Proposed 2021 Property Tax Rate for Fiscal Year 2021/2022--Gabe Reaume, City Manager/Kim Quin, Finance Director

(8) Consideration and Action regarding Ordinance No. 2021-17, Adopting and Setting the Property Tax Rate for the 2021 Tax Year--Gabe Reaume, City Manager/Kim Quin, Finance Director

(9) Consideration and Action to Ratify the Property Tax Rate Increase reflected in the Fiscal Year 2021/2022 Proposed Budget--Gabe Reaume, City Manager/Kim Quin/Finance Director

(10) Consideration and Action regarding Ordinance No. 2021-18, Water and Wastewater (Sewer) Service Rates--Gabe Reaume, City Manager/Kim Quin, Finance Director

(11) New Fire Station - Visual Update--Doug Spears, Fire Chief

(12) PUBLIC HEARING - Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that “Special Event Venues” are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for “Special Event Venue” (Ordinance No. 2021-19)--Rick Trice, P.E., Director of Public Works

(13) PUBLIC HEARING - Consideration and Action regarding a Request for a Development Plan and Change in Zoning on 20.86 Acres out of Tract 2H3 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. (Villas at Willow Creek) (Ordinance No. 2021-20)--Rick Trice, P.E., Director of Public Works

(14) PUBLIC HEARING - Consideration and Action regarding a Request for a Specific Use Permit to allow the operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition) (Ordinance No. 2021-21)--Rick Trice, P.E., Director of Public Works

(15) 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

(16) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, August 3, 2021

BACKGROUND/DISCUSSION:
The minutes of the City Council Meeting held on August 3, 2021 are presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 8-03-2021

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
AUGUST 3, 2021

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Andrew Simonsen, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Human Resources	Melanie McManus
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Library Director	Ellen Ritchie
Finance Analyst	Jennifer Garrett
Community Services Intern	Jennifer Weldon
Management Analyst	Kevin Pantoja
Police Officer	Christine Gaytan

Absent from the meeting:

Councilmember	Charles Beasley
Councilmember	Nicky Lawson

Visitors at the meeting:

Brack St. Clair	Jacob Chestnut
Jordan Puccarello	Joseph Cooper
Alyssa Griesling	Trey Harper
Matt Collings	Jaime E. Rivera
Kelly Stewart	

(1) Call to Order

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

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

Deacon Matt Collings of Kingdom Chapel gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, July 20, 2021

b. Action regarding Change in City Council Meeting Date from Tuesday, August 17th to Monday, August 16th

Summary: In order to meet the requirements of the Tax Code, we must move the City Council Meeting scheduled for Tuesday, August 17th to Monday, August 16th.

c. Action regarding Building Improvement Grant Agreement with Community Link of Saginaw (300 Belmont Street)

Summary: On Tuesday, July 20, 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-June 2021 by Community Link of Saginaw in regards to their property located at 300 Belmont Street. The City Council determined in that session to award an amount not-to-exceed $7,500 in reimbursable and matching dollars for the anticipated improvements as proposed on their application. Funds are available in Account 01-6142-13 (Building Improvement Grants) for this expenditure.

d. Action regarding Capital Improvements Advisory Committee Recommendation regarding Land Use Assumptions and Impact Fees

Summary: As set forth in the Local Government Code, the Capital Improvements Advisory Committee meets twice yearly to review the progress of the capital improvements plan and report to the City Council any needed revisions or updates to the land use assumptions, capital improvements plan, and impact fees. The committee met on July 13, 2021 for that purpose. They voted unanimously to advise the City Council that the project expenditures are on schedule and that there is no reason to update the land use assumptions, and the impact fees are valid at this time.

e. Action regarding Resolution No. 2021-19, approving a Negotiated Settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2021 Rate Review Mechanism Filing

Summary: The City along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division is a member of the ACSC. In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process referred to as Rate Review Mechanism (RRM) as a substitute for future filings under the GRIP statute. Resolution No. 2021-19 addresses the latest negotiated settlement. The impact of the settlement on average residential rates is an increase of $1.28 on a monthly basis, or 2.2 percent. The increase for the average commercial usage will be $4.03 or 1.61 percent.

Mayor Flippo stated that he had received requests to pull Item 4b, Item 4c, and Item 4d from the Consent Agenda.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the Item 4a and Item 4e of the consent agenda as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

Item 4b. Action regarding Change in City Council Meeting Date from Tuesday, August 17th to Monday, August 16th

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve Item 4b as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

Item 4c. Action regarding Building Improvement Grant Agreement with Community Link of Saginaw (300 Belmont St.)

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve Item 4c as presented with the amount not to exceed $7,500. Motion carried. 3-2-0-2

For: Mayor Flippo, Councilmembers Tucker and Copeland

Against: Mayor Pro-Tem Junkersfeld and Councilmember Bighorse

Abstain: None

Absent: Councilmembers Beasley and Lawson

Item 4d. Action regarding Capital Improvements Advisory Committee Recommendations regarding Land Use Assumptions and Impact Fees

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve Item 4d as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

(5) Student Apprentice Program Update

Management Analyst Pantoja updated the Council on the Student Apprentice Program. Five of the nine participating students were present at the meeting. Each one spoke briefly about their participation in the program.

(6) Update on the Saginaw Switchyard Food Truck Park

Director of Community and Economic Development Rinehart gave a brief history of the Saginaw Switchyard Food Truck Park. He explained that the park opened last September during the Pandemic with one food truck, Kona Ice, and has now grown to a total of 113 food trucks during the month of July. He commended Recreation Services Manager Vickie Weldon for her efforts in organizing and operating the Saginaw Switchyard Food Truck Park.

Community Services Intern Jennifer Weldon gave a power point presentation update on the Saginaw Switchyard Food Truck Park. She expressed her appreciation for being allowed to participate as an intern in the promotion of the park.

(7) Public Hearing – Presentation of Proposed Budget for Fiscal Year 2021/2022

Mayor Flippo declared the public hearing for this item opened at 6:58 p.m.

Finance Director Quin presented the proposed budget for fiscal year 2021/2022. She explained the proposed budget is based on the proposed tax rate of .479516 per $100 of valuation. The current tax rate is .461579 per $100 of valuation. Property values are set by the Tarrant Appraisal District.

Finance Director Quin explained the next steps in the process for approving the budget for the fiscal year 2021/2022 and setting the tax rate. She stated that the public hearing must be tabled until the August 16th City Council. The vote to approve a budget for fiscal year 2021/2022 will be taken at that meeting also.

Mayor Flippo called for any public input. There was none.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to table the public hearing until the August 16th City Council Meeting. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

(8) Consideration and Action regarding proposed FY2021/2022 Tax Rate and Notice of Public Hearing

Finance Director Quin explained that the purpose of this item is to satisfy the Truth-in-Taxation requirements. She stated that a notice is required to be published in the City's official newspaper, the Fort Worth Star Telegram. The notice must state the date of the public hearing when the Council will take action to set the tax rate for FY2021/2022. It also must include a record vote of the Council on the proposed tax rate. She added that the vote tonight does not approve or set a tax rate.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve the proposed tax rate in preparation of the public hearing on the FY2021/2022 tax rate that will be held at the City Council Meeting on August 16,2021. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

(9) Consideration and Action regarding Award of Contract for Construction of Business 287 & Saginaw Square Boulevard Traffic Signal, South bound Deceleration Lane and North Bound Deceleration Lane

Motion was made by Councilmember Copeland with a second by Mayor Pro-Tem Junkersfeld to approve the construction contract with McMahon Contracting LP in the amount of $869,436.16 for Business 287 & Saginaw Square Boulevard Traffic Signal, South bound Deceleration Lane and North bound Deceleration Lane. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

(10) Consideration and Action regarding Rejection of Apparent Low Bid and Award of Construction Contract for the Traffic Signal Improvements Bailey-Boswell Road at Knowles Drive.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to reject the bid from Tejas Utilities, LLC and Roadway Solutions, Inc. be awarded the construction contract for the Traffic Signal Improvements Bailey Boswell Road at Knowles Drive in the amount of $334,311 as presented. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

(11) 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

(12) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to adjourn the meeting. Motion carried unanimously. 5-0-0-2

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

Against: None

Abstain: None

Absent: Councilmembers Beasley and Lawson

Mayor Flippo declared the City Council Meeting of August 3, 2021 adjourned at 8:02 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 8/16/2021

Agenda Items: (4)(b)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Appointment of Crime Control and Prevention District (CCPD) Board of Directors for Members with terms expiring September 1, 2021

BACKGROUND/DISCUSSION:
The following CCPD Board of Directors Members have terms that expire on September 1, 2021: Valerie Junkersfeld, Nicky Lawson, Charles Beasley, and Charles Tucker. The Council must take action to reappoint these four members. Terms of office are two years.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the appointments.

ATTACHMENTS:

Description

CCPD List

CITY OF SAGINAW
CRIME CONTROL AND PREVENTION DISTRICT
BOARD OF DIRECTORS

Valerie Tankersley, Chairman	Term Expires September 1, 2021
Cindy Bighorse, Vice Chairman	Term Expires September 1, 2022
Todd Flippo, Member	Term Expires September 1, 2022
Nicky Lawson, Member	Term Expires September 1, 2021
Charles Beasley, Member	Term Expires September 1, 2021
Charles Tucker, Member	Term Expires September 1, 2021
Mary Copeland, Member	Term Expires September 1, 2022

Janice England, Secretary
Dolph Johnson, Treasurer

City of Saginaw

Meeting Date: 8/16/2021

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

Agenda Items: (4)(c)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding Approval of an Individual Project Order (IPO) with Kimley-Horn and Associates, Inc. for Beltmill Pump Station

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BACKGROUND/DISCUSSION:
On March 20, 2021 (Resolution 2021-10), City Council created a Public Improvement District (PID) for the Beltmill development located at the north end of Saginaw. On April 20, 2021 (Ordinance No. 2021-10), 2021 City Council approved a Planned Development for the Beltmill development located at the north end of Saginaw.

During the review process for the The Grand at Saginaw, a multi-family development located in Beltmill the determination was made that water flow rate and pressure required for fire protection on multi-story buildings was marginal. The most efficient way to meet the required demand is to install a booster pump station.

The pump station will benefit the entire Beltmill development where multi-story structures are likely.

KHA has developed the scope and provided an IPO for consideration.

Task Name	Budget Amount	Budget Amount	Fee Type
Task 1	Conceptual Design	$11,500	Lump Sum
Task 2	Preliminary Design	$17,500	Lump Sum
Task 3	Final Design	$25,000	Lump Sum
Task 4	Bidding	$5,000	Lump Sum
Task 5	Construction Contract Administration	$10,000	Reimburseable
Subtotal		$69,000	Estimated

The pump station will require a location within the development. Beltmill's developer has been working with the

City and KHA to identify a site.

FINANCIAL IMPACT:
The total Financial Impact is $69,000. Funds will come from Fund Balance.

RECOMMENDATION:
It is recommended that the City Council authorize the IPO with KHA in the amount of $69,000 for the Beltmill Pump Station design.

ATTACHMENTS:

Description

Beltmill Pump Station IPO

Kimley»Horn

August 10, 2021

Mr. Rick Trice
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

RE: *Beltmill Pump Station*

Dear Rick:

Please find attached the Individual Project Order (IPO) No. Beltmill Pump Station (reference the master agreement dated April 17, 2012).

Please contact me at (817) 339-2248 or andrew.simonsen@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
TBPE No. F-928



Andrew Simonsen, P.E.
Project Manager

INDIVIDUAL PROJECT ORDER NUMBER – Beltmill Pump Station

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and The City of Saginaw, Texas (the "Client" or "City") in accordance with the terms of the Master Agreement for Continuing Professional Services dated April 17, 2012, which is incorporated herein by reference.

Identification of Project: Beltmill Pump Station

Project Understanding:

The Client desires to increase pressure to the proposed Beltmill development utilizing a water booster pump station. The portion of the City that the pressure will be boosted for is bounded by Saginaw Blvd., Bailey Boswell, Wagley-Robertson, and the City Limits. The pump station is understood to consist of a fiberglass building and manufactured pump skid. Architectural, structural, and mechanical design of the building is understood to not be required.

It is anticipated that any easements or surveys required for purchase of the property for the water booster pump station will be provided by the developer of the Beltmill development. A check valve and manhole is required to be installed at a different location than the water booster pump station. The check valve is anticipated to be designed and installed by the developer of the Beltmill development.

Specific Scope of Basic Services:

Task 1 – Site Planning and Conceptual Design

The Consultant will provide the following professional services under this task:

1. Conceptual Site Layout
    a. The Consultant will prepare two (2) conceptual site layouts of the proposed pump station site showing the existing site infrastructure, proposed pump station building, and proposed yard piping for the Client's review.

Meetings:

- Site visit to review proposed pump station site.
- Prepare for and present conceptual site layouts to Client.

Deliverables:

- Three (3) copies of 11" x 17" conceptual site layout.

Services/Deliverables provided by the Client:

- Review and provide comments on conceptual site layout.

Task 2 – Preliminary Design

The Consultant will proceed with Task 2 once Task 1 has been completed and approved by the Client. The Consultant will provide the following professional services under this task:

1. Design Survey –The Consultant will perform a design level survey of the proposed pump station site consisting of the following:
    a. Locate property corners (where available) for the purposes of establishing property boundaries.

b. Collect topographic information.
c. Locating visible features such as marked existing utilities and their appurtenances, 6-inch diameter trees and larger, edge of pavement, fences, building corners, and building finished floor elevations.
d. Establish site benchmarks and control points.
e. It is understood that a vacuum truck will be provided by the City if potholing of existing utilities is necessary.

2. Geotechnical Analysis – Consultant will perform a geotechnical analysis of the proposed pump station building and check valve vault utilizing a qualified geotechnical laboratory to determine subsurface conditions and make recommendations regarding embedment, backfill and excavation parameters. The geotechnical analysis will include the following:
    a. Subsurface exploration including up to two (2) sample bores at the proposed pump station building.
    b. Laboratory tests for classification purposes and strength characteristics.
    c. Engineering services that address soil and groundwater conditions.
    d. Prepare a geotechnical report that presents the results of the field and laboratory data as well as analysis and recommendations. The data contained in the geotechnical report will be made available to contractors during the bidding process for information purposes.

3. Preparation of Preliminary Construction Plans – The Consultant will prepare engineering plans for construction purposes. Plans will consist of 11" x 17" plan sheets. The Consultant will provide the following information on the plan sheets:

    a. Civil Sheets
        i. General Notes
        ii. Site Plan
        iii. Yard Piping
        iv. Standard Details

    b. Mechanical Sheets
        i. General notes
        ii. Equipment layout
        iii. Section Views

    c. Electrical Sheets
        i. Electrical Site Plan
        ii. One Line Diagram
        iii. Schedules
        iv. Floor Plan
        v. Electrical Details
        vi. Generator Electrical Plan

4. Utility and ROW Holder Coordination – Consultant will coordinate with the entities below throughout the design of the project. Coordination is understood to include obtaining design standards, gathering information on existing utilities, submitting utility plans and permits, and organizing and leading meetings.
    a. City Staff

b. Franchise utilities (gas, phone, electric)
c. Beltmill Developer and Engineer

5. Opinion of Probable Construction Cost – The Consultant will prepare preliminary opinions of probable construction cost for the project The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

6. Review Meeting – Consultant will facilitate a review meeting with City Staff to present the utility design.

Meetings:
a. One (1) review meeting with City Staff.

Deliverables:
a. Two (2) copies of geotechnical report.
b. Four (4) copies of preliminary plans.
c. Four (4) copies of the preliminary OPCC.

Services/Deliverables provided by the Client:
a. Attend review meeting.
b. Review and comment on preliminary plans and specifications.
c. Provide a vacuum truck for potholing of existing utilities, if necessary.

Task 3 – Final Design
The Consultant will proceed with Task 3 once Task 2 has been completed and approved by the Client. The Consultant will provide the following professional services under this task:

1. Preparation of Final Construction Plans – The Consultant will update the final construction plans based on comments from the Client. Plans will consist of 11" x 17" plan sheets. The Consultant will provide the following information on the plan sheets:

   a. Civil Sheets
      i. Site Plan
      ii. General Notes
      iii. Grading
      iv. Yard Piping
      v. Erosion Control
      vi. Standard Details

   b. Mechanical Sheets
      i. General notes
      ii. Equipment layout
      iii. Section Views

c. Electrical Sheets
   i. Electrical Site Plan
   ii. One Line Diagram
   iii. Schedules
   iv. Floor Plan
   v. Electrical Details
   vi. Generator Electrical Plan

2. TCEQ Permitting – An inline water booster station, without suction from a ground storage tank, requires a variance from TCEQ. Consultant will prepare the required variance application, plans, and specifications for submittal to TCEQ.

3. Contract Documents – Specifications will include technical specifications for materials and installation of the proposed facilities. The Contract Documents will be based upon the NCTCOG *Standard Specifications for Public Works Construction* and the Client's requirements for Public Works Construction will govern all other specifications.

4. Opinion of Probable Construction Cost – Consultant will prepare final opinions of probable construction cost. Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only Consultant's judgment as a design professional familiar with the construction industry. Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Meetings:
a. One (1) meeting with City Staff to review 100% Design.

Deliverables:
a. Five (5) copies of 100% final plans, specifications, Contract Documents and final OPCC.

Services/Deliverables provided by the Client:
a. Attend review meeting.
b. Approve 100% submittal.

Task 4 – Bidding
Consultant will provide the following professional services under this task:

1. Final Contract Documents – Consultant will prepare and issue the project for advertisement utilizing the CivCast website.

2. Notice to Bidders – Consultant will prepare a notice to bidders. The Client will be responsible for submitting the Notice to newspapers for advertisement. Advertising will be billed directly to the Client by the newspaper.

3. Addenda – Consultant will answer contractor questions during the bid process. Consultant will issue addenda as required.

4. Bid Opening – Consultant will attend the bid opening, prepare a tabulation of bids, and prepare a letter summarizing the bids to the Client for award of contract.

5. Execution – Consultant will prepare five (5) sets of the Contract Documents for execution by the contractor, receive and review such documents for completeness, and forward to the Client for review and execution.

Meetings:

a. Bid Opening – as described above.

Deliverables:

a. Final Contract Documents – as described above.
b. Notice to Bidders – as described above.
c. Addenda – as described above.
d. Tabulation of Bids – as described above.
e. Letter Summarizing Bids – as described above.
f. Contract Documents for Execution – as described above.

Services/Deliverables provided by the Client:

a. Award of Contract to Contractor.
b. Review and Execute Contract Documents.

Task 5 – Construction Contract Administration

Consultant will provide professional construction phase services to the Client during construction of this project. The estimated construction period of the project is two (2) months for the basis of establishing the Consultant's Fee. The construction phase services are as follows:

- Pre-Construction Conference – The Consultant will conduct a pre-construction conference prior to commencement of work at the site.
- Visits to Site and Construction Observation – The Consultant will provide on-site construction observation services during the construction phase. Consultant will make visits at intervals as directed by Client in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work.
- The purpose of Consultant's site visits will be to enable Consultant to better carry out the duties and responsibilities specifically assigned in this Agreement to Consultant, and to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any

failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

- Recommendations with Respect to Defective Work – The Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Consultant believes that such work will not produce a completed Project that conforms generally to Contract Documents.
- Clarifications and Interpretations – The Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.
- Change Orders – The Consultant may recommend Change Orders to Client, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- Shop Drawings and Samples – The Consultant will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- Substitutes and "or-equal" – The Consultant will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
- Inspections and Tests – The Consultant may require special inspections or tests of Contractor's work as Consultant deems appropriate, and may receive and review certificates of inspections within Consultant's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. Consultant's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Consultant shall be entitled to rely on the results of such tests and the facts being certified.
- Disagreements between Client and Contractor – The Consultant will, if requested by Client, render written decision on all claims of Client and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Consultant shall be fair and not show partiality to Client or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- Applications for Payment – Based on its observations and on review of applications for payment and accompanying supporting documentation, Consultant will determine the amounts that Consultant recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Consultant's representation to Client, based on such observations and review, that, to the best of Consultant's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation. In the case of unit price work, Consultant's recommendations of payment

will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests.

- By recommending any payment, Consultant shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Consultant in this Agreement. It will also not impose responsibility on Consultant to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to Client free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between Client and Contractor that might affect the amount that should be paid.
- Substantial Completion – The Consultant will, promptly after notice from Contractor that it considers the entire Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of Client, Consultant considers the Work substantially complete, Consultant will notify Client and Contractor.
- Final Notice of Acceptability of the Work – The Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Consultant shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant upon which it is entitled to rely.
- Limitation of Responsibilities – The Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.
- Record Drawings – Prepare project "Record Drawings" based on information provided by the Contractor and/or Client as to the actual field placement of the work including any changes or deletions. Consultant is not responsible for the accuracy of the information provided by the Contractor and/or the Client. Consultant will provide the following deliverables:
    - One (1) set of reproducible (22" x 34") Record Drawings.
    - One (1) set of .pdf file Record Drawings (each sheet will be a separate .pdf file)

Deliverables:

- Shop Drawing Reviews – as described above
- Contractor's Estimates – as described above
- Record Drawings – as described above

Services/Deliverables provided by the Client:

- Resident project representative and inspection.
- Provide input on progress of work.
- Payment of the Contractor.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope, as well as any changes in the scope requested by the Client, will be considered additional services. Additional services include, but are not limited to, the following:

- Design level survey beyond that specifically included in the Scope of Services referenced above
- Architectural design beyond that specifically included in the Scope of Services referenced above
- Electrical design beyond that specifically included in the Scope of Services referenced above
- Design profile or details beyond that specifically included in the Scope of Services referenced above
- Geotechnical engineering field work and report beyond that specifically included in the Scope of Services referenced above
- Professional services related to easement acquisition
- Separate instrument easement exhibits
- Franchise utility coordination and/or design beyond those specifically included in the Scope of Services referenced above.
- Subsurface Utility Engineering (SUE)
- Preparation of Title Policies and Assisting in Condemnation Services during property acquisition.
- Attendance at Public Meetings beyond those specifically included in the Scope of Services referenced above.
- Preparation of platting documents and/or real property survey for site acquisition.
- Construction Staking
- Making significant modifications to the plans and specifications after the preliminary submittals have been approved by the Client
- Any additional changes to the Contract Documents necessary to break the project into phases.
- Providing resident project representation services (RPR), on-site inspection, during the construction phase of the project
- Establish new survey monuments for any of the proposed sites
- Sampling, testing, or analysis beyond that specifically included in the Scope of Services referenced above
- Providing professional services associated with the discovery of any hazardous waste or materials in the project route
- Assisting Client or Contractor in the defense or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, will be furnished by Consultant on a fee basis negotiated by the respective parties outside of and in addition to this Agreement
- Accompanying the Client's personnel when meeting with the Texas Commission on Environmental Quality, U.S. Environmental Protection Agency or other regulatory agencies during the course of the Project. Consultant will assist the Client's personnel on an as-needed basis in preparing compliance schedules, progress reports, and providing general technical support for the Client's compliance efforts
- Preparing applications and supporting documents for government grants, loans, or planning advances, and providing data for detailed applications
- Appearing before regulatory agencies or courts as an expert witness in any litigation with third parties or condemnation proceedings arising from the development or construction of the Project, including the preparation of engineering data and reports for assistance to the Client.
- Any services not listed in the Scope of Services

Schedule

Consultant will begin services upon receipt of Notice to Proceed.

Due to the everchanging circumstances surrounding the COVID-19 Virus, situations may arise during the performance of this Agreement that affect availability of resources and staff of Kimley-Horn, the client, other consultants, and public agencies. There could be changes in anticipated delivery times, jurisdictional approvals, and project costs. Kimley-Horn will exercise reasonable efforts to overcome the challenges presented by current circumstances, but Kimley-Horn will not be liable to Client for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 Virus.

Fee and Expenses

Task Name	Budget Amount	Fee Type
Task 1 – Conceptual Design	$ 11,500	(Lump Sum)
Task 2 – Preliminary Design	$ 17,500	(Lump Sum)
Task 3 – Final Design	$ 25,000	(Lump Sum)
Task 4 – Bidding	$ 5,000	(Lump Sum)
Task 5 – Construction Contract Administration	$ 10,000	(Reimbursable)
Subtotal	$ 69,000	(Estimated)

Consultant will perform the services in Tasks 1 through 4 for the total lump sum fee of $59,000. All permitting, application, and similar project fees will be paid directly by the Client. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed.

Consultant will perform the Services in Task 5 and additional services on a labor fee plus expense basis. Consultant recommends the Client budget $10,000 for this task based on the estimated construction period.

Payment will be due within 25 days of your receipt of the invoice.

ACCEPTED:

CITY OF SAGINAW, TEXAS

BY:_____
Gabe Reaume
City Manager

DATE:_____

KIMLEY-HORN AND ASSOCIATES, INC.

BY: John R. Atkins, P.E.
John Atkins
Vice President

DATE: 8-10-21

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

Agenda Items: (5)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
PUBLIC HEARING - Continuation of Public Hearing on Proposed Budget for Fiscal Year 2021/2022

BACKGROUND/DISCUSSION:
A public hearing on the Fiscal Year 2021/2022 Proposed Budget was advertised and held at the City Council Meeting on August 3, 2021. The public hearing was tabled to be continued at the August 16, 2021 City Council Meeting. This public hearing is required to allow public input on the Proposed Budget.

FINANCIAL IMPACT:
The Proposed Budget is the financial plan for fiscal year 2021/2022.

RECOMMENDATION:
Staff recommends holding the public hearing on the Fiscal Year 2021/2022 Proposed Budget to allow for public comment.

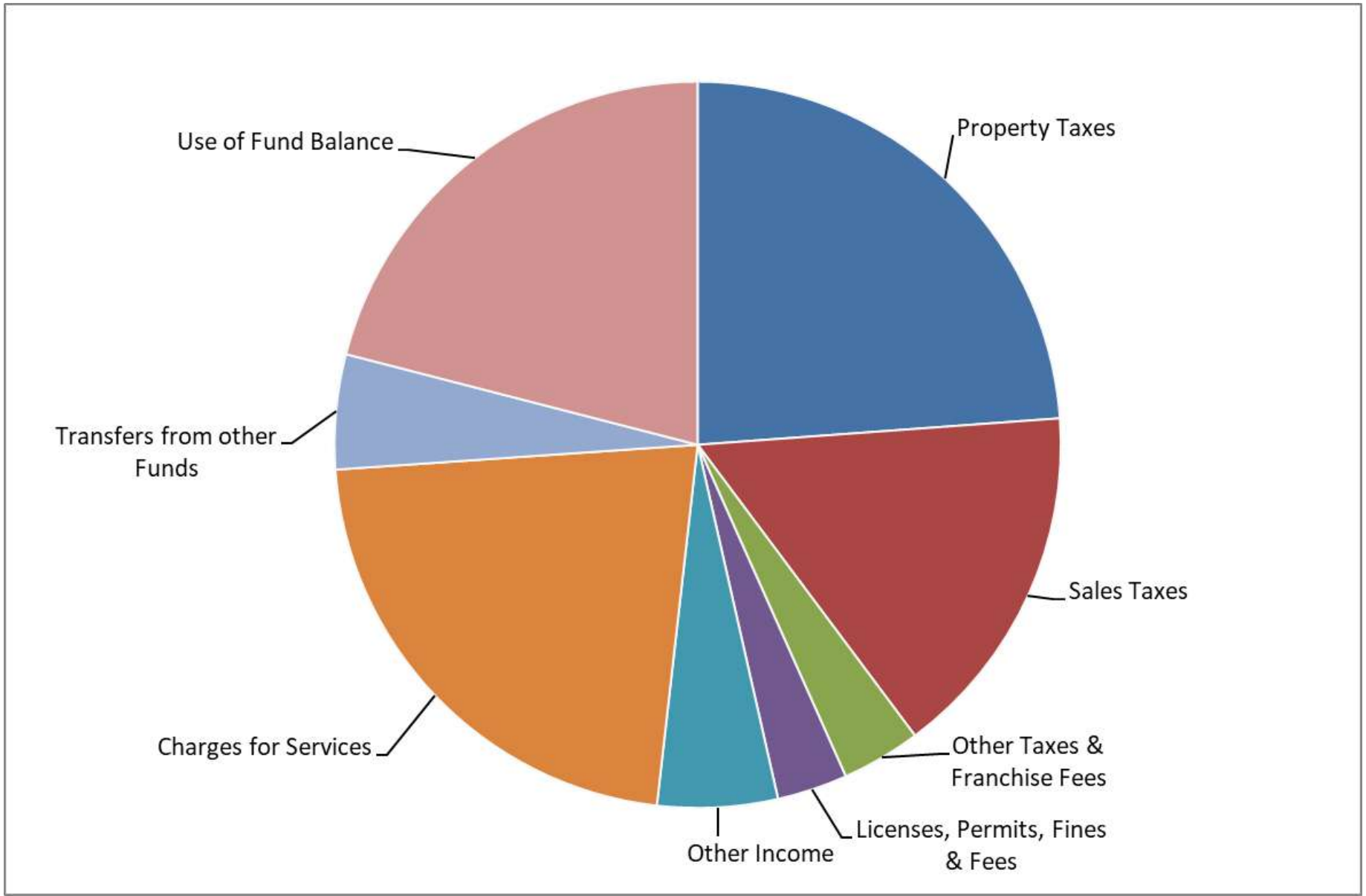
ATTACHMENTS:

Description

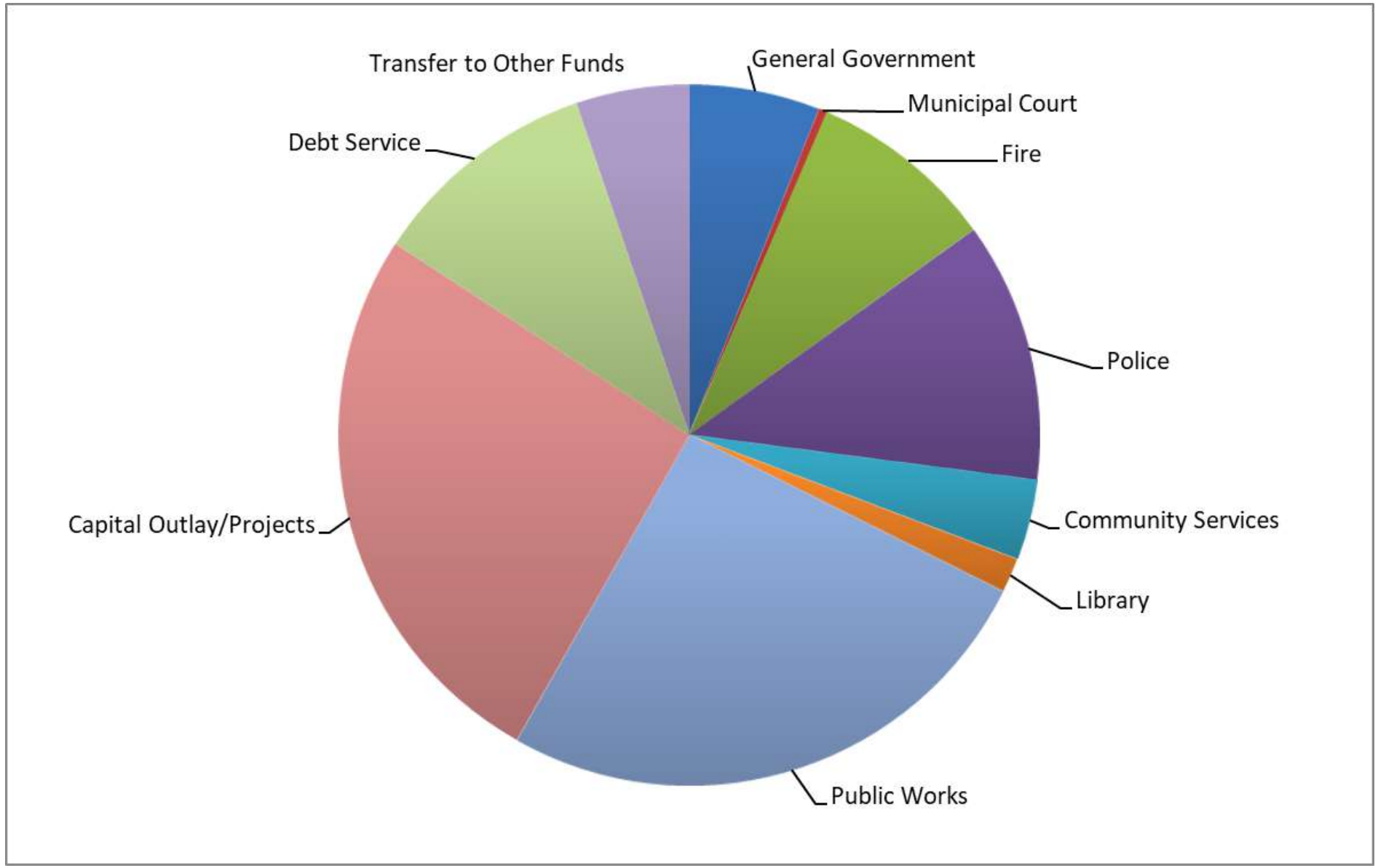
Budget Presentation

CITY OF SAGINAW
BUDGET & TAX RATE PUBLIC HEARINGS

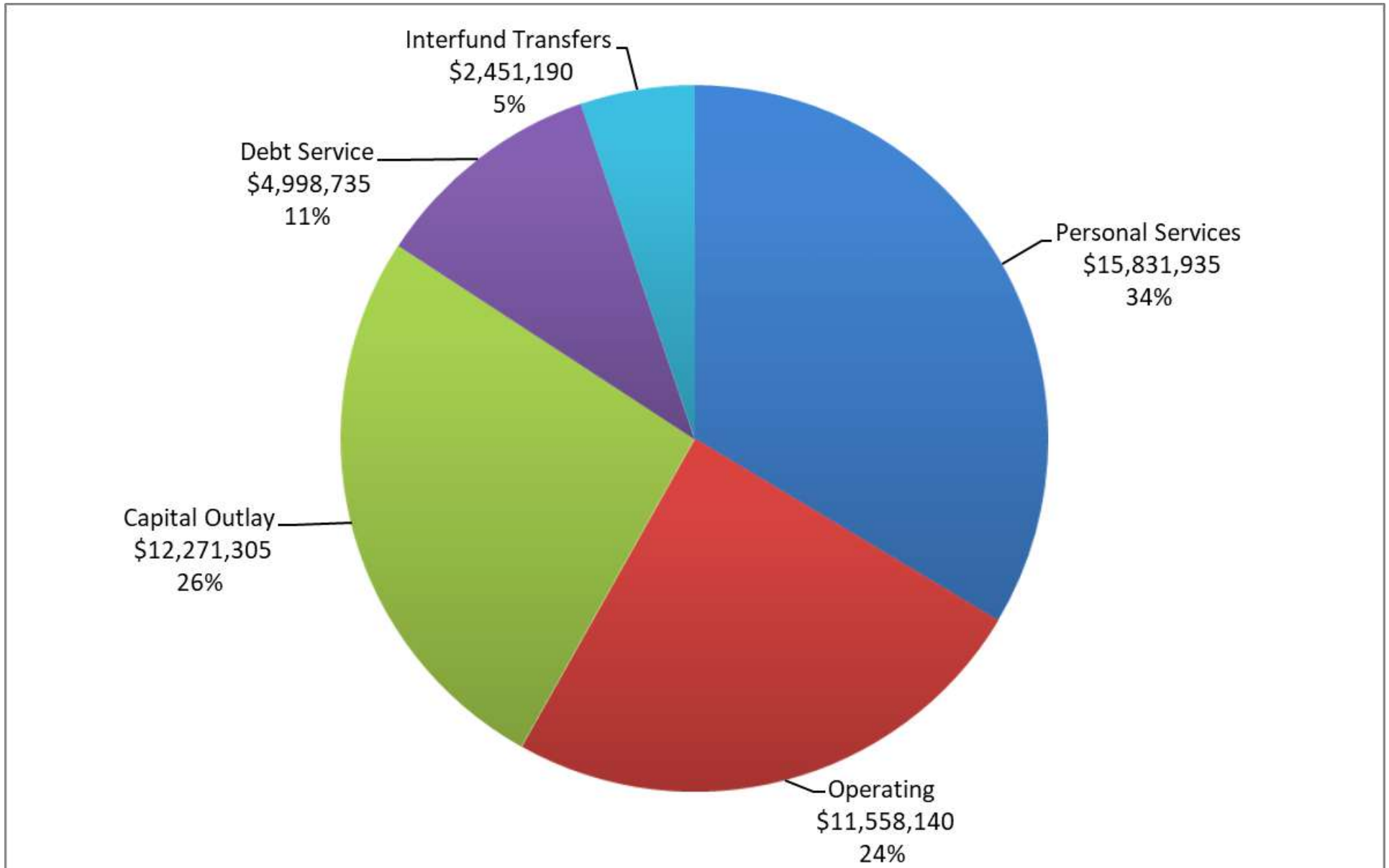
FY2021/2022 ALL FUNDS REVENUES



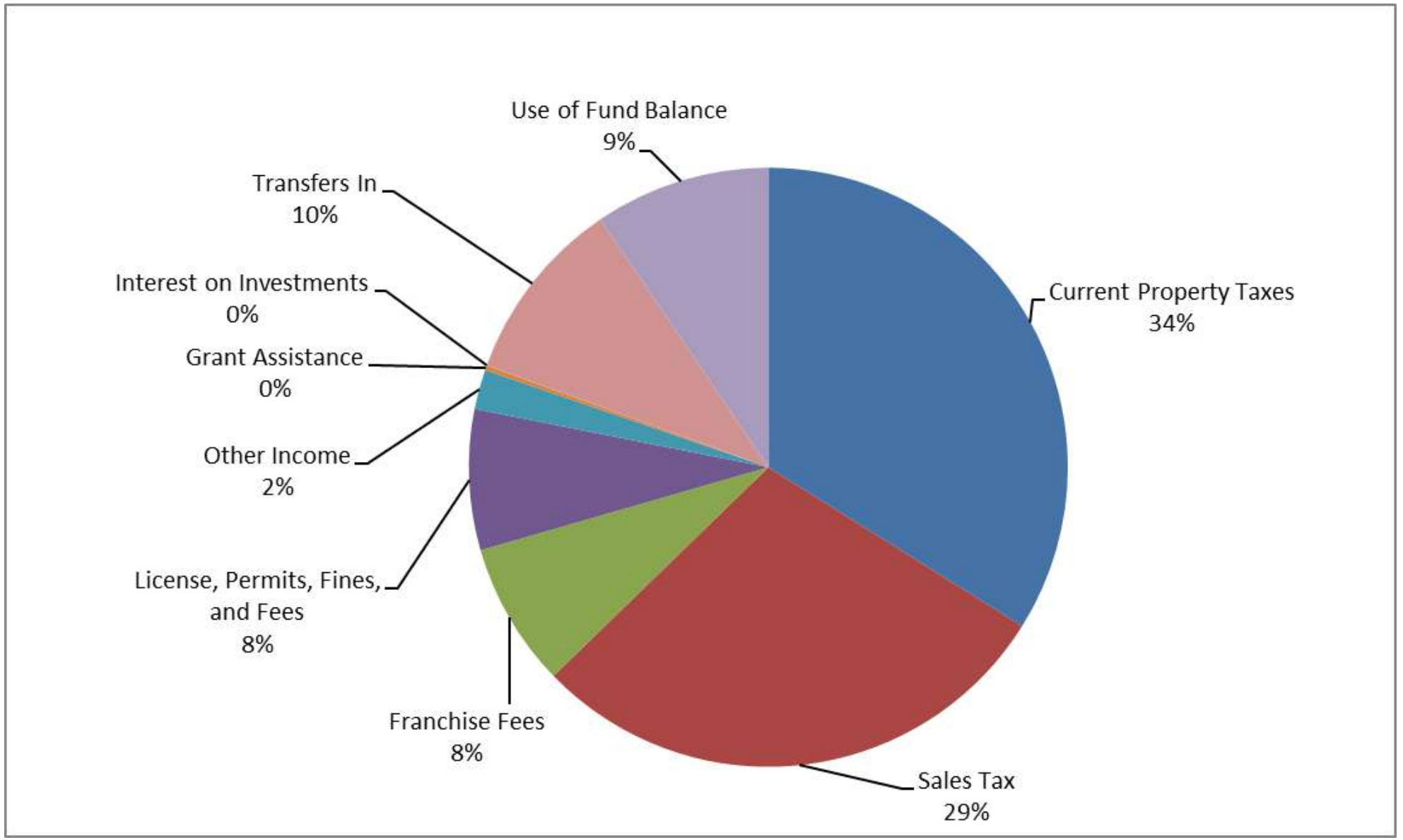
FY2021/2022 ALL FUNDS EXPENDITURES



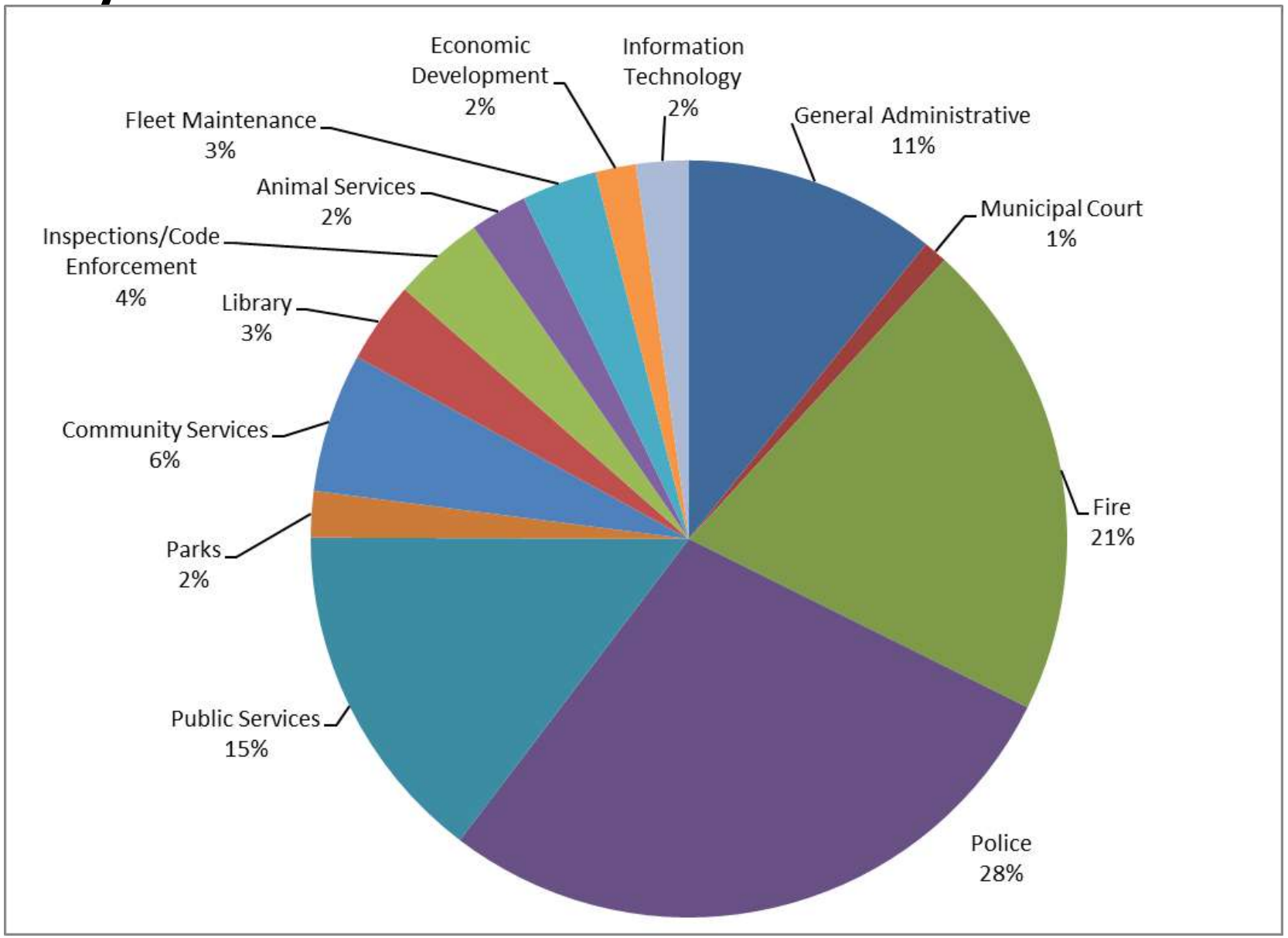
FY2021/2022 ALL FUNDS EXPENDITURES



FY2021/2022 GENERAL FUND REVENUES



FY2021/2022 GENERAL FUND EXPENDITURES



General Fund
Ongoing Expenses:

- Full year funding for positions added during FY20/21: Library Administrative Intern, Inspector-In-Training, and Adoption and Rescue Coordinator.
- Human Resource Analyst position added
- Additional PT Animal Shelter Technician
- Summer Apprentice program
- Salary adjustments – generally 3% or to mid-point (STEP 4)
- Health, dental, life insurance cost remains the same
- TML insurance coverage increasing (property, liability, worker's compensation, errors & omissions, law enforcement liability)
- Fire dispatch service fees
- Full year funding for contract project inspector

General Fund

One-time Expenses:

- Alerting system component for Fire Station 2 (Fort Worth dispatch system)
- Fire Department banquet
- Police Department canine unit
- Phase 4A of Americans with Disabilities Act study
- Public Works Department accreditation process
- Fall protection material for all playgrounds
- Exercise bike replacement
- Carpet Replacement at Recreation Center
- Start up costs for 5K race event
- Inspections vehicle for new position

General Fund

One-time Expenses (continued):

- Awning addition to fleet maintenance facility
- Traffic count map update
- Development agreement for The Square
- Funding for Saginaw Boulevard and industrial area redevelopment
- New server and disc printer for Police records software

DEBT SERVICE FUND

- Required debt service expense including $9M GO’s

2021 TAD Estimates

- 2021 Certified Estimated Net Taxable Value $2,387,571,997
- Increase or 8.2% over September 2020 values
- $39.7 M in new value
  - $39.6 M residential
  - $149,272 commercial
- Taxable value of single family home
  - 2020 = $188,101
  - 2021 = $202,642

CITY OF SAGINAW TAX RATE

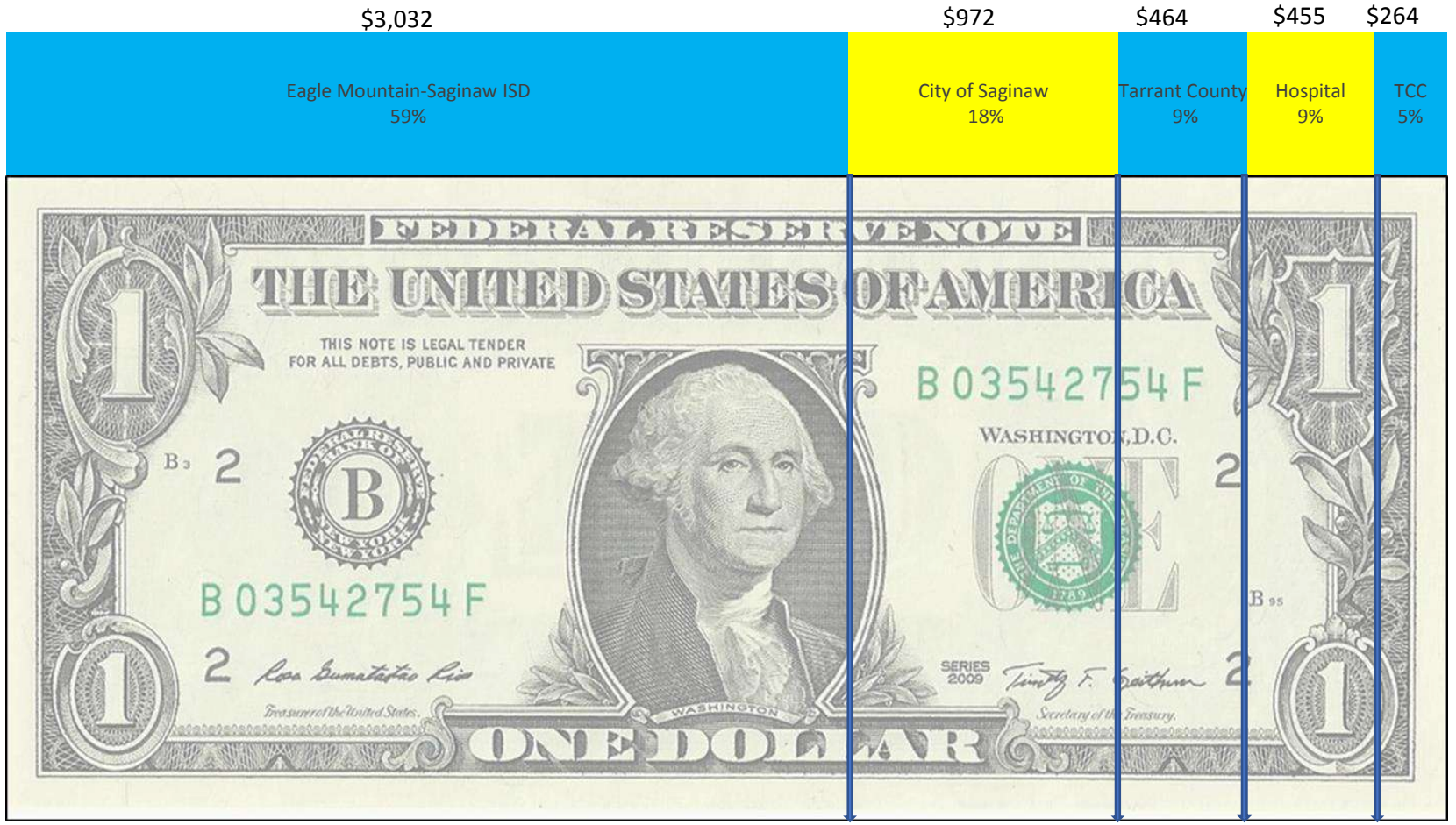
- Current Rate .461579
  - Operations .284238
  - Debt .177341
- Property taxes on average home
  - $868.23
  - $72.35 per month

- Proposed Rate .479516
  - Operations .285058
  - Debt .194458
- Property taxes on average home
  - $971.70
  - $80.98 per month
  - Increase of $103.47 or $8.62 per month

Tax Rate Comparison

City	Population	Tax Rate		
		M&O	I&S	Total Tax Rate
Fort Worth	873,130	0.595000	0.152500	0.747500
North Richland Hills	70,836	0.343611	0.232089	0.575700
Burleson	47,282	0.518700	0.192400	0.711100
Keller	44,940	0.324190	0.070810	0.395000
Haltom City	44,417	0.403750	0.262010	0.665760
Hurst	39,160	0.504186	0.120973	0.625159
Watauga	24,629	0.400696	0.179708	0.580404
Saginaw	23,090	0.284238	0.177341	0.461579
Lake Worth	4,700	0.202000	0.267212	0.469212

Where your tax dollar goes



ENTERPRISE FUND

- Water rate increase 10%
- Wastewater rate increase 5%
- City of Fort Worth water rate +9.92% & wastewater rate +15.24%
- Average home increase $5.89 per month
- Additional W/WW Technician I position
- Generators for Jarvis elevated tank and Public Works office
- Maintenance of Longhorn pump station
- Impact fee funded Fort Worth meter station upgrade (W/WW Escrow Fund)

Water and Sewer Rate Comparison

City	Population	Residential Monthly Bill (5000 Gallons)	
		Water	Sewer
Fort Worth	895,008	$23.30	$28.00
North Richland Hills	71,500	$44.10	$32.40
Euless	57,197	$36.59	$45.76
Keller	47,213	$40.99	$40.80
Haltom City	44,417	$47.80	$41.80
Hurst	39,160	$39.41	$33.68
Watauga	24,629	$37.84	$39.34
Saginaw	23,090	$28.97	$25.55
Lake Worth	5,000	$26.60	$36.40
Average	20,001-25,000	$35.71	$34.64

Source: TML 2021 Water/Wastewater Surveys

CCPD FUND

- Replace 4 patrol vehicles

POLICE EXPENDABLE TRUST FUND

- Supplies

STREET MAINTENANCE FUND

- Spot repairs Jarvis
- Street Reconstruction
  - Delmar Court
  - Indian Crest
  - Saddle Trail

CAPITAL PROJECTS FUND

- Construction Knowles Dr. Phase 1
- Design Library
- Design Senior Center

DRAINAGE UTILITY FUND

- East Cement Creek Drainage – pending utility relocation

STREET MAINTENANCE FUND

- Burlington Road reconstruction
- Spot repairs East Industrial
- Street Reconstruction
  - Opal from McLeroy to Ruidoso
  - White Rock Drive from Longhorn to West Cliff Ave

DONATIONS FUND

- Ongoing programs
  - Library programs
  - Library Intern and summer interns
  - Holiday decorations
  - Public Art program

GENERAL ESCROW FUND

- Train & Grain advertising and entertainment
- Farmer’s Market administration

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

Agenda Items: (6)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding Resolution No. 2021-20, Adoption of the budget for Fiscal Year 2021/2022

BACKGROUND/DISCUSSION:
Throughout the spring and summer workshops have been held to discuss the proposed budget. This item will formally adopt the budget for Fiscal Year 2021/2022.

FINANCIAL IMPACT:
The proposed budget is the financial plan for the City.

RECOMMENDATION:
Staff recommends approval of Resolution No. 2021-20, adoption of the Fiscal Year 2021/2022 Budget.

ATTACHMENTS:

Description
Budget Adoption Resolution
FY21/22 Proposed Budget

CITY OF SAGINAW
RESOLUTION NO. 2021-20

BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS ADOPTING A BUDGET FOR THE CITY OF SAGINAW FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022

WHEREAS, the City Council has heretofore held a public hearing on the adoption of a budget for the City of Saginaw, Texas, for the fiscal year beginning October 1, 2021 and ending September 30, 2022 after due notice as provided by law; and

WHEREAS, said City Council is of the opinion and finds that the proposed budget should be adopted and approved, with such modifications and amendments as shown in the budget hereto attached and incorporated by reference as part of this Resolution;

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

1. That the proposed budget prepared by the Mayor and City Council and filed with the City Secretary, with such modifications and amendments as have been made by the City Council, a copy of which proposed budget with any and all such modifications and amendments is attached hereto and incorporated by reference as part of this Resolution, be and the same is hereby approved and adopted as the budget for the operation of the City of Saginaw, Texas, for the fiscal year beginning October 1, 2021 and ending September 30, 2022.

2. That a copy of said budget as hereby adopted is hereby authorized to be filed with the City Secretary at all offices required by law.

ADOPTED AND APPROVED this the 16th day of August, 2021.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

CITY OF SAGINAW

PROPOSED BUDGET 2021-2022

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES AS LAST YEAR'S BUDGET BY AN AMOUNT OF $931,649, WHICH IS A 8.86 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS $190,504.

Property Tax Rate Comparison	2021-2022	2020-2021
Property Tax Rate	$0.479516/100	$0.461579/100
No-New Revenue Tax Rate:	$0.446984/100	$0.457966/100
No-New Revenue Maint. & Oper. Tax Rate	$0.275835/100	$0.359937/100
Voter-Approval Tax Rate:	$0.496128/100	$0.484903/100
Debt Rate:	$0.194458/100	$0.177341/100

Total debt obligation for the City of Saginaw secured by property taxes: $65,704,684. The total debt obligation due for FY2021/2022 is $4,737,725.

CITY OF SAGINAW

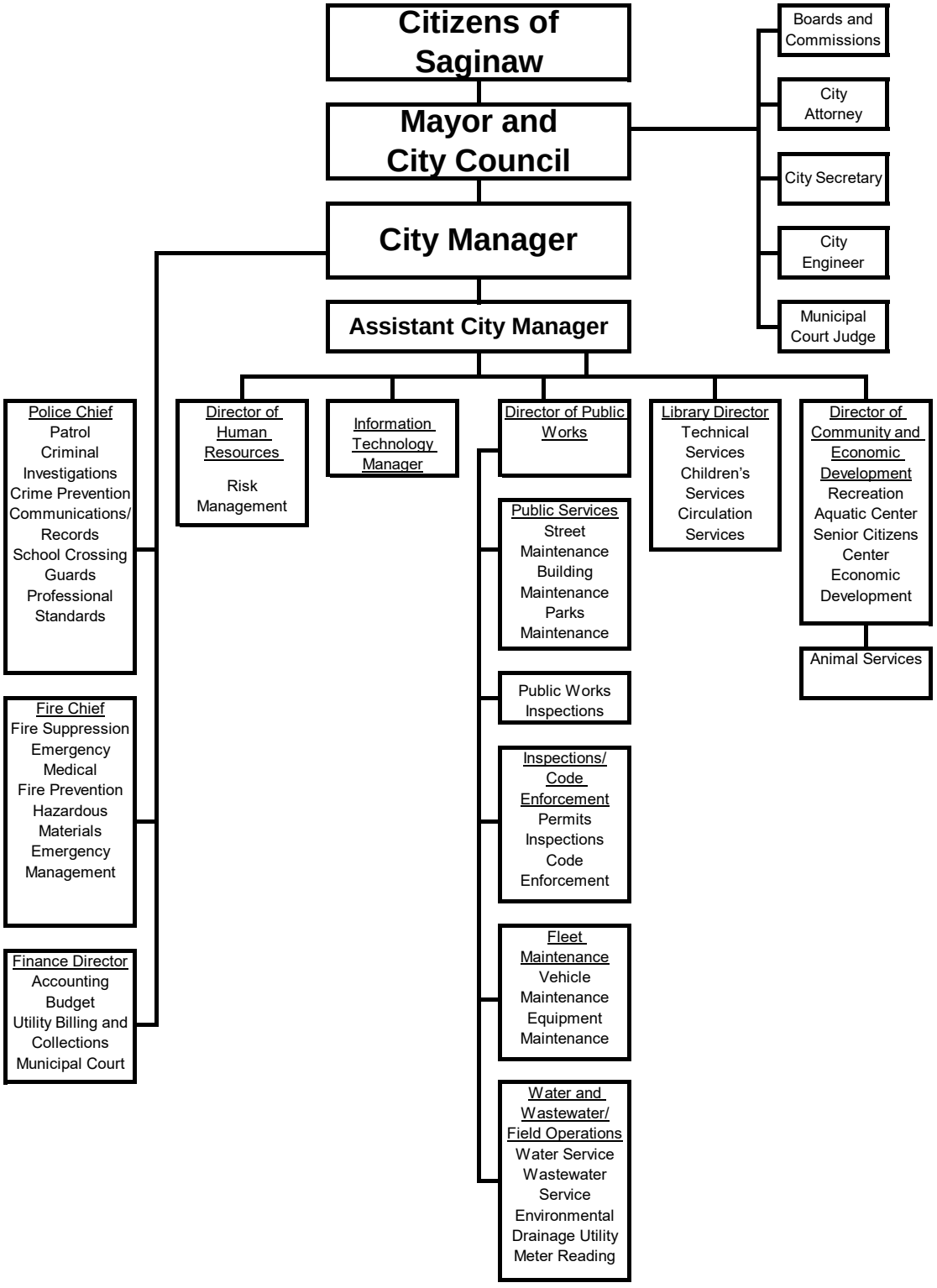
ELECTED OFFICIALS

MAYOR	**TODD FLIPPO**
MAYOR PRO-TEM / PLACE 3	**VALERIE TANKERSLEY**
COUNCILMEMBER PLACE 1	**CHARLES BEASLEY**
COUNCILMEMBER PLACE 2	**NICKY LAWSON**
COUNCILMEMBER PLACE 4	**CHARLES TUCKER**
COUNCILMEMBER PLACE 5	**CINDY BIGHORSE**
COUNCILMEMBER PLACE 6	**MARY COPELAND**

CITY OFFICIALS

CITY MANAGER	**GABE REAUME**
ASSISTANT CITY MANAGER	**DOLPH JOHNSON**
FINANCE DIRECTOR	**KIM QUIN**
CITY SECRETARY	**JANICE ENGLAND**
POLICE CHIEF	**LEE HOWELL**
FIRE CHIEF	**DOUG SPEARS**
DIR OF PUBLIC WORKS	**RICK TRICE**
DIRECTOR OF HUMAN RESOURCES	**MELANIE MCMANUS**
LIBRARY DIRECTOR	**ELLEN RITCHIE**
DIR OF COMMUNITY SERVICES	**KEITH RINEHART**
DIR OF INFORMATION TECHNOLOGY	**GREG CLAYTON**

CITY OF SAGINAW
ORGANIZATIONAL CHART
2020-2021



CITY OF SAGINAW
2020-2021 ACCOMPLISHMENTS

- Adjusted the city-wide pay plan by 3%.
- Held successful bond election to fund improvements to Knowles Drive and McLeroy Blvd, build a new Library and Senior Citizens Center, and fund park improvements.
- Issued $9 million voter authorized debt for the first phase of Knowles Drive and design for the Library and Senior Citizens Center.
- Became a full partner in Alliance for Children resulting in additional services for victims of child abuse.
- Began Comprehensive Plan process.
- Purchased land at south end of Willow Creek Park.
- Replaced three Police Patrol vehicles.
- Added a part time Background Investigator for the Police Department.
- Replaced one Animal Services truck.
- Purchased a utility vehicle for the Police Department to use during special events.
- Replaced a Fire Department command vehicle.
- Completed design and began construction of the new Fire Station 1.
- Several reclassifications of positions in the Fire Department.
- Replaced the Park Center outdoor warning siren.
- Completed phase 3B of the ADA Plan which evaluated half of the city intersections.
- Funded five new Building Improvement Grants.
- Began construction of the Bailey Boswell overpass project.
- Received the Distinguished Budget Presentation Award from the Government Finance Officers Association.
- Received the Certified Achievement for Excellence in Governmental Reporting from the Government Finance Officers Association.
- Commissioned a mural on the water storage tank on the south end of Willow Creek Park.
- Began Parks Master Plan
- Continued working toward American Public Works Association accreditation.
- Continued water meter replacements with cellular technology.

- Began Utility resiliency study and emergency response plan.
- Began construction of Saginaw Boulevard 16” water line phase 2 project.
- Completed design of phases 2 and 3 for the East Cement Creek drainage project.
- Rehabilitated and expanded Willow Creek Park parking lot.
- Added an Adoption and Rescue Coordinator position for the Animal Shelter.
- Established a 501c3 Organization for Animal Services – Friends of Saginaw Animal Services
- Established “City View” Economic Development Newsletter, Recreation Center Facebook page, Senior Center Facebook page and Senior Center Newsletter
- Animal Services staff have worked diligently to increase the Live Release Rate to over 98% and qualify as a "No-Kill-Shelter”
- Keep Saginaw Beautiful Committee administered three (3) Eagle Scout Projects and six (6) Adopt A Spot locations
- Began design of the new Library and Senior Citizens Center.
- Reorganized Library youth services to provide enhanced services.
- Created a Diversion and Inclusion Committee
- Added an Inspector in Training position for Inspections/Code Enforcement.
- Researched and hired a new insurance broker reducing the annual 5% commission cost of $92,000 plus to a flat rate of $37,500.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

The following is a brief overview of the proposed 2021-2022 budget:

GENERAL FUND:

- The City of Saginaw continues to see growth in the estimated net taxable value due to continued residential growth and an overall increase in property values. The July 2021 certified net taxable value has increased by 8.6% over the July 2020 certified net taxable value. These taxable values are determined and certified by the Tarrant Appraisal District (TAD).

- Saginaw's population has grown from 12,374 in 2000 to 19,806 per the 2010 census. The North Central Texas Council of Governments estimates the 2021 population to be 23,380.

- The July certified estimated net taxable value from TAD is $2,387,571,997. This is an increase of $189,062,771 over last year's July estimated net taxable value of $2,198,509,226. Tarrant Appraisal District estimates a total of $39,728,389 in added value from new construction ($39,579,117 in residential and $149,272 in commercial). New construction for 2019-2020 was valued at $56,778,169.

- This proposed budget is based on a tax rate of 0.479516 which is 1.7937 cents higher than last year's rate of .461579. The proposed tax rate is less than the de miminis tax rate (.491234) and the voter approval tax rate (.496128) as calculated by the Texas State Comptroller's 2021 Tax Rate Calculation Worksheet. The No New Revenue Tax Rate is .446984.

TAX YEAR	DEBT RATE	M&O RATE	SALESTAX ADJUSTMENT	TOTAL	AVG. TAX
2020	.177341	.284238	(.081169)	.461579	$868.23
2021	.194458	.285058	(.086959)	.479516	$971.70
DIFFERENCE OVER (UNDER) LAST YEAR				.017937	$103.47

- The average taxable single family home value in 2020 was $188,101. The average taxable single family home value in 2021 is estimated to be $202,642, an increase of 7.7%. The average homeowner's city taxes will increase annually $103.47 from $868.23 to $971.70 or $8.62 per month. For $80.98 per month the average citizen of Saginaw receives police protection, fire protection, public services, parks, recreation, library services, animal services, and code enforcement and inspection.

- Sales tax revenue has fluctuated from month to month but has remained strong throughout the COVID-19 pandemic. Saginaw has seen overall increases during these uncertain times due to our business demographics. The year to date collections compared to last year is up 18%, in part due to a large audit adjustment by the state comptroller. The budgeted estimates for next fiscal year assume similar collections as the current year without the one-time audit adjustment. We estimate that we will receive $5,788,900 in sales tax revenue in the General Fund, a 7% increase over our current year adopted budget. The current sales tax rate is 8.25%, which is the maximum rate allowed. Of this, 6.25% goes to the State, 1.5% to the General Fund, 0.375% to the CCPD Fund, and 0.125% to the Street Maintenance Fund.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- There is a small estimated decrease in franchise fees due to the decline in cable television franchise fee receipts. They have been declining and the estimates reflect the trend to other entertainment options, as well as, the impact of Texas Senate Bill 1152 which allowed cable and telephone companies to stop paying the lesser of their cable franchise or telephone access line fees.

- Court fines and fees are estimated to reflect a more normal year with court operations returning to a pre-pandemic schedule and fewer police officer vacancies.

- Due to local health restrictions in the current year, Recreation Center and Aquatic Center use, facility rentals, and summer camp revenues are down. Estimates for 2021-2022 assume gradually resuming normal operations at these facilities. Recreation classes and programs will take some time to build back up to pre-pandemic enrollment. One part-time customer service position will remain vacant until programming and revenues increase.

- Building permit fees are estimated to remain strong with several developments expected to begin construction in the coming year. Revenue is estimated to increase $310,465 over the current year adopted budget. Other permits and fees are estimated to increase by $17,600.

- These increased building fees will help fund a full year of the Inspector in Training position added to Building Inspection/Code Enforcement in the current fiscal year.

- Interest earnings are projected to be down due to very low interest rates.

- The cost of employee health insurance is budgeted to remain the same for 2021-2022. The City is in the second year of a two-year agreement with CIGNA to provide health, basic life, and vision coverage for city employees. Dental rates will also remain the same as the current year. The City will continue to provide a $365 per month contribution for dependent coverage. As rates are finalized the structure/cost to the employee may change. Any additional savings will be transferred at year end to the Escrow Fund to offset anticipated premium increases for FY 2022-2023.

- As long term employees begin to retire and the labor market remains very competitive, pay plan adjustments are proposed. The adjustments have been made based on the needs and staffing tenure of the department. There is a 3% increase for most employees. All City employees with five or more years of employment with the City will receive an increase to the mid-point (step 4) of their respective pay grade.

- The city-wide cost of worker's compensation and property/general liability insurance through Texas Municipal League will increase by $68,485 and $19,160 respectively. Public official errors and omissions liability insurance will increase $3,755 and law enforcement liability will increase by $6,345.

- A Human Resource Analyst position ($78,330) is added to Administration to assist with payroll, insurance, and benefits administration.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- Funding is added for third party COBRA administration ($825).

- Funding is included for the summer apprentice program ($26,380) that hires high school and college students, with an interest in municipal government, for temporary summer employment.

- Due to the increased number of credit card transactions, transaction fees are estimated to increase by $10,000.

- The Comprehensive Plan that began in the current year will be completed at an estimated cost of $39,565.

- The cost of fire dispatch services paid to the City of Fort Worth is based on estimated calls, there is an expected increase of $9,000.

- The cost of annual physicals for Fire Department personnel is budgeted to increase by $13,540 for enhanced screenings and physical assessments.

- Bunker gear replacement ($25,000) is included to be funded by a Tarrant County Emergency Services District grant.

- Funding for a necessary component, alerting system ($40,000), to tie into the Fort Worth dispatch system is included for Station 2. The alerting system for Station 1 is included as part of the construction budget for the new Fire Station.

- Funding of $3,000 is included for a Fire Department banquet.

- Funding for step-up compensation is budgeted ($6,190) for firefighters that temporarily perform the duties of an apparatus operator.

- A $2,000 increase for lab fees due to the increased cost of the medical examiner's lab analysis required for cases submitted to the District Attorney.

- Police ($18,000) and Public Works ($10,000) overtime is increased for the hours required to work special events and other duties necessary outside of regular working hours.

- A one-time expense of $50,000 is budgeted to establish a Police Department Canine Unit.

- Funding of $12,920 is included to begin an annual taser replacement program.

- Increased funding of $3,550 is included for the security/fire monitoring of City buildings. This function used to be part of the contract with Tarrant County Fire Alarm Center.

- Funding of $5,000 for annual sprinkler inspection and repair at City facilities is added.

- Mowing expense in Public Services ($19,665) and Parks ($20,970) is increased based on the current mowing contract with an estimated 3% increase.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- Full year funding for a contract project inspector ($66,000) is included for the contract that was added in the current year.

- The next phase of the ADA Plan will be funded ($80,000). Phase 4A will evaluate half of the City sidewalks for compliance with the Americans with Disabilities Act.

- The Public Works Department continues to work towards the American Public Works Association accreditation. The cost of this program in the coming year will be $4,200 with 50% funding in the General Fund and the Enterprise Fund.

- As construction begins on “The Square” development, it is anticipated that $1,303,320 developer’s agreement payment will be made in this fiscal year.

- Funding of $25,000 is included to replace the fall protection material under all City owned playground equipment.

- The replacement of 5 exercise bikes ($14,000) and carpet ($21,000) at the Recreation Center is included.

- $20,000 is budgeted for Community Services to establish a 5K race event.

- Full year funding for an Administrative Intern is included for the Library which is partially funded with a transfer from the Donations Fund.

- Full year funding is included for the Inspector in Training position added in the current fiscal year. This cost is partially offset by the savings in not having a contract inspector.

- An additional inspections vehicle ($30,000) is added for the additional position.

- $5,000 is added to the Animal Services budget for veterinarian care of animals being held in the shelter.

- A part-time Animal Shelter Technician ($20,890) is added to serve the increased demands of maintaining the full shelter.

- Full year funding is provided for the Adoption and Rescue Coordinator position added during the current fiscal year.

- The Fleet Maintenance budget includes adding an awning ($60,000) to the existing shop building which will provide shelter to City vehicles and will allow repairs and maintenance to be done outside.

- The transfer to the General Escrow Fund for vehicle replacement will increase by $19,680.

- The Economic Development budget includes $8,000 for a traffic count map update and full year funding, an increase of $15,000, for the Retail Coach contract.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- Economic Development includes a $150,000 budget item for Saginaw Boulevard/Industrial redevelopment.

- Line item increases in the Information Technology Department include increased costs of computer and server replacements, remote management and operating system software, increased cost of email and anti-virus software and increased off site backup.

- One-time expenses in the Information Technology budget include $18,000 for a new server for the police records software and $12,440 for a disc printer for Police Department records.

- A total of $1,901,425 is proposed in the General Fund for one-time items described above. The fund balance will be reduced by $1,901,425.

DEBT SERVICE FUND:

- The proposed budget includes $4,753,725 funding for principal and interest payments. The estimated fund balance at year end will be $964,085 which is a budgeted drawdown of $94,400.

ENTERPRISE FUND:

- The City of Saginaw purchases water from the City of Fort Worth. Fort Worth has proposed a 9.92% increase in wholesale water rates. This budget includes a 10% increase in water rates for our customers.

- The City of Fort Worth bills the City of Saginaw for wastewater treatment based on the strengths and volume that pass through the system. Fort Worth has proposed an 15.24% increase in wastewater rates. This budget includes a 5% increase in rates for our customers.

- The average customer using 8,000 gallons of water per month will see a monthly increase of $5.89 as a result of the water and sewer rate increases.

- A Water/Wastewater Technician position is added at a cost of $61,930.

- Funding is included for the summer apprentice program ($8,765) that hires high school and college students, with an interest in municipal government, for temporary summer employment.

- The proposed budget includes two generators: one for the Jarvis elevated storage tank ($35,000) and one for the Public Works offices ($60,000) which houses the water control system. The generators will solve some weaknesses identified during the winter storms this past year. Funding ($20,000) is also proposed to paint the interior and epoxy coat the floor of the Longhorn Pump Station.

- Construction of the Fort Worth meter station upgrade ($250,000) will be funded with impact fees.

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- As construction begins on “The Square” development, it is anticipated that $696,680 developer’s agreement payment will be made in this fiscal year.

- The Enterprise Fund has been balanced with $517,935 of reserves for one time and capital items.

CAPITAL PROJECTS FUND:

- It is estimated that construction will be completed on the overpass spanning the railroad tracks and Saginaw Boulevard. A Tarrant County reimbursement ($1,677,250) for the project will be received in the next fiscal year.

- Construction will begin on the first phase of Knowles ($6,800,000). Design will be completed for the Library ($1,500,000) and the Senior Citizen’s Center ($700,000).

- The construction budgeted for the Fire Station in Fiscal Year 2020-2021 will continue into 2021-2022.

- Fund balance of $7,321,610 will be used from previously issued bonds for these capital projects.

CCPD FUND:

- The voters approved an additional one-half cent sales tax for use by the Crime Control and Prevention District (CCPD) in November 1997. The additional sales tax went into effect on April 1, 1998, and revenues were received beginning in June 1998. The district was continued for five years in 2002. In 2007 and 2017, the tax was continued for ten years and reduced to three eighths (3/8) of one percent with the remaining eighth used for street maintenance.

- Sales tax revenues are estimated to increase 10% over the current budget for a total of $1,390,080.

- The Crime Control and Prevention District will continue to provide for the salaries and benefits of ten patrol officers, a public services officer, a dispatcher and one-half the costs for a school resource officer.

- Four patrol vehicles, associated equipment, and bullet resistant vests ($247,080) will be replaced. The fund is balanced with $17,455 of reserves.

DRAINAGE UTILITY FUND:

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- In January 2005 the Saginaw City Council approved the necessary ordinances to establish a drainage utility within the city and adopted the utility's rates. Fees are assessed on properties based on the amount of storm water runoff they produce. Single family residences are currently assessed a uniform base fee of $5.00 per month. Other properties, including multi-family, commercial and industrial, produce more storm water runoff at a higher rate and are charged a fee based on the number of equivalent base (residential) units adjusted for the use of the property.

- The Drainage Utility Fund pays the salaries of two maintenance workers, one-half the salary of the environmental specialist and the environmental assistant. It also funds supplies, equipment and drainage system improvements.

- Construction budgeted for the East Cement Creek Phase 2 Fiscal Year 2020-2021 will continue into 2021-2022.

- The fund balance at year end is estimated to be $2.27 million which will be used for the construction of phase 3 of the East Cement Creek project in a future year.

STREET MAINTENANCE FUND:

- On May 12, 2007 the voters approved the ballot proposition imposing a one-eighth (1/8) of one percent sales and use tax for the maintenance and repair of existing municipal streets. This tax was effective in April 2008, and revenues were received beginning in June 2008. The street maintenance tax was approved by voters in 2019 for an additonal 4 years.

- We anticipate revenues of $482,410 for the 2021-2022 fiscal year.

- These revenues will be be used for general street repairs, spot repairs to Jarvis between Brenda Lane and East Bailey Boswell Road and reconstruction of Delmar Court, Indian Crest, and Saddle Trail.

- Funding of $30,000 is included for a contractor to crack seal city roadways.

- Funding of $20,000 is included for sidewalk replacment.

- The fund balance at year end is estimated to be $1.3 million wihich will be used for future street maintenance projects.

DONATIONS FUND:

- The Donations Fund is used to track funds received through water bill donations and direct donations to the City for specific purposes. Currently, Animal Services, Parks, Library, Senior Center, Fire, Police, Train and Grain Festival, and Beautification have donation funds available for expenditure.

- The voluntary $1 donations that appear on utility bills are for Parks, Library, and Beautification.

- Recurring expenses in this fund include the annual Fire Camp and Easter egg hunt from Fire donations, highway mowing, street light pole painting, and holiday lighting from Beautification donations, partial funding of the vaccination program and animal medical care from Animal Shelter donations, Senior Center supplies from Senior Center donations, and books, data processing expense, supplies, and special programming from Library donations. It is anticipated that the Train and Grain Festival will be held in 2022 and will be funded through donations.

- Library donations will continue to fund two seasonal part time library pages who will be hired for 13 weeks of the year and work 29 hours per week. These positions will enable the library to meet the higher demands of the summer season. Partial funding is also included for an Administrative Intern working at the Library.

- Parks donations will fund a fireworks display in 2022 ($10,000).

- Beautification donations will continue a public art program ($25,000).

GENERAL ESCROW FUND

- The General Government Escrow Fund was created in FY 2014-2015 to better track funds that are received and to be used for a specific purpose. The types of revenues budgeted in this fund are: hotel/motel tax, court technology fees, court security fees, gas production proceeds, and insurance deductibles and settlements.

- The equipment replacement for the General Fund will be accounted for in the General Escrow Fund. The equipment replacement escrow began in FY 2018-2019. The annual contribution will be based on the useful life of the purchased asset and the estimated replacement cost. Funding for the replacement of equipment purchased beginning in FY 2018-2019 will be in the equipment replacement escrow, as long as the annual contribution is made. The contribution for General Fund equipment in FY 2021-2022 is $48,040.

- Revenues are budgeted at $201,165.

- Budgeted expenditures include $10,000 each for advertising and entertainment for the “Train and Grain” festival, a transfer to the General Fund for court security (Bailiff $5,200), the replacement of four ticket writers ($11,100) payment of $30,000 to Community Link for Farmer’s Market administration, and insurance deductibles/repairs ($40,000).

WATER/WASTEWATER ESCROW FUND

CITY OF SAGINAW
BUDGET HIGHLIGHTS
2021-2022

- The Water/Wastewater Escrow Fund was created in FY 2014-2015 to better track funds that are received and to be used for a specific purpose. The types of revenues budgeted in this fund include water impact fees.

- The equipment replacement for the Enterprise Fund will be accounted for in the Enterprise Escrow Fund. The equipment replacement escrow began in FY 2018-2019. The annual contribution will be based on the useful life of the purchased asset and the estimated replacement cost. Funding for the replacement of equipment purchased beginning in FY 2018-2019 will be in the equipment replacement escrow, as long as the annual contribution is made. The contribution for Enterprise Fund equipment in FY 2021-2022 will be $26,340.

- $250,000 in water impact fees will be transferred to the Enterprise Fund for the construction of the Fort Worth meter station upgrade.

CITY OF SAGINAW
BUDGET SUMMARY - ALL FUNDS
2021-2022

DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	ENTERPRISE FUND	CAPITAL PROJECTS FUND	CCPD FUND	POLICE EXPENDABLE FUND	DRAINAGE UTILITY FUND	STREET MAINTENANCE FUND	DONATIONS FUND	GENERAL ESCROW FUND	W/WW ESCROW FUND	TOTAL ALL FUNDS
BEGINNING FUND BALANCE	**$ 10,683,151**	**$ 1,058,485**	**$ 6,296,617**	**$ 8,719,464**	**$ 716,930**	**$ 15,416**	**$ 1,716,843**	**$ 1,053,617**	**$ 478,551**	**$ 1,888,119**	**$ 404,736**	**$ 33,031,929**
Current Property Taxes	$ 6,805,960	$ 4,642,825	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,448,785
Sales Tax	5,788,900	-	-	-	1,390,080	-	-	482,410	-			7,661,390
Other Taxes, Fines & Fees	3,090,825	16,000	-	-	-	-	-	-	-	93,205		3,200,030
Interest on Investments	2,400	500	940	1,140	40	-	360	180	50	220	-	5,830
Transfer from Other Funds	2,008,085	-	349,045	-	-	-	-	-	-	67,720	26,340	2,451,190
Water Charges & Fees	-	-	9,802,655	-	-	-	-	-	-			9,802,655
Drainage Utility Fees	-	-	-	-	-	-	820,000	-	-			820,000
Grant Assistance	50,000	-	-	-	-	-	-	-	-			50,000
Other Revenue	429,440	-	70,000	1,677,250	-	-	-	-	295,360	40,020		2,512,070
TOTAL REVENUES	**$ 18,175,610**	**$ 4,659,325**	**$ 10,222,640**	**$ 1,678,390**	**$ 1,390,120**	**$ -**	**$ 820,360**	**$ 482,590**	**$ 295,410**	**$ 201,165**	**$ 26,340**	**$ 37,951,950**
Use of Reserves for Special Requests	598,105		-		17,455	-		-	-	-		615,560
Use of Reserves for Debt Service		94,400										94,400
Use of Reserves for Capital Projects	-		-	7,321,610			-	-		-	-	7,321,610
Use of Reserves-Other	1,303,320		517,935			3,290			-	-	223,660	2,048,205
TOTAL RESOURCES	**$ 20,077,035**	**$ 4,753,725**	**$ 10,740,575**	**$ 9,000,000**	**$ 1,407,575**	**$ 3,290**	**$ 820,360**	**$ 482,590**	**$ 295,410**	**$ 201,165**	**$ 250,000**	**$ 48,031,725**
Operating	$ 18,107,890	$ 16,000	$ 8,605,865	$ -	$ 80,100	$ 3,290	$ 59,100	$ 280,000	$ 186,250	$ 90,500	$ -	$ 27,428,995
Capital Outlay/Special Requests	1,901,425	-	1,063,780	9,000,000	247,080	-	-	-	25,000	11,100		12,248,385
Debt Service Payments	-	4,737,725	245,010	-	-	-	-	-	-	-		4,982,735
Transfers to Other Funds	67,720	-	825,920	-	1,080,395	-	204,215	-	17,740	5,200	250,000	2,451,190
TOTAL EXPENSES/EXPENDITURES	**$ 20,077,035**	**$ 4,753,725**	**$ 10,740,575**	**$ 9,000,000**	**$ 1,407,575**	**$ 3,290**	**$ 263,315**	**$ 280,000**	**$ 228,990**	**$ 106,800**	**$ 250,000**	**$ 47,111,305**
ENDING FUND BALANCE	**$ 8,781,726**	**$ 964,085**	**$ 5,778,682**	**$ 1,397,853**	**$ 699,475**	**$ 12,126**	**$ 2,273,888**	**$ 1,256,207**	**$ 544,971**	**$ 1,982,484**	**$ 181,076**	**$ 23,872,573**

CITY OF SAGINAW
BUDGET SUMMARY TRANSFERS- ALL FUNDS
2021-2022

DESCRIPTION	GENERAL FUND	ENTERPRISE FUND	CAPITAL PROJECTS FUND	CCPD FUND	DRAINAGE UTILITY FUND	DONATIONS FUND	GENERAL ESCROW FUND	W/WW ESCROW FUND	TOTAL ALL FUNDS
TRANSFERS IN									
From General Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ 67,720	$ -	$ 67,720
From Enterprise Fund	799,580		-					26,340	825,920
From CCPD Fund	1,080,395		-						1,080,395
From Drainage Fund	105,170	99,045	-						204,215
From Donations Fund	17,740		-						17,740
From General Escrow Fund	5,200		-						5,200
From W/WW Escrow Fund		250,000							250,000
TOTAL TRANSFERS IN	**$ 2,008,085**	**$ 349,045**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 67,720**	**$ 26,340**	**$ 2,451,190**
TRANSFERS OUT									
To General Fund	$ -	$ 799,580		$ 1,080,395	$ 105,170	$ 17,740	$ 5,200	$ -	**$ 2,008,085**
To Capital Projects Fund		-			-				**$ -**
To Enterprise Fund					99,045			250,000	**$ 349,045**
To W/WW Escrow Fund		26,340	-	-	-	-	-	-	**$ 26,340**
To General Escrow Fund	67,720								**$ 67,720**
TOTAL TRANSFERS OUT	**$ 67,720**	**$ 825,920**	**$ -**	**$ 1,080,395**	**$ 204,215**	**$ 17,740**	**$ 5,200**	**$ 250,000**	**$ 2,451,190**

EXPLANATION OF TRANSFERS

The General Fund recieves transfers from:

Enterprise Fund — for indirect costs such as Information Systems services, Administrative oversight, audit services, legal services, and building overhead costs. The Enterprise Fund also pays a portion of the cost of Fleet Maintenance.

CCPD Fund — for the salaries and benefits of 10 patrol officers, 1 public services offficer, 1 dispatcher, and 1/2 of a school resource officer.

Drainage Fund — for the salaries and benefits of 2 drainage utility maintenance workers.

Donations Fund — for the salaries of 2 seasonal part time library pages and a portion of Administrative Intern.

General Escrow Fund — for the overtime of police officers acting as bailiff for the Municipal Court.

The Enterprise Fund receives transfers from:

Drainage Fund — for 1/2 the salary and benefits of the environmental sepecialist and environmental assistant.

W/WW Escrow Fund — for impact fee funding of water and wastewater capital projects.

The General Escrow Fund recieves transfers from:

General Fund — for the annual contrubtion to the equipment replacement escrow

The Enterprise Escrow Fund recieves transfers from:

Enterprise Fund — for the annual contribution to the equipment replacement escrow

CITY OF SAGINAW
BUDGET SUMMARY
2021-2022

8/10/2021 7:53 FUND DEPARTMENT	2020-2021 REVISED	2021-2022 PROPOSED	2021-2022 SPEC REQ ONE-TIME
GENERAL FUND REVENUES	**$ 17,117,060**	**$ 18,175,610**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	3,674,585	1,901,425	-
GENERAL FUND EXPENDITURES			
General Administrative Office	$ 2,609,845	$ 2,166,255	$ 39,565
Municipal Court	209,375	206,540	-
Fire	3,907,990	4,120,955	68,000
Police	5,332,380	5,623,605	62,920
Public Services	1,600,615	2,951,775	1,385,420
Parks	347,570	395,910	25,000
Community Services	1,096,330	1,193,920	55,000
Library	621,540	699,280	-
Inspections/Code Enforcement	692,370	784,775	30,000
Animal Services	360,120	491,185	-
Fleet Maintenance	517,380	577,105	60,000
Economic Development	442,235	346,700	158,000
Information Technology	405,855	451,310	30,440
Transfer to Other Funds	2,648,040	67,720	
TOTAL GENERAL FUND EXPENDITURES	**$ 20,791,645**	**$ 20,077,035**	**$ 1,914,345**
GENERAL FUND SURPLUS	**$ -**	**$ -**	
DEBT SERVICE FUND REVENUES	**$ 3,930,855**	**$ 4,659,325**	**$ -**
(Use of Bond Funds & Undesignated Funds)	209,465	94,400	-
DEBT SERVICE FUND EXPENDITURES			
Debt Service Payments	$ 4,140,320	$ 4,753,725	$ -
TOTAL DEBT SERVICE FUND EXPENDITURES	**$ 4,140,320**	**$ 4,753,725**	**$ -**
DEBT SERVICE FUND SURPLUS	**$ -**	**$ -**	**$ -**
ENTERPRISE FUND REVENUES	**$ 11,108,525**	**$ 10,222,640**	**$ -**
(Use of Bond Funds & Undesignated Funds)	207,340	517,935	-
ENTERPRISE FUND EXPENSES			
Water and Wastewater	$ 7,811,320	$ 8,605,865	
Transfers to other Funds	742,770	825,920	
Capital Outlay/Capital Projects	2,525,350	1,063,780	1,063,780
Debt Service	236,425	245,010	
TOTAL ENTERPRISE FUND EXPENSES	**$ 11,315,865**	**$ 10,740,575**	**$ 1,063,780**
ENTERPRISE FUND SURPLUS	**$ -**	**$ -**	

CITY OF SAGINAW
BUDGET SUMMARY
2021-2022

8/10/2021 7:53 FUND DEPARTMENT	2020-2021 REVISED	2021-2022 PROPOSED	2021-2022 SPEC REQ ONE-TIME
CAPITAL PROJECTS FUND REVENUES AND TRANSFERS	**$ 6,600,000**	**$ 1,678,390**	**$ -**
(Use of Bond Funds & Undesignated Funds)	22,703,485	7,321,610	-
CAPITAL PROJECTS FUND EXPENDITURES			
Bond Sale Expenses	$ -	$ -	
Bailey Boswell Road	13,190,135		-
Old Decatur Road - north	101,500	-	-
Knowles Drive	1,241,885	6,800,000	6,800,000
Library		1,500,000	1,500,000
Senior Center		700,000	700,000
Old Decatur Rd/WJ Boaz Intersection Imprv	1,019,080		
Central Fire Station	13,550,000		
Sidewalks	200,885	-	-
TOTAL CAPITAL PROJECTS FUND EXPENDITURES	**$ 29,303,485**	**$ 9,000,000**	**$ 9,000,000**
CAPITAL PROJECTS FUND SURPLUS	**$ -**	**$ -**	
CCPD FUND REVENUES	**$ 1,269,890**	**$ 1,390,120**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	54,715	17,455	-
CCPD FUND EXPENDITURES	$ 1,324,605	$ 1,407,575	$ 247,080
TOTAL CCPD FUND EXPENDITURES	**$ 1,324,605**	**$ 1,407,575**	**$ 247,080**
CCPD FUND SURPLUS	**$ -**	**$ -**	
POLICE EXPENDABLE FUND REVENUES	**$ -**	**$ -**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	-	3,290	-
POLICE EXPENDABLE FUND EXPENDITURES/TRANSFERS	$ -	$ 3,290	$ -
TOTAL POLICE EXPENDABLE FUND EXPENDITURES	**$ -**	**$ 3,290**	**$ -**
POLICE EXPENDABLE FUND SURPLUS	**$ -**	**$ -**	
DRAINAGE UTILITY FUND REVENUES	**$ 822,000**	**$ 820,360**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	924,445	-	-
DRAINAGE UTILITY FUND EXPENDITURES/TRANSFERS	$ 1,746,445	$ 263,315	
TOTAL DRAINAGE UTILITY FUND EXPENDITURES	**$ 1,746,445**	**$ 263,315**	**$ -**
DRAINAGE FUND SURPLUS	**$ -**	**$ 557,045**	

CITY OF SAGINAW
BUDGET SUMMARY
2021-2022

8/10/2021 7:53 FUND DEPARTMENT	2020-2021 REVISED	2021-2022 PROPOSED	2021-2022 SPEC REQ ONE-TIME
STREET MAINTENANCE FUND REVENUES	**$ 450,925**	**$ 482,590**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	263,555	-	-
STREET MAINTENANCE FUND EXPENDITURES	$ 714,480	$ 280,000	$ -
TOTAL STREET MAINTENANCE FUND EXPENDITURES	**$ 714,480**	**$ 280,000**	**$ -**
STREET MAINTENANCE FUND SURPLUS	**$ -**	**$ 202,590**	
DONATIONS FUND REVENUES	**$ 302,035**	**$ 295,410**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	27,750	-	-
DONATIONS FUND EXPENDITURES			
Animal Services	$ 9,500	$ 9,500	$ -
Parks	116,965	10,000	-
Library	65,120	66,740	-
Beautification	94,200	98,750	25,000
Senior Center	6,500	6,500	
Police	-	-	
Fire	12,500	12,500	
Train and Grain festival	25,000	25,000	
TOTAL DONATIONS FUND EXPENDITURES	**$ 329,785**	**$ 228,990**	**$ 25,000**
DONATIONS FUND SURPLUS	**$ -**	**$ 66,420**	
GENERAL ESCROW FUND REVENUES	**$ 295,930**	**$ 201,165**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	-	-	-
GENERAL ESCROW FUND EXPENDITURES			
Hotel/Motel Tax	$ 50,000	$ 50,000	$ 10,000
Court Technology	-	11,600	11,100
Court Security	5,200	5,200	-
UCD TexDOT median opening	92,695	-	-
Insurance Deductible	40,000	40,000	-
PID Creation	50,010	-	-
TOTAL GENERAL ESCROW FUND EXPENDITURES	**$ 237,905**	**$ 106,800**	**$ 21,100**
GENERAL ESCROW FUND SURPLUS	**$ 58,025**	**$ 94,365**	

CITY OF SAGINAW
BUDGET SUMMARY
2021-2022

8/10/2021 7:53 FUND DEPARTMENT	2020-2021 REVISED	2021-2022 PROPOSED	2021-2022 SPEC REQ ONE-TIME
ENTERPRISE ESCROW FUND REVENUES	**$ 26,340**	**$ 26,340**	**$ -**
(Use of Beg. Balance/ Undesignated Funds)	1,711,160	223,660	-
ENTERPRISE ESCROW FUND EXPENDITURES			
Water Capital Projects	$ 1,737,500	$ 250,000	$ 250,000
Wastewater Capital Projects	-	-	-
Other Expenditures	-	-	
TOTAL ENTERPRISE ESCROW FUND EXPENDITURES	**$ 1,737,500**	**$ 250,000**	**$ 250,000**
ENTERPRISE ESCROW FUND SURPLUS	**$ -**	**$ -**	
GRAND TOTAL ALL FUNDS SURPLUS	**58,025**	**920,420**	

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
TSF FR ENT FD-REIM JANITORIAL	-	-	-	-	-	$ -	-
TSF FR ENT FD-REIM FLEET MAINT	73,370	74,405	62,840	62,840	66,135	3,295	5%
TSF FR ENT FD-REIM OPERATING	579,655	619,425	653,590	653,590	733,445	79,855	12%
TSF FR CCPD FD-REIM SAL/OPER	1,005,300	1,047,305	1,034,065	1,034,065	1,080,395	46,330	4%
TSF FR DR UT FD-REIM SAL/OPER	122,960	129,775	118,515	118,515	105,170	(13,345)	-11%
TSF FR ENT FD	-	-	-	-	-	-	-
TSF FR ESCROW FD-REIM SALARIES	7,707	5,728	5,200	48,145	5,200	-	0%
TSF FR DON FD-REIM SALARIES	8,120	8,120	8,120	16,120	17,740	9,620	118%
TOTAL TRANSFERS	**1,797,112**	**1,884,758**	**1,882,330**	**1,933,275**	**2,008,085**	**$ 125,755**	**7%**
MUNICIPAL COURT FINES & FEES	367,745	330,014	348,000	348,000	365,000	$ 17,000	5%
RECREATION FEES	524,686	162,412	500,000	500,000	250,000	(250,000)	-50%
PERMITS & FEES	72,010	23,868	14,400	14,400	32,000	17,600	122%
SMALL CELL PERMIT			-	-	1,000	1,000	-
CONTRACTOR REGISTRATION FEES		39,100	34,080	34,080	41,000	6,920	20%
LIBRARY FINES & FEES	8,978	5,212	7,320	7,320	5,500	(1,820)	-25%
COURT TECHNOLOGY FEES	-	-	-	-	-	-	-
ANIMAL LICENSES & FEES	25,433	30,307	30,000	30,000	30,000	-	0%
COURT SECURITY FEES	-	-	-	-	-	-	-
POLICE ACCIDENT/FINGERPRINT	6,574	3,075	3,600	3,600	3,000	(600)	-17%
GAIN/LOSS ON ASSET	41,000				-	-	-
PROPERTY TAX-DELINQUENT	17,219	4,369	11,580	11,580	10,000	(1,580)	-14%
PROPERTY TAX-CURRENT	5,485,381	5,927,468	6,249,000	6,249,000	6,805,960	556,960	9%
DELINQUENT TAX P&I & FEES	8,298	8,517	9,540	9,540	7,300	(2,240)	-23%
HOTEL/MOTEL TAX	-	-	-	-	-	-	-
STATE SALES TAX	5,153,399	5,499,512	5,392,875	5,392,875	5,788,900	396,025	7%
FRANCHISE FEES-UTILITIES	1,309,926	1,188,217	1,199,000	1,199,000	1,205,000	6,000	1%
FRANCHISE FEES-CABLE TV	208,637	170,101	128,600	128,600	100,000	(28,600)	-22%
FRANCHISE FEES-WASTE DISPOSAL	246,374	253,704	243,600	243,600	260,000	16,400	7%
MIXED BEVERAGE TAX	24,970	20,001	28,000	28,000	22,000	(6,000)	-21%
GAS PRODUCTION PROCEEDS	-	-	-	-	-	-	-
BUILDING PERMITS	746,894	685,159	259,535	259,535	570,000	310,465	120%
ELECT, PLUMB, MECH PERMITS	39,997	64,786	49,530	49,530	50,000	470	1%
CONSTRUCTION INSPECTION FEES	4,017	-	-	-	-	-	-
RENTAL INSPECTION FEES	96,925	108,175	136,050	136,050	137,025	975	1%
REINSPECTION FEES		2,000	2,700	2,700	2,000	(700)	-26%
GRANT ASSISTANCE	53,987	54,518	50,000	50,000	50,000	-	0%
EM-S ISD SCHOOL RESOURCE OFF	162,792	161,366	162,710	162,710	171,295	8,585	5%
EMERGENCY MANAGEMENT CONTR		2,361	53,455	53,455	47,375	(6,080)	-11%
COUNTY FIRE RUN AID	87,150	94,815	97,020	97,020	97,020	-	0%
AUTO THEFT TASK FORCE REIMB	-	-	-	-	-	-	-
COVID-19 TARRANT COUNTY REIMB	-	1,207,147	-	12,190	-	-	-
PROCEEDS FROM LEASE/LOAN	-	5,000	15,000	15,000	3,750	(11,250)	-75%
SALE OF BADGE/PATCH	98	377	-	-	-	-	-
OTHER INCOME	179,540	161,935	110,000	110,000	110,000	-	0%
MCLEROY BLVD. WIDENING	-	-	-	-	-	-	-
SALE OF AUTOS/EQUIPMENT	3,968	12,376	-	-	-	-	-
INT ON INVESTMENTS	295,148	113,140	36,000	36,000	2,400	(33,600)	-93%
INT ON INVESTMENTS-HOTEL/MOTEL						-	-
TOTAL REVENUES	**15,171,147**	**16,339,034**	**15,171,595**	**15,183,785**	**16,167,525**	**$ 995,930**	**7%**
TOTAL TRANSFERS AND REVENUES	**16,968,259**	**18,223,792**	**17,053,925**	**17,117,060**	**18,175,610**	**$ 1,121,685**	**7%**
USE OF FB						-	-
USE OF FB FOR SPECIAL REQUESTS		729,080	2,882,850	2,882,850	-	-	0%
USE OF FB FOR ECON DEV LOAN						-	-
TOTAL USE OF FUND BAL./ESCROWS	**-**	**729,080**	**2,882,850**	**2,882,850**	**-**	**-**	**0%**
TOTALS	**16,968,259**	**18,952,872**	**19,936,775**	**19,999,910**	**18,175,610**	**-**	**0%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

GENERAL ADMINISTRATIVE OFFICE

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 683,242	$ 708,510	$ 783,840	$ 783,840	$ 904,770	$ 120,930	15%
SALARIES-REGULAR PART TIME	1,174	17,770	45,605	45,605	46,970	1,365	3%
COMPENSATED ABSENCES	14,089	23,971	0	0	0	-	-
SOCIAL SECURITY & MEDICARE	48,337	51,316	63,455	63,455	72,810	9,355	15%
TMRS RETIREMENT	139,377	154,368	177,710	177,710	192,670	14,960	8%
OTHER COMPENSATION	0	0	0	0	0	-	-
INSURANCE-EMPLOYEES HEALTH	80,635	89,170	95,990	95,990	105,145	9,155	10%
FSA ADMINISTRATION FEES	196	208	490	490	430	(60)	-12%
INSURANCE-WORKERS' COMP	987	1,249	1,085	1,085	1,910	825	76%
DATA PROCESSING EXPENSES	27,129	26,410	29,945	29,945	29,945	-	0%
BOOKS	137	272	200	200	200	-	0%
OFFICE SUPPLIES & EXPENSES	5,525	4,215	7,200	7,200	7,200	-	0%
POSTAGE	18,322	18,196	19,875	19,900	20,455	580	3%
COMMUNITY WEBSITE MAINTENANCE	3,589	3,711	5,000	7,800	7,795	2,795	56%
COUNCIL SUPPLIES & EXPENSES	1,264	2,414	3,000	3,000	3,000	-	0%
CITY MGR DISCRETIONARY FUND	0	1,014	1,160	1,160	1,160	-	0%
MAINTENANCE ON MACHINES	2,221	2,753	3,000	3,000	3,000	-	0%
SUPPLIES	6,516	1,091	5,700	5,700	5,700	-	0%
ELECTION EXPENSES	25,457	0	10,000	10,000	10,000	-	0%
APPRAISAL EXPENSES	44,968	48,093	51,295	51,295	50,145	(1,150)	-2%
BAD DEBTS	133	0	0	0	0	-	-
CONTRACT SERVICES - HUMAN RESOURCE	0	0	1,500	1,500	1,500	-	0%
CONTRACT SERVICES-WEBCAST	11,055	0	12,660	12,660	12,660	-	0%
CONTRACT SERVICES MISC	0	11,829	0	0	0	-	-
CONTRACT SERVICES-JANITORIAL	7,509	6,629	7,735	7,735	5,315	(2,420)	-31%
LAND LEASE-DEPOT	7,725	5,466	5,630	5,630	5,630	-	0%
FILING FEES	2,072	1,581	3,000	3,000	3,000	-	0%
ORDINANCE CODIFICATION	5,908	3,593	3,200	3,200	3,200	-	0%
PHYSICALS	427	130	65	65	65	-	0%
PERSONNEL TESTING	82	54	80	80	80	-	0%
EMPLOYEE PROGRAMS	0	0	10,000	10,000	10,000	-	0%
PROGRAM ASSISTANCE	5,880	5,324	14,000	14,000	14,000	-	0%
ADVERTISING-LEGAL	53,408	49,690	31,000	36,950	11,000	(20,000)	-65%
DUES & SUBSCRIPTIONS	12,700	13,858	15,000	15,000	15,000	-	0%
MEETING EXPENSES	16,804	15,659	20,000	20,000	20,000	-	0%
EDUCATIONAL TRAINING/TRAVEL	5,480	2,735	10,500	10,500	10,500	-	0%
ENGINEERING FEES	80,070	75,127	73,950	73,950	78,000	4,050	5%
UTILITIES	16,133	16,476	20,045	20,045	18,035	(2,010)	-10%
INSURANCE-GEN LIABILITY/AUTO	7,274	7,877	9,005	9,005	9,545	540	6%
INSURANCE-PUB OFF LIABILITY	13,833	15,041	15,505	15,505	19,260	3,755	24%
LEGAL & SPECIAL SERVICES & AUDIT	307,318	249,275	283,540	312,035	289,465	5,925	2%
CHAMBER OF COMMERCE AGREEMENT	0	0	0	0	0	-	-
TELEPHONE EXPENSES	2,437	3,118	3,130	2,790	3,130	-	0%
LEGAL SETTLEMENTS	0	0	0	0	0	-	-
CAPITAL OUTLAY/SPECIAL REQUESTS	59,321	12,628	0	603,700	39,565	39,565	-
LAND							
BANK CHARGES	123,813	127,255	124,000	124,000	134,000	10,000	8%
NON CAPITAL OUTLAY	4,104	5,461	0	0	0	-	-
COVID-19 EXPENSE		15,368	0	1,120	0	-	-
TSF TO CAPITAL PROJECTS		0	2,600,000	2,600,000	0	(2,600,000)	-100%
	$1,846,650	**$1,798,906**	**$4,568,095**	**$5,209,845**	**$2,166,255**	**($2,401,840)**	**-53%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

MUNICIPAL COURT

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 77,852	$ 77,276	$ 83,200	$ 83,200	$ 85,920	$ 2,720	3%
COMPENSATED ABSENCES	(387)	598	-	-	-	-	-
SOCIAL SECURITY & MEDICARE	5,342	5,693	6,365	6,365	6,575	210	3%
TMRS RETIREMENT	16,046	16,828	17,825	17,825	18,300	475	3%
INSURANCE-EMPLOYEES HEALTH	21,015	9,577	13,935	13,935	9,270	(4,665)	-33%
FSA ADMINISTRATION FEES	120	128	120	120	60	(60)	-50%
INSURANCE-WORKERS' COMP	356	129	110	110	185	75	68%
DATA PROCESSING EXPENSES	8,271	9,014	10,725	10,725	16,200	5,475	51%
OFFICE SUPPLIES & EXPENSES	2,177	4,090	3,000	3,000	3,000	-	0%
CONTRACT SERVICES	61,239	58,433	69,600	69,600	62,400	(7,200)	-10%
PHYSICALS	-	-	-	-	-	-	-
DUES & SUBSCRIPTIONS	40	55	400	400	400	-	0%
EDUCATIONAL TRAINING/TRAVEL	1,143	84	1,200	1,200	1,200	-	0%
UTILTIES	-	-	-	-		-	-
INSURANCE-GEN LIABILITY/AUTO	2,078	2,251	2,255	2,255	2,390	135	6%
TELEPHONE EXPENSES	572	728	640	640	640	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	16,879	-	-	-	-	-	-
COVID-19 EXPENSE		2,180					
TOTALS	**$ 212,743**	**$ 187,063**	**$ 209,375**	**$ 209,375**	**$ 206,540**	**$ (2,835)**	**-1%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

FIRE

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 1,967,075	$ 1,933,502	$ 2,187,705	$ 2,187,705	$ 2,288,615	$ 100,910	5%
COMPENSATED ABSENCES	(33,158)	94,052	-	-	-	-	-
OVERTIME	193,644	82,964	57,395	57,395	59,115	1,720	3%
OVERTIME - FIRE OTHER	55,525	190,231	180,975	180,975	193,845	12,870	7%
SOCIAL SECURITY & MEDICARE	156,326	158,783	185,595	185,595	194,430	8,835	5%
TMRS RETIREMENT	453,880	485,609	519,790	519,790	541,230	21,440	4%
INSURANCE-EMPLOYEES HEALTH	295,196	346,493	344,450	344,450	345,300	850	0%
FSA ADMINISTRATION FEES	839	558	540	540	480	(60)	-11%
INSURANCE-WORKERS' COMP	38,976	36,957	38,175	38,175	54,710	16,535	43%
UNIFORMS	20,439	19,033	18,000	18,000	18,000	-	0%
DATA PROCESSING EXPENSES	11,470	10,374	10,350	10,350	10,350	-	0%
OFFICE SUPPLIES & EXPENSES	3,130	3,512	3,000	3,000	3,000	-	0%
MAINTENANCE & REPAIRS	21,539	24,630	24,000	24,000	24,000	-	0%
MAINTENANCE ON MACHINES	3,259	3,779	4,000	4,000	4,000	-	0%
EQUIPMENT REPLACEMENT	13,923	14,570	13,000	13,000	13,000	-	0%
RADIO REPAIRS	3,161	2,325	3,900	3,900	3,900	-	0%
SUPPLIES	17,372	18,385	18,000	18,000	18,000	-	0%
EMERGENCY MEDICAL SERVICES	13,551	12,505	13,500	13,500	13,500	-	0%
CIVIL DEFENSE SIREN REPAIRS	1,501	1,215	1,500	1,500	1,500	-	0%
CONTRACT SERVICES-JANITORIAL	6,436	4,757	6,630	6,630	6,380	(250)	-4%
CONTRACT SERVICES-DISPATCH	-	22,560	69,000	69,000	78,000	9,000	13%
FIRE PREVENTION	3,708	3,067	3,000	3,000	3,000	-	0%
PHYSICALS	10,575	960	11,060	21,400	24,600	13,540	122%
HOUSEHOLD HAZARDOUS WASTE	16,407	17,541	20,000	20,000	20,000	-	0%
DUES & SUBSCRIPTIONS	15,163	15,094	16,500	16,500	17,200	700	4%
EDUCATIONAL TRAINING/TRAVEL	13,533	8,846	14,000	14,000	14,000	-	0%
UTILITIES	25,031	27,316	34,015	34,015	30,300	(3,715)	-11%
INSURANCE-GEN LIABILITY/AUTO	28,058	31,507	31,510	31,510	35,800	4,290	14%
PROFESSIONAL SERV-PLAN REVIEW	(18)	-	-	-	-	-	-
TELEPHONE EXPENSES	6,777	8,290	12,300	12,300	12,900	600	5%
RADIO SYSTEM EXPENSE	12,852	22,560	23,800	23,800	23,800	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	420,249	255,949	-	27,600	68,000	68,000	-
Non Capital Outlay	29,839	26,757	-	-	-	-	-
COVID-19 EXPENSE		80,586	-	4,360	-	-	-
TSF TO DEBT SER-LADDER TRUCK	-	-	-	-	-	-	-
TOTALS	**$ 3,826,261**	**$ 3,965,266**	**$ 3,865,690**	**$ 3,907,990**	**$ 4,120,955**	**$ 255,265**	**7%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

POLICE

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 2,860,203	$ 2,962,501	$ 3,259,305	$ 3,259,305	$ 3,370,020	$ 110,715	3%
COMPENSATED ABSENCES	2,477	38,229	-	-	-	-	-
SALARIES-REGULAR PART TIME	30,679	-	-	-	42,850	42,850	-
SALARIES-TEMPORARY PART TIME	14,520	10,503	17,940	17,940	24,020	6,080	34%
OVERTIME	96,441	85,567	86,965	86,965	107,575	20,610	24%
SOCIAL SECURITY & MEDICARE	221,039	224,794	257,365	257,365	271,150	13,785	5%
TMRS RETIREMENT	616,416	663,130	717,455	717,455	741,065	23,610	3%
INSURANCE-EMPLOYEES HEALTH	505,014	590,010	585,825	585,825	575,930	(9,895)	-2%
FSA ADMINISTRATION FEES	858	636	840	840	480	(360)	-43%
INSURANCE-WORKERS' COMP	58,947	43,678	39,990	39,990	63,800	23,810	60%
UNIFORMS	36,432	21,781	20,000	20,000	20,000	-	0%
DATA PROCESSING EXPENSES	22,245	9,868	25,270	25,270	25,270	-	0%
BOOKS	3,019	3,237	4,500	4,500	4,500	-	0%
OFFICE SUPPLIES & EXPENSES	9,505	15,389	9,900	9,900	9,900	-	0%
COMMUNICATIONS SUPPLIES	1,312	1,126	1,500	1,500	1,500	-	0%
INVESTIGATOR SUPPLIES	3,943	4,113	4,000	4,000	4,000	-	0%
SPC-CID-ANALYSIS/JUVENILE/AGIN	15,623	18,486	18,000	18,000	20,000	2,000	11%
FIRING RANGE SUPPLIES	13,432	31,406	13,500	13,500	13,500	-	0%
MAINTENANCE & REPAIRS	-	-	-	-	-	-	-
MAINTENANCE ON MACHINES	7,406	10,947	10,000	10,000	10,000	-	0%
EQUIPMENT REPLACMENT	9,739	16,554	10,500	10,500	10,500	-	0%
RADIO REPAIRS	1,786	1,449	8,000	8,000	8,000	-	0%
SUPPLIES	8,164	7,461	9,000	9,000	9,000	-	0%
CONTRACT SERVICES-JANITORIAL	14,029	14,540	14,365	14,365	13,815	(550)	-4%
PHYSICALS	6,075	7,745	5,000	5,000	5,000	-	0%
PRISONER CARE	5,446	2,876	5,500	5,500	5,500	-	0%
ADVERTISING	-	(16)	1,000	1,000	1,500	500	50%
DUES & SUBSCRIPTIONS	92	5,450	5,400	5,400	5,400	-	0%
EDUCATIONAL TRAINING/TRAVEL	10,936	13,391	18,500	18,500	18,500	-	0%
LEOSE TRAINING	2,022	1,305	3,080	3,080	3,080	-	0%
UTILITIES	26,957	26,510	48,645	48,645	30,850	(17,795)	-37%
INSURANCE-GEN LIABILITY/AUTO	51,959	56,263	56,265	56,265	63,245	6,980	12%
INSURANCE-POLICE LIABILITY	18,101	17,763	19,800	19,800	26,145	6,345	32%
TELEPHONE EXPENSES	13,587	13,561	13,660	13,660	13,660	-	0%
RADIO SYSTEM EXPENSE	24,473	36,291	40,930	40,930	40,930	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	567,748	10,520	-	-	62,920	62,920	-
NON CAPITAL OUTLAY	4,096	0	0	0	0	-	-
COVID-19 EXPENSE		34,190	0	380	0	-	-
TOTALS	**$ 5,284,720**	**$ 5,001,254**	**$ 5,332,000**	**$ 5,332,380**	**$ 5,623,605**	**$ 291,605**	**5%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

PUBLIC SERVICES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/
SALARIES	$ 460,372	$ 451,703	$ 498,485	$ 498,485	$ 499,830	$ 1,345	0%
COMPENSATED ABSENCES	8,071	9,333	-	-	-	-	-
SALARIES - TEMPORARY PART TIME					4,400	4,400	-
OVERTIME	28,088	23,077	12,760	12,760	23,140	10,380	81%
SOCIAL SECURITY & MEDICARE	34,813	33,774	39,110	39,110	40,345	1,235	3%
TMRS RETIREMENT	100,701	103,843	109,535	109,535	111,370	1,835	2%
INSURANCE-EMPLOYEES HEALTH	115,744	124,057	122,605	122,605	109,470	(13,135)	-11%
FSA ADMINISTRATION FEES	309	263	300	300	120	(180)	-60%
INSURANCE-WORKERS' COMP	24,004	15,618	12,455	12,455	21,915	9,460	76%
UNIFORMS	2,943	4,073	3,000	3,000	5,200	2,200	73%
SUPPLIES	-	43	-	-	-	-	-
BUILDING MAINTENANCE & REPAIRS	146,989	142,800	149,500	149,500	153,050	3,550	2%
CONTRACT MAINTENANCE & REPAIRS	5,427	-	-	-	5,000	5,000	-
PARK MAINTENANCE & SUPPLIES	173	10	-	-	-	-	-
SIDEWALK REPLACEMENT	16,480	53,585	20,000	20,000	20,000	-	0%
STREET MAINTENANCE & SUPPLIES	53,604	62,636	65,000	65,000	65,000	-	0%
SIGN SUPPLIES & MATERIALS	19,496	24,678	25,000	25,000	25,000	-	0%
SIGNAL LIGHT REPAIRS	975	6,775	5,000	5,000	5,000	-	0%
CONTRACT SERVICES-MOWING	77,925	63,943	98,000	98,000	117,665	19,665	20%
CONTRACT SERVICES-JANITORIAL	933	1,119	1,050	1,050	1,635	585	56%
CONTRACT SERVICES-INSPECTIONS	-	-	-	49,500	66,000	66,000	-
PHYSICALS	220	470	400	400	400	-	0%
DUES & SUBSCRIPTIONS	40	-	1,000	1,000	1,000	-	0%
EDUCATIONAL TRAINING/TRAVEL	1,394	567	2,500	2,500	2,500	-	0%
UTILITIES	247,002	291,052	267,940	267,940	270,510	2,570	1%
INSURANCE-GEN LIABILITY/AUTO	11,431	12,378	12,400	12,400	13,125	725	6%
TELEPHONE EXPENSES	4,278	5,101	4,680	4,225	4,680	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	140,727	92,766	100,850	100,850	1,385,420	1,284,570	1274%
FOOD TRUCK PARK/FARMERS MKT	242,506	164,821			-	-	-
Non Capital Outlay	91,253	211,657	-	-	-	-	-
COVID-19 EXPENSE		16,797	-	-	-	-	-
TSF TO CAPITAL PROJECTS FUND	-	-	-	-	-	-	-
TOTALS	**$ 1,835,901**	**$ 1,916,937**	**$ 1,551,570**	**$ 1,600,615**	**$ 2,951,775**	**$ 1,400,205**	**90%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

PARKS

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 75,182	$ 77,244	$ 79,235	$ 79,235	$ 82,035	$ 2,800	4%
COMPENSATED ABSENCES	(1,316)	1,672	-	-	-	-	-
OVERTIME	6,493	3,490	10,720	10,720	11,040	320	3%
SOCIAL SECURITY & MEDICARE	5,867	5,656	6,885	6,885	7,120	235	3%
TMRS RETIREMENT	16,757	17,578	19,275	19,275	19,820	545	3%
INSURANCE-EMPLOYEES HEALTH	21,954	25,575	22,690	22,690	22,690	-	0%
FSA ADMINISTRATION FEES	-	-	-	-	-	-	-
INSURANCE-WORKERS' COMP	190	1,234	1,035	1,035	1,785	750	72%
UNIFORMS	1,010	1,197	1,200	1,200	1,600	400	33%
MAINTENANCE & REPAIRS	-	-	-	-	-	-	-
PARK MAINTENANCE & SUPPLIES	57,123	53,920	65,000	65,000	65,000	-	0%
CONTRACT SERVICES - MOWING	22,551	53,448	106,500	106,500	127,470	20,970	20%
CONTRACT SERVICES - JANITORIAL	921	1,155	950	950	915	(35)	-4%
EDUCATIONAL TRAINING/TRAVEL	149	-	500	500	500	-	0%
UTILITIES	22,766	23,615	30,545	30,545	27,770	(2,775)	-9%
INSURANCE-GEN LIABILITY/AUTO	2,078	2,251	2,255	2,255	2,385	130	6%
TELEPHONE EXPENSES	666	730	780	780	780	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	99,802	269,844	32,000	-	25,000	(7,000)	-22%
LAND	-	-	-	-	-	-	-
Non Capital Outlay	47,284	-	-	-	-	-	-
COVID-19 EXPENSE			-	-	-	-	-
TSF TO CAPITAL PROJECTS FUND	-	-	-	-	-	-	-
TOTALS	**$ 379,479**	**$ 538,607**	**$ 379,570**	**$ 347,570**	**$ 395,910**	**$ 16,340**	**4%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

COMMUNITY SERVICES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 249,898	$ 257,543	$ 269,180	$ 269,180	$ 280,097	$ 10,917	4%
COMPENSATED ABSENCES	4,904	(3,903)	-	-	-	-	-
SALARIES-REGULAR PART TIME	74,496	42,885	95,995	95,995	103,390	7,395	8%
SALARIES-TEMPORARY PART TIME	137,747	51,213	152,560	152,560	190,328	37,768	25%
SOCIAL SECURITY & MEDICARE	34,246	25,386	39,610	39,610	43,895	4,285	11%
TMRS RETIREMENT	65,004	66,036	78,240	78,240	81,665	3,425	4%
INSURANCE-EMPLOYEES HEALTH	48,877	56,846	50,610	50,610	54,990	4,380	9%
FSA ADMINISTRATION FEES	198	208	180	180	180	-	0%
INSURANCE WORKERS' COMP	4,573	6,922	6,010	6,010	10,170	4,160	69%
UNIFORMS	1,699	(525)	2,500	2,500	2,500	-	0%
DATA PROCESSING EXPENSES	5,079	2,325	7,500	7,500	7,500	-	0%
OFFICE SUPPLIES & EXPENSES	3,827	3,694	5,000	5,000	5,000	-	0%
SUPPLIES	29,742	31,554	38,000	38,000	38,000	-	0%
MAINTENANCE & REPAIRS	3,816	4,200	4,000	4,000	4,000	-	0%
MAINTENANCE ON MACHINES	1,507	1,502	2,000	2,000	2,000	-	0%
SPECIAL PROGRAMS	14,507	15,796	20,000	20,000	20,000	-	0%
AQUATIC SUPPLIES & EQUIPMENT	22,540	17,406	28,000	28,000	28,000	-	0%
SENIOR CENTER PROGRAMS	12,826	9,142	17,000	17,000	17,000	-	0%
CONTRACT SERVICES	99,178	31,666	130,000	130,000	130,000	-	0%
CONTRACT SERVICES-JANITORIAL	33,252	28,819	34,250	34,250	36,130	1,880	5%
PHYSICALS	3,405	2,065	2,900	2,900	2,900	-	0%
DUES & SUBSCRIPTIONS	1,556	1,179	1,300	1,300	1,300	-	0%
EDUCATIONAL TRAINING/TRAVEL	-	75	1,250	1,250	1,250	-	0%
UTILITIES	60,558	60,603	90,075	90,075	73,550	(16,525)	-18%
INSURANCE-GEN LIABILITY/AUTO	4,157	4,501	4,500	4,500	4,775	275	6%
TELEPHONE EXPENSES	662	245	300	300	300	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	9,953	87,860	-	-	55,000	55,000	-
Non Capital Outlay	70,292					-	-
COVID-19 EXPENSE		5,912		15,370		-	-
TOTALS	**$ 998,497**	**$ 811,155**	**$ 1,080,960**	**$ 1,096,330**	**$ 1,193,920**	**$ 112,960**	**10%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

LIBRARY

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END BUDGET 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 211,638	$ 193,733	$ 232,150	$ 232,150	$ 256,615	$ 24,465	11%
COMPENSATED ABSENCES	(1,345)	6,060	-	-	-	-	-
SALARIES-REGULAR PART TIME	113,999	116,731	103,590	103,590	138,665	35,075	34%
SALARIES-TEMPORARY PART TIME	7,150	-	7,540	7,540	12,130	4,590	61%
SOCIAL SECURITY & MEDICARE	25,004	23,313	26,260	26,260	31,165	4,905	19%
TMRS RETIREMENT	66,701	67,614	71,935	71,935	84,175	12,240	17%
INSURANCE-EMPLOYEES HEALTH	47,555	53,179	55,385	55,385	51,005	(4,380)	-8%
FSA ADMINISTRATION FEES	-	-	-	-	-	-	-
INSURANCE-WORKERS' COMP	974	669	620	620	1,015	395	64%
DATA PROCESSING EXPENSES	10,851	6,442	11,970	11,970	11,970	-	0%
BOOKS, CDs, DVDs	43,619	48,171	47,900	47,900	56,500	8,600	18%
BOOK LEASING PLAN	9,942	8,438	8,600	8,600	-	(8,600)	-100%
OFFICE SUPPLIES & EXPENSES	12,445	8,011	11,760	11,760	11,760	-	0%
SUPPLIES & EQUIPMENT	8,420	7,014	8,910	8,910	8,910	-	0%
MAINTENANCE ON MACHINES	2,829	1,632	3,000	3,000	3,000	-	0%
CONTRACT SERVICES-JANITORIAL	5,363	5,708	5,525	5,525	7,440	1,915	35%
PHYSICALS	320	365	225	225	225	-	0%
DUES & SUBSCRIPTIONS	1,402	596	1,520	1,520	1,520	-	0%
EDUCATIONAL TRAINING/TRAVEL	2,970	1,067	3,350	3,350	3,350	-	0%
UTILITIES	12,315	12,573	15,670	15,670	13,870	(1,800)	-11%
INSURANCE-GEN LIABILITY/AUTO	5,196	5,626	5,630	5,630	5,965	335	6%
TELEPHONE EXPENSES	-	-	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	13,678	-	-	-	-	-	-
COVID-19 EXPENSE		1,629	-	-	-	-	-
TOTALS	**$ 601,026**	**$ 568,572**	**$ 621,540**	**$ 621,540**	**$ 699,280**	**$ 77,740**	**13%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

INSPECTIONS/CODE ENFORCEMENT

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 337,080	$ 350,627	$ 393,280	$ 393,280	$ 471,470	$ 78,190	20%
COMPENSATED ABSENCES	(4,999)	8,768	0	0	0	0	-
SALARIES-REGULAR PART TIME	0	0	0	0	0	0	-
OVERTIME	7,732	5,886	5,800	5,800	5,975	175	3%
SOCIAL SECURITY & MEDICARE	24,234	25,162	30,530	30,530	36,525	5,995	20%
TMRS RETIREMENT	71,034	77,749	85,505	85,505	101,675	16,170	19%
INSURANCE-EMPLOYEES HEALTH	59,966	68,872	69,030	69,030	78,185	9,155	13%
FSA ADMINISTRATION FEES	129	134	120	120	120	0	0%
INSURANCE-WORKERS' COMP	1,599	1,070	905	905	1,940	1,035	114%
UNIFORMS	2,330	409	4,000	4,000	4,000	0	0%
DATA PROCESSING EXPENSES	3,441	6,107	6,500	6,500	6,500	0	0%
OFFICE SUPPLIES & EXPENSES	10,112	3,690	5,000	5,000	5,000	0	0%
ANIMAL SERVICES EXPENSES	0	0	0	0	0	0	-
MAINTENANCE ON MACHINES	3,702	3,775	4,000	4,000	4,000	0	0%
CONTRACT SERVICES-MOWING	779	0	7,000	7,000	7,000	0	0%
CONTRACT SERVICES-JANITORIAL	1,260	1,325	1,300	1,300	4,595	3,295	253%
CONTRACT SERVICES-INSPECTIONS	46,012	49,000	49,000	49,000	0	(49,000)	-100%
PHYSICALS	0	0	200	200	0	(200)	-100%
GRANT MATCHING REQUIREMENT	0	0	0	0	0	0	-
DUES & SUBSCRIPTIONS	683	575	1,300	1,300	1,300	0	0%
EDUCATIONAL TRAINING/TRAVEL	6,224	5,280	7,500	7,500	7,500	0	0%
ABATEMENT OF PROPERTY	1,178	0	0	0	0	0	-
UTILITIES	2,126	2,213	8,605	8,605	4,000	(4,605)	-54%
INSURANCE-GEN LIABILITY/AUTO	6,235	6,752	6,755	6,755	9,545	2,790	41%
TELEPHONE EXPENSES	5,627	4,857	5,900	5,445	5,445	(455)	-8%
CAPITAL OUTLAY/SPECIAL REQUEST	13,740	0	0	0	30,000	30,000	-
CREDIT CARD PROCESSING FEE	270	86				0	-
NON CAPITAL OUTLAY	355					0	-
COVID-19 EXPENSE		3379.98		595		0	-
TOTALS	**$ 600,851**	**$ 625,716**	**$ 692,230**	**$ 692,370**	**$ 784,775**	**92,545**	**13%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

ANIMAL SERVICES

ACCOUNT DESCRIPTION	YEAR END ACTUAL 2018-2019	YEAR END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 111,310	$ 153,256	$ 161,540	$ 161,540	$ 226,420	$ 64,880	40%
COMPENSATED ABSENCES	6,213	24,233	0	0	0	0	-
SALARIES-REGULAR PART TIME	41,146	15,433	14,515	14,515	32,585	18,070	124%
SALARIES - TEMPORARY PART TIME					8,140	8,140	-
OVERTIME	19,907	13,762	17,400	17,400	17,920	520	3%
SOCIAL SECURITY & MEDICARE	11,529	13,212	14,800	14,800	21,810	7,010	47%
TMRS RETIREMENT	35,749	39,728	41,450	41,450	58,970	17,520	42%
INSURANCE-EMPLOYEES HEALTH	40,222	44,805	45,380	45,380	55,385	10,005	22%
FSA ADMINISTRATION FEES	96	76	60	60	180	120	200%
INSURANCE-WORKERS' COMP	5,452	4,132	3,860	3,860	7,735	3,875	100%
UNIFORMS	3,136	1,266	1,500	1,500	2,500	1,000	67%
DATA PROCESSING EXPENSES	1,650	2,799	2,700	2,700	3,000	300	11%
OFFICE SUPPLIES & EXPENSES	4,512	3,254	4,000	4,000	4,000	0	0%
SHELTER SUPPLIES	10,827	9,110	14,000	14,000	14,000	0	0%
ANIMAL SERVICES EXPENSES	0	0	0	0	0	0	-
MAINTENANCE AND REPAIRS	0	0	0	0	0	0	-
SUPPLIES & EQUIPMENT	7,755	7,034	8,000	8,000	8,000	0	0%
MAINTENANCE ON MACHINES	0	0	0	0	0	0	-
CONTRACT SERVICES-MOWING	0	0	0	0	0	0	-
CONTRACT SERVICES-JANITORIAL	1,826	2,191	2,260	2,260	2,195	(65)	-3%
CONTRACT SERVICES - VET	667	391	0	0	5,000	5,000	-
PHYSICALS	4,288	258	2,135	2,135	500	(1,635)	-77%
DUES & SUBSCRIPTIONS	208	52	500	500	500	0	0%
EDUCATIONAL TRAINING/TRAVEL	2,068	1,417	2,000	2,000	2,000	0	0%
ABATEMENT OF PROPERTY	0	0	0	0	0	0	-
UTILITIES	11,526	11,526	16,125	16,125	11,350	(4,775)	-30%
INSURANCE-GEN LIABILITY/AUTO	4,157	4,501	4,500	4,500	5,965	1,465	33%
TELEPHONE EXPENSES	3,610	3,515	3,030	2,800	3,030	0	0%
CAPITAL OUTLAY/SPECIAL REQUEST	0	22,495	0	0	0	0	-
NON CAPITAL OUTLAY	2,000	8,287					
COVID-19 EXPENSE		2,389		595		0	-
TOTALS	**$ 329,855**	**$ 389,123**	**$ 359,755**	**$ 360,120**	**$ 491,185**	**131,430**	**37%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

FLEET MAINTENANCE

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 127,503	$ 134,503	$ 131,740	$ 131,740	$ 135,325	$ 3,585	3%
COMPENSATED ABSENCES	(14)	(13,389)	0	0	0	0	-
OVERTIME	1,018	301	2,325	2,325	2,395	70	3%
SOCIAL SECURITY & MEDICARE	8,648	8,888	10,255	10,255	10,535	280	3%
TMRS RETIREMENT	26,482	29,364	28,725	28,725	29,325	600	2%
INSURANCE-EMPLOYEES HEALTH	26,304	27,398	27,070	27,070	22,690	(4,380)	-16%
FSA ADMINISTRATION FEES	0	0	0	0	0	0	-
INSURANCE-WORKERS' COMP	2,737	1,947	1,820	1,820	2,550	730	40%
UNIFORMS	862	1,049	1,400	1,400	1,400	0	0%
DATA PROCESSING EXPENSES	4,391	1,608	4,500	4,500	4,500	0	0%
GASOLINE	138,082	110,783	166,000	166,000	166,000	0	0%
SUPPLIES	15,385	6,829	18,000	18,000	18,000	0	0%
EQUIPMENT TIRES	17,371	19,889	22,000	22,000	22,000	0	0%
TOOLS	998	855	4,000	4,000	5,000	1,000	25%
PARTS	43,354	35,934	40,000	40,000	40,000	0	0%
CONTRACT REPAIRS	10,525	15,772	40,000	40,000	40,000	0	0%
RADIO REPAIRS	0	0	0	0	0	0	-
CONTRACT SERVICES-JANITORIAL	515	952	530	530	510	(20)	-4%
PHYSICALS	0	130	100	100	100	0	0%
EDUCATIONAL TRAINING/TRAVEL	2,574	287	7,000	7,000	7,000	0	0%
UTILITIES	5,190	5,635	8,825	8,825	6,305	(2,520)	-29%
INSURANCE-GEN LIABILITY/AUTO	2,078	2,251	2,255	2,255	2,390	135	6%
TELEPHONE EXPENSES	834	1,044	950	835	1,080	130	14%
CAPITAL OUTLAY/SPECIAL REQUEST	0	0	0	0	60,000	60,000	-
TSF TO GEN ESCROW FUND	28,905	43,265	48,040	48,040	67,720	19,680	41%
Non Capital Outlay						0	-
COVID-19 EXPENSE						0	-
TOTALS	**$ 463,743**	**$ 435,294**	**$ 565,535**	**$ 565,420**	**$ 644,825**	**$ 79,290**	**14%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 106,954	$ 28,462	$ -	$ -	$ -	$ -	-
COMPENSATED ABSENCES	(1,397)	(69)	-	-	-	-	-
SOCIAL SECURITY & MEDICARE	8,182	2,177	-	-	-	-	-
TMRS RETIREMENT	19,844	6,146	-	-	-	-	-
INSURANCE-EMPLOYEES HEALTH	163	52	-	-	-	-	-
INSURANCE-WORKERS' COMP	178	159	-	-	-	-	-
DATA PROCESSING EXPENSES	-	-	550	550	550	-	0%
OFFICE SUPPLIES & EXPENSES	354	261	500	500	500	-	0%
PROMOTIONAL SUPPLIES	592	1,034	1,200	1,200	1,200	-	0%
MISCELLANEOUS EXPENSE	15,530	8,350	11,000	11,000	11,000	-	0%
PHOTOGRAPHIC/AUDIO/VIDEO	-	963	2,500	2,500	2,500	-	0%
CONTRACTUAL SERVICES	5,048	36,736	25,000	36,285	40,000	15,000	60%
LEASE	-	-	-	-	-	-	-
ADVERTISING	-	491	1,200	1,200	1,200	-	0%
DUES & SUBSCRIPTIONS	4,768	4,659	6,000	6,000	6,000	-	0%
ECONOMIC DEVELOPMENT REIMB	36,047	39,955	43,000	43,000	40,000	(3,000)	-7%
ECONOMIC DEV INCENTIVE	5,000	12,500	30,000	30,000	30,000	-	0%
BUILDING IMPROVEMENT GRANTS	23,125	27,841	50,000	70,000	50,000	-	0%
BUSINESS TRAINING/TRAVEL	12,623	4,996	-	-	5,750	5,750	-
INSURANCE-GEN LIABILITY/AUTO	1,039	1,125	-	-	-	-	-
PROFESSIONAL SERVICES	5,000	1,000		90,000		-	-
TELEPHONE EXPENSES	-	-	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	-	-	150,000	150,000	158,000	8,000	5%
COVID-19 EXPENSE						-	-
TRANSFER TO GF ESCROW	14,065	29,470				-	-
TOTALS	**$ 257,112**	**$ 206,308**	**$ 320,950**	**$ 442,235**	**$ 346,700**	**$ 25,750**	**8%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

INFORMATION TECHNOLOGY

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 130,737	$ 134,708	$ 138,045	$ 138,045	$ 147,515	$ 9,470	7%
COMPENSATED ABSENCES	12,371	7,052	0	0	0	-	-
OVERTIME		54				-	-
SOCIAL SECURITY & MEDICARE	9,433	10,048	10,560	10,560	11,285	725	7%
TMRS RETIREMENT	26,958	29,353	29,580	29,580	31,415	1,835	6%
INSURANCE-EMPLOYEES HEALTH	21,881	21,855	19,160	19,160	23,540	4,380	23%
FSA ADMINISTRATION FEES	130	130	120	120	120	-	0%
INSURANCE-WORKERS' COMP	356	213	180	180	305	125	69%
DATA PROCESSING EXPENSES	18,730	21,750	37,000	37,000	53,305	16,305	44%
OFFICE SUPPLIES & EXPENSES	2,201	146	100	100	100	-	0%
COMPUTER REPLACEMENTS	25,890	26,086	30,365	30,365	34,965	4,600	15%
SERVER REPLACEMENTS	0	11,106	9,000	9,000	11,000	2,000	22%
CONTRACT SERVICES	0	0	0	8,730	0	-	-
DUES & SUBSCRIPTIONS	119	119	1,000	1,000	3,045	2,045	205%
EDUCATIONAL TRAINING/TRAVEL	3,221	113	3,000	3,000	3,000	-	0%
UTILTIES	11,904	15,912	15,980	15,980	11,225	(4,755)	-30%
INSURANCE-GEN LIABILITY/AUTO	2,078	2,251	2,255	2,255	2,390	135	6%
TELEPHONE EXPENSES	51,678	68,794	93,160	95,230	87,660	(5,500)	-6%
CAPITAL OUTLAY/SPECIAL REQUEST	9,993	54,672	0	5,550	30,440	30,440	-
COVID-19 EXPENSE		22,957				-	-
TOTALS	**$ 327,677**	**$ 427,317**	**$ 389,505**	**$ 405,855**	**$ 451,310**	**$ 61,805**	**16%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DEBT SERVICE FUND REVENUES

Description	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
TSF FR ENT FD-GLTD	$ -	$ -	$ -	$ -	$ -	$ -	-
TSF FR GEN FD-GLTD	-	-	-	-	-	-	-
TSF FR GEN FD-LADDER TRUCK	-	-	-	-	-	-	-
TSF FR DR UT FD-GLTD	-	-	-	-	-	-	-
BOND PREMIUM	-	-	-	-	-	-	-
PROPERTY TAX-DELINQUENT	13,138	2,592	10,000	10,000	10,000	-	0%
PROPERTY TAX-CURRENT	3,400,771	3,733,708	3,898,855	3,898,855	4,642,825	743,970	19%
DELINQUENT TAX P & I & FEES	6,306	4,064	7,000	7,000	6,000	(1,000)	-14%
OTHER FIN SOURCES-REFUNDING	-	3,015,000	-	-	-	-	-
INT ON INVESTMENTS	66,191	22,228	15,000	15,000	500	(14,500)	-97%
	-	-	-	-	-	-	-
USE OF FUND BALANCE	-	-	209,465	209,465	-	(209,465)	-100%
TOTALS	**$ 3,486,406**	**$ 6,777,591**	**$ 4,140,320**	**$ 4,140,320**	**$ 4,659,325**	**$ 519,005**	**13%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DEBT SERVICE FUND EXPENDITURES

Description	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
BOND PRINCIPAL PAYMENTS	$ 2,495,000	$ 2,585,000	$ 2,315,000	$ 2,315,000	$ 2,935,000	$ 620,000	27%
PRINCIPAL PAYMENT-LADDER TRUCK	-	-	-	-	-	-	-
PRINCIPAL PAYMENT-TAX NOTE		430,000	410,000	410,000	225,000	(185,000)	-45%
BOND INTEREST PAYMENTS	886,610	717,974	1,383,210	1,383,210	1,563,060	179,850	13%
INTEREST PAYMENT-LADDER TRUCK	-	-	-	-	-	-	-
INTEREST PAYMENT-TAX NOTE		23,746	19,110	19,110	14,665	(4,445)	-23%
ARBITRAGE EXPENSES	7,000	-	7,000	7,000	10,000	3,000	43%
DEBT ISSUANCE COST	-	83,644	-	-	-	-	-
ISSUER CONTRIBUTION/DEBT		26,735				-	-
OTHER FIN USES-REFUNDING	-	2,924,412	-	-	-	-	-
PAYING AGENT FEES	3,300	6,950	6,000	6,000	6,000	-	0%
ADVERTISING LEGAL	-	3,700	-	-	-	-	-
TOTALS	**$ 3,391,910**	**$ 6,802,161**	**$ 4,140,320**	**$ 4,140,320**	**$ 4,753,725**	**$ 613,405**	**15%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

ENTERPRISE FUND REVENUES

Description	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
TSF FR DR UT FD-REIM SAL/OPER	$ 73,955	$ 86,185	$ 91,130	$ 91,130	$ 99,045	$ 7,915	9%
TSF FR DR UT FD-REIM GLTD	0	0	0	0	0	-	-
TSF FR W/WW ESCROW FUND	95,396	71,153	1,737,500	1,737,500	250,000	(1,487,500)	-86%
BOND PROCEEDS	0	0	0	0	0	-	-
DEVELOPER CONTRIBUTED ASSETS	0	0	0	0	0	-	-
GAIN/LOSS ON SALE OF ASSETS	0	0	0	0	0	-	-
WATER SALES	5,613,272	6,040,964	4,868,750	4,868,750	5,355,625	486,875	10%
WASTEWATER SERVICE	2,992,165	3,059,177	2,668,600	2,668,600	2,802,030	133,430	5%
WATER TAP FEES	108,295	88,460	35,000	35,000	35,000	-	0%
WASTEWATER TAP FEES	48,875	43,100	15,000	15,000	15,000	-	0%
WASTEWATER SURCHARGE	1,722,029	1,698,265	1,500,000	1,500,000	1,500,000	-	0%
WATER IMPACT FEES	0	0	0	0	0	-	-
WASTEWATER IMPACT FEES	0	0	0	0	0	-	-
PENALTIES	106,370	83,008	105,000	105,000	105,000	-	0%
GRANT ASSISTANCE	0	8,058	0	3,545	0	-	-
DEVELOPER CONTRIBUTIONS	0	0	0	0	0	-	-
OTHER INCOME	77,814	48,525	60,000	60,000	60,000	-	0%
SALE OF AUTOS/EQUIPMENT	5,400	2,070	0	0	0	-	-
AMORTIZATION OF GAIN ON BONDS	0	0	0	0	0	-	-
INT ON INVESTMENTS	193,246	80,765	24,000	24,000	940	(23,060)	-96%
			0	0	0	-	-
USE OF FB - CAPITAL PROJECTS	0	0	211,305	211,305	0	(211,305)	-100%
USE OF FB - SPECIAL REQUESTS	0	0	0	0	0	-	-
	$ 11,036,817	**$ 11,309,732**	**$ 11,316,285**	**$ 11,319,830**	**$ 10,222,640**	**$ (1,093,645)**	**-10%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

WATER & WASTEWATER

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
SALARIES	$ 886,241	$ 958,704	$ 1,003,060	$ 1,003,060	$ 1,075,295	$ 72,235	7%
COMPENSATED ABSENCES	8,836	35,856	-	-	-	-	-
SALARIES-TEMPORARY PART TIME					8,140	8,140	-
OVERTIME	38,043	41,092	46,380	46,380	47,775	1,395	3%
SOCIAL SECURITY & MEDICARE	65,109	71,373	80,285	80,285	86,535	6,250	8%
TMRS RETIREMENT	190,526	217,393	224,845	224,845	239,160	14,315	6%
INSURANCE-EMPLOYEES HEALTH	165,786	204,651	187,410	187,410	202,490	15,080	8%
FSA ADMINISTRATION FEES	757	489	420	420	300	(120)	-29%
INSURANCE-WORKERS' COMP	15,790	11,569	9,300	9,300	16,010	6,710	72%
UNIFORMS	6,818	5,898	5,500	5,500	7,700	2,200	40%
DATA PROCESSING EXPENSES	18,106	17,725	29,525	29,525	29,525	-	0%
OFFICE SUPPLIES & EXPENSES	9,680	7,307	10,000	10,000	10,000	-	0%
SPOILS DISPOSAL	5,000	-	5,000	5,000	5,000	-	0%
WATER SYS MAINT & SUPP	136,030	131,722	135,000	135,000	135,000	-	0%
MAINTENANCE ON MACHINES	3,889	2,415	5,000	5,000	5,000	-	0%
WASTEWATER SYS MAINT & SUPP	7,753	26,399	45,800	45,800	45,800	-	0%
WATER METERS & SUPPLIES	61,718	54,058	60,000	60,000	60,000	-	0%
BAD DEBTS	8,666	35,386	-	-	-	-	-
CONTRACT SERVICES-BILLING	42,344	42,228	44,300	44,300	45,440	1,140	3%
CONTRACT SERVICES-JANITORIAL	1,649	925	1,700	1,700	2,260	560	33%
CONTRACT SERVICES - MISC	-	-	-	-	3,600	3,600	-
COLLECTION AGENCY FEES	2,976	1,385	2,400	2,400	2,400	-	0%
PHYSICALS	515	958	400	400	400	-	0%
BOND PRINCIPAL PAYMENTS	-	-	210,000	210,000	220,000	10,000	5%
BOND INTEREST PAYMENTS	35,005	29,637	24,175	24,175	20,010	(4,165)	-17%
PAYING AGENT FEES	750	750	2,250	2,250	5,000	2,750	122%
DUES & SUBSCRIPTIONS	20,047	20,476	20,000	20,000	20,000	-	0%
EDUCATIONAL TRAINING/TRAVEL	7,212	6,339	6,500	6,500	6,500	-	0%
ENGINEERING FEES	58,939	63,337	55,000	55,000	63,025	8,025	15%
UTILITIES	8,251	6,857	15,850	15,850	15,850	-	0%
POWER TO PUMPS	63,382	81,593	100,000	100,000	100,000	-	0%
INSURANCE-GEN LIABILITY/AUTO	18,705	20,255	20,255	20,255	21,480	1,225	6%
WATER-FORT WORTH	2,867,283	2,845,870	2,868,615	2,868,615	3,115,480	246,865	9%
WASTEWATER SERVICE-FORT WORTH	3,439,423	3,432,247	2,710,015	2,710,015	3,116,520	406,505	15%
WASTEWATER TESTING	5,140	702	5,000	5,000	5,000	-	0%
WATER TESTING	18,503	16,065	25,000	25,000	25,000	-	0%
TELEPHONE EXPENSES	8,596	8,435	8,500	7,815	8,500	-	0%
METER READING - CELLULAR		12,910	80,680	80,680	80,680	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	8,101	-	787,850	787,850	813,780	25,930	3%
Non Capital Outlay	-	2,650	-	-	-	-	-
COVID-19 EXPENSE		7,423	-	265	-	-	-
EF CAPITAL PROJECTS	270,940	1,637,715	1,737,500	1,737,500	250,000	(1,487,500)	-86%
TOTAL OPERATING	**$ 8,506,506**	**$ 10,060,791**	**$ 10,573,515**	**$ 10,573,095**	**$ 9,914,655**	**$ (658,860)**	-6%
CDBG PROJECT ASSISTANCE	$ -	$ -	$ -	$ -	$ -	$ -	-
TSF TO GEN FD-CAPITAL	-	-	-	-	-	-	-
TSF TO GEN FD-REIM FLEET MAINT	73,370	74,405	62,840	62,840	66,135	3,295	5%
TSF TO GEN FD-REIM OPERATING	579,655	619,425	653,590	653,590	733,445	79,855	12%
TSF TO W/WW ESCROW FUND	14,485	20,245	26,340	26,340	26,340	-	0%
TOTAL TRANSFERS	**$ 667,510**	**$ 714,075**	**$ 742,770**	**$ 742,770**	**$ 825,920**	**$ 83,150**	11%
TOTAL	**$ 9,174,016**	**$ 10,774,866**	**$ 11,316,285**	**$ 11,315,865**	**$ 10,740,575**	**$ (575,710)**	-5%

($575,710)

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

CAPITAL PROJECTS FUND REVENUES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
CO PROCEEDS		17,345,000	-	-		-	-
GO PROCEEDS	-	-	-	-	-	-	-
BOND PREMIUM		3,414,982				-	-
GRANT ASSISTANCE		413,407				-	-
TAX NOTE PROCEEDS	2,000,000	-	-	-	-	-	-
BB ROAD REIM. - TAR. COUNTY	-	822,747	4,000,000	4,000,000	1,677,250	(2,322,750)	-58%
INT ON INVESTMENTS	1,974	787				-	-
INT ON INVESTMENTS-21 GO					390	390	-
INT ON INVESTMENTS-TC FUNDS						-	-
INT ON INVESTMENTS-15 GO	1,623	-	-	-	-	-	-
INT ON INVESTMENTS-17 GO	154,256	51,149	-	-	-	-	-
INT ON INVESTMENTS-19 TAX NOTE	-	8,147	-	-	-	-	-
INT ON INVESTMENTS-20 CO		1,160			750	750	-
TSF FR GENERAL FUND	-	-	2,600,000	2,600,000	-	(2,600,000)	-100%
						-	-
Use of Fund Balance	-	-	21,408,635	21,408,635	-	(21,408,635)	-100%
	2,157,853	**22,057,380**	**28,008,635**	**28,008,635**	**1,678,390**	**$ (26,330,245)**	**-94%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

CAPITAL PROJECTS FUND EXPENDITURES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
NON CAPITAL OUTLAY		413,407	-	-		-	-
BOND SALE EXPENSES	-	255,848	-	-	-	-	-
TAX NOTE SALE EXPENSES	43,000	-	-	-	-	-	-
BB RD. RECON. - PH 2	-	-	-	-	-	-	-
BB RD. RECON. - PH 2	932,597	127,091	-	-	-	-	-
BB RD. RECON. - PH 3	-	-	-	-	-	-	-
BB RD. RECON. - PH 3	932,598	127,091	-	-	-	-	-
BB RD. RECON. - OVERPASS				598,535			
BB RD. RECON. - OVERPASS	-	-	-	-	-	-	-
BB RD. RECON. - OVERPASS	39,972	1,979,593	13,190,135	8,591,600	-	(13,190,135)	-100%
BB RD. RECON. - OVERPASS				4,000,000			
BB RD. RECON.-DESIGN	-	-	-	-	-	-	-
POLICE DEPT PARKING LOT		79,900	-	-	-	-	-
DREAM PLAY PLAYGROUND		293,534	-	-	-	-	-
STREET IMPROVEMENTS		-	-	-	-	-	-
STREET/SIDEWALK IMPROVEMENTS		25,800		9,205		-	-
LAND		1,558,333	-	-	-	-	-
OLD DECATUR RD		103,500	55,000	101,500	-	(55,000)	-100%
KNOWLES DR		966,116	1,093,500	1,211,885	-	(1,093,500)	-100%
CENTRAL FIRE STATION		278,923	13,550,000	14,471,080	-	(13,550,000)	-100%
SIDEWALK & ADA IMPROVEMENTS				191,680	-	-	-
W.J. BOAZ/ODR INTERSECTION	-	32,000	90,000	98,000	-	(90,000)	-100%
SIGNAL KNOWLES/BB	-	-	30,000	30,000	-	(30,000)	-100%
KNOWLES DR					6,800,000	6,800,000	-
LIBRARY					1,500,000	1,500,000	-
SENIOR CENTER					700,000	700,000	-
TOTALS	**$ 1,948,166**	**$ 6,241,134**	**$ 28,008,635**	**$ 29,303,485**	**$ 9,000,000**	**$ (19,008,635)**	**-68%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

CCPD FUND REVENUES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
STATE SALES TAX	$ 1,226,497	$ 1,304,250	$ 1,264,050	$ 1,264,050	$ 1,390,080	$ 126,030	10%
GAIN/LOSS ON ASSET	0	0	0	0	0	-	-
GRANT ASSISTANCE	2,632	2,247	4,880	4,880	-	(4,880)	-100%
OTHER INCOME	0	0	0	0	0	-	-
INT ON INVESTMENTS	7,605	3,633	960	960	40	(920)	-96%
USE OF RESERVES	47,410	-	54,715	54,715	-	(54,715)	-100%
TOTALS	**$ 1,284,144**	**$ 1,310,130**	**$ 1,324,605**	**$ 1,324,605**	**$ 1,390,120**	**$ 65,515**	**5%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

CCPD FUND EXPENDITURES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
TSF TO GEN FD-REIM SAL/OPER	$ 1,005,300	$ 1,047,305	$ 1,034,065	$ 1,034,065	$ 1,080,395	$ 46,330	4%
UNIFORMS	6,819	7,319	7,100	7,100	7,300	200	3%
DATA PROCESSING EXPENSES	46,468	36,495	48,000	48,000	51,000	3,000	6%
BOOKS	3,960	4,080	4,080	4,080	4,300	220	5%
OFFICER SUPPLIES & EQUIPMENT	1,056	651	1,000	1,000	1,000	-	0%
INVESTGTR SUPPLIES & EQUIPMENT	141	408	1,000	1,000	1,000	-	0%
CRM PREV SUPPLIES & EQUIPMENT	1,621	910	2,000	2,000	2,000	-	0%
MAINTENANCE & REPAIRS	-	-	-	-	-	-	-
CONTRACT SERVICES	-	-	-	-	-	-	-
EDUCATIONAL TRAINING/TRAVEL	13,500	8,212	13,500	13,500	13,500	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	205,279	151,499	213,860	213,860	247,080	33,220	16%
Non Capital Outlay	-	13,433	-	-	-	-	-
TOTALS	**$ 1,284,144**	**$ 1,270,313**	**$ 1,324,605**	**$ 1,324,605**	**$ 1,407,575**	**$ 82,970**	**6%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

POLICE EXPENDABLE FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE
REVENUES							
CONFISCATED PROPERTY	$ 93	$ 636			$ -	$ -	-
ASSET FORFEITURE					-	-	-
INT ON INVESTMENTS	248	105			-	-	-
					-	-	-
					-	-	-
					-	-	-
					-	-	-
Total Revenues	**$ 341**	**$ 742**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
EXPENDITURES							
SUPPLIES					$ 3,290	$ 3,290	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,290**	**$ 3,290**	**-**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DRAINAGE UTILITY FUND REVENUES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
DRAINAGE UTILITY FEES	$ 794,783	$ 815,726	$ 816,000	$ 816,000	$ 820,000	$ 4,000	0%
OTHER INCOME	-	-	-	-	-	-	-
INT ON INVESTMENTS	53,177	23,502	6,000	6,000	360	(5,640)	-94%
USE OF FUND BALANCE	-	-	924,445	924,445	-	(924,445)	-100%
TOTALS	**$ 847,959**	**$ 839,229**	**$ 1,746,445**	**$ 1,746,445**	**$ 820,360**	**$ (926,085)**	**-53%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DRAINAGE UTILITY FUND EXPENDITURES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
TSF TO ENT FD-REIM SAL/OPER	$ 73,955	$ 86,185	$ 91,130	$ 91,130	$ 99,045	$ 7,915	9%
TSF TO ENT FD-REIM GLTD	-	-	-	-	-	-	-
TSF TO GEN FD-REIM SAL/OPER	122,960	129,775	118,515	118,515	105,170	(13,345)	-11%
TSF TO DEBT SERVICE FD-GLTD	-	-	-	-	-	-	-
TSF TO CAPITAL PROJECTS FUND	-	-	-	-	-	-	-
UNIFORMS	809	846	1,200	1,200	1,600	400	33%
SUPPLIES	38,177	21,686	45,000	45,000	45,000	-	0%
DISPOSAL COSTS	6,560	6,000	10,000	10,000	10,000	-	0%
MAINTENANCE & REPAIRS	-	-	-	-	-	-	-
BAD DEBTS	5,020	5,290	-	-	-	-	-
EDUCATIONAL TRAINING/TRAVEL	2,573	799	1,000	1,000	1,000	-	0%
ENGINEERING FEES	-	1,490	-	-	-	-	-
PERMIT FEE	534	100	1,500	1,500	1,500	-	0%
CAPITAL OUTLAY/SPECIAL REQUEST	80,452	309,168	1,478,100	1,478,100	-	(1,478,100)	-100%
Non Capital Outlay	97,875	271,898				-	-
TOTALS	**$ 428,914**	**$ 833,237**	**$ 1,746,445**	**$ 1,746,445**	**$ 263,315**	**$ (1,483,130)**	**-85%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

STREET MAINTENANCE FUND REVENUES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
STATE SALES TAX	$ 429,450	$ 458,293	$ 446,125	$ 446,125	$ 482,410	$ 36,285	8%
INT ON INVESTMENTS	37,888	15,549	4,800	4,800	180	(4,620)	-96%
	-	-	-	-	-	-	-
Use of Fund Balance	-	-	263,555	263,555	-	(263,555)	-100%
TOTALS	**$ 467,337**	**$ 473,842**	**$ 714,480**	**$ 714,480**	**$ 482,590**	**$ (231,890)**	**-32%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

STREET MAINTENANCE FUND EXPENDITURES

ACCOUNT DESCRIPTION	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE/ (DECREASE)	% INCREASE/ (DECREASE)
INDUSTRIAL STREETS	$ 102,340	$ -	$ 50,000	$ 50,000	$ 50,000	$ -	0%
SOUTH STREETS	-	84,960	150,000	150,000	150,000	-	0%
NORTH STREETS	79,403	126,089	-	-	-	-	-
CONTRACT MAINTENANCE & REPAIRS	-	-	30,000	30,000	30,000	-	0%
SIDEWALK REPLACEMENT	16,433	20,792	20,000	20,000	20,000	-	0%
STREET MAINTENANCE & SUPPLIES	18,647	27,856	30,000	30,000	30,000	-	0%
CAPITAL OUTLAY	139,375	369,952	434,480	434,480	-	(434,480)	-100%
NON CAPITAL OUTLAY		16,664					
TOTALS	**$ 356,199**	**$ 646,314**	**$ 714,480**	**$ 714,480**	**$ 280,000**	**$ (434,480)**	**-61%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DONATIONS FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
REVENUES							
OTHER INCOME	$ -	$ -	$ -	$ -	$ -	$ -	-
FENCE PICKET DONATION	-	1,700	-	-	-	-	-
DONATIONS REVENUE	254,398	270,341	301,195	301,195	270,360	(30,835)	-10%
DONATIONS REVENUE	32,385	11,029	-	-	25,000	25,000	-
T-SHIRT SALES	810	1,684	-	-	-	-	-
INT ON INVESTMENTS		-				-	-
INT ON INVESTMENTS	6,399	2,524	840	840	50	(790)	-94%
Total Revenues	**$ 293,992**	**$ 287,278**	**$ 302,035**	**$ 302,035**	**$ 295,410**	**$ (6,625)**	**-2%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

DONATIONS FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
EXPENDITURES							
ANIMAL SERVICES							
ANIMAL SERVICE EXPENSES	$ 1,348	$ 11,901	$ 6,500	$ 6,500	$ 6,500	$ -	0%
SUPPLIES	5,601	2,900	3,000	3,000	3,000	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	-	-	-	-	-	-	-
Animal Services	**$ 6,949**	**$ 14,801**	**$ 9,500**	**$ 9,500**	**$ 9,500**	**$ -**	**0%**
PARKS							
TSF TO CAPITAL PROJECTS FUND	$ -	$ -	$ -	$ -	$ -	$ -	-
SUPPLIES	579	165	-	-	-	-	-
SPECIAL PROGRAMS	11,700	20,455	10,000	10,000	10,000	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	200	25,000	-	106,965	-	-	0%
NON CAPITAL OUTLAY		300				-	-
Parks	**$ 12,479**	**$ 45,920**	**$ 10,000**	**$ 116,965**	**$ 10,000**	**$ -**	**0%**
LIBRARY							
TSF TO GEN FD-REIM SALARIES	$ 8,120	$ 8,120	$ 8,120	$ 16,120	$ 17,740	$ 9,620	118%
DATA PROCESSING EXPENSES	7,456	7,949	12,000	12,000	12,000	-	0%
BOOKS, CD'S, DVD'S	12,368	15,885	15,000	15,000	15,000	-	0%
OFFICE SUPPLIES & EXPENSES	-	-	-	-	-	-	-
SUPPLIES	4,789	5,415	11,000	11,000	11,000	-	0%
CONTRACT SERVICES	6,344	5,024	10,000	10,000	10,000	-	0%
DUES & SUBSCRIPTIONS	750	750	1,000	1,000	1,000	-	0%
EDUCATIONAL TRAINING/TRAVEL	-	-	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	-	-	-	-	-	-	-
Library	**$ 39,827**	**$ 43,144**	**$ 57,120**	**$ 65,120**	**$ 66,740**	**$ 9,620**	**17%**
BEAUTIFICATION							
SUPPLIES	$ 1,127	$ 14,079	$ 9,950	$ 9,950	$ 10,000	$ 50	1%
MAINTENANCE & REPAIRS	2,673	-	-	-	4,500	4,500	100%
CONTRACT SERVICES	54,052	30,730	50,250	59,250	59,250	9,000	24%
CAPITAL OUTLAY/SPECIAL REQUEST	39,258	35,000	25,000	25,000	25,000	-	0%
TSF TO GEN FUND FOR ST LIGHTS	-	-	-	-	-	-	-
TSF TO CAP PROJ FOR CITY HALL	-	-	-	-	-	-	-
Beautification	**$ 97,110**	**$ 79,809**	**$ 85,200**	**$ 94,200**	**$ 98,750**	**$ 13,550**	**19%**
SENIOR CENTER							
SUPPLIES	$ 5,714	$ 2,071	$ 6,500	$ 6,500	$ 6,500	$ -	0%
SENIOR CENTER PROGRAMS	-	-	-	-	-	-	-
Senior Center	**$ 5,714**	**$ 2,071**	**$ 6,500**	**$ 6,500**	**$ 6,500**	**$ -**	**0%**
POLICE							
SUPPLIES	-	-	-	-	-	-	-
Police	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
FIRE							
SUPPLIES	16,964	5,678	12,500	12,500	12,500	-	0%
EDUCATIONAL TRAINING/TRAVEL		1,761	-	-	-	-	0%
Fire	**$ 16,964**	**$ 7,439**	**$ 12,500**	**$ 12,500**	**$ 12,500**	**$ -**	**0%**
TRAIN & GRAIN FESTIVAL							
SUPPLIES	10,429	16,519	25,000	25,000	25,000	-	0%
Train & Grain Festival	**$ 10,429**	**$ 16,519**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	**0%**
TOTAL EXPENDITURES	**$ 189,472**	**$ 209,702**	**$ 205,820**	**$ 329,785**	**$ 228,990**	**$ 23,170**	**13%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

GENERAL ESCROW FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
REVENUES							
HOTEL/MOTEL TAX - 15%	$ 12,039	$ 8,652	$ 7,370	$ 7,370	$ 11,000	$ 3,630	49%
INTEREST ON INVESTMENTS	512	195	150	150	5	(145)	-97%
HOTEL/MOTEL TAX - 85%	68,224	49,026	42,840	42,840	63,000	20,160	47%
INTEREST ON INVESTMENTS	2,217	1,221	780	780	10	(770)	-99%
COURT TECHNOLOGY FEES	11,485	9,565	6,780	6,780	9,000	2,220	33%
OTHER INCOME	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS	51	8	-	-	5	5	-
COURT SECURITY FEES	8,613	8,933	5,400	5,400	10,000	4,600	85%
INTEREST ON INVESTMENTS	2,780	1,100	360	360	20	(340)	-94%
INTEREST INCOME-SPRING CREEK ESCR	2,092	832	240	240	15	(225)	-94%
INTEREST (MUNICIPAL PROPERTY)	-	-	-	-	-	-	-
GAS PRODUCTION PROCEEDS	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS	4	2	-	-	-	-	-
DONATIONS-TRAIN & GRAIN	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS	-	-	-	-	-	-	-
M COURT JURY FEES		92	140	140	165	25	18%
INTEREST EARNINGS		0	-	-	-	-	-
INTEREST EARNINGS		121	35	35	20	(15)	-43%
INTEREST (MCLEROY TURN LANE)	1,983	789	240	240	40	(200)	-83%
INSURANCE CLAIMS	43,455	42,410	40,000	40,000	40,000	-	0%
INTEREST (INSURANCE)	2,895	1,083	240	240	20	(220)	-92%
INTEREST (EQUIPMENT REPLACEMENT)	96	254	70	70	20	(50)	-71%
INTEREST (HIGHLANDS RD)	1,264	313	-	-	-	-	-
OTHER INCOME-INDUSTRIAL BLVD	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS INDSTRL	4,386	1,745	540	540	25	(515)	-95%
OTHER INCOME-OLD DECATUR RD	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS ODR	14,243	5,667	-	-	100	100	-
PID REIMB DEPOSIT				50,000	-	-	-
INTEREST ON INVESTMENTS PID				10	-	-	-
PID REIMB DEPOSIT - BELTMILL					-	-	-
INTEREST ON INVESTMENTS PID					-	-	-
OTHER INCOME - UCD MEDIAN CUT				92,695	-	-	-
INTEREST ON INVESTMENTS					-	-	-
OTHER INCOME - BLUE MOUND/INDUST							
INTEREST ON INVESTMENTS							
TSF FROM GENERAL FUND	42,970	72,735	48,040	48,040	67,720	19,680	41%
USE OF ESCROW BAL - BB	-	-	-	-	-	-	-
USE OF ESCROW BAL - COURT TECH	-	-	-	-	-	-	-
USE OF ESCROW BAL - GAS PROD	-	-	-	-	-	-	-
USE OF ESCROW BAL - INSURANCE	-	-	-	-	-	-	-
USE OF ESCROW BAL-H/M CHAMBER						-	-
USE OF ESCROW BAL-HIGHLANDS RD		-	-	-	-	-	-
Total Revenues	**$ 219,309**	**$ 204,742**	**$ 153,225**	**$ 295,930**	**$ 201,165**	**$ 47,940**	**31%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

GENERAL ESCROW FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
EXPENDITURES							
ENTERTAINMENT EXPENSE	$ 8,250	$ 8,850	$ 10,000	$ 10,000	$ 10,000	$ -	0%
CONTRACT SERVICES		$ 22,500	$ 7,500	$ 30,000	$ 30,000	$ 22,500	- 300%
CHAMBER OF COMMERCE AGRMNT	$ 5,000	(1,250)	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	9,500	9,150	10,000	10,000	10,000	-	0%
Hotel/Motel Tax - Chamber	**$ 14,500**	**$ 30,400**	**$ 17,500**	**$ 40,000**	**$ 40,000**	**$ 22,500**	**129%**
DATA PROCESSING EXPENSES	$ -	$ -	$ -	$ -	$ -	$ -	-
OFFICE SUPPLIES & EXPENSES	123	735	-	-	500	500	-
OFFICER SUPPLIES AND EQUIPMENT	-	125	-	-	-	-	-
MAINTENANCE AND REPAIRS	-	-	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	13,889	11,108	-	-	11,100	11,100	-
Court Technology	**$ 14,012**	**$ 11,968**	**$ -**	**$ -**	**$ 11,600**	**$ 11,600**	**-**
TSF TO GEN FD-REIM SALARIES	$ 7,707	$ 5,728	$ 5,200	$ 5,200	$ 5,200	$ -	0%
Court Security	**$ 7,707**	**$ 5,728**	**$ 5,200**	**$ 5,200**	**$ 5,200**	**$ -**	**0%**
LAND	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ -	-
Municipal Property	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
SUPPLIES	$ -	$ -	$ -	$ -	$ -	$ -	-
Train and Grain Festival	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
MAINTENANCE AND REPAIRS	$ 26,301	$ 58,131	$ 35,000	$ 35,000	$ 35,000	$ -	0%
INSURANCE DEDUCTIBLES	3,550	-	5,000	5,000	5,000	-	0%
LEGAL SETTLEMENTS	-	-	-	-	-	-	-
CAPITAL OUTLAY/SPECIAL REQUEST	20,035	-	-	-	-	-	-
Insurance Deductible	**$ 49,887**	**$ 58,131**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ -**	**0%**
Transfer to Capital Projects Fund	$ -	$ -	$ -	$ -	$ -	$ -	-
Bailey Boswell	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
CAPITAL OUTLAY/SPECIAL REQUEST	$ -	$ 60,307	$ -	$ -	$ -	$ -	-
Highlands Road	**$ -**	**$ 60,307**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
REFUNDS	$ -	$ -	$ -	$ 7,065	$ -	$ -	-
TSF TO GENERAL FUND	0	0	-	42,945	$ -	-	-
	$ -	**$ -**	**$ -**	**$ 50,010**	**$ -**	**$ -**	**-**
TSF TO GENERAL FUND	$ -	$ -	$ -	$ -	$ -	$ -	-
	$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
CAPITAL OUTLAY/SPECIAL REQUEST	$ -	$ -	$ -	$ 92,695	$ -	$ -	-
	$ -	**$ -**	**$ -**	**$ 92,695**	**$ -**	**$ -**	**-**
LAND	$ -	$ -	$ -	$ -	$ -	$ -	-
Transfer to Capital Projects Fund	0	0	0	0	0	-	-
Gas Production Proceeds	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
TOTAL EXPENDITURES	**$ 94,356**	**$ 175,383**	**$ 72,700**	**$ 95,200**	**$ 106,800**	**$ 34,100**	**47%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

WATER/WASTEWATER ESCROW FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
REVENUES							
WATER IMPACT FEES	$ 300,751	$ 197,706	$ -	$ -	$ -	$ -	-
INTEREST ON INVESTMENTS	42,319	16,738	-	-	-	-	-
WASTEWATER IMPACT FEES	-	-	-	-	-	-	-
INTEREST ON INVESTMENTS	600	10	-	-	-	-	-
INTEREST (EQUIP REPL)	48	124	-	-	-	-	-
TSF FROM ENTERPRISE FUND	14,485	20,245	26,340	26,340	26,340	-	0%
USE OF ESCROW RESERVE - WATER	-	-	-	-	-	-	-
USE OF ESCROW RESERVE - WW						-	-
Total Revenues	**$ 358,204**	**$ 234,822**	**$ 26,340**	**$ 26,340**	**$ 26,340**	**$ -**	**0%**

CITY OF SAGINAW
BUDGET DETAIL
2021-2022

WATER/WASTEWATER ESCROW FUND

	YEAR-END ACTUAL 2018-2019	YEAR-END ACTUAL 2019-2020	ADOPTED BUDGET 2020-2021	REVISED BUDGET 2020-2021	PROPOSED BUDGET 2021-2022	$ INCREASE (DECREASE)	% INCREASE (DECREASE)
EXPENDITURES							
ENGINEERING FEES - NON CAPITAL	$ -	$ 13,175	$ -	$ -	$ -	$ -	-
TRANSFER TO EF FOR W PROJECTS	95,396	71,153	1,737,500	1,737,500	250,000	(1,487,500)	-86%
ENGINEERING FEES - NON CAPITAL	-	-	-	-	-	-	-
REFUNDS - WW IMPACT FEES	43,586					-	-
TRANSFER TO EF FOR WW PROJECTS	-	-	-	-	-	-	-
TRANSFER TO EF FOR W PROJECTS	-	-	-	-	-	-	-
TRANSFER TO EF FOR WW PROJECTS	-	-	-	-	-	-	-
						-	-
TOTAL EXPENDITURES	**$ 138,982**	**$ 84,328**	**$ 1,737,500**	**$ 1,737,500**	**$ 250,000**	**$ (1,487,500)**	**-86%**

2021 Tax Rate Calculation Worksheet

Date: 08/04/2021 10:36 AM

Taxing Units Other Than School Districts or Water Districts

City of Saginaw

Taxing Unit Name

Phone *(area code and number)*

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the No-New-Revenue (NNR) tax rate and Voter-Approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School Districts without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

No-New-Revenue Tax Rate Worksheet	Amount/Rate
1. 2020 total taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$2,226,370,525
2. 2020 tax ceilings. Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$0
3. Preliminary 2020 adjusted taxable value. Subtract Line 2 from Line 1.	$2,226,370,525
4. 2020 total adopted tax rate.	$0.461579/$100
5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value. A. **Original 2020 ARB values:**	$79,566,436

B. **2020 values resulting from final court decisions:**	$63,292,290
C. **2020 value loss.** Subtract B from A.[3]	$16,274,146
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25. A. **2020 ARB certified value:**	$33,868,891
B. **2020 disputed value:**	$10,160,667
C. **2020 undisputed value.** Subtract B from A.[4]	$23,708,224
7. 2020 Chapter 42 related adjusted values Add Line 5C and Line 6C.	$39,982,370
8. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	$2,266,352,895
9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory.[5]	$0
10. 2020 taxable value lost because property first qualified for an exemption in 2021. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.	
A. **Absolute exemptions.** Use 2020 market value:	$0
B. **Partial exemptions.** 2021 exemption amount or 2021 percentage exemption times 2020 value:	$4,906,713
C. **Value loss.** Add A and B.[5]	$4,906,713
11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.	
A. **2020 market value:**	$0
B. **2021 productivity or special appraised value:**	$0
C. **Value loss.** Subtract B from A.[7]	$0
12. Total adjustments for lost value. Add lines 9, 10C and 11C.	$4,906,713
13. 2020 captured value of property in a TIF. Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund.[8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$0
14. 2020 total value. Subtract Line 12 and Line 13 from Line 8.	$2,261,446,182
15. Adjusted 2020 total levy. Multiply Line 4 by Line 14 and divide by $100.	$10,438,360
16. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2020. Types of refunds include court	$56,132

decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.[8]	
17. Adjusted 2020 levy with refunds and TIF adjustment. Add Lines 15 and 16.[10]	$10,494,492
18. Total 2021 taxable value on the 2021 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11] A. **Certified values:** B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office: C. **Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: D. **Tax increment financing:** Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12] **E. Total 2021 value.** Add A and B, then subtract C and D.	$2,242,504,474 $0 $0 $0 $2,242,504,474
19. Total value of properties under protest or not included on certified appraisal roll.[13] A. **2021 taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14] B. **2021 value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15] C. **Total value under protest or not certified:** Add A and B.	$97,232,351 $47,835,171 $145,067,522
20. 2021 tax ceilings. Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	$0
21. 2021 total taxable value. Add Lines 18E and 19C. Subtract Line 20.[17]	$2,387,571,996
22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020.	$0

Include both real and personal property. Enter the 2021 value of property in territory annexed.[18]	
23. Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2021.[19]	$39,728,389
24. Total adjustments to the 2021 taxable value. Add Lines 22 and 23.	$39,728,389
25. Adjusted 2021 taxable value. Subtract Line 24 from Line 21.	$2,347,843,607
26. 2021 NNR tax rate. Divide Line 17 by Line 25 and multiply by $100.[20]	$0.446984/$100
27. COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2021 county NNR tax rate.[21]	

[1]Tex. Tax Code Section 26.012(14)
[2]Tex. Tax Code Section 26.012(14)
[3]Tex. Tax Code Section 26.012(13)
[4]Tex. Tax Code Section 26.012(13)
[5]Tex. Tax Code Section 26.012(15)
[6]Tex. Tax Code Section 26.012(15)
[7]Tex. Tax Code Section 26.012(15)
[8]Tex. Tax Code Section 26.03(c)
[9]Tex. Tax Code Section 26.012(13)
[10]Tex. Tax Code Section 26.012(13)
[11]Tex. Tax Code Section 26.012,26.04(c-2)
[12]Tex. Tax Code Section 26.03(c)
[13]Tex. Tax Code Section 26.01(c) and (d)
[14]Tex. Tax Code Section 26.01(c)
[15]Tex. Tax Code Section 26.01(d)
[16]Tex. Tax Code Section 26.012(6)(b)
[17]Tex. Tax Code Section 26.012(6)
[18]Tex. Tax Code Section 26.012(17)
[19]Tex. Tax Code Section 26.012(17)
[20]Tex. Tax Code Section 26.04(c)
[21]Tex. Tax Code Section 26.04(d)
[22]*Reserved for expansion*
[23]*Tex. Tax Code Section 26.044*
[24]Tex. Tax Code Section 26.0441

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The Voter-Approval tax rate for a county is the sum of the Voter-Approval tax rates calculated for each type of tax the county levies. In most cases the Voter-Approval tax rate exceeds the No-New-Revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Voter-Approval Tax Rate Worksheet	Amount/Rate
28. 2020 M&O tax rate. Enter the 2020 M&O tax rate.	$0.284238/$100
29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet*.	$2,266,352,895
30. Total 2020 M&O levy. Multiply Line 28 by Line 29 and divide by $100.	$6,441,836
31. Adjusted 2020 levy for calculating NNR M&O rate.	
A. M&O taxes refunded for years preceding tax year 2020 Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.	$34,360
B. 2020 taxes in TIF Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0.	$0
C. 2020 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	$0
D. 2020 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$34,360
E. Add Line 30 to 31D.	$6,476,196
32. Adjusted 2021 taxable value. Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet*.	$2,347,843,607
33. 2021 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by $100.	$0.275835/$100
34. Rate adjustment for state criminal justice mandate.[23] **A. 2021 state criminal justice mandate:** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$0

B. 2020 state criminal justice mandate: Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	$0
C. Subtract B from A and divide by Line 32 and multiply by $100.	$0.000000/$100
D. Enter the rate calculated in C. If not applicable, enter 0.	$0.000000/$100
35. Rate adjustment for indigent health care expenditures.[24]	
A. 2021 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.	$0
B. 2020 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.	$0
C. Subtract B from A and divide by Line 32 and multiply by $100.	$0.000000/$100
D. Enter the rate calculated in C. If not applicable, enter 0.	$0.000000/$100
36. Rate adjustment for county indigent defense compensation.[25]	
A. 2021 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.	$0
B. 2020 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.	$0
C. Subtract B from A and divide by Line 32 and multiply by $100.	$0.000000/$100
D. Multiply B by 0.05 and divide by Line 32 and multiply by $100.	$0.000000/$100
E. Enter the lessor of C and D. If not applicable, enter 0.	$0.000000/$100
37. Rate adjustment for county hospital expenditures.[26]	
A. 2021 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.	$0
B. 2020 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.	$0

C. Subtract B from A and divide by Line 32 and multiply by $100.	$0.000000/$100
D.Multiply B by 0.08 and divide by Line 32 and multiply by $100.	$0.000000/$100
E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	$0.000000/$100
38. Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	$0
A. Amount appropriated for public safety in 2020. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	$0
B. Expenditures for public safety in 2020. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.	$0.000000/$100
C. Subtract B from A and divide by Line 32 and multiply by $100.	
D. Enter the rate calculated in C. If not applicable, enter 0.	$0.000000/$100
39. Adjusted 2021 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$0.275835/$100
40. Adjustment for 2020 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero.	
A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	$1,830,494
B. Divide Line 40A by Line 32 and multiply by $100.	$0.077964
C. Add Line 40B to Line 39.	$0.353799
41. 2021 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$0.366181/$100
D41. ***Disaster Line 41 (D41):*** **2021 voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval	$0.000000/$100

tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2. the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.[27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	
42. Total 2021 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses A. **Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.[28] Enter debt amount.	$4,737,726
B. Subtract **unencumbered fund amount** used to reduce total debt.	$0
C. Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none)	$0
D. Subtract **amount paid** from other resources.	$500
E. **Adjusted debt.** Subtract B, C, and D from A.	$4,737,226
43. Certified 2020 excess debt collections. Enter the amount certified by the collector.[28]	$94,399
44. Adjusted 2021 debt. Subtract Line 43 from Line 42E.	$4,642,827
45. 2021 anticipated collection rate. A. Enter the 2021 anticipated collection rate certified by the collector:[29]	
B. Enter the 2020 actual collection rate	100.00%
C. Enter the 2019 actual collection rate	99.92%
D. Enter the 2018 actual collection rate	99.62%
E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.[31]	100.39% 100.00%
46. 2021 debt adjusted for collections. Divide Line 44 by Line 45E	$4,642,827
47. 2021 total taxable value. Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$2,387,571,996
48. 2021 debt tax rate. Divide Line 46 by Line 47 and multiply by $100.	$0.194458/$100

49. 2021 voter-approval tax rate. Add Lines 41 and 48.	$0.560639/$100
D49. ***Disaster Line 49 (D49):*** **2021 voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$0.000000/$100
50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.	

[23]Tex. Tax Code Section 26.044
[24]Tex. Tax Code Section 26.0441
[25]Tex. Tax Code Section 26.0442
[26]Tex. Tax Code Section 26.0443
[27]Tex. Tax Code Section 26.042(a)
[28]Tex. Tax Code Section 26.012(7)
[29]Tex. Tax Code Section 26.012(10) and 26.04(b)
[30]Tex. Tax Code Section 26.04(b)
[31]Tex. Tax Code Section 26.04(h),(h-1) and (h-2)

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes	
Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.	
Additional Sales and Use Tax Worksheet	**Amount/Rate**
51. Taxable Sales. For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters.[20] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.	$0
52. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] **Taxing units that adopted the sales tax in November 2020 or in May 2021.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[34] **- or -** **Taxing units that adopted the sales tax before November 2020.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$2,097,114
53. 2021 total taxable value. Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$2,387,571,996
54. Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by $100.	$0.087835/$100
55. 2021 NNR tax rate, unadjusted for sales tax.[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$0.446984/$100
56. 2021 NNR tax rate, adjusted for sales tax. **Taxing units that adopted the sales tax in November 2020 or in May 2021.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.	$0.446984/$100
57. 2021 voter-approval tax rate, unadjusted for sales tax.[36] Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$0.560639/$100
58. 2021 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	$0.472804/$100

[31] *Reserved for expansion*
[32] Tex. Tax Code Section 26.041(d)
[33] Tex. Tax Code Section 26.041(i)
[34] Tex. Tax Code Section 26.041(d)
[35] Tex. Tax Code Section 26.04(c)
[36] Tex. Tax Code Section 26.04(c)

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Voter-Approval Protection for Pollution Control Worksheet	Amount/Rate
59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ.[37] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	$0
60. 2021 total taxable value. Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$2,387,571,996
61. Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by $100.	$0.000000/$100
62. 2021 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$0.472804/$100

[37]Tex. Tax Code Section 26.045(d)
[38]Tex. Tax Code Section 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.[39] In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and[40]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);[41] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.[42]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.[43]

Unused Increment Rate Worksheet	Amount/Rate
63. 2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	$0.023324
64. 2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero	$0
65. 2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	$0.000000
66. 2021 unused increment rate. Add Lines 63, 64 and 65.	$0.023324/$100
67. 2021 voter-approval tax rate, adjusted for unused increment rate.[23] Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	$0.496128/$100

[39]Tex. Tax Code Section 26.013(a)
[40]Tex. Tax Code Section 26.013(c)
[41]Tex. Tax Code Section 26.0501(a) and (c)
[42]Tex. Tax Code Section Local Gov't Code Section 120.007(d), effective Jan. 1, 2022
[43]Tex. Tax Code Section 26.063(a)(1)

SECTION 6: De Minimis Rate	
The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit.[44] This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.[45]	
De Minimis Rate Worksheet	**Amount/Rate**
68. Adjusted 2021 NNR M&O tax rate. Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet*	$0.275835/$100
69. 2021 total taxable value. Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$2,387,571,996
70. Rate necessary to impose $500,000 in taxes. Divide $500,000 by Line 69 and multiply by $100.	$0.020941
71. 2021 debt rate. Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$0.194458/$100
72. De minimis rate.[23] Add Lines 68, 70 and 71.	$0.491234/$100

[44]Tex. Tax Code Section 26.012(8-a)
[45]Tex. Tax Code Section 26.063(a)(1)

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[46]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year[47].

NOTE: This section will not apply to any taxing units in 2021. It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Emergency Revenue Rate Worksheet	**Amount/Rate**
73. 2020 adopted tax rate. Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	N/A
74. Adjusted 2020 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. **- or -** If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster.[48] Enter the final adjusted 2020 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	N/A
75. Increase in 2020 tax rate due to disaster. Subtract Line 74 from Line 73.	N/A
76. Adjusted 2020 taxable value. Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	N/A
77. Emergency revenue. Multiply Line 75 by Line 76 and divide by $100.	N/A

78. Adjusted 2021 taxable value. Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	N/A
79. Emergency revenue rate. Divide Line 77 by Line 78 and multiply by $100. [49]	N/A
80. 2021 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	N/A

[46]Tex. Tax Code Section 26.042(b)
[47]Tex. Tax Code Section 26.042(f)
[48]Tex. Tax Code Section 26.042(c)
[49]Tex. Tax Code Section 26.042(b)
[50]Tex. Tax Code Section 26.04(c-2) and (d-2)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue tax rate
As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). $0.446984/$100
Indicate the line number used: 26

Voter-Approval tax rate
As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). $0.496128/$100
Indicate the line number used: 67

De minimis rate
If applicable, enter the de minimis rate from Line 72. $0.491234/$100

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.[50]

print here
Printed Name of Taxing Unit Representative

sign here Kim Dunn
Taxing Unit Representative

8/4/2021
Date

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

Agenda Items: (7)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
PUBLIC HEARING - Public Hearing on the Proposed 2021 Property Tax Rate for Fiscal Year 2021/2022

BACKGROUND/DISCUSSION:
A public hearing on the proposed Fiscal Year 2021/2022 is required. This item is for public input only and no action will be taken.

FINANCIAL IMPACT:
The public hearing is necessary step to adopt the proposed tax rate of 47.9516 cents, which is a primary funding source of the Fiscal Year 2021/2022 Proposed Budget.

RECOMMENDATION:
Staff recommends holding the public hearing on the Fiscal Year 2021/2022 proposed tax rate to allow for public comment.

ATTACHMENTS:

Description

Property Tax Rate hearing notice

NOTICE OF PUBLIC HEARING
ON TAX INCREASE

A tax rate of $0.479516 per $100 valuation has been proposed by the governing body of City of Saginaw.

PROPOSED TAX RATE	$0.479516 per $100
NO-NEW-REVENUE TAX RATE	$0.446984 per $100
VOTER-APPROVAL TAX RATE	$0.496128 per $100
DE MINIMIS TAX RATE	$0.491234 per $100

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for City of Saginaw from the same properties in both the 2020 tax year and the 2021 tax year.

The voter-approval rate is the highest tax rate that City of Saginaw may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Saginaw is proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 16, 2021 AT 06:00 PM AT City of Saginaw, City Hall.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Saginaw is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the of City of Saginaw at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:	Mayor Todd Flippo	Mayor Pro-Tem Valerie Junkersfeld
	Councilmember Charles Tucker	Councilmember Cindy Bighorse
	Councilmember Mary Copeland	
AGAINST the proposal:		
PRESENT and not voting:		
ABSENT:	Councilmember Charles Beasley	Councilmember Nicky Lawson

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Saginaw last year to the taxes proposed to be imposed on the average residence homestead by City of Saginaw this year.

	2020	2021	Change
Total tax rate (per $100 of value)	$0.461579	$0.479516	increase of $0.017937, or 3.89%
Average homestead taxable value	$188,101	$202,642	increase of $14,541, or 7.73%
Tax on average homestead	$868.23	$971.70	increase of $103.47, or 11.92%
Total tax levy on all properties	$10,517,141	$11,448,790	increase of $931,649, or 8.86%

For assistance with tax calculations, please contact the City of Saginaw at 817-232-4640 or info@saginawtx.org, or visit ci.saginaw.tx.us.

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

Agenda Items: (8)

SUBJECT:
Consideration and Action regarding Ordinance No. 2021-17, Adopting and Setting the Property Tax Rate for the 2021 Tax Year

BACKGROUND/DISCUSSION:
Ordinance No. 2021-17 sets the tax rate at 47.9516 cents (I&S at 19.4458 and M&O at 28.5058). This rate is reflected in the Fiscal Year 2021/2022 Proposed Budget. The required public hearing has been held and the notices have been published.

FINANCIAL IMPACT:
The collection of property taxes at the adopted rate is a primary funding source for the General Fund and Debt Service Fund budgets.

RECOMMENDATION:
Staff recommends adopting a property tax rate of 47.9516 cents to fund the Fiscal Year 2021/2022 Budget.

THE MOTION MUST BE STATED AS:

I MOVE THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF 0.479516, WHICH IS EFFECTIVELY A 7.28 PERCENT INCREASE IN THE TAX RATE.

ATTACHMENTS:

Description

Tax Rate Ordinance

CITY OF SAGINAW
ORDINANCE NO. 2021-17

AN ORDINANCE LEVYING TAXES FOR THE USE AND SUPPORT OF THE CITY OF SAGINAW, TEXAS MUNICIPAL GOVERNMENT, AND PROVIDING FOR THE BOND AND INTEREST RETIREMENT FUNDS OF ALL OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY, FOR THE TAX YEAR 2021; APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE AS STATED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas, has done and performed all statutory requirements precedent to the setting of the City's tax rate for 2021; including the holding of all required public hearings, if required, after due notice, now, therefore:

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

Section 1. That there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Saginaw, Texas, and to provide an interest and sinking fund for the retirement of each series of outstanding general obligation bonds of the City of Saginaw, Texas, upon all property, real, personal and mixed, within the corporate limits of the City of Saginaw, Texas, subject to taxation, a tax of FORTY-SEVEN AND NINE THOUSAND FIVE HUNDRED SIXTEEN TEN THOUSANDTHS CENTS (47.9516) on each ONE HUNDRED DOLLARS ($100.00) valuation of property for the tax year 2021. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE RATE WILL EFFECTIVELY BE RAISED BY 3.34 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPEARTIONS ON A $100,000 HOME BY APPROXIMATELY $0.82. Said tax being so levied and apportioned for the purposes hereinafter set forth, to-wit:

(a) For Interest and Sinking Funds of the City of Saginaw, Texas, for payment of the principal as it matures and interest as it accrues upon all outstanding General Obligation Bonds of the City of Saginaw, Texas, a tax of NINETEEN AND 4,458/10,000THS CENTS (19.4458) on each ONE HUNDRED DOLLARS ($100.00) valuation of property.

(b) For the maintenance and operation of the General Government of the City of Saginaw, Texas, (General Fund), a tax of TWENTY-EIGHT AND 5,058/10,000THS CENTS (28.5058) on each ONE HUNDRED DOLLARS ($100.00) valuation of property.

Section 2. All monies collected under this Ordinance are hereby appropriated and set apart for the purposes recited, and the City Manager shall cause books of account to be kept so as to readily and distinctly show amounts collected and expended and on hand at any time, in each of said funds, and it is hereby made the duty of every person collecting or receiving money for the City of Saginaw, pursuant to the supervision and direction of the City Manager, to deliver to the City and its designated officer or employee all such money so collected or received, together with a statement showing to what fund such should be deposited and from what source received. All receipts of the City of Saginaw, Texas, not specifically apportioned by this Ordinance are hereby made payable to the General Fund, unless the City Council shall by resolution or ordinance otherwise direct.

Section 3. This ordinance shall be in full force and effect immediately upon its adoption.

ADOPTED AND APPROVED this 16th day of August, 2021.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

Agenda Items: (9)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action to Ratify the Property Tax Rate Increase reflected in the Fiscal Year 2021/2022 Proposed Budget

---

BACKGROUND/DISCUSSION:
This item is required by law since the fiscal year 2021/2022 budget includes a property tax increase.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends ratifying the property tax increase included in the Fiscal Year 2021/2022 Proposed Budget.

City of Saginaw

Meeting Date: 8/16/2021

Staff Contact: Gabe Reaume
City Manager
Kim Quin
Finance Director

Agenda Items: (10)

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding Ordinance No. 2021-18, Water and Wastewater (Sewer) Service Rates

BACKGROUND/DISCUSSION:
The City of Saginaw contracts with the City of Fort Worth for the purchase of water and the treatment of wastewater. The City of Fort Worth bills the City of Saginaw for water based on volume and wastewater treatment based on the strength and volume that pass through the system. The City of Fort Worth has proposed a 9.92% increase to water rates and a 15.24% increase to wastewater rates. The Fiscal Year 2021/2022 budget includes a water rate increase of 10% and a wastewater rate increase of 5%. Ordinance No. 2021-18 addresses the water and wastewater (sewer) rate changes reflected in the budget.

FINANCIAL IMPACT:
The increase in water rates is estimated to increase revenue by $486,875 and the increase in wastewater rates by $133,430. The increases are necessary to fund the increased cost of water purchase and wastewater treatment to the City of Fort Worth.

RECOMMENDATION:
Staff recommends approval of Ordinance No. 2021-18 revising he water and wastewater (sewer) service rates.

ATTACHMENTS:

Description

W/WW rate ordinance 2021-18

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-18

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS AMENDING CHAPTER 98 OF THE SAGINAW CITY CODE BY REVISING WATER SERVICE RATES, SEWER SERVCIE RATES, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE 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 has established reasonable rates for the provision of water and sewer service; and

WHEREAS, due to changes in the cost of providing such services, the City Council has determined that the rates for water service must be increased and the rates for sewer service may be decreased; and

WHEREAS, the City Council has determined that the rates set forth herein are reasonable.

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

SECTION 1.

That Section 98-261 of the Saginaw City Code is hereby amended to read as follows:

Section 98-261. Water Service Rates

There are hereby fixed and established the following water rates for service from the municipal systems for each category of customer as follows:

WATER SERVICE RATES

Residential Category	$16.52	Basic Monthly Charge
	$ 5.12	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons up to 10,000 gallons total volume
	$ 5.45	per 1,000 gallons for each 1,000 gallons in excess of 10,000 gallons total volume

Multi-Family Category	$16.52	Basic Monthly Charge per Dwelling
	$ 5.45	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons per dwelling unit up to 8,000 gallons additional volume
	$ 6.59	per 1,000 gallons for each 1,000 gallons in excess of 8,000 gallons additional volume
Commercial/Industrial Category	$ 16.52	Basic Monthly Charge
	$ 5.45	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons up to 10,000 gallons total volume
	$ 6.59	per 1,000 gallons for each 1,000 gallons in excess of 10,000 gallons total volume

SECTION 2.

That Section 98-262 of the Saginaw City Code is hereby amended to read as follows:

Section 98-262. Sewer Service Rates

There are hereby fixed and established the following sewer service rates for service from the municipal systems for each category of customer as follows:

SEWER SERVICE RATES

Residential Category	$17.36	Basic Monthly Charge
	$ 2.73	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons up to 20,000 gallons max volume
Multi-Family Category	$17.36	Basic Monthly Charge per Dwelling Unit
	$ 4.74	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons per dwelling unit, no max volume
Commerical/Industrial Non-Monitored Category	$19.06	Basic Monthly Charge
	$ 4.74	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons , no max volume

Commercial/Industrial Monitored Category	$ 4.74	per 1,000 gallons for each 1,000 gallons in excess of 2,000 gallons, no max volume
		See attached formula in ordinance.

SECTION 3.

That Section 98-265 of the Saginaw City Code is hereby amended to read as follows:

Sec. 98-265. Computation of charges for commercial/industrial customers.

For all commercial/industrial sanitary sewer customers who are in the monitored category, monthly charges shall be computed in accordance with the following formulas and values in "Table A":

(1) Volume charge equals monthly volume in gallons/1000 times $4.74.

(2) BOD strength charge will be calculated in accordance with "Table A" (City of Fort Worth rate plus ten percent).

(3) TSS strength charge will be calculated in accordance with "Table A" (City of Fort Worth rate plus ten percent).

(4) Administrative charge equals $75 per month.

(5) The city shall perform sample collection and analysis for monitored category customers. Samples will be collected on five consecutive days, three times per year for each monitored category customer. Sample collection and analysis charges shall be charged to all monitored category customers equal to those incurred by the City for such testing.

(6) Both current City of Fort Worth BOD and TSS test values and charges may be amended and adjusted as necessary by administrative action of the City without City Council approval upon receipt of such from the City of Fort Worth under terms of the contract applicable to the same.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be found or declared to be void, invalid, or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such finding or declaration shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

This ordinance shall be cumulative of all ordinances of the City of Saginaw, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances in which event the conflicting provisions of such ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective on October 1, 2021.

PASSED AND APPROVED this 16th day of August, 2021.

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

"Table A"
CITY OF SAGINAW
STATEMENT
CALCULATION OF WASTEWATER CHARGES

This is the TOTAL CHARGE for Sanitary Sewer service, and is due by the 15th of each month.

Date:_____

Customer Name:_____Account #:_____

Date samples collected from_____

1. BOD Charge = $\frac{\text{volume}}{1{,}000{,}000}$ = A
2. A x BOD Average = B
3. B x 8.34 = C (lbs)
4. C x (Fort Worth rate x 1.1) = D $_____
5. TSS charge = $\frac{\text{volume}}{}$ = A
6. A x TSS Average = B
7. B x 8.34 = C (lbs)
8. C x (Fort Worth rate x 1.1) = D $_____
9. Sample Collection and analysis charge $_____
10. Pretreatment program administrative charge $_____
11. Volume Charge = $4.74/1,000 gallons $_____

12. Total Charge $_____

City of Saginaw

Meeting Date: 8/16/2021

Agenda Items: (11)

Staff Contact: Fire Chief
Doug Spears

E-mail: dougspears@saginawfire.us

Phone: 817-230-0412 817-230-0433

SUBJECT:
New Fire Station - Visual Update

BACKGROUND/DISCUSSION:
Presentation to City Council of the new fire station architectural renderings reflecting finalized design and providing a little greater detail than the early initial presentation.

FINANCIAL IMPACT:
NONE

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 8/16/2021

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

Agenda Items: (12)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING - Consideration and Action regarding an Ordinance amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue"

BACKGROUND/DISCUSSION:
Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private

security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

The Planning and Zoning Commission considered the proposed ordinance and **unanimously** recommended that it be forwarded to City Council for approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that Ordinance 2021-19 be adopted as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Item for Special Event Venue
P&Z Packet 8-10-21
P&Z Minutes 8-10-21
Ordinance 2021-19

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

DATE: August 10, 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 an Ordinance Amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue".

Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

Please let me know, if you have any questions

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

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

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

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

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall 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:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____

BRYN MEREDITH, CITY ATTORNEY

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Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gptx.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp
IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 – Tent Rental for Prairie Lights
*this is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033712
Jul 22,29,2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 – Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.
All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.
A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStorageAuction.com
Shaneka Gillis: misc. items. Elizabeth Kisha: misc. items.
IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
IPL0034665
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, 817-230-0500.
IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1871**

AUST. SHER TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepmgt.com

Room for rent between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning Services

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525, sylviaflorence83@gmail.com**

Home & Business Improvements

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-641-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday–Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-688-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbsker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, August 10, 2021
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** Regular Meeting and Public Hearing and On July 13, 2021	Chairman Lewis
(5)	**PZ 0821-01 PUBIC HEARING** **Consideration and Action Regarding a Request for Approval for A Development Plan and A Change In Zoning On 20.86 Acres Out Of Tracks 2H3 And 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) And Neighborhood Commercial (NC) To A Planned Development (PD) Located South Of West Mcleroy Boulevard And West Of Woodcrest Drive**	Matt McGhee HHS Residential
(6)	**PZ 0821-02 PUBLIC HEARING** **Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Smoke Shop At 128 North Saginaw Boulevard, Suite 100 In Saginaw**	Sultan Mohmand
(7)	**PZ 0821-03 PUBLIC HEARING** **Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 5-1 Of Article 5 To Provide That "Special Event Venues" Are permitted by Specific Use Permit (SUP) In Community Commercial (CC), Neighborhood Commercial (NC), And Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a definition for "Special Event Venue"**	Rick Trice, P. E. Public Works Director
(8)	**Staff Report**	Rick Trice, P. E. Public Works Director
A.	Discussion of Residential, Commercial and Industrial, and City Projects	
B.	Update Commission of City Council Action on Previous Cases	

(9) 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

(10) 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.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd 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 HEAING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JULY 13, 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
Chief Building Official		Larry Little
Management Analyst		Susy Victor-Trevino
Management Analyst		John Cervantes
Management Analyst		Kevin Pantoja
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Alternate Member	Alt. No. 2	Brent Wooten

Visitors at the Meeting:

None

(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, LaBruyere

(3) Audience participation

This item was bypassed.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on June 8, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes for June 8, 2021, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(5) PZ 0721-01
Consideration And Action Regarding Approval Of A Final Plat For Beltmill Parkway and Millstone Road Right-Of-Way

DPW Trice reviewed the information included in the members' packets.

A motion was made by Member LaBruyere with a second by Vice Chairman Haney to recommend that the city council the final plat for Beltmill Parkway and Millstone Road Right of Way, being 9.112 acres out of the B Thomas Survey, Abstract No. 1497. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(6) PZ 0721-02
Consideration And Action Regarding Approval Of A Final Plat For The Grand At Saginaw, Lot 1, Block B, Beltmill, Being 9.840 Acres In The B. Thomas Survey, Abstract No. 1497, City Of Saginaw

DPW Trice reviewed the information the members received in their packets regarding this plat. He reminded them that the Commission recommended approval and the City Council approved a site plan for this project in April of this year.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the final plat for Grand at Saginaw, Lot 1, Block 1. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(7) PZ 0721-03 PUBLIC HEARING
Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 8-17 Of Article 8 "Supplemental District Regulations"; And Section 12-2 Of Article

12 "Definitions"; Providing A Deadline Compliance With The Regulations Set Forth Herein, Amending The Definitions Of Extended-Stay Hotel And Hotel/Motel

Chairman Lewis opened the Public Hearing at 6:16 p.m.

DPW Trice briefly explained this amendment and introduced Management Analysts Susy Victor-Trevino and John Cervantes.

Susy and John explained the details of this amendment with a power point presentation. They answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:31 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve this amendment to the Zoning Ordinance, Section 8-17 and 12-2 setting regulation and a definition for extended stay hotel/motel. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(8) PZ 0721-04 PUBLIC HEARING
Consideration And Action Regarding And Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 7-2, Carport Overlay District

Chairman Lewis opened the Public Hearing at 6:32 p.m.

DPW Trice reviewed the information furnished in the members' packets and explained that this amendment was requested by the multifamily developers to allow covered parking in Multi-Family Zoning Districts.

Member Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the amendment to the zoning ordinance, Section 7-2 Carport Overlay District. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(9) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

Chairman Lewis declared the meeting of July 13, 2021 closed at 6:43 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

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

DATE: August 10, 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 a Development Plan and Change in Zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at the south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek)

Planned Development – Villas at Willow Creek

This item is a new application form the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

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

On May 11, 2021, the Planning and Zoning Commission considered a previous proposal for a Planned Development (PD) for the Villas at Willow Creek 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.

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 regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

- 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.

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.

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 recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant's request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.

- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.

- The extension of of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.

- The City will waive building permit fees within the development up to $10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

RECOMMENDATION:

Staff believes that the Planned Development is substantially complies with the requests communicated by the neighborhood and therefore recommends approval of the Villas of Willow Creek Planned Development with the provision that the fire sprinkler system and the fire sprinkler monitoring system be provided as approved by the Fire Department.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and HHS Residential, a Texas _____ (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on July 20, 2021 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Villas at Willow Creek (the "Project") consisting of approximately 20.8587 acres located in the City of Saginaw as more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and establishing minimum setbacks from adjacent preexisting development, abandoning an existing right-of-way, and a waiver of certain building permit fees; and

WHEREAS, as a primary inducement for entering into this Agreement, the Developer desires to develop the Property such that the adjacent property owners are satisfied with the Project and withdraw a pending written protest of more than 20% of owners of real property within 200 feet of the Property; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Parties' Obligations.

   a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.

   b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.

   c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

d. Perimeter Screening. The Developer agrees to install an eight foot (8") wood screening fence on the Property adjacent to the south and west property lines and an eight foot (8') masonry screening fence where homes back or side to a perimeter street prior to allowing the occupancy of any dwelling constructed on the Property.

e. Right-of-Way Abandonment. In consideration of the foregoing, the City agrees to abandon the right-of-way for that portion of Westwood Drive that extends north of the southern boundary line of the Property, which right-of-way was granted to the City, as more particularly depicted on "Exhibit D." Because the right-of-way was never constructed, the City agrees to abandon the right-of-way as a component of final plat approval for the Project.

f. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first $10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.

2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3. Termination. In the event Developer's pending zoning application, case #: PZ 0821-01 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.

5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM

DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.

8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

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

11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

HHS Residential

_____

_____

Attn: _____

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards shall be a covenant running with the land that is binding on each owner of the Property.

16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in Dolan v. City of Tigard, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit A Legal Description of the Property
Exhibit B Architectural Standards
Exhibit C Development Plan
Exhibit D Depiction of Right-of-Way

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

By: _____
Todd Flippo
Mayor, City of Saginaw

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 22nd day of July, 2021 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.

JANICE KAY ENGLAND
Notary Public
STATE OF TEXAS
ID# 3579005
My Comm. Exp. Dec. 04, 2024

_____
Notary Public, State of Texas

DEVELOPER:

HHS Residential

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the ____ day of _____ 2021 by _____, the _____ of HHS Residential, _____, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

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;

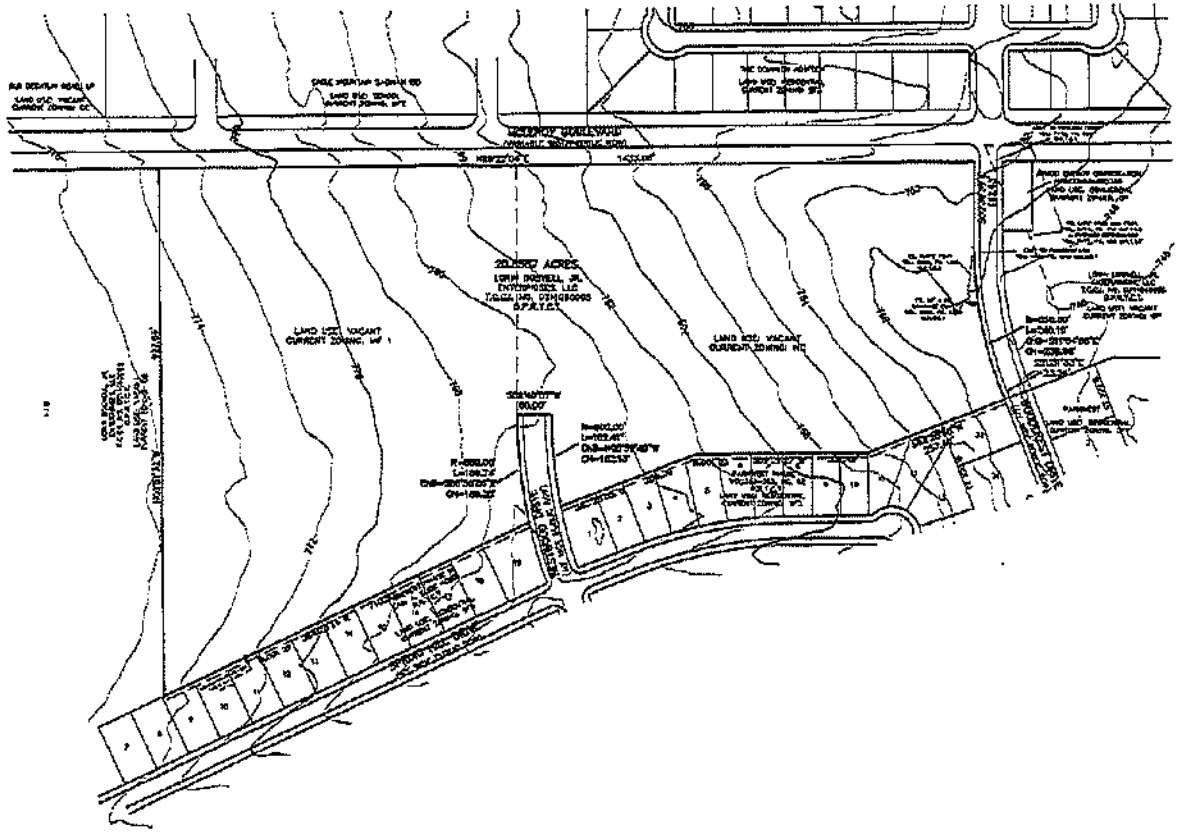
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being 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.



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. D213247005, 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 1.252 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 13997, Page 1569, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of Gateway Boulevard (variable width public right-of-way) with the west right-of-way line of Wentworth Drive (being a 50 foot wide public right-of-way at this point);

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

South 00°37'56" East, a distance of 1432.06 feet to a 5/8 inch iron rod with a cap stamped "SPOON DFW 2002" set (from which an ell found for ell in iron rod set) at the beginning of a non-tangent left having a radius of 650.00 feet;

Along said curve to the left, an arc length of 240.39 feet, the same a chord which bears South 12°09'38" East, a chord length of 239.04 feet, to an iron rod set;

South 21°51'20" East, a distance of 22.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase IC 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°21'27" East, a distance of 0.01 feet;

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

South 68°38'07" West, a distance of 227.48 feet to an iron rod set; South 67°23'27"

West, a distance of 302.69 feet to an iron rod set;

South 68°38'51" West, a distance of 254.28 feet to an iron rod set at the south west lot corner of Lot 1, of said Block 23, same being on the east right-of-way line of Yosemite Drive (being a 50 foot wide public right-of-way, as dedicated by the said plat of Parkwest Phase IC), and being at the beginning of a curve to the right having a radius of 650.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 240.39 feet, and across a chord which bears North 01°28'48" West, a chord length of 239.04 feet to an iron rod set;

THENCE North 10°48'07" West, along the east right-of-way line of said Yosemite Drive, a distance of 43.83 feet to an iron rod set at the beginning of a curve to the left having a radius of 650.00 feet;

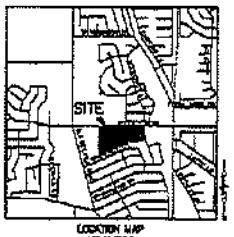
THENCE along the west of the northeast line of said Yosemite Drive, with said curve to the left, an arc length of 106.74 feet, and across a chord which bears North 06°07'02" West, a chord length of 106.62 feet to a 5/8 inch iron rod found at the north lot corner of Lot 28, Block 23, Parkwest Phase IC, being an Addition to the said City and State, according to plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South 89°22'04" West, along the northwest block line of said Block 23, Parkwest Phase IC, at a distance of 215.85 feet passing a 1/2 inch iron rod found, and continuing in all a total distance of 300.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 2, of said Block 23 (Parkwest Phase IC) bears South 89°22'04" West, a distance of 107.22 feet;

THENCE North 00°37'56" 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 1.252 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.252 acre tract, said south property line being the said existing south right-of-way line of Gateway Boulevard, a distance of 1,432.06 feet to the POINT OF BEGINNING.

The hereinabove described tract of land as shown is comprised of 20.8587 acres (908,809 square feet) of land, more or less.



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED, MEDIUM DENSITY



BOUNDARY EXHIBIT

VILLAS AT WILLOW CREEK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

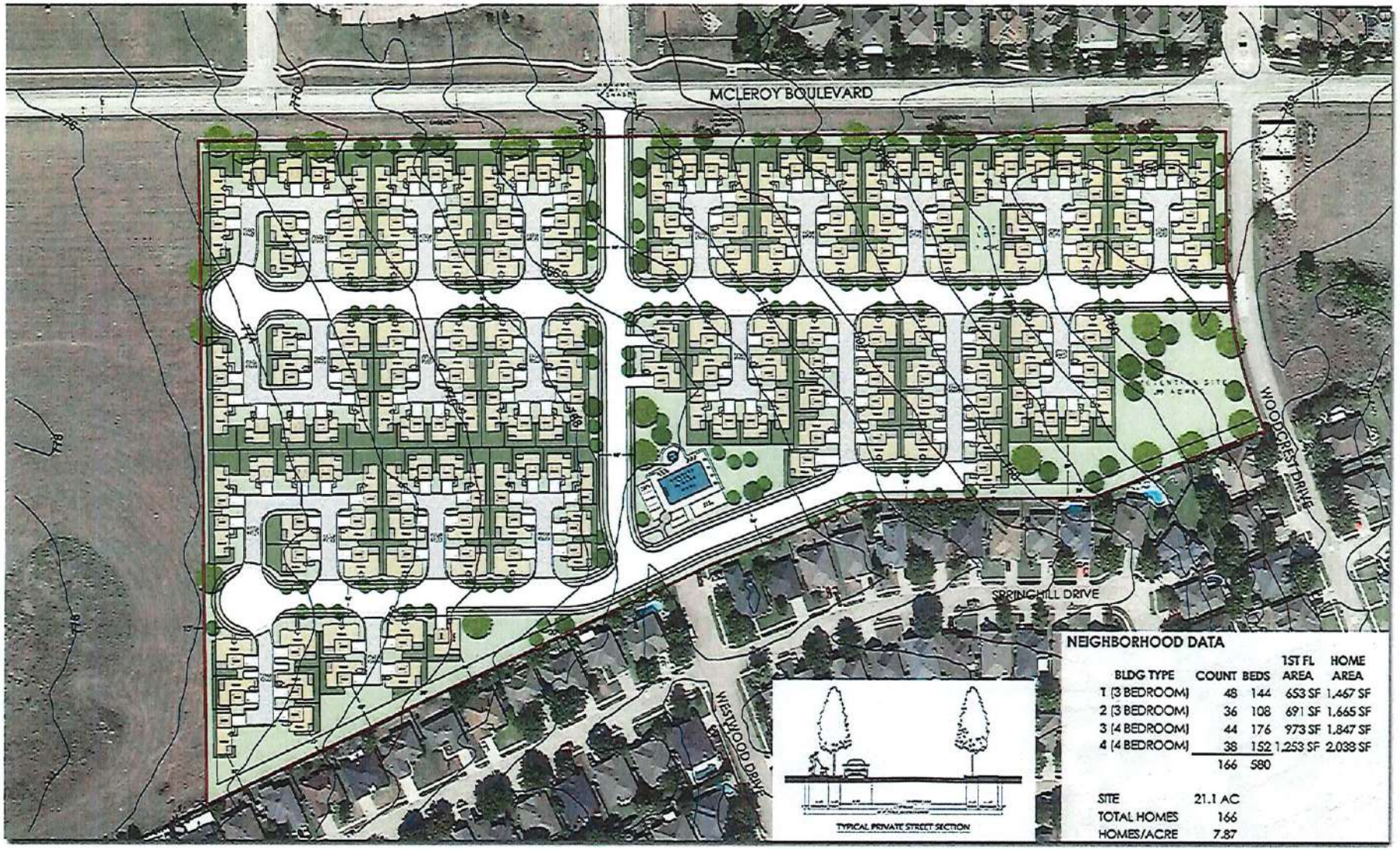
LORIN BOSWELL, JR ENTP, LLC ETAL	OWNER
3121 Amherst Avenue Dallas, Texas 75225 Contact: Robert Kempner	(817) 832-9031
NHS RESIDENTIAL, LLC	APPLICANT
5601 Democracy Drive, Suite 300 Plano, Texas 75024 Contact: Matt McGhee	(832) 326-7585
JBI PARTNERS, INC.	PLANNER/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Syla TBPE No. F-438 TBPLS No. 10076900	(972) 248-7676

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

Exhibit B
Architectural Standards

Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

Exhibit C
Development Plan



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	2,033 SF
	166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

0 30 60 120 N 1"=60' JULY 14, 2023 10HR005

VILLAS AT WILLOW CREEK

EXHIBIT C

DEVELOPMENT PLAN

SAGINAW, TEXAS

JBI PARTNERS

Exhibit D
Depiction of Right-of-Way

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Saginaw, Tarrant County, being a part of the Alexander F. Allbright Survey, abstract number 1849, and being a part of Westwood Drive, a 60 foot wide right-of-way dedicated by Parkwest Phase II plat an addition to The City of Saginaw as recorded in Volume 388-213 Page 62, Plat Records Tarrant County, Texas and being further described as follows:

BEGINNING at a point for corner at the Northeast corner of said Westwood Drive right-of-way;

THENCE Southeasterly, 162.41 feet along the east right-of-way line of said Westwood Drive following a curve to the left having a central angle of 11 degrees 37 minutes 54 seconds, a radius of 800.00 feet a tangent of 81.48 feet and whose chord bears South 05 degrees 59 minutes 49 seconds East, 162.13 feet to a point for corner at the northwest corner of Lot 1, Block 23 of said Parkwest Phase II plat;

THENCE South 63 degrees 59 minutes 16 seconds West, 61.75 feet to a point for corner, said point being in the west right-of-way line of said Westwood Drive, said point also being in the northeast corner of Lot 19, Block 27 Parkwest Phase IV, an addition to The City of Saginaw as recorded in Cabinet A, Slide 4080, Plat Records Tarrant County, Texas;

THENCE Northwesterly, 189.74 feet along the west right-of-way line of said Westwood Drive following a curve to the right having a central angle of 12 degrees 38 minutes 27 seconds, a radius of 860.00 feet, a tangent of 95.26 feet and whose chord bears North 06 degrees 30 minutes 06 seconds West, 189.35 feet to a point for corner, said point being the northwest corner of said Westwood Drive right-of-way;

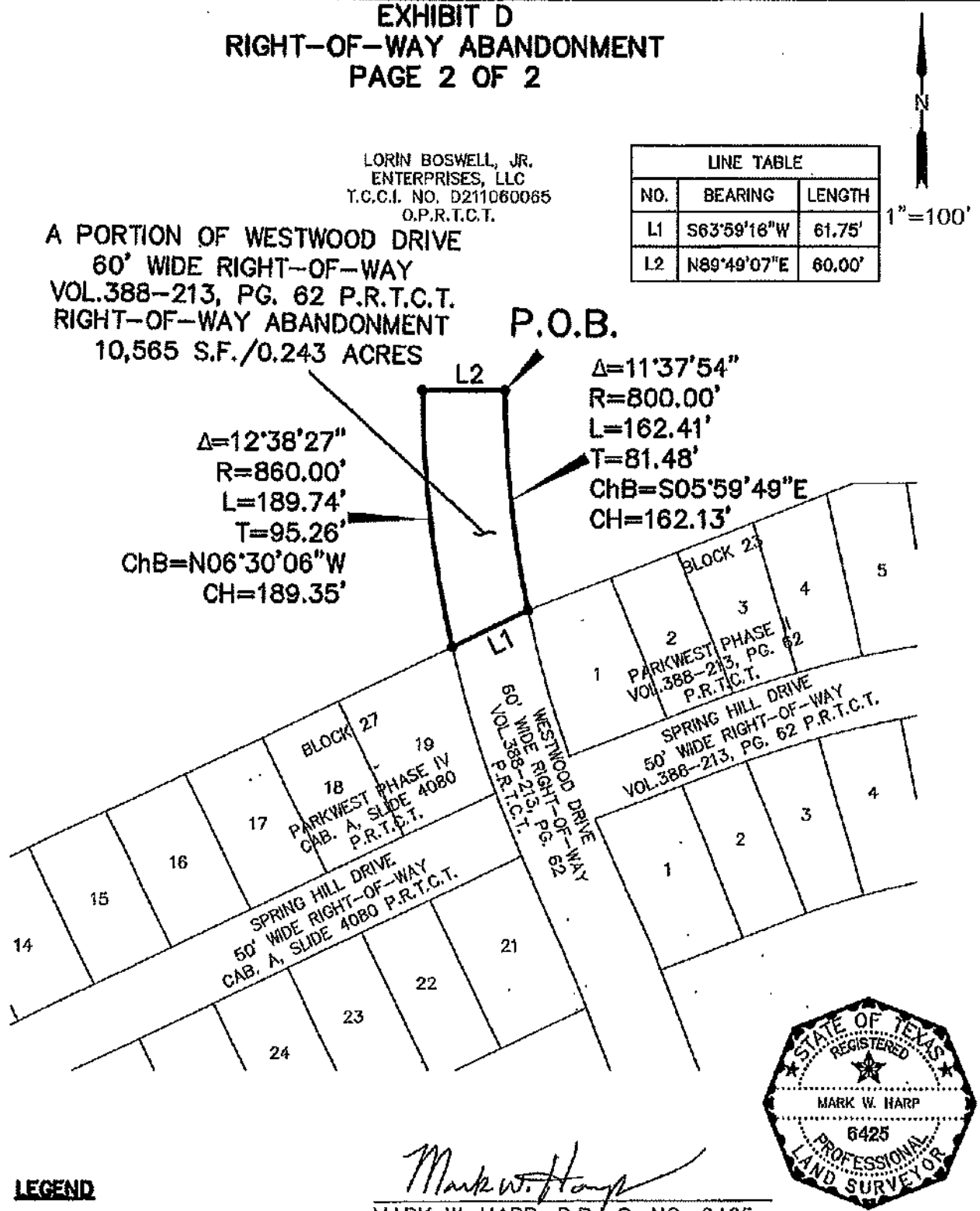
THENCE North 89 degrees 49 minutes 07 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 10,565 square feet or 0.243 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE	DRAWN	PROJECT	
	07/19/2021	drb	HHR005 ROW EXHIBIT	JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 2 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°59'16"W	61.75'
L2	N89°49'07"E	60.00'

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

LEGEND

POB **POINT OF BEGINNING**

SF **SQUARE FEET**

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JULY 19, 2021

SCALE:	DATE	DRAWN	PROJECT
1" = 100'	07/19/2021	drb	HHR005 ROW EXHIBIT

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.240.7676
TBPE No. F-488
TBPLS No. 10076000

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

A. Uses
    1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
    2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.

Classified

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classifieds.star.telegram.com



Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStorageAuction.com
Shaneka Gillis: misc. Items. Elizabeth Kisha: misc. Items.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034655
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.66 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F. Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets & Animals

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos - old, - all shots, dewormed, $600 817-525-0432

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, 817-938-1671

AUST. SHEP. TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7970, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepmgt.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning & Janitorial Services

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Kitchen & Bathroom Improvements

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-8747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-541-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday–Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARINGS

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day of August 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 30, 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.

If you have any questions you may call me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

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

July 29, 2021

NOTICE OF PUBLIC HEARINGS

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FOR THE "VILLAS OF WILLOW CREEK"

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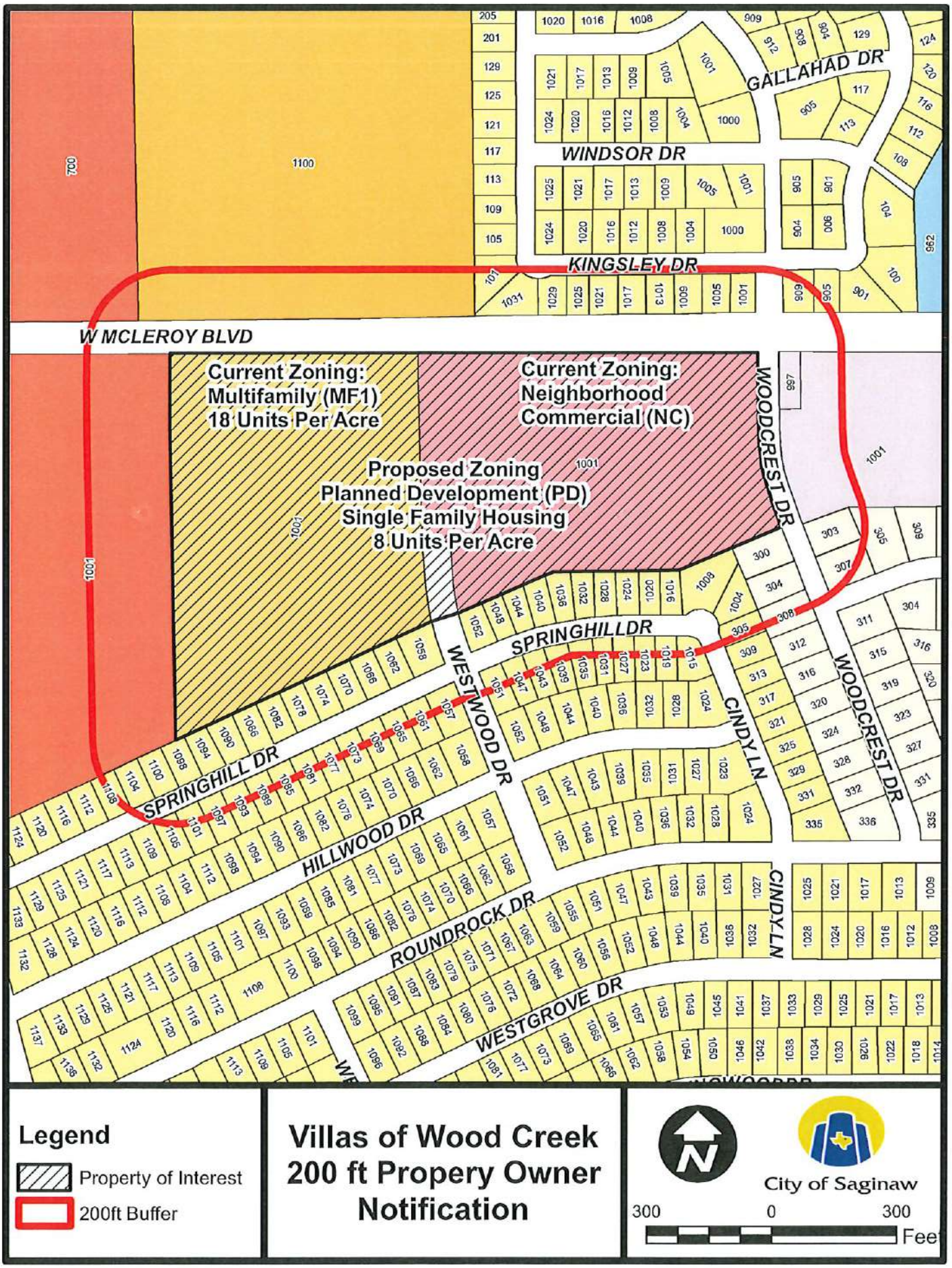
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449 or me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


Current Zoning:
Multifamily (MF1)
18 Units Per Acre
Current Zoning:
Neighborhood
Commercial (NC)
Proposed Zoning
Planned Development (PD)
Single Family Housing
8 Units Per Acre
W MCLEROY BLVD
KINGSLEY DR
GALLAHAD DR
WINDSOR DR
WOODCREST DR
SPRINGHILLDR
SPRINGHILL DR
WESTWOOD DR
CINDY LN
HILLWOOD DR
ROUNDROCK DR
WESTGROVE DR
Legend
Property of Interest
200ft Buffer
Villas of Wood Creek
200 ft Propery Owner
Notification
City of Saginaw
300
0
300
Fee

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-01 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request 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

_____

_____

_____

_____

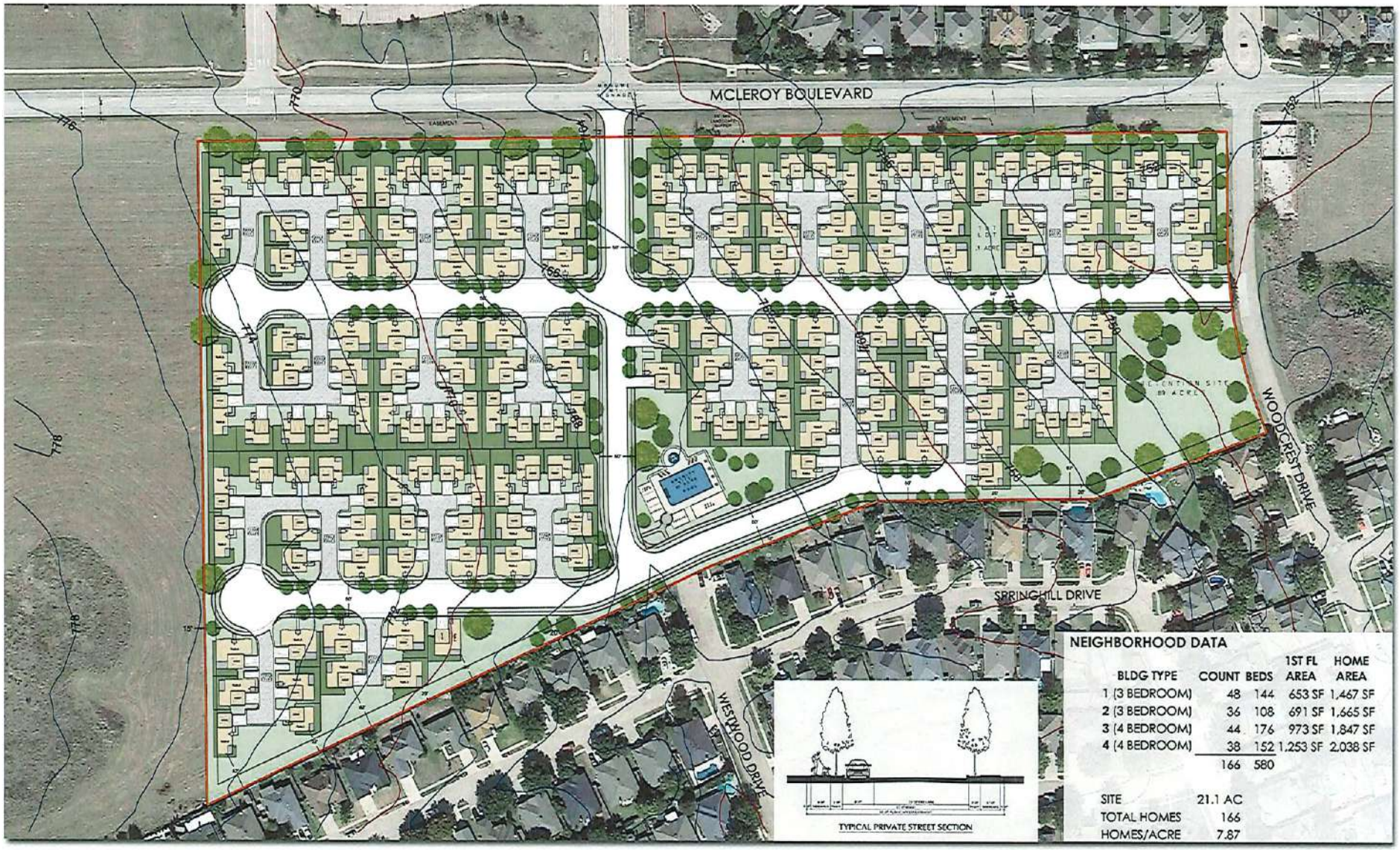
_____

_____

_____

_____

_____



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

0 30 60 120
1"=60'

N

JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

JBI PARTNERS

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

CASE NUMBER: PZ0821-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (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 Allbright

(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) Representative Robert Karpman, Broker, Cantu Real Estate On Behalf of the Bostwell & Gordon Family

OWNER'S ADDRESS: % 6525 Shoal Creek Road, Fort Worth, TX 76132

APPLICANT'S SIGNATURE: _____ 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: _____ DATE: 7-20-21 TIME: _____

FEE FOR APPLICATION: $1720.00 RECEIPT #: 179431

SUBMITTED INFORMATION REVIEWED BY: Staff, Fire Dept, Engineer -

PLANNING AND ZONING COMMISSION MEETING DATE: 8-10-21

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 8-16-2021

ACTION TAKEN: _____

VILLAS AT WILLOW CREEK PLAN DEVELOPMENT

HHS Residential initiated discussions with the Saginaw staff in mid-January 2021 regarding the Villas at Willow Creek neighborhood.

The collaboration with the city resulted in a concept plan which was initially seen by the Planning and Zoning Commission at their May 11, 2021 meeting. During the meeting, it was very apparent the neighboring homeowners had concerns regarding the concept plan. As such, the Commission requested that HHS Residential work with the neighbors to address their concerns. Since then, two neighborhood meetings have taken place (May 19th and June 30th). Between those two meetings, the Planning and Zoning Commission had a second public hearing regarding the development.

Since the initial meeting in January, HHR Residential has worked collaboratively with the Saginaw staff and the neighbors to develop a design for the neighborhood which addresses concerns raised by all parties, while allowing for a financially feasible development. That plan (Dated July 16, 2021) is included in this information packet.

Below is a list of concerns raised by the neighbors and the action taken to amend the concept plan to address the concern.

NEIGHBORHOOD CONCERN WITH PROPOSED DESIGN	APPLICANT'S ACTION
1. Too many homes adjacent to the south property line.	1. Home count has been reduced from 12 to 4 within 40' of south property line.
2. Increase separation to 40' vs 20' along south property line.	2. 4 homes are between 20' and 38'. All others are farther than 40'.
3. The extension of Westwood Dr will encourage cut through traffic.	3. Westwood Dr does not extend through the property.
4. Eliminate the parking lot adjacent to the south property line.	4. The parking lot has been eliminated. Parking will be by the pool.
5. Provide screening between the villas and the south neighborhood.	5. A screening fence will be provided along the south property line.
6. The homes should have the same masonry content as other homes in the city.	6. The homes will meet the city's masonry requirements.
7. Rotate the pool to face the opposite direction.	7. The active area is oriented to the north. Rec building and fence will screen pool.
8. Establish a tree line along the greenways.	8. Trees will be planted throughout the neighborhood.
9. Provide a minimum 75% masonry on the homes to be compatible with the adjacent neighborhood.	9. It is anticipated the Development Agreement outlining this and other items will be adopted by the City Council at their July 20, 2021 meeting.

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

DATE: August 10, 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 a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G.have been found to exist. The applicant has provided his response to the conditions for consideration.

If there are any questions, please let me know.

Classified

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SELL YOUR STUFF FAST!
817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033698
Jul 22,29 2021

Public Notice
Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp
IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 – Tent Rental for Prairie Lights
*this is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS
Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 – Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.
All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.
A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IPL0033791
Jul 29 2021

Notice of Public Sale
Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Sellstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneka Gills: misc. Items. Elizabeth Kisha: misc. Items.
IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services
C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
IPL0034532
Jul 29 2021

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
IPL0034665
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Tract 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, 817-230-0500.
IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034608
Jul 29 2021

ORDINANCE NO. 3702
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1971**

AUST. SHEP TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 26th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, elf, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper
Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Masonry & Brick Work

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching

Over 40yr exp. Call 817-541-7866 or 469-831-3907

Buildings
30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING
Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale
2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P
5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
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THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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

July 27, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

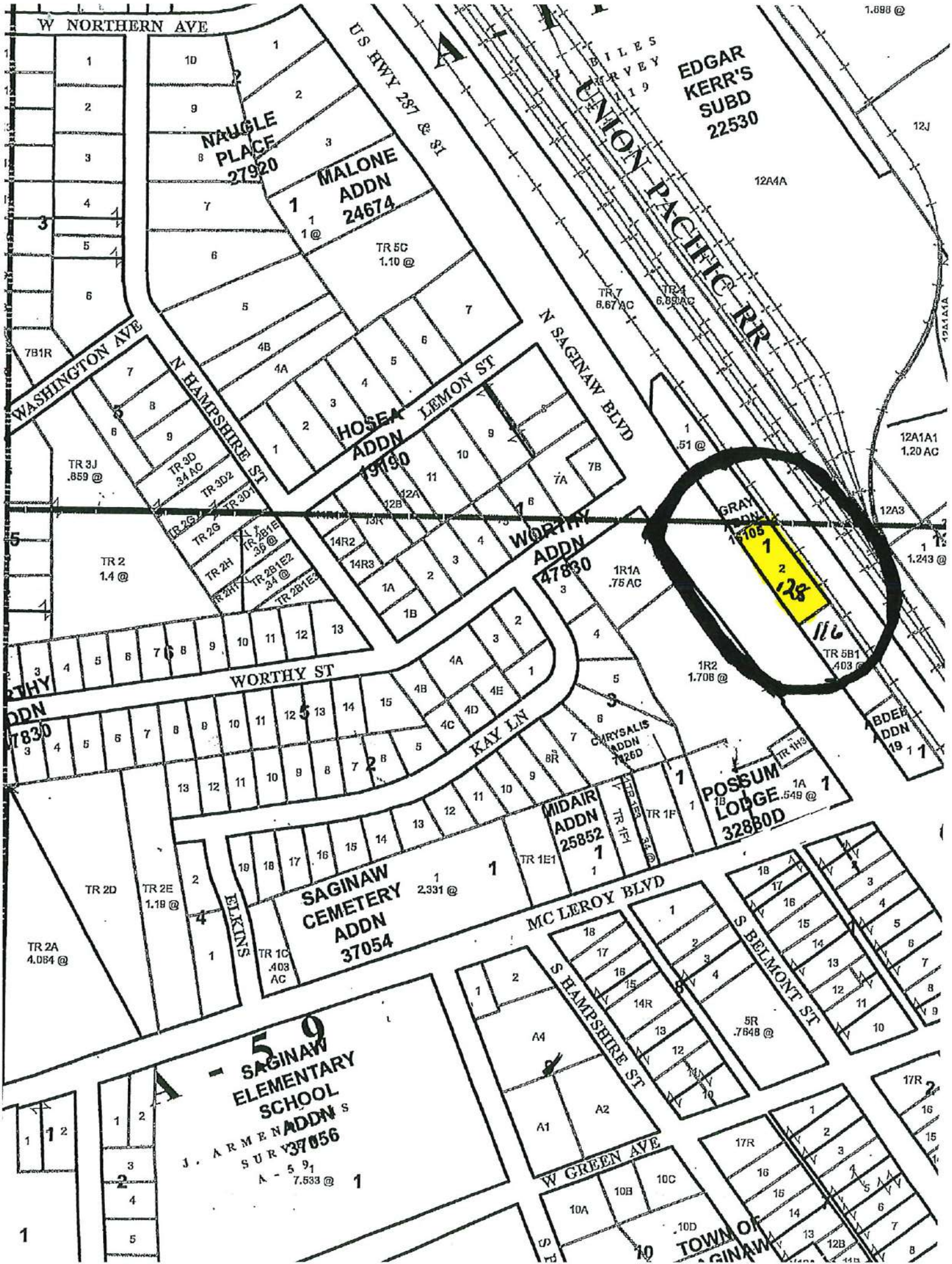
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


W NORTHERN AVE
US HWY 287 & 81
UNION PACIFIC RR
EDGAR KERR'S SUBD 22530
NAUGLE PLACE 27920
MALONE ADDN 24674
HOSEA ADDN 19790
LEMON ST
N SAGINAW BLVD
WASHINGTON AVE
N HAMPSHIRE ST
WORTHY ADDN 47830
GRAY ADDN 19105
WORTHY ST
KAY LN
CHRYSALIS ADDN 7126D
POSSUM LODGE 32880D
MIDAIR ADDN 25852
SAGINAW CEMETERY ADDN 37054
MC LEROY BLVD
ELKINS
S HAMPSHIRE ST
S BELMONT ST
W GREEN AVE
SAGINAW ELEMENTARY SCHOOL J. ARMEN ADDN SURV 37056
TOWN OF SAGINAW
TR 2 1.4 @
TR 2A 4.064 @
TR 2D
TR 2E 1.19 @
TR 1C .403 AC
TR 3J .859 @
TR 5C 1.10 @
TR 7 6.67 AC
TR 1 6.69 AC
TR 5B1 .403 @
1R1A .75 AC
1R2 1.706 @
5R .7648 @
12A4A
12A1A1 1.20 AC
12A3
12J
1.243 @
1.549 @
2.331 @
7.533 @
128
116

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-02 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop (Cigar Shop) at 128 N. Saginaw Boulevard, Suite 100 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

DocuSign Envelope ID: [illegible]

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 128 N SAGINAW BLVD SAGINAW TX 76179 #100

LEGAL DESCRIPTION: GRAY ADDITION-SAGINAW

LOT: 2 BLOCK: 1 ADDITION: GRAY ADDITION

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: RETAIL CC

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT

APPLICANT INFORMATION:

SULTAN MOHMAND	524 HUNTSMAN LN FORT WORTH TX 76131	817-395-7351
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

Kirk Bonds DocuSigned by: [illegible]	128 n saginaw blcd #100	817 232 1511
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

(Property Owner Signature)

III. AGENT INFORMATION:

Kevin Goodman DocuSigned by: Kevin Goodman	1340 S Main St, Suite 315, Grapevine, TX 76051	817-942-0476
AGENT	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☑ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL.

APPLICANT SIGNATURE

06/18/2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: RETAIL CIGAR SHOP (NO SMOKING ON PREMISES)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Our business will be a unique retail experience focusing on the sale of cigars, tobacco-related accessories, tobacco products, premium cigars, leaf tobacco. We are different from the typical "smoke shop" as a significant part of our business caters to an older demographic offering high end cigars all displayed inside a large walk-in humidor.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

7-12-2017
DATE RECEIVED

APPLICATION TAKEN BY

$750.00
FEE RECEIVED

179430
RECEIPT NUMBER

9-10-2021
P&Z MEETING DATE

CITY COUNCIL MEETING DATE

1) The proposed use complies with all the requirements of the zoning district (CC) in which the property is located.
2) The proposed use and location will offer a convenient location for residents to buy cigars and for the city to collect taxes as well as bring employment.
3) The benefits of the city gains from the proposed use outweigh the loss of or damage to any homes business natural resources, agricultural lands historical or cultural landmarks or sites wildlife habitats Parks or natural scenic or historical features of significance and outweigh the personal and economic cost of any disruption to the lives business and property of individuals affected by the proposed use.
4) Adequate utilities road access drainage and other necessary supporting facilities have been provided.
5) The design location and arrangement of all public and private Street driveways parking spaces entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or Jason developments.
6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7) As outlined in the side plan our location nature and height of building structure walls and fences are not out of scale with the neighborhood.
8) The proposed use will be compatible with and not dangerous to the use and enjoyment of neighboring property nor will it diminish or impair property values within the vicinity.
9) Adequate nuisance prevention measures are in place to prevent
10) Sufficient on-site lighting is provided for adequate safety of patrons employees and property and the lighting is adequately shielded and directed so as not to disturb or adversely affect neighboring properties
11) Our landscaping is sufficient and ensures Harmony and compatibility with adjacent properties.
12) The proposed operation is consistent with submitted plans and the benefits to the community outweigh the costs.
13) The proposed use is in accordance with the city of Saginaw comprehensive land use plan.

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040034593
AD NUMBER: 16105 1 2
CERTIFICATE NO : 83690217

DATE : 7/12/2021
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

PROPERTY DESCRIPTION
GRAY ADDITION-SAGINAW BLOCK 1
LOT 2

0000128 N SAGINAW BLVD
0.4037 ACRES

PROPERTY OWNER
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

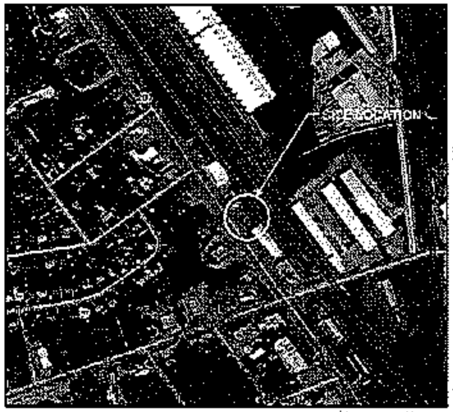
YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	$0.00
2020	Tarrant County	$0.00
2020	JPS HEALTH NETWORK	$0.00
2020	TARRANT COUNTY COLLEGE	$0.00
2020	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : KIRK D BONDS LLC
ACCOUNT NUMBER: 00040034593
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

M Pouty _____ Deputy



LOCATION MAP

KIRK BONDS BUILDING REMODEL

128 NORTH SAGINAW BOULEVARD
SAGINAW, TEXAS

LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

TOTAL FINISH-OUT	=	2,847 SQ.FT.
TOTAL AVAILABLE	=	7,467 SQ.FT.
TOTAL PORCH AREA	=	669 SQ.FT.
TOTAL A.U.R.	=	8,136 SQ.FT.

OCCUPANCY GROUP: B
CONSTRUCTION TYPE: STEEL & MASONRY
BUILDING HEIGHT: 1 STORY
OCCUPANT LOAD: 7,467 S.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTES:

1) [illegible]

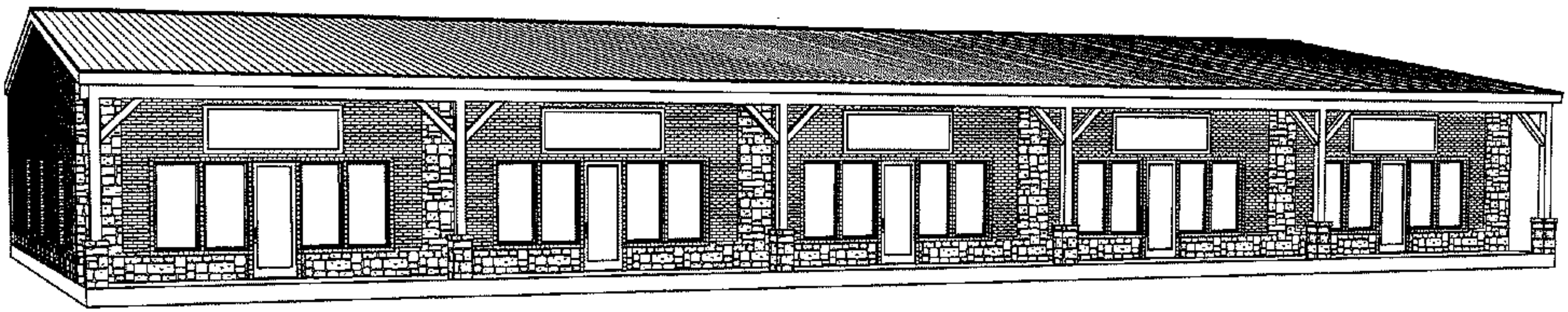
2) [illegible]

3) ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.

4) [illegible]

5) [illegible]

6) [illegible]



DRAWING INDEX

PROJECT COVER SHEET

ARCHITECTURAL

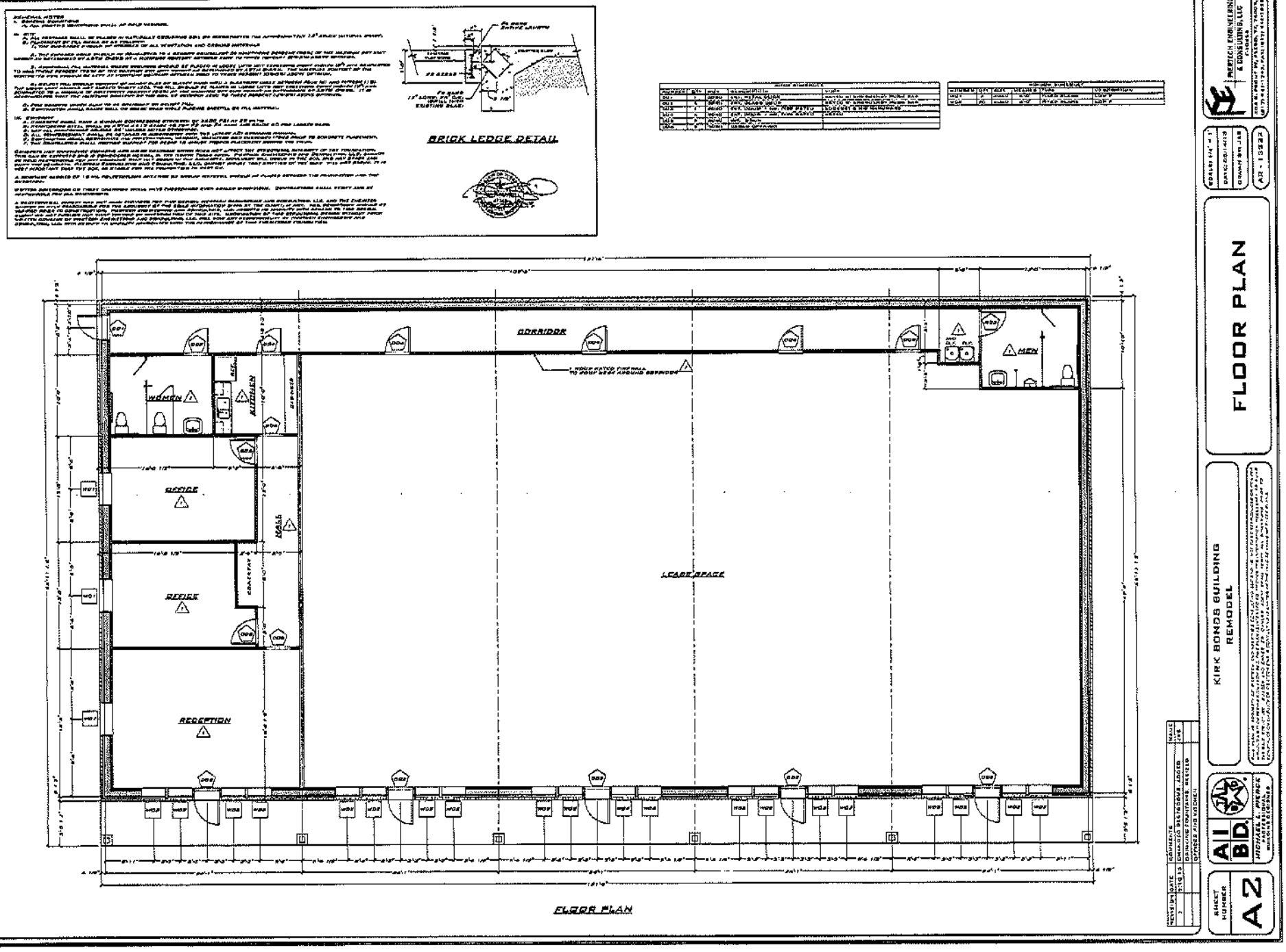
A1 SITE PLAN
A2 FLOOR PLAN & SCHEDULES
A3 ELEVATIONS
A4 REFLECTED CEILING PLAN

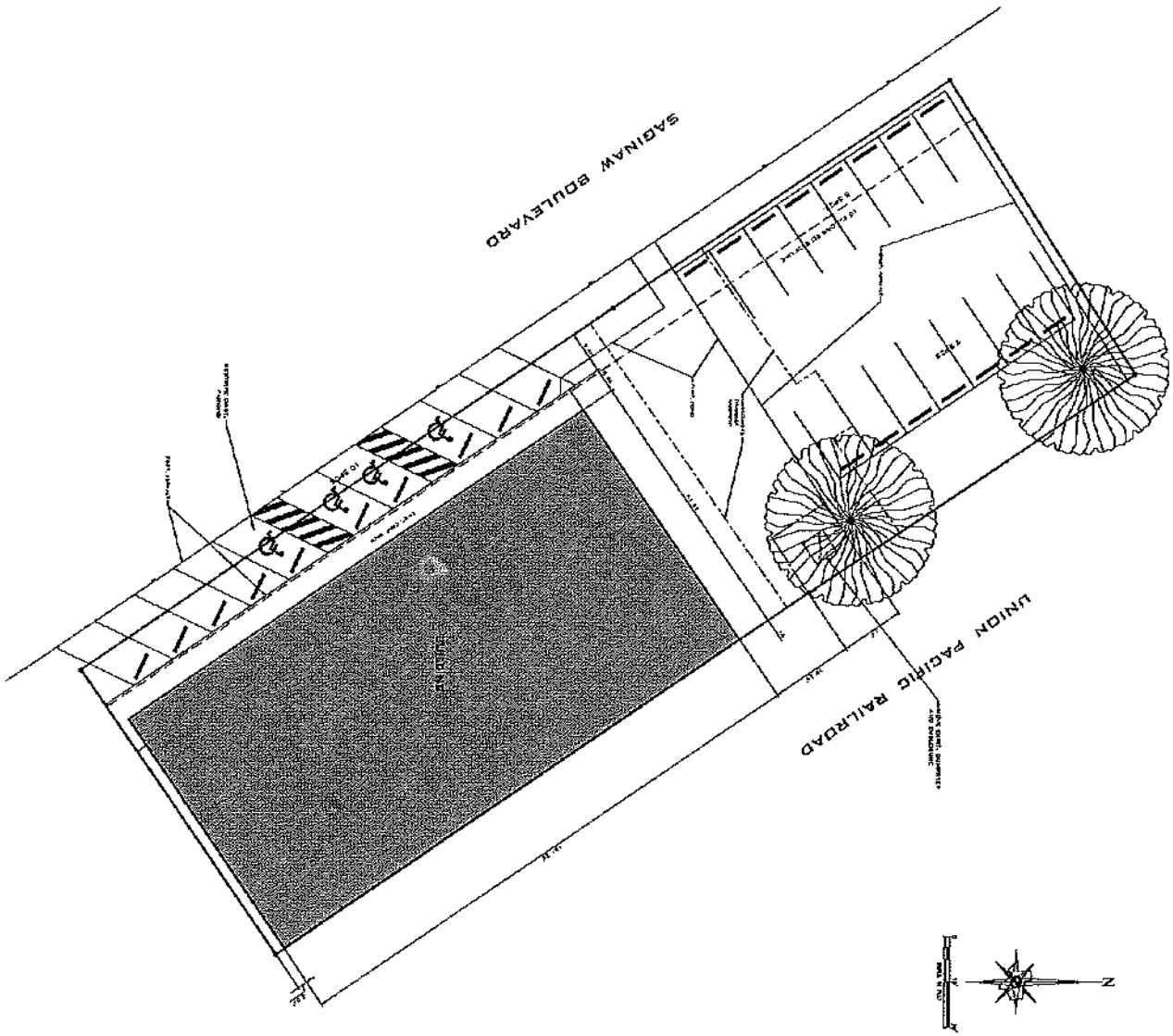
MEP

E1.0 LIGHTING PLAN
E2.0 POWER PLAN
E3.0 PANELS
E4.0 ELECTRICAL SPECIFICATIONS
M1.0 HVAC PLAN
M2.0 MECHANICAL SCHEDULES/DETAILS
M3.0 MECHANICAL SPECIFICATIONS
P1.0 PLUMBING PLAN

BUILDING DESIGNER:
AIBD
MICHAEL L. PIERCE
PROFESSIONAL BUILDING DESIGNER

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2006


BRICK LEDGE DETAIL
CORRIDOR
MEN
WOMEN
KITCHEN
OFFICE
OFFICE
RECEPTION
LEASE SPACE
FLOOR PLAN
FLOOR PLAN
KIRK BONDS BUILDING
REMODEL
A2



SHEET NUMBER			
A1	SCALE: 1"=10'	KIRK BONDS BUILDING REMODEL	SITE PLAN
	DATE: 08/14/13		
	DRAWN BY: JAS		
	AR - 13232		

PIERTECH ENGINEERING & CONSULTING, LLC
F-10354
856 S. FRONT ST, ALEDO, TX, 76008
(817) 441-1742, FAX: (817) 441-1035

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

DATE: August 10, 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 an Ordinance Amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue".

Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

AG	SF1	SF2	SF3	SF4	SFA	DX	ZL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

Please let me know, if you have any questions

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

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

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

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

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

> "*Special Event Venue.* A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall 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:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____

BRYN MEREDITH, CITY ATTORNEY

Classified

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817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStoregeAuction.com
Shaneka Gillis: misc. Rems. Elizabeth Kisha: misc. Rems.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034665
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
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Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1871**

AUST. SHER TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Morkie Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-840-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Building & Construction

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-641-7666 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Wanted

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be transfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
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July 31, 2021	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	**Developer**	**# of Lots**	**Status**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	36 permits issued for new homes
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	Fall 2021	Construction began 8/10/2020. 81% complete.
W. J. Boaz and Old Decatur Road Intersection Construction	Construction underway	August 2021	Construction underway. 70% complete.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Design underway	April 2022	Design 90% complete
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2021
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 2021
NW Booster Pump IPO	IPO Approved 1/5/2021	Pending	Design complete
Saginaw Blvd 16" Water Line Phase 2	Under construction	Fall 2021	Construction is about 75% complete
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	August 2021	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, $6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Permit Issued
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Chipotle	1424 N Old Decatur Rd	Building Plans Submitted	Shell building and finish out permits issued.
Franklin Office Complex	Belmont Street	Permit Issued	Under construction

Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	Finish out office space
Fashion Hair Design	204 W J Boaz	Permit issued	Finish out
Whataburger 492	5455 S Blue Mound Rd	Demo Permit issued Remodel Permit Pending	Remodel permit pending
BOA			
Applicant	**Location**	**Status**	**Comments**
Planning & Zoning	**Location**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Approved 7/20/21	Final Plat
The Square Final Plat and Civil Constructions Plans	North and West of Wal-Mart	Pending	Resolution for LOSA approved 1/5/21, P&Z recommended approval of final plat 1/12/21. Saginaw Square Blvd and TxDot improvement advertised for construction on 6/15/21. TxDot improvements awarded by City council 8/3/21
The Grand At Saginaw	Beltmill Multi Family Development	Final Plat Approved 7/20/21	Final Plat approved by City Council 7/20/21
Zoning Ordinance Amendment Carport Overlay Requirements for MF		Approved 7/20/21	City Council approved 7/20/21
Villas at Willow Creek HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	South of McLeroy, West of Woodcrest Dr.	Scheduled for P&Z 8/10 and City Council 8/16/21	Developer withdrew plan and submitted new proposal with changes that address citizens concerns
Zoning Ordinance Amendment Regulating Extended Stay Hotels		Approved 7/20/21	City Council Approved 7/20/21
Sultan Mahmand	128 N Saginaw Blvd Suite 100	Scheduled for P&Z 8/10/21 and City Council 8/26/21	Request for Specific Use Permit to operate a Smoke Shop (Tobacco)

Zoning Ordinance Amendment Adding Special Event Venues		Scheduled for P&Z 8/10/21 and City Council 8/26/21	Adding Special Event Venues with regulations and a definition to the Zoning Ordinance.
Assisted Living & Memory Care	820 W McLeroy Blvd	Pending	Replat and Civil Construction Plans. Civil Construction Plans under review.
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
Asphalt Overlay	Saginaw Blvd, city limit to city limit	Projected Completion April 2021	Underway.
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO	Water Resiliency Study, complete	Jun-21	Water Resiliency Study Certified to State, Emergency Response Plan due December 31, 2021
City Comprehensive Plan	IPO Approved 1/5/2021	Underway	Workshop conducted with P&Z 3/9/21

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JULY 2021

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
7/1/21	PLANET FITNESS	608 SAGINAW BLVD S	CO-22-20/21	7/1/21	7/1/21
7/1/21	SAGIANW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	CO-34-20/21	7/1/21	7/1/21
7/19/21	K P STAFFING	1453 SAGINAW BLVD N 120	CO-35-20/21	7/19/21	

TEMP C/O				
DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
9/11/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING
9/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
10/28/20	AGGREGATE CAPITAL & DEVELOPMENT	800 BLUE MOUND RD S	31257	REMODEL	ADDITION OF RESTROOM & STORAGE AREA
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
11/13/20	D F W PLASTICS	901 INDUSTRIAL AVE E	31381	REMODEL	ADDITION OF 3 RESTROOMS
12/10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
12/17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
12/29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
12/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
1/5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
2/9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
3/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
3/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
4/9/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33109	NEW BUILDING	NEW SHELL BUILDING
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDING	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
4/14/21	K & H TRUCKWELD	1300 INDUSTRIAL AVE E	34093	REMODEL	INSTALL OVERHEAD DOOR
4/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTIRIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JULY 2021

4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/23/21	WAL MART	1401 SAGINAW BLVD N	33467	REMODEL	INTERIOR REMODEL
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
5/18/21	MCDANIEL	829 TOWNE CT	34143	REMODEL	INTERIOR REMODEL
5/25/21	T MOBILE	1453 SAGINAW BLVD N 100	34794	REMODEL	INTERIOR REMODEL
6/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
6/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
6/11/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33111	REMODEL	FINISH OUT
6/16/21	ATOLL INVESTMENTS	1248 INDUSTRIAL AVE E	35025	REMODEL	ROOF
6/21/21	TALKING TADPOLES	833 TOWNE CT	34889	REMODEL	INTERIOR REMODEL
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/29/21	A T& T MOBILITY	1504 WAGLEY ROBERTSON RD	34915	REMODEL	ANTENNA UPGRADE

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
7/8/21	STEVEN BARBER INSURANCE	209 BELMONT ST S BLDG 1	35176	REMODEL	FINISH OUT
7/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
7/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34321	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/30/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL
4/19/21	AMERICAN NATIONAL BANK	825 SAGINAW BLVD N	34177	REMODEL	REMODEL AFTER STORM
4/21/21	S A C	5323 BLUE MOUND RD S	34321	REMODEL	ANTENNA UPGRADE
6/8/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/17/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
7/27/21	VERIZON	160 FAIRMOUNT ST	35349	REMODEL	ANTENNA UPGRADE
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL

CLOSED PROJECTS

1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
1/5/21	WELLS FARGO ATM	504 SAGINAW BLVD S	31166	REMODEL	EXTERIOR LIGHTING UPGRADE
10/20/92	ASHTON APARTMENTS	681 SAGINAW BLVD N	33897	ADDITION	FAÇADE IN FRONT OF OFFICE
6/29/21	QUIKTRIP 988	1100 BLUE MOUND RD S	33337	REMODEL	INTERIOR REMODEL

PLANNING AND ZONING COMMISSION
2020-2021 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0521-01	Mayson Meier HHS Residential	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	05/11/21	Continued until 6/8/21, Recommended denial at 6/8/21 meeting	06/15/21	Appicant withdrew request. Will submit new request for August 10th P&Z meeting
PZ 0521-02	Rick Trice, City of Saginaw		approval of amendment to the zoning ordinance to add the use, Breweries	05/11/21	Recommended Approval	06/15/21	Approved
PZ 0721-01	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Beltmil Parkway and Millstone Road Right of Way	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-02	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Grand at Saginaw	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Regulaltions and definitions for an Extended Stat Motel/Hotel	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0721-04	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Section 702, Carport Overlay District	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0821-01	Matt McGhee	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	08/10/21			
PZ 0821-02	Sultan Mohmand	128 N Saginaw Blvd Suite 100	Approval of a Specific Use Permit to Operate a smoke Shop	08/10/21			
PZ 0821-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance to add Special Event Venues	08/10/21			

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 10, 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
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Fire Chief		Doug Spears
Management Analyst, Acting Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Recording Secretary		Mary Ragle

Visitors at the Meeting:

Brack St. Clair
Brandy Justice
Carmen Drake
Jerry Sylo
Jim Stanford
Jimmy Justice
Kathryn Johnson
Marilyn Tolbert
Paul Felegy
Randall Miner
Steven Bailey
Susan Bentley
Sutan M. Mohmand
Trey Gordon

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 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, and Alternate Member Wooten.

(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 July 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 July 13, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(5) PZ 0821-01 PUBIC HEARING
Consideration and Action Regarding a Request for Approval for a Development Plan and a Change in Zoning on 20.86 Acres out of Tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD) Located South of West Mcleroy Boulevard and West of Woodcrest Drive

Chairman Lewis opened the Public Hearing at 6:04 p.m.

DPW Trice briefly explained the updated application, plans, and development agreement for the Villas of Willow Creek and proceeded by introducing Jerry Sylo, the developers' representative.

Jerry Sylo explained the details of this project with a power point presentation.

Three visitors from the audience, Marilyn Tolbert, Trey Gordon, and Carmen Drake made personal statements following the presentation.

Chairman Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve this development plan and a change in zoning on 20.86 acres out of tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, from multi-family (MF1) and neighborhood commercial (NC) to a planned development (PD). Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(6) **PZ 0821-02 PUBLIC HEARING**
Consideration and Action Regarding a Request for Approval of a Specific Use Permit to be Allowed to Operate a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw

Chairman Lewis opened the Public Hearing at 6:36 p.m.

DPW Trice briefly explained this request and introduced the applicant, Sultan Mohmand.

Sultan Mohmand briefly explained the details of the proposed cigar shop and answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:39 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the specific use permit to allow the operation of a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(7) PZ 0821-03 PUBLIC HEARING
Consideration and Action Regarding an Amendment to the Zoning Ordinance (No. 2002-04), Amending Section 5-1 of Article 5 to Provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial (CC), Neighborhood Commercial (NC), and Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a Definition for "Special Event Venue"

Chairman Lewis opened the Public Hearing at 6:41 p.m.

DPW Trice briefly explained that this amendment was requested by the applicant to allow the usage of a special event venue which was not permitted nor mentioned in the City's current use table. He answered questions from the members.

Member Lewis closed the Public Hearing at 6:44 p.m.

A motion was made by Vice Chairman Haney with a second by Alternate Member Wooten to recommend that the City Council approve the amendment to the zoning ordinance, Section 5-1 Of Article 5. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(9) Staff Report

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

B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

Chairman Lewis declared the meeting of August 10, 2021 closed at 6:50 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Management Analyst and
Acting Recording Secretary

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021- 19

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 SPECIAL EVENT VENUES ARE PERMITTED BY SPECIAL USE PERMIT IN COMMUNITY COMMERCIAL, NEIGHBORHOOD COMMERCIAL AND LIGHT INDUSTRIAL ZONING DISTRICTS; AMENDING SECTION 12-2, TO PROVIDE A DEFINITION FOR SPECIAL EVENT VENUES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

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

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2.12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall 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 16th day of August, 2021.

_____
TODD FLIPPO, MAYOR

ATTEST:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____
BRYN MEREDITH, CITY ATTORNEY

City of Saginaw

Meeting Date: 8/16/2021

Agenda Items: (13)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
PUBLIC HEARING - Consideration and Action regarding a Request for a Development Plan and Change in Zoning on 20.86 Acres out of Tract 2H3 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. (Villas at Willow Creek) (Ordinance No. 2021-20)

BACKGROUND/DISCUSSION:
This item is a new application from the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

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

On May 11, 2021, the Planning and Zoning Commission considered a previous proposal for a Planned Development (PD) for the Villas at Willow Creek 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.

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 regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

- 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.
- 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.

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.

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 recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant’s request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to

the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.
- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.
- The extension of of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.
- The City will waive building permit fees within the development up to $10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

The Planning and Zoning Commission considered the request at its August 10, 2021 meeting and unanimously recommended approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
The Planning and Zoning Commission voted unanimously to recommend approval of the amendment to the 2016 Comprehensive Plan Final Development Plan and to change zoning from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development (PD) for The Villas at Willow Creek development as described.

ATTACHMENTS:

Description

P&Z Item for Villas at Willow Creek
P&Z Packet 8-10-21
Letter from EMSISD
Traffic Generation Memo from KHA
Email Text from Saginaw Fire Chief

P&Z Minutes 8-10-21
Ordinance 2021-20
Ordinance 2021-20 Exhibit A
Ordinance 2021-20 Exhibit B
Ordinance 2021-20 Exhibit C
Ordinance 2021-20 Exhibit D
Ordinance 2021-20 Exhibit D-1

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

DATE: August 10, 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 a Development Plan and Change in Zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at the south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek)

Planned Development – Villas at Willow Creek

This item is a new application form the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

Owner: Lorin Boswell, Jr. Enterprises, LLC
Applicant: HHS Residential, LLC
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Background

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- 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.

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 regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

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- 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.

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.

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 recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant's request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.

- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.

- The extension of of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.

- The City will waive building permit fees within the development up to $10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

RECOMMENDATION:

Staff believes that the Planned Development is substantially complies with the requests communicated by the neighborhood and therefore recommends approval of the Villas of Willow Creek Planned Development with the provision that the fire sprinkler system and the fire sprinkler monitoring system be provided as approved by the Fire Department.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and HHS Residential, a Texas _____ (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on July 20, 2021 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Villas at Willow Creek (the "Project") consisting of approximately 20.8587 acres located in the City of Saginaw as more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and establishing minimum setbacks from adjacent preexisting development, abandoning an existing right-of-way, and a waiver of certain building permit fees; and

WHEREAS, as a primary inducement for entering into this Agreement, the Developer desires to develop the Property such that the adjacent property owners are satisfied with the Project and withdraw a pending written protest of more than 20% of owners of real property within 200 feet of the Property; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Parties' Obligations.

   a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.

   b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.

   c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

d. Perimeter Screening. The Developer agrees to install an eight foot (8") wood screening fence on the Property adjacent to the south and west property lines and an eight foot (8') masonry screening fence where homes back or side to a perimeter street prior to allowing the occupancy of any dwelling constructed on the Property.

e. Right-of-Way Abandonment. In consideration of the foregoing, the City agrees to abandon the right-of-way for that portion of Westwood Drive that extends north of the southern boundary line of the Property, which right-of-way was granted to the City, as more particularly depicted on "Exhibit D." Because the right-of-way was never constructed, the City agrees to abandon the right-of-way as a component of final plat approval for the Project.

f. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first $10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.

2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3. Termination. In the event Developer's pending zoning application, case #: PZ 0821-01 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.

5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM

DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.

8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

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

11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

HHS Residential

_____

_____

Attn: _____

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards shall be a covenant running with the land that is binding on each owner of the Property.

16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in Dolan v. City of Tigard, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Architectural Standards
Exhibit C	Development Plan
Exhibit D	Depiction of Right-of-Way

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

By: _____
Todd Flippo
Mayor, City of Saginaw

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 22nd day of July, 2021 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.

JANICE KAY ENGLAND
Notary Public
STATE OF TEXAS
ID# 3579005
My Comm. Exp. Dec. 04, 2024

_____
Notary Public, State of Texas

DEVELOPER:

HHS Residential

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the ____ day of _____ 2021 by _____, the _____ of HHS Residential, _____, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

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;

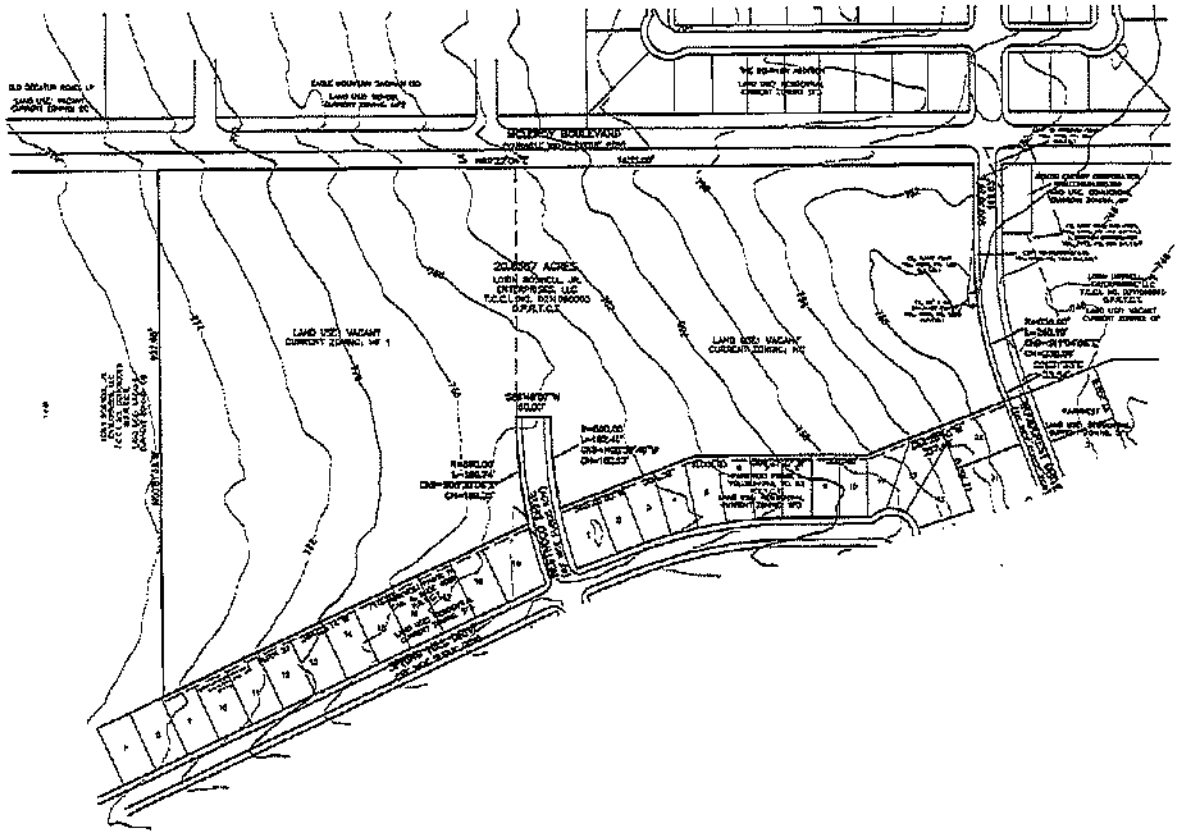
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being 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.



LEGAL DESCRIPTION

BEING a 20.8587 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1549, 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. D215100000, 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 1.230 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 13897, Page 2369, Deed Records, Tarrant County, Texas, same being in the intersection of the south right-of-way line of Scurry Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 50 foot 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°38'28" East, a distance of 670.03 feet to a 5/8 inch iron rod with a cap stamped "BROOKS 5027" set for the south northeast corner of the herein described tract, from which a 5/8 inch iron rod found for reference bears South 00°38'28" East, a distance of 0.82 feet;

Along said curve to the left, an arc length of 240.20 feet, and across a chord which bears South 13°04'08" East, a chord length of 230.86 feet to a 5/8 inch iron rod set;

South 21°33'33" West, a distance of 72.54 feet to a point for corner in the north lot corner of Lot 32, Block 23, Parkwest, Phase IV, an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-213, Page 42, Plat Records, Tarrant County, Texas (P.R.T.C.T.), from which a 1/2 inch iron rod found bears North 68°36'27" East, a distance of 0.82 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°36'27" West, a distance of 257.49 feet to an iron rod set; South 67°21'27"

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

South 67°36'27" West, a distance of 264.29 feet to a 5/8 inch 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 foot 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 1030.00 feet;

THENCE along the said west right-of-way line, with said curve to the right, an arc length of 122.42 feet, and across a chord which bears North 03°31'48" West, a chord length of 122.33 feet to a 5/8 inch iron rod set;

THENCE South 07°47'07" West, along the north right-of-way line of said Westwood Drive, a distance of 65.00 feet to a 5/8 inch iron rod set at the beginning of a curve to the left having a radius of 965.00 feet;

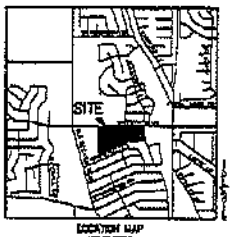
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 389.72 feet, and across a chord which bears South 03°39'06" East, a chord length of 387.25 feet to a 5/8 inch iron rod found at the north lot corner of Lot 28, Block 23, Parkwest, Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4585, P.R.T.C.T.;

THENCE South 64°25'14" 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 on at a total distance of 230.85 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 9, of said Block 23 (Parkwest Phase IV) bears South 64°25'14" West, a distance of 127.30 feet;

THENCE North 68°36'27" West, departing the said block line, over and across the said Boswell tract, a distance of 327.66 feet to an iron rod set on the south property line of the aforementioned 1.230 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.230 acre tract, and south property line being the said existing south right-of-way line of Scurry Boulevard, a distance of 1,420.68 feet to the POINT OF BEGINNING;

The hereinabove described tract of land contains a computed area of 20.8587 acres (908,609 square feet) of land, more or less.



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED, MEDIUM DENSITY



BOUNDARY EXHIBIT

VILLAS AT WILLOW CREEK

20.8587 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1549

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

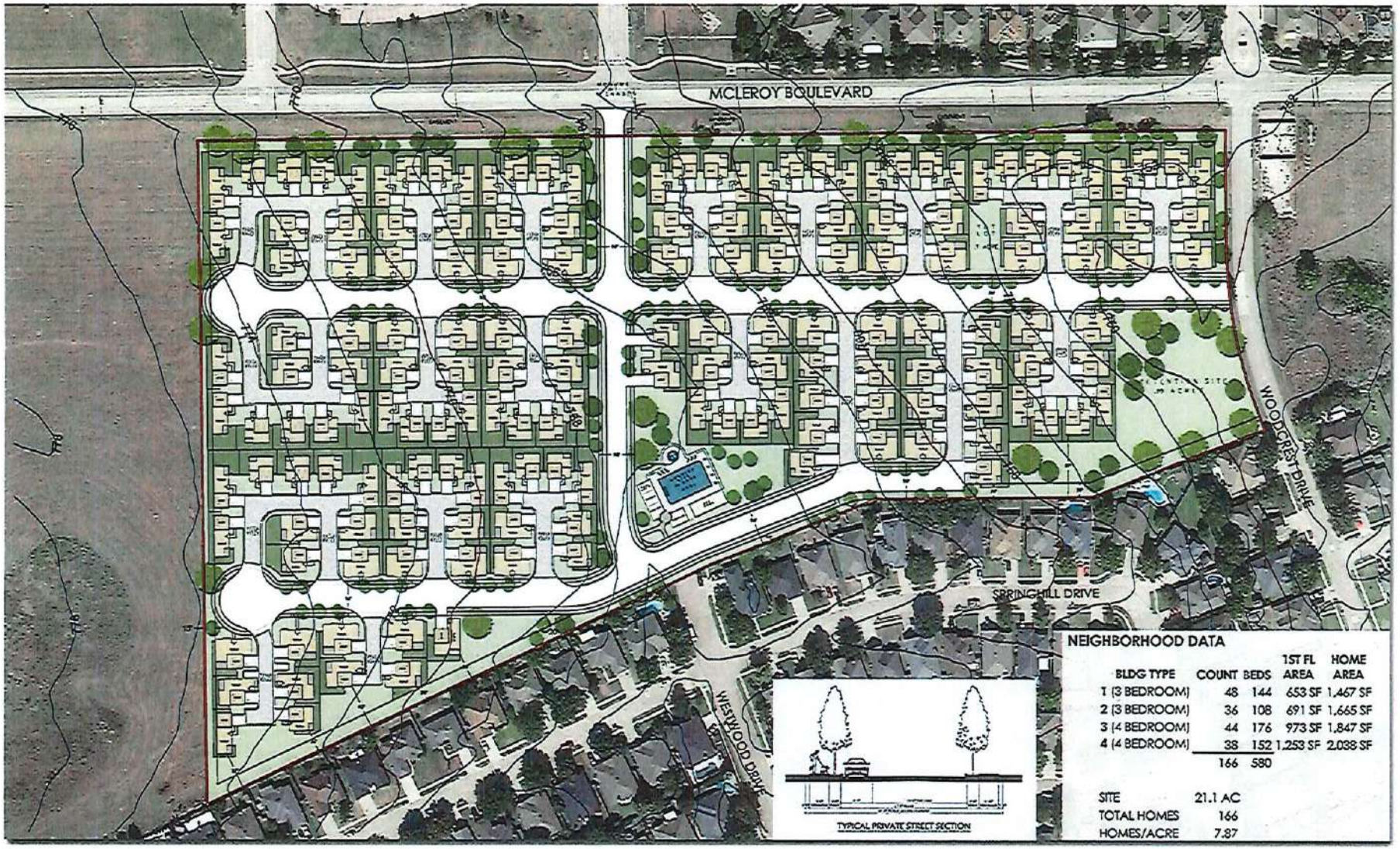
LORIN BOSWELL, JR ENTP LLC ETAL	OWNER
3121 Amherst Avenue Dallas, Texas 75225 Contact: Robert Kerpman	(347) 832-0031
MHS RESIDENTIAL, LLC	APPLICANT
5501 Democracy Drive, Suite 300 Plano, Texas 75024 Contact: Matt Mathes	(832) 332-7595
JBI PARTNERS, INC.	PLANNER/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo TBPE No. F-1406 TBPLS No. 10076800	(972) 248-7676

Submitted: May 4, 2021
Submitted: January 8, 2021

Exhibit B
Architectural Standards

Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

Exhibit C
Development Plan



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

0 30 60 120 N JULY 14, 2023
1"=60' HMR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

JBI PARTNERS

Exhibit D
Depiction of Right-of-Way

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Saginaw, Tarrant County, being a part of the Alexander F. Allbright Survey, abstract number 1849, and being a part of Westwood Drive, a 60 foot wide right-of-way dedicated by Parkwest Phase II plat an addition to The City of Saginaw as recorded in Volume 388-213 Page 62, Plat Records Tarrant County, Texas and being further described as follows:

BEGINNING at a point for corner at the Northeast corner of said Westwood Drive right-of-way;

THENCE Southeasterly, 162.41 feet along the east right-of-way line of said Westwood Drive following a curve to the left having a central angle of 11 degrees 37 minutes 54 seconds, a radius of 800.00 feet a tangent of 81.48 feet and whose chord bears South 05 degrees 59 minutes 49 seconds East, 162.13 feet to a point for corner at the northwest corner of Lot 1, Block 23 of said Parkwest Phase II plat;

THENCE South 63 degrees 59 minutes 16 seconds West, 61.75 feet to a point for corner, said point being in the west right-of-way line of said Westwood Drive, said point also being in the northeast corner of Lot 19, Block 27 Parkwest Phase IV, an addition to The City of Saginaw as recorded in Cabinet A, Slide 4080, Plat Records Tarrant County, Texas;

THENCE Northwesterly, 189.74 feet along the west right-of-way line of said Westwood Drive following a curve to the right having a central angle of 12 degrees 38 minutes 27 seconds, a radius of 860.00 feet, a tangent of 95.26 feet and whose chord bears North 06 degrees 30 minutes 06 seconds West, 189.35 feet to a point for corner, said point being the northwest corner of said Westwood Drive right-of-way;

THENCE North 89 degrees 49 minutes 07 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 10,565 square feet or 0.243 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE	DRAWN	PROJECT	
	07/19/2021	drb	HHR005 ROW EXHIBIT	JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-436
TBPLS No. 10076000

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 2 OF 2

N

1"=100'

LORIN BOSWELL, JR.
ENTERPRISES, LLC
T.C.C.I. NO. D211060065
O.P.R.T.C.T.

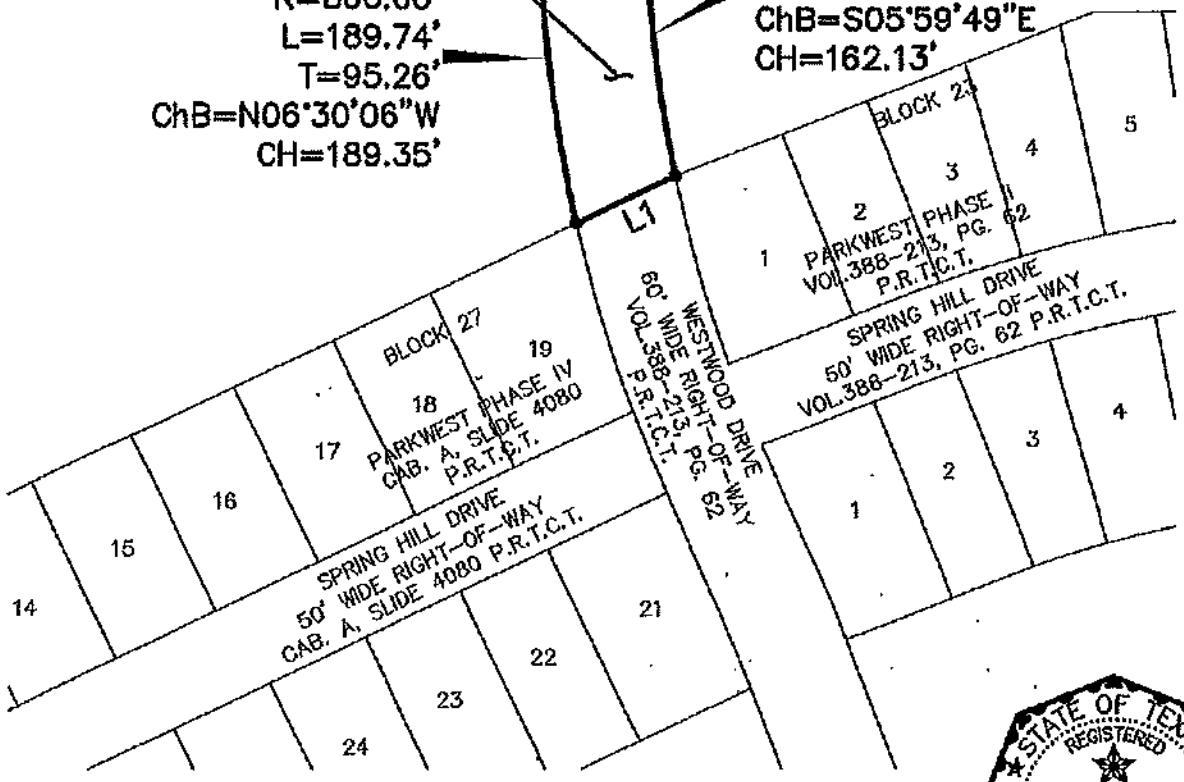
LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°59'16"W	61.75'
L2	N89°49'07"E	60.00'

A PORTION OF WESTWOOD DRIVE
60' WIDE RIGHT-OF-WAY
VOL.388-213, PG. 62 P.R.T.C.T.
RIGHT-OF-WAY ABANDONMENT
10,565 S.F./0.243 ACRES

P.O.B.

Δ=11°37'54"
R=800.00'
L=162.41'
T=81.48'
ChB=S05°59'49"E
CH=162.13'

Δ=12°38'27"
R=860.00'
L=189.74'
T=95.26'
ChB=N06°30'06"W
CH=189.35'



STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

LEGEND

POB **POINT OF BEGINNING**
SF **SQUARE FEET**

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JULY 19, 2021

SCALE:	DATE	DRAWN	PROJECT
1" = 100'	07/19/2021	drb	HHR005 ROW EXHIBIT

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

A. Uses
    1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
    2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.

Classified

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classifieds.star.telegram.com

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817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157 -

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Sellstoragesauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneka Gillis: misc. items. Elizabeth Kisha: misc. items.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034565
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets & Animals | Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix-Small black/brown guard dog, $250, **817-938-1071**

AUST. SHEP TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 BILLS PAID! $100 DEP $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK - Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firstatepmgt.com

Room for rent between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO - 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning Services

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Masonry & Brick Work

BRICK, STONE MASONRY AMJ Masonry – Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

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Over 40yr exp. Call 817-641-7869 or 469-831-3907

Buildings
30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale
2301 Stadium Dr. TCU area,
Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P
5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Miscellaneous

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARINGS

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day of August 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 30, 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.

If you have any questions you may call me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

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

July 29, 2021

NOTICE OF PUBLIC HEARINGS

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FOR THE "VILLAS OF WILLOW CREEK"

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Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day of August 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 30, 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.

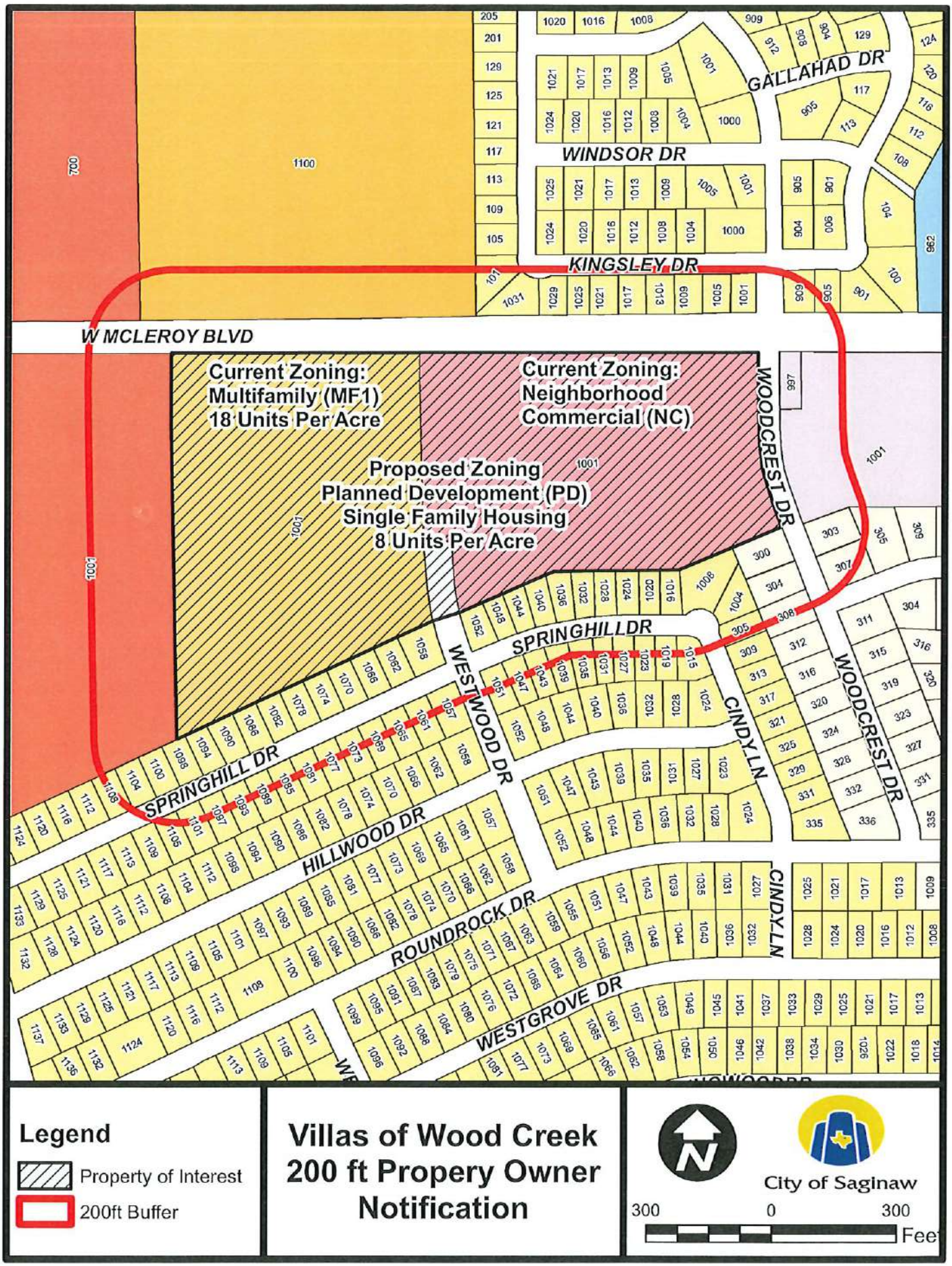
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449 or me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


Current Zoning:
Multifamily (MF1)
18 Units Per Acre
Current Zoning:
Neighborhood
Commercial (NC)
Proposed Zoning
Planned Development (PD)
Single Family Housing
8 Units Per Acre
W MCLEROY BLVD
KINGSLEY DR
GALLAHAD DR
WINDSOR DR
WOODCREST DR
SPRINGHILL DR
SPRINGHILLDR
WESTWOOD DR
HILLWOOD DR
ROUNDROCK DR
WESTGROVE DR
CINDY LN
Legend
Property of Interest
200ft Buffer
Villas of Wood Creek
200 ft Propery Owner
Notification
City of Saginaw
300
0
300
Fee

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-01 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request 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

_____

_____

_____

_____

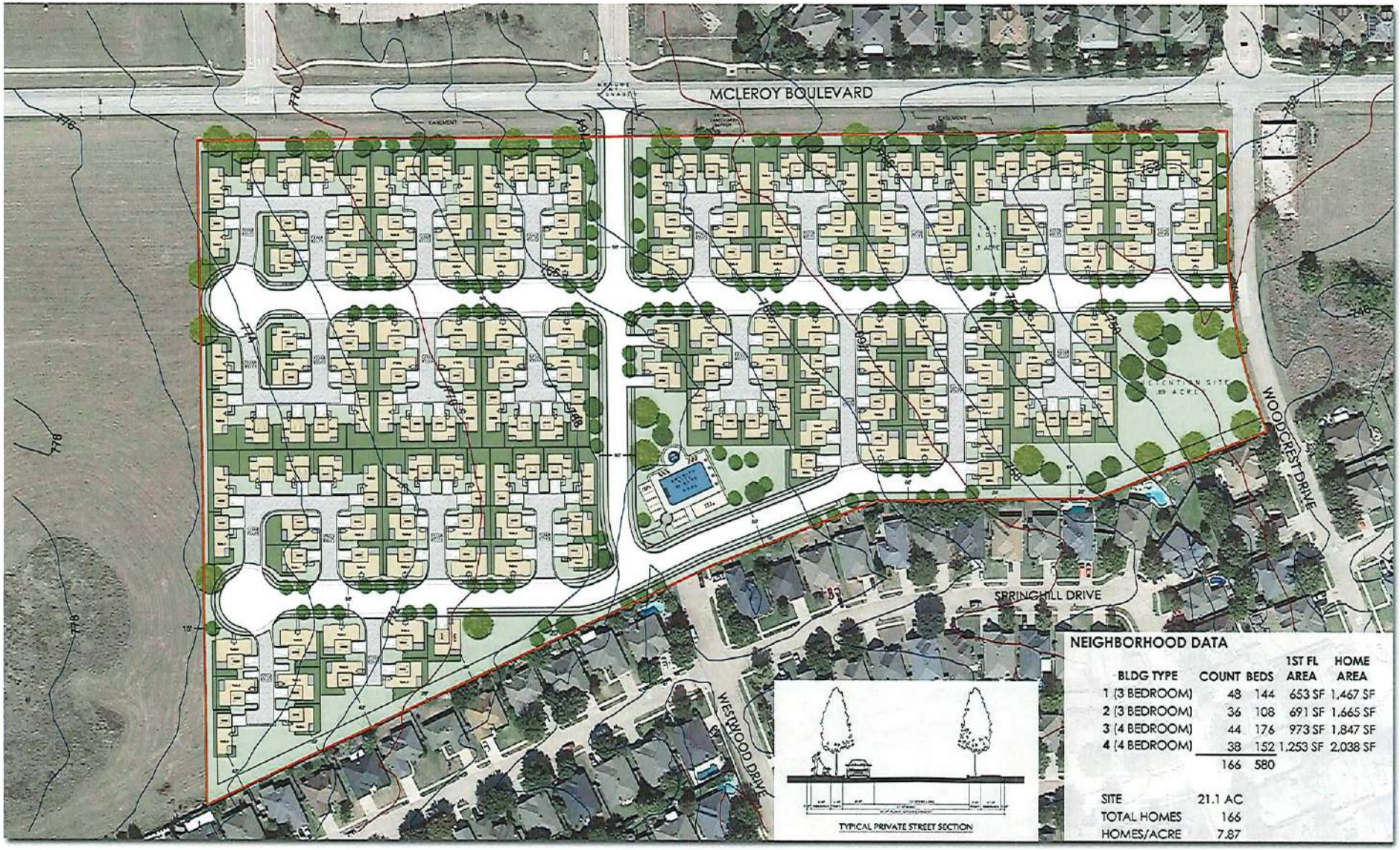
_____

_____

_____

_____

_____



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

0 30 60 120 N
1"=60'

JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

JBI PARTNERS

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

CASE NUMBER: PZ0821-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (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 Allbright

(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) Representative Robert Karlmon Bricker, Cantu Real Estate on Behalf of the Bosshell & Gordon Family

OWNER'S ADDRESS: % 6525 Shoal Creek Road, Fort Worth, TX 76132

APPLICANT'S SIGNATURE: _____ 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: _____ DATE: 7-20-21 TIME: _____

FEE FOR APPLICATION: $1720.00 RECEIPT #: 179431

SUBMITTED INFORMATION REVIEWED BY: Staff, Tech Dept, Engineer -

PLANNING AND ZONING COMMISSION MEETING DATE: 8-10-21

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 8-16-2021

ACTION TAKEN: _____

VILLAS AT WILLOW CREEK PLAN DEVELOPMENT

HHS Residential initiated discussions with the Saginaw staff in mid-January 2021 regarding the Villas at Willow Creek neighborhood.

The collaboration with the city resulted in a concept plan which was initially seen by the Planning and Zoning Commission at their May 11, 2021 meeting. During the meeting, it was very apparent the neighboring homeowners had concerns regarding the concept plan. As such, the Commission requested that HHS Residential work with the neighbors to address their concerns. Since then, two neighborhood meetings have taken place (May 19th and June 30th). Between those two meetings, the Planning and Zoning Commission had a second public hearing regarding the development.

Since the initial meeting in January, HHR Residential has worked collaboratively with the Saginaw staff and the neighbors to develop a design for the neighborhood which addresses concerns raised by all parties, while allowing for a financially feasible development. That plan (Dated July 16, 2021) is included in this information packet.

Below is a list of concerns raised by the neighbors and the action taken to amend the concept plan to address the concern.

NEIGHBORHOOD CONCERN WITH PROPOSED DESIGN	APPLICANT'S ACTION
1. Too many homes adjacent to the south property line.	1. Home count has been reduced from 12 to 4 within 40' of south property line.
2. Increase separation to 40' vs 20' along south property line.	2. 4 homes are between 20' and 38'. All others are farther than 40'.
3. The extension of Westwood Dr will encourage cut through traffic.	3. Westwood Dr does not extend through the property.
4. Eliminate the parking lot adjacent to the south property line.	4. The parking lot has been eliminated. Parking will be by the pool.
5. Provide screening between the villas and the south neighborhood.	5. A screening fence will be provided along the south property line.
6. The homes should have the same masonry content as other homes in the city.	6. The homes will meet the city's masonry requirements.
7. Rotate the pool to face the opposite direction.	7. The active area is oriented to the north. Rec building and fence will screen pool.
8. Establish a tree line along the greenways.	8. Trees will be planted throughout the neighborhood.
9. Provide a minimum 75% masonry on the homes to be compatible with the adjacent neighborhood.	9. It is anticipated the Development Agreement outlining this and other items will be adopted by the City Council at their July 20, 2021 meeting.

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, August 10, 2021
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** Regular Meeting and Public Hearing and On July 13, 2021	Chairman Lewis
(5)	**PZ 0821-01 PUBIC HEARING** **Consideration and Action Regarding a Request for Approval for A Development Plan and A Change In Zoning On 20.86 Acres Out Of Tracks 2H3 And 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) And Neighborhood Commercial (NC) To A Planned Development (PD) Located South Of West Mcleroy Boulevard And West Of Woodcrest Drive**	Matt McGhee HHS Residential
(6)	**PZ 0821-02 PUBLIC HEARING** **Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Smoke Shop At 128 North Saginaw Boulevard, Suite 100 In Saginaw**	Sultan Mohmand
(7)	**PZ 0821-03 PUBLIC HEARING** **Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 5-1 Of Article 5 To Provide That "Special Event Venues" Are permitted by Specific Use Permit (SUP) In Community Commercial (CC), Neighborhood Commercial (NC), And Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a definition for "Special Event Venue"**	Rick Trice, P. E. Public Works Director
(8)	**Staff Report**	Rick Trice, P. E. Public Works Director
A.	Discussion of Residential, Commercial and Industrial, and City Projects	
B.	Update Commission of City Council Action on Previous Cases	

(9) 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

(10) 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.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd 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 HEAING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JULY 13, 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
Chief Building Official		Larry Little
Management Analyst		Susy Victor-Trevino
Management Analyst		John Cervantes
Management Analyst		Kevin Pantoja
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Alternate Member	Alt. No. 2	Brent Wooten

Visitors at the Meeting:

None

(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, LaBruyere

(3) Audience participation

This item was bypassed.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on June 8, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes for June 8, 2021, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(5) PZ 0721-01
Consideration And Action Regarding Approval Of A Final Plat For Beltmill Parkway and Millstone Road Right-Of-Way

DPW Trice reviewed the information included in the members' packets.

A motion was made by Member LaBruyere with a second by Vice Chairman Haney to recommend that the city council the final plat for Beltmill Parkway and Millstone Road Right of Way, being 9.112 acres out of the B Thomas Survey, Abstract No. 1497. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(6) PZ 0721-02
Consideration And Action Regarding Approval Of A Final Plat For The Grand At Saginaw, Lot 1, Block B, Beltmill, Being 9.840 Acres In The B. Thomas Survey, Abstract No. 1497, City Of Saginaw

DPW Trice reviewed the information the members received in their packets regarding this plat. He reminded them that the Commission recommended approval and the City Council approved a site plan for this project in April of this year.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the final plat for Grand at Saginaw, Lot 1, Block 1. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(7) PZ 0721-03 PUBLIC HEARING
Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 8-17 Of Article 8 "Supplemental District Regulations"; And Section 12-2 Of Article

12 "Definitions"; Providing A Deadline Compliance With The Regulations Set Forth Herein, Amending The Definitions Of Extended-Stay Hotel And Hotel/Motel

Chairman Lewis opened the Public Hearing at 6:16 p.m.

DPW Trice briefly explained this amendment and introduced Management Analysts Susy Victor-Trevino and John Cervantes.

Susy and John explained the details of this amendment with a power point presentation. They answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:31 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve this amendment to the Zoning Ordinance, Section 8-17 and 12-2 setting regulation and a definition for extended stay hotel/motel. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(8) PZ 0721-04 PUBLIC HEARING
Consideration And Action Regarding And Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 7-2, Carport Overlay District

Chairman Lewis opened the Public Hearing at 6:32 p.m.

DPW Trice reviewed the information furnished in the members' packets and explained that this amendment was requested by the multifamily developers to allow covered parking in Multi-Family Zoning Districts.

Member Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the amendment to the zoning ordinance, Section 7-2 Carport Overlay District. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(9) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

Chairman Lewis declared the meeting of July 13, 2021 closed at 6:43 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

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

DATE: August 10, 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 a Development Plan and Change in Zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at the south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek)

Planned Development – Villas at Willow Creek

This item is a new application form the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

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

On May 11, 2021, the Planning and Zoning Commission considered a previous proposal for a Planned Development (PD) for the Villas at Willow Creek 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.

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 regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

- 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.

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.

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 recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant's request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.

- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.

- The extension of of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.

- The City will waive building permit fees within the development up to $10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

RECOMMENDATION:

Staff believes that the Planned Development is substantially complies with the requests communicated by the neighborhood and therefore recommends approval of the Villas of Willow Creek Planned Development with the provision that the fire sprinkler system and the fire sprinkler monitoring system be provided as approved by the Fire Department.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and HHS Residential, a Texas _____ (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on July 20, 2021 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Villas at Willow Creek (the "Project") consisting of approximately 20.8587 acres located in the City of Saginaw as more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and establishing minimum setbacks from adjacent preexisting development, abandoning an existing right-of-way, and a waiver of certain building permit fees; and

WHEREAS, as a primary inducement for entering into this Agreement, the Developer desires to develop the Property such that the adjacent property owners are satisfied with the Project and withdraw a pending written protest of more than 20% of owners of real property within 200 feet of the Property; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Parties' Obligations.

   a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.

   b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.

   c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

d. Perimeter Screening. The Developer agrees to install an eight foot (8") wood screening fence on the Property adjacent to the south and west property lines and an eight foot (8') masonry screening fence where homes back or side to a perimeter street prior to allowing the occupancy of any dwelling constructed on the Property.

e. Right-of-Way Abandonment. In consideration of the foregoing, the City agrees to abandon the right-of-way for that portion of Westwood Drive that extends north of the southern boundary line of the Property, which right-of-way was granted to the City, as more particularly depicted on "Exhibit D." Because the right-of-way was never constructed, the City agrees to abandon the right-of-way as a component of final plat approval for the Project.

f. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first $10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.

2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3. Termination. In the event Developer's pending zoning application, case #: PZ 0821-01 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.

5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM

DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.

8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

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

11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

HHS Residential

_____

_____

Attn: _____

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards shall be a covenant running with the land that is binding on each owner of the Property.

16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in Dolan v. City of Tigard, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit A Legal Description of the Property
Exhibit B Architectural Standards
Exhibit C Development Plan
Exhibit D Depiction of Right-of-Way

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

By: _____
Todd Flippo
Mayor, City of Saginaw

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 22nd day of July, 2021 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.

JANICE KAY ENGLAND
Notary Public
STATE OF TEXAS
ID# 3579005
My Comm. Exp. Dec. 04, 2024

_____
Notary Public, State of Texas

DEVELOPER:

HHS Residential

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the ____ day of _____ 2021 by _____, the _____ of HHS Residential, _____, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

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;

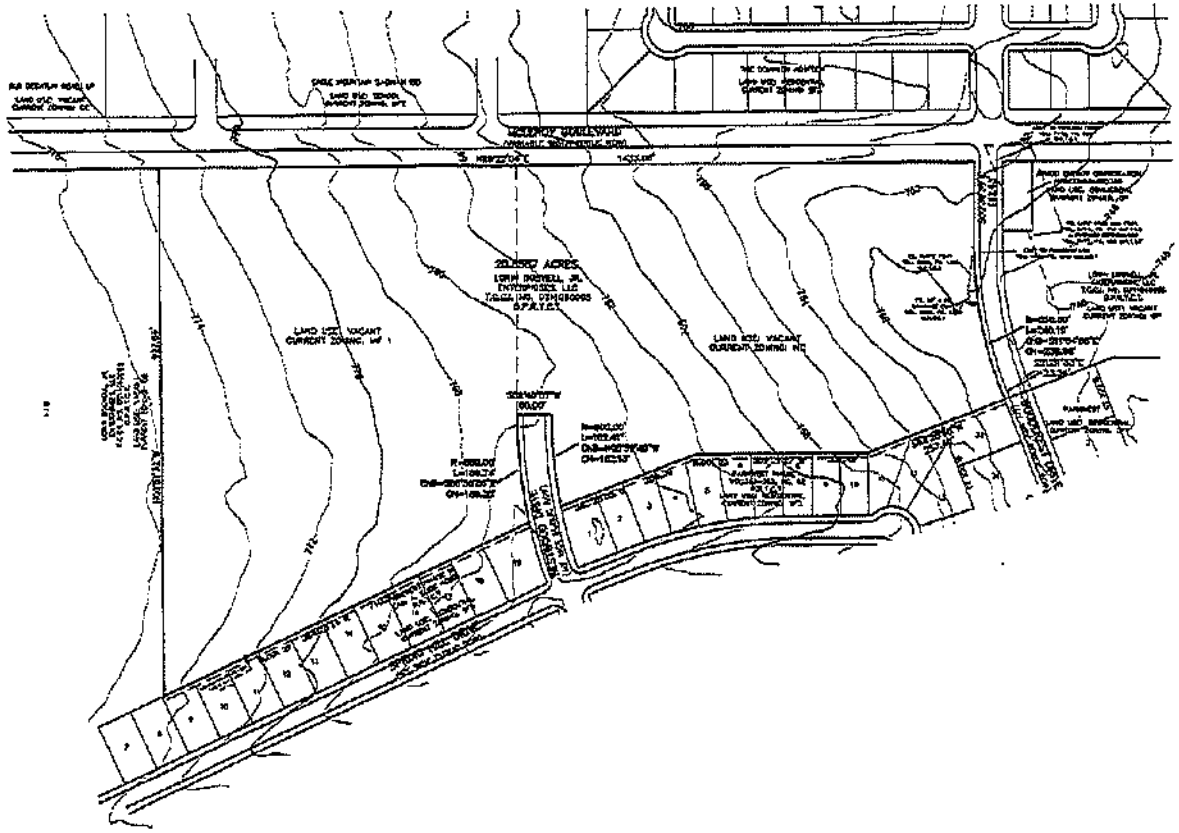
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being 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.



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. D213247005, 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 1.252 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 13997, Page 1569, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of Gateway Boulevard (variable width public right-of-way) with the west right-of-way line of Wentworth Drive (being a 50 foot wide public right-of-way at this point);

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

South 00°37'56" East, a distance of 1432.06 feet to a 5/8 inch iron rod with a cap stamped "SPOON DFW 2002" set (from which an ell found for ell in iron rod set) at the beginning of a non-tangent left having a radius of 650.00 feet;

Along said curve to the left, an arc length of 240.39 feet, the same a chord which bears South 12°09'38" East, a chord length of 239.04 feet, to an iron rod set;

South 21°51'20" East, a distance of 22.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase IC 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°21'27" East, a distance of 0.01 feet;

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

South 68°38'07" West, a distance of 227.48 feet to an iron rod set; South 67°23'27"

West, a distance of 302.69 feet to an iron rod set;

South 68°38'51" West, a distance of 254.28 feet to an iron rod set at the south west lot corner of Lot 2, of said Block 23, same being on the east right-of-way line of Yosemite Drive (being a 50 foot wide public right-of-way, as dedicated by the said plat of Parkwest Phase IC), and being at the beginning of a curve to the right having a radius of 600.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 302.63 feet, and across a chord which bears North 09°28'48" West, a chord length of 299.33 feet to an iron rod set;

THENCE South 80°45'07" West, along the north right-of-way line of said Wentwood Drive, a distance of 49.83 feet to an iron rod set at the beginning of a curve to the left having a radius of 650.00 feet;

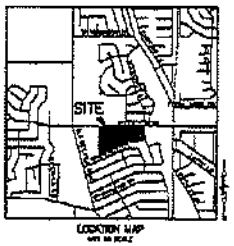
THENCE along the west of the northeast line of said Wentwood Drive, with said curve to the left, an arc length of 106.74 feet, and across a chord which bears North 85°36'04" East, a chord length of 106.62 feet to a 5/8 inch iron rod found at the north lot corner of Lot 28, Block 23, Parkwest Phase IC, being an Addition to the said City and State, according to plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South 68°38'51" West, along the northwest block line of said Block 23, Parkwest Phase IC, at a distance of 215.85 feet, passing a 1/2 inch iron rod found, and continuing for a total distance of 300.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 2, of said Block 23 (Parkwest Phase IC) bears South 68°38'51" West, a distance of 107.22 feet;

THENCE North 00°37'56" West, crossing 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 1.252 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.252 acre tract, said south property line being the said existing south right-of-way line of Medway Boulevard, a distance of 1,432.06 feet to the POINT OF BEGINNING.

The hereinabove described tract of land as shown is comprised of 20.8587 acres (908,809 square feet) of land, more or less.



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED, MEDIUM DENSITY



BOUNDARY EXHIBIT

VILLAS AT WILLOW CREEK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

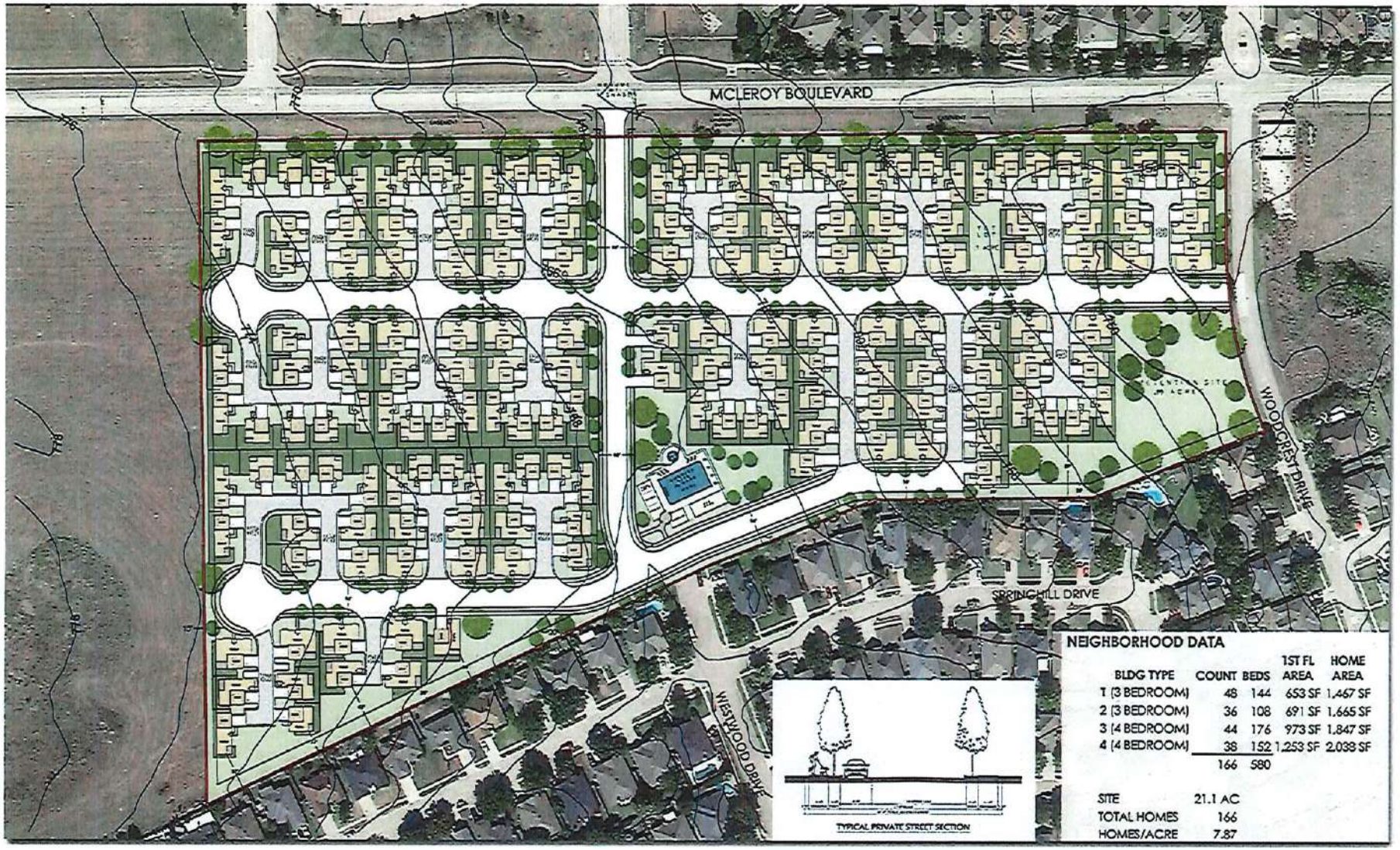
LORIN BOSWELL, JR ENTP, LLC ETAL	OWNER
3121 Amherst Avenue Dallas, Texas 75225 Contact: Robert Kempner	(817) 832-9031
NHS RESIDENTIAL, LLC	APPLICANT
5601 Democracy Drive, Suite 300 Plano, Texas 75024 Contact: Matt McGhee	(832) 326-7585
JBI PARTNERS, INC.	PLANNER/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Syla TBPE No. F-438 TBPLS No. 10076900	(972) 248-7676

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

Exhibit B
Architectural Standards

Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

Exhibit C
Development Plan



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	2,033 SF
	166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

0 30 60 120 N 1"=60' JULY 14, 2023 10HR005

VILLAS AT WILLOW CREEK

EXHIBIT C

DEVELOPMENT PLAN

SAGINAW, TEXAS

JBI PARTNERS

Exhibit D
Depiction of Right-of-Way

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Saginaw, Tarrant County, being a part of the Alexander F. Allbright Survey, abstract number 1849, and being a part of Westwood Drive, a 60 foot wide right-of-way dedicated by Parkwest Phase II plat an addition to The City of Saginaw as recorded in Volume 388-213 Page 62, Plat Records Tarrant County, Texas and being further described as follows:

BEGINNING at a point for corner at the Northeast corner of said Westwood Drive right-of-way;

THENCE Southeasterly, 162.41 feet along the east right-of-way line of said Westwood Drive following a curve to the left having a central angle of 11 degrees 37 minutes 54 seconds, a radius of 800.00 feet a tangent of 81.48 feet and whose chord bears South 05 degrees 59 minutes 49 seconds East, 162.13 feet to a point for corner at the northwest corner of Lot 1, Block 23 of said Parkwest Phase II plat;

THENCE South 63 degrees 59 minutes 16 seconds West, 61.75 feet to a point for corner, said point being in the west right-of-way line of said Westwood Drive, said point also being in the northeast corner of Lot 19, Block 27 Parkwest Phase IV, an addition to The City of Saginaw as recorded in Cabinet A, Slide 4080, Plat Records Tarrant County, Texas;

THENCE Northwesterly, 189.74 feet along the west right-of-way line of said Westwood Drive following a curve to the right having a central angle of 12 degrees 38 minutes 27 seconds, a radius of 860.00 feet, a tangent of 95.26 feet and whose chord bears North 06 degrees 30 minutes 06 seconds West, 189.35 feet to a point for corner, said point being the northwest corner of said Westwood Drive right-of-way;

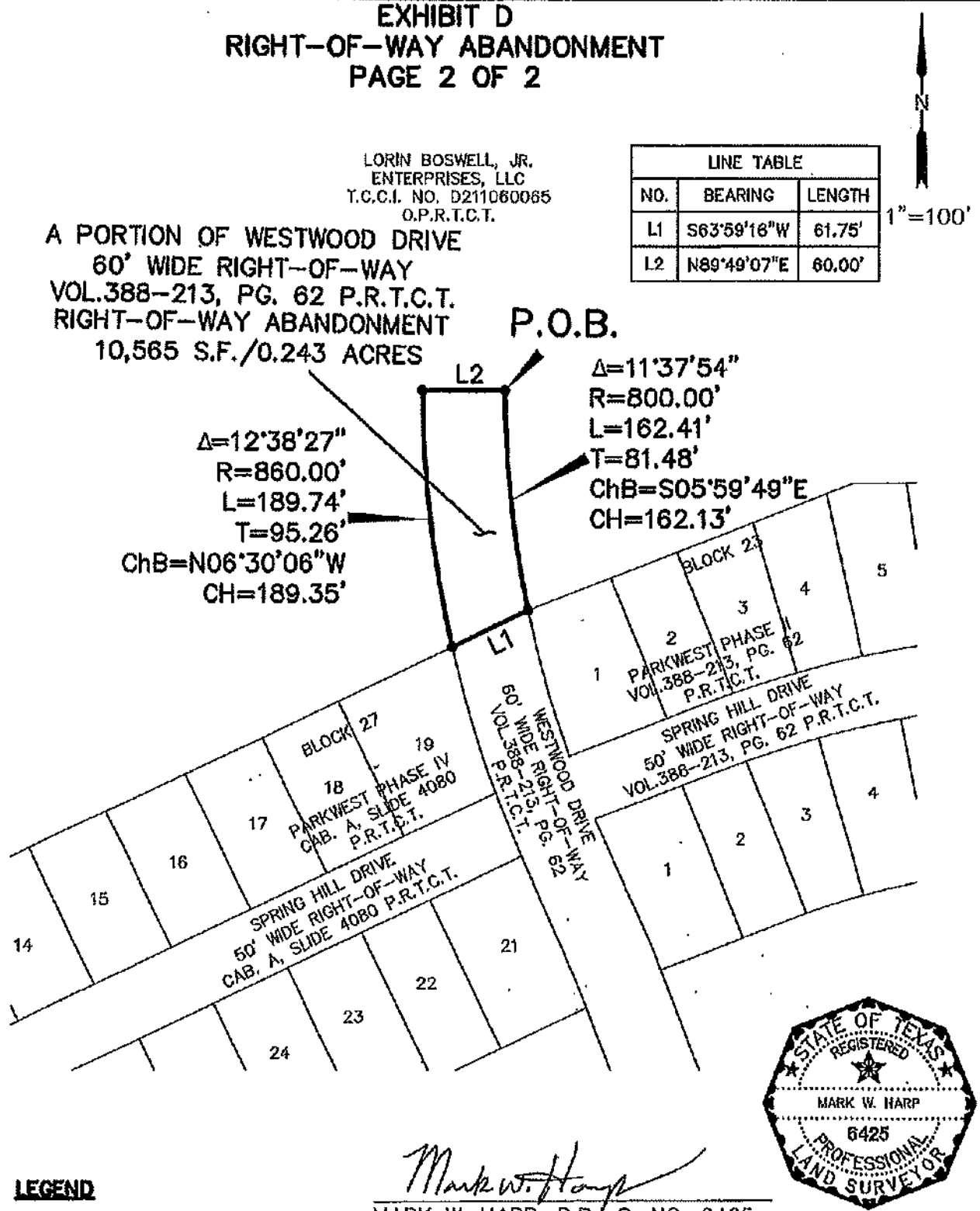
THENCE North 89 degrees 49 minutes 07 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 10,565 square feet or 0.243 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE	DRAWN	PROJECT	
	07/19/2021	drb	HHR005 ROW EXHIBIT	JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 2 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°59'16"W	61.75'
L2	N89°49'07"E	60.00'

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

LEGEND

POB **POINT OF BEGINNING**

SF **SQUARE FEET**

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JULY 19, 2021

SCALE:	DATE	DRAWN	PROJECT
1" = 100'	07/19/2021	drb	HHR005 ROW EXHIBIT

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.240.7676
TBPE No. F-488
TBPLS No. 10076000

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

A. Uses
    1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
    2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com



Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStorageAuction.com
Shaneka Gillis: misc. Items. Elizabeth Kisha: misc. Items.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034655
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.66 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F. Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets & Animals

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos - old, - all shots, dewormed, $600 817-525-0432

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, 817-938-1671

AUST. SHEP. TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7970, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepmgt.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning & Janitorial Services

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Kitchen & Bathroom Improvements

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-8747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-541-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday–Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARINGS

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day of August 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 30, 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.

If you have any questions you may call me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

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

July 29, 2021

NOTICE OF PUBLIC HEARINGS

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FOR THE "VILLAS OF WILLOW CREEK"

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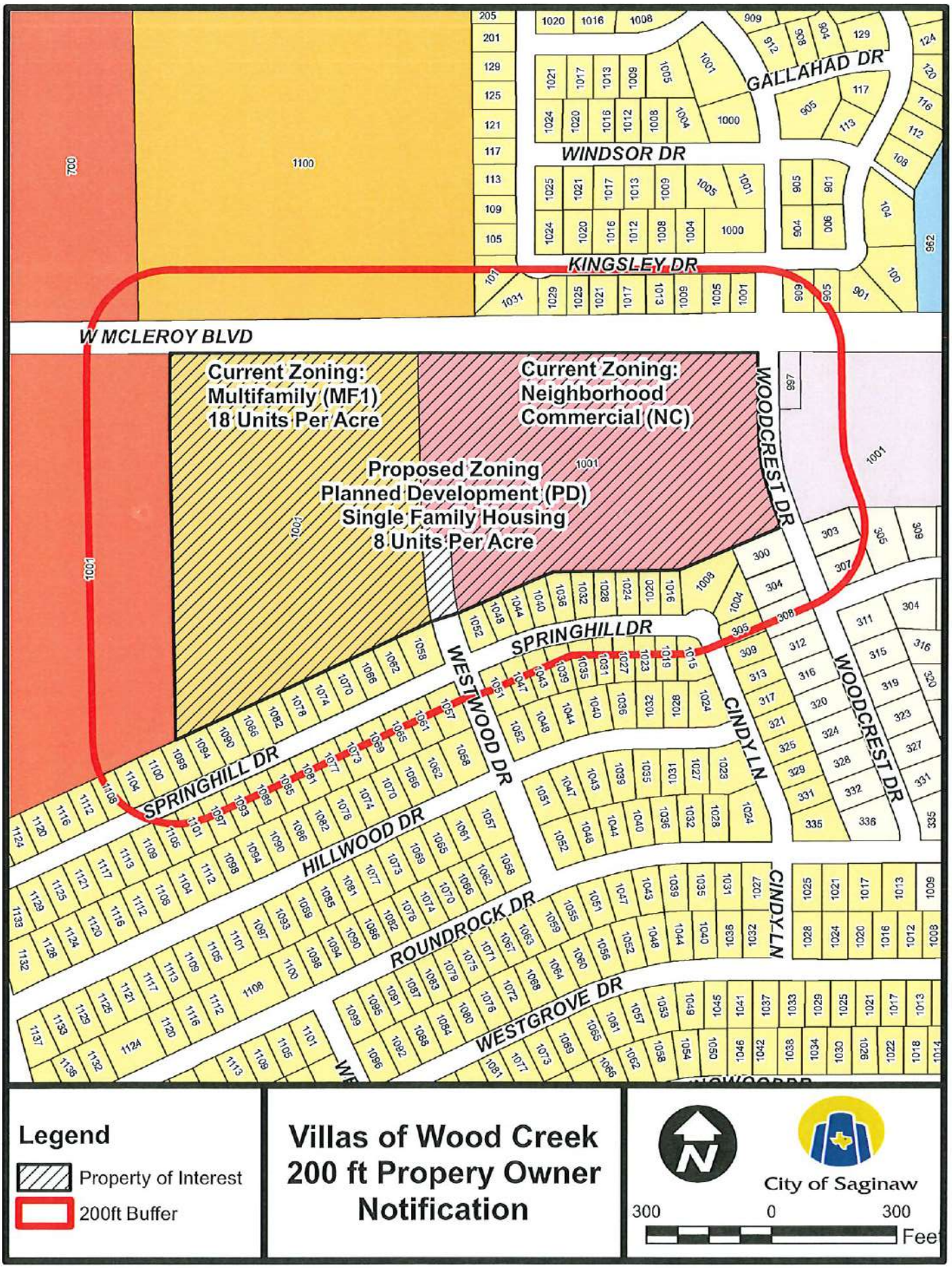
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449 or me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


Current Zoning:
Multifamily (MF1)
18 Units Per Acre
Current Zoning:
Neighborhood
Commercial (NC)
Proposed Zoning
Planned Development (PD)
Single Family Housing
8 Units Per Acre
W MCLEROY BLVD
KINGSLEY DR
GALLAHAD DR
WINDSOR DR
WOODCREST DR
SPRINGHILLDR
SPRINGHILL DR
WESTWOOD DR
CINDY LN
HILLWOOD DR
ROUNDROCK DR
WESTGROVE DR
Legend
Property of Interest
200ft Buffer
Villas of Wood Creek
200 ft Propery Owner
Notification
City of Saginaw
300
0
300
Fee

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-01 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request 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

_____

_____

_____

_____

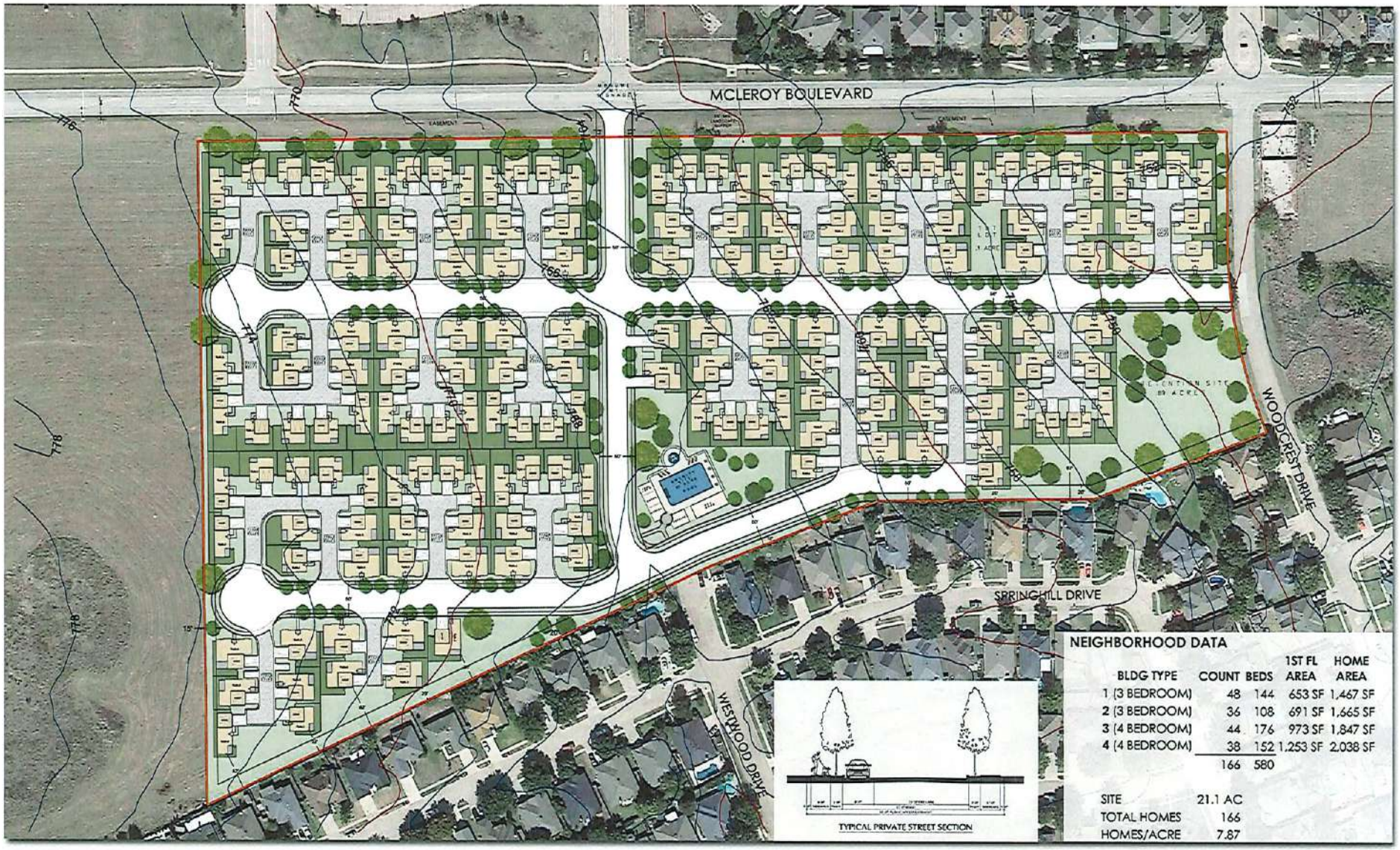
_____

_____

_____

_____

_____



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

0 30 60 120
1"=60'

N

JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

JBI PARTNERS

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

CASE NUMBER: PZ0821-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (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 Allbright

(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) Representative Robert Karpman, Broker, Cantu Real Estate On Behalf of the Bostwell & Gordon Family

OWNER'S ADDRESS: % 6525 Shoal Creek Road, Fort Worth, TX 76132

APPLICANT'S SIGNATURE: _____ 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: _____ DATE: 7-20-21 TIME: _____

FEE FOR APPLICATION: $1720.00 RECEIPT #: 179431

SUBMITTED INFORMATION REVIEWED BY: Staff, Fire Dept, Engineer -

PLANNING AND ZONING COMMISSION MEETING DATE: 8-10-21

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 8-16-2021

ACTION TAKEN: _____

VILLAS AT WILLOW CREEK PLAN DEVELOPMENT

HHS Residential initiated discussions with the Saginaw staff in mid-January 2021 regarding the Villas at Willow Creek neighborhood.

The collaboration with the city resulted in a concept plan which was initially seen by the Planning and Zoning Commission at their May 11, 2021 meeting. During the meeting, it was very apparent the neighboring homeowners had concerns regarding the concept plan. As such, the Commission requested that HHS Residential work with the neighbors to address their concerns. Since then, two neighborhood meetings have taken place (May 19th and June 30th). Between those two meetings, the Planning and Zoning Commission had a second public hearing regarding the development.

Since the initial meeting in January, HHR Residential has worked collaboratively with the Saginaw staff and the neighbors to develop a design for the neighborhood which addresses concerns raised by all parties, while allowing for a financially feasible development. That plan (Dated July 16, 2021) is included in this information packet.

Below is a list of concerns raised by the neighbors and the action taken to amend the concept plan to address the concern.

NEIGHBORHOOD CONCERN WITH PROPOSED DESIGN	APPLICANT'S ACTION
1. Too many homes adjacent to the south property line.	1. Home count has been reduced from 12 to 4 within 40' of south property line.
2. Increase separation to 40' vs 20' along south property line.	2. 4 homes are between 20' and 38'. All others are farther than 40'.
3. The extension of Westwood Dr will encourage cut through traffic.	3. Westwood Dr does not extend through the property.
4. Eliminate the parking lot adjacent to the south property line.	4. The parking lot has been eliminated. Parking will be by the pool.
5. Provide screening between the villas and the south neighborhood.	5. A screening fence will be provided along the south property line.
6. The homes should have the same masonry content as other homes in the city.	6. The homes will meet the city's masonry requirements.
7. Rotate the pool to face the opposite direction.	7. The active area is oriented to the north. Rec building and fence will screen pool.
8. Establish a tree line along the greenways.	8. Trees will be planted throughout the neighborhood.
9. Provide a minimum 75% masonry on the homes to be compatible with the adjacent neighborhood.	9. It is anticipated the Development Agreement outlining this and other items will be adopted by the City Council at their July 20, 2021 meeting.

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

DATE: August 10, 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 a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G.have been found to exist. The applicant has provided his response to the conditions for consideration.

If there are any questions, please let me know.

Classified

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classifieds.star.telegram.com

SELL YOUR STUFF FAST!
817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033698
Jul 22,29 2021

Public Notice
Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp
IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 – Tent Rental for Prairie Lights
*this is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS
Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 – Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.
All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.
A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IPL0033791
Jul 29 2021

Notice of Public Sale
Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Sellstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneka Gills: misc. Items. Elizabeth Kisha: misc. Items.
IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services
C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
IPL0034532
Jul 29 2021

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
IPL0034665
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Tract 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, 817-230-0500.
IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034608
Jul 29 2021

ORDINANCE NO. 3702
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1971**

AUST. SHEP TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 26th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, elf, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper
Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Masonry & Brick Work

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

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Carpet Repair & Re-Stretching

Over 40yr exp. Call 817-541-7866 or 469-831-3907

Buildings
30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING
Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale
2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P
5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Miscellaneous

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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

July 27, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

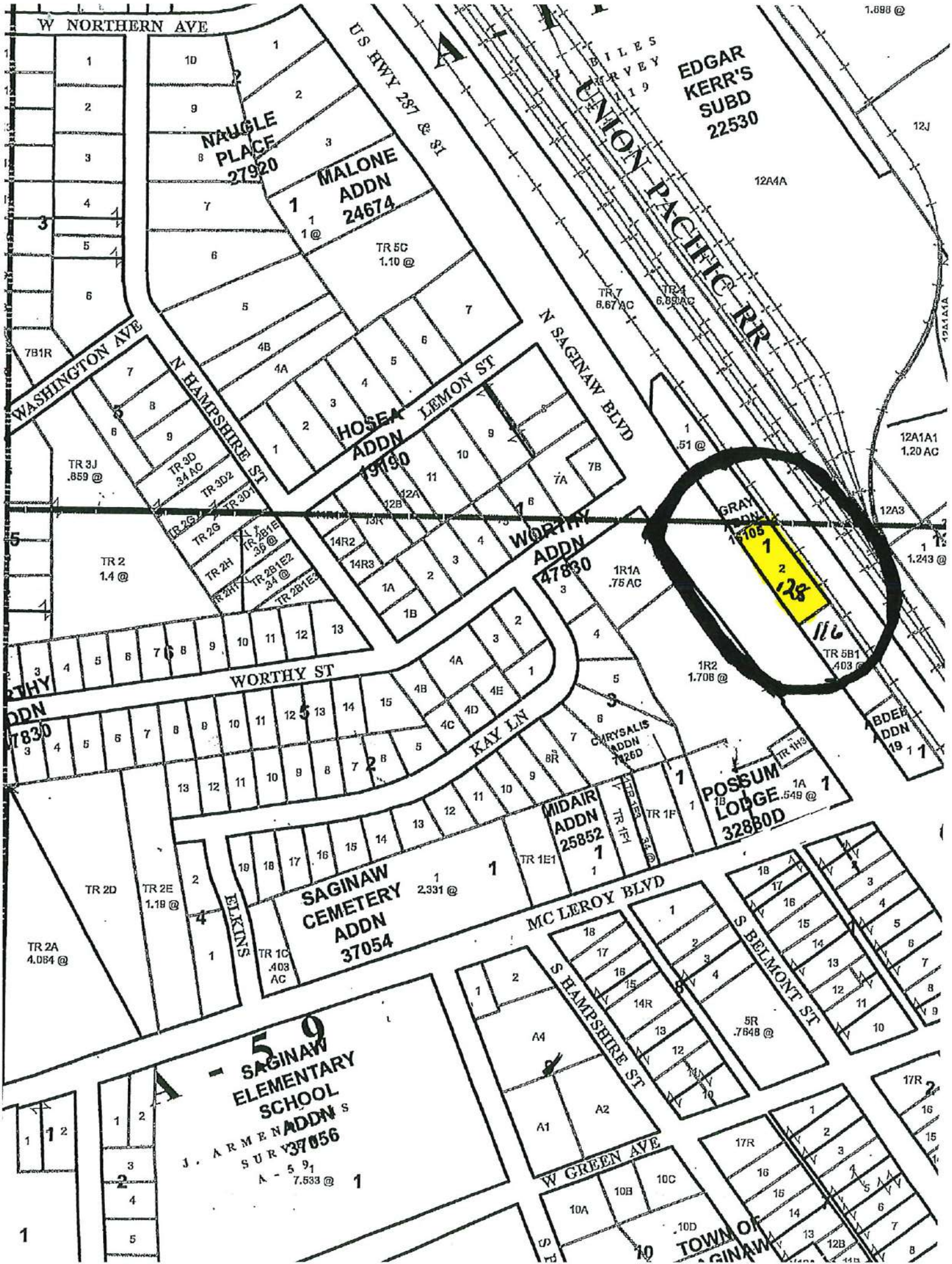
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


W NORTHERN AVE
US HWY 287 & 81
UNION PACIFIC RR
EDGAR KERR'S SUBD 22530
NAUGLE PLACE 27920
MALONE ADDN 24674
HOSEA ADDN 19790
LEMON ST
N SAGINAW BLVD
WASHINGTON AVE
N HAMPSHIRE ST
WORTHY ADDN 47830
GRAY ADDN 19105
WORTHY ST
KAY LN
CHRYSALIS ADDN 7126D
POSSUM LODGE 32880D
MIDAIR ADDN 25852
SAGINAW CEMETERY ADDN 37054
MC LEROY BLVD
ELKINS
S HAMPSHIRE ST
S BELMONT ST
W GREEN AVE
SAGINAW ELEMENTARY SCHOOL J. ARMEN ADDN SURV 37056
TOWN OF SAGINAW
TR 2 1.4 @
TR 2A 4.064 @
TR 2D
TR 2E 1.19 @
TR 1C .403 AC
TR 3J .859 @
TR 5C 1.10 @
TR 7 6.67 AC
TR 1 6.69 AC
TR 5B1 .403 @
1R1A .75 AC
1R2 1.706 @
5R .7648 @
12A4A
12A1A1 1.20 AC
12A3
12J
1.243 @
1.549 @
2.331 @
7.533 @
128
116

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-02 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop (Cigar Shop) at 128 N. Saginaw Boulevard, Suite 100 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

DocuSign Envelope ID: [illegible]

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 128 N SAGINAW BLVD SAGINAW TX 76179 #100

LEGAL DESCRIPTION: GRAY ADDITION-SAGINAW

LOT: 2 BLOCK: 1 ADDITION: GRAY ADDITION

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: RETAIL CC

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT

APPLICANT INFORMATION:

SULTAN MOHMAND	524 HUNTSMAN LN FORT WORTH TX 76131	817-395-7351
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

Kirk Bonds DocuSigned by: [illegible]	128 n saginaw blcd #100	817 232 1511
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

(Property Owner Signature)

III. AGENT INFORMATION:

Kevin Goodman DocuSigned by: Kevin Goodman	1340 S Main St, Suite 315, Grapevine, TX 76051	817-942-0476
AGENT	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☑ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL.

APPLICANT SIGNATURE

06/18/2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: RETAIL CIGAR SHOP (NO SMOKING ON PREMISES)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Our business will be a unique retail experience focusing on the sale of cigars, tobacco-related accessories, tobacco products, premium cigars, leaf tobacco. We are different from the typical "smoke shop" as a significant part of our business caters to an older demographic offering high end cigars all displayed inside a large walk-in humidor.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

7-12-2017
DATE RECEIVED

APPLICATION TAKEN BY

$750.00
FEE RECEIVED

179430
RECEIPT NUMBER

9-10-2021
P&Z MEETING DATE

CITY COUNCIL MEETING DATE

1) The proposed use complies with all the requirements of the zoning district (CC) in which the property is located.
2) The proposed use and location will offer a convenient location for residents to buy cigars and for the city to collect taxes as well as bring employment.
3) The benefits of the city gains from the proposed use outweigh the loss of or damage to any homes business natural resources, agricultural lands historical or cultural landmarks or sites wildlife habitats Parks or natural scenic or historical features of significance and outweigh the personal and economic cost of any disruption to the lives business and property of individuals affected by the proposed use.
4) Adequate utilities road access drainage and other necessary supporting facilities have been provided.
5) The design location and arrangement of all public and private Street driveways parking spaces entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or Jason developments.
6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7) As outlined in the side plan our location nature and height of building structure walls and fences are not out of scale with the neighborhood.
8) The proposed use will be compatible with and not dangerous to the use and enjoyment of neighboring property nor will it diminish or impair property values within the vicinity.
9) Adequate nuisance prevention measures are in place to prevent
10) Sufficient on-site lighting is provided for adequate safety of patrons employees and property and the lighting is adequately shielded and directed so as not to disturb or adversely affect neighboring properties
11) Our landscaping is sufficient and ensures Harmony and compatibility with adjacent properties.
12) The proposed operation is consistent with submitted plans and the benefits to the community outweigh the costs.
13) The proposed use is in accordance with the city of Saginaw comprehensive land use plan.

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040034593
AD NUMBER: 16105 1 2
CERTIFICATE NO : 83690217

DATE : 7/12/2021
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

PROPERTY DESCRIPTION
GRAY ADDITION-SAGINAW BLOCK 1
LOT 2

0000128 N SAGINAW BLVD
0.4037 ACRES

PROPERTY OWNER
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

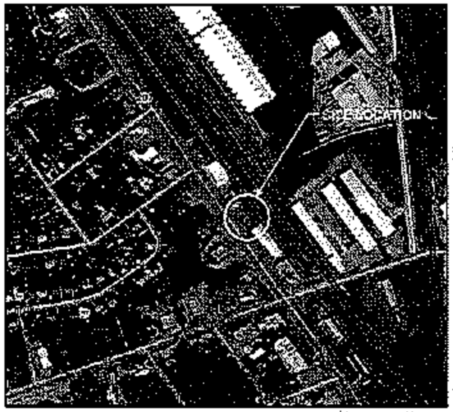
YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	$0.00
2020	Tarrant County	$0.00
2020	JPS HEALTH NETWORK	$0.00
2020	TARRANT COUNTY COLLEGE	$0.00
2020	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : KIRK D BONDS LLC
ACCOUNT NUMBER: 00040034593
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

M Pouty _____ Deputy



LOCATION MAP

KIRK BONDS BUILDING REMODEL

128 NORTH SAGINAW BOULEVARD
SAGINAW, TEXAS

LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

TOTAL FINISH-OUT	=	2,847 SQ.FT.
TOTAL AVAILABLE	=	7,467 SQ.FT.
TOTAL PORCH AREA	=	669 SQ.FT.
TOTAL A.U.R.	=	8,136 SQ.FT.

OCCUPANCY GROUP: B
CONSTRUCTION TYPE: STEEL & MASONRY
BUILDING HEIGHT: 1 STORY
OCCUPANT LOAD: 7,467 S.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTES:

1) THE PROJECT WILL INVOLVE THE REMODEL OF AN EXISTING COMMERCIAL BUILDING. EXISTING PARKING AND SITE WILL NOT BE AFFECTED. CITY WATER, GAS AND SANITARY SEWER ARE AVAILABLE.

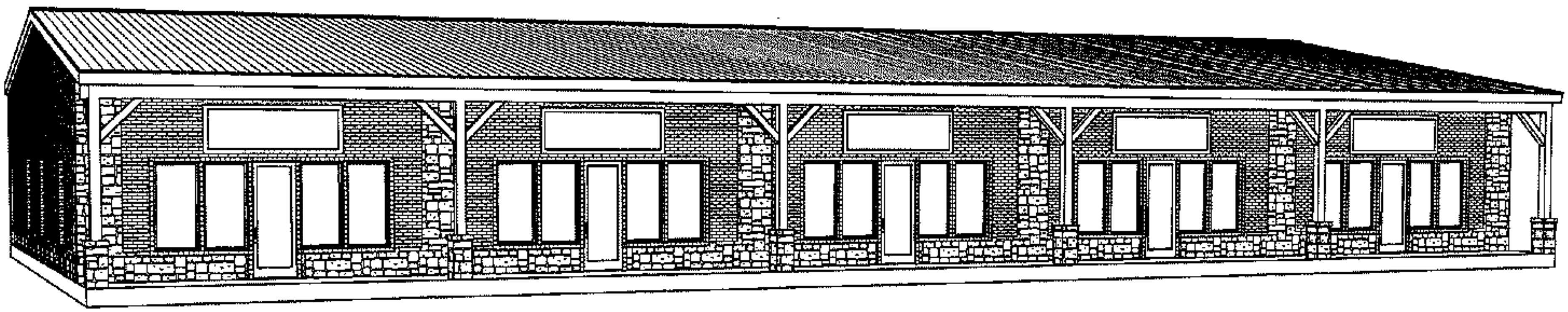
2) [illegible]

3) ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.

4) [illegible]

5) [illegible]

6) [illegible]



DRAWING INDEX

PROJECT COVER SHEET

ARCHITECTURAL

A1	SITE PLAN
A2	FLOOR PLAN & SCHEDULES
A3	ELEVATIONS
A4	REFLECTED CEILING PLAN

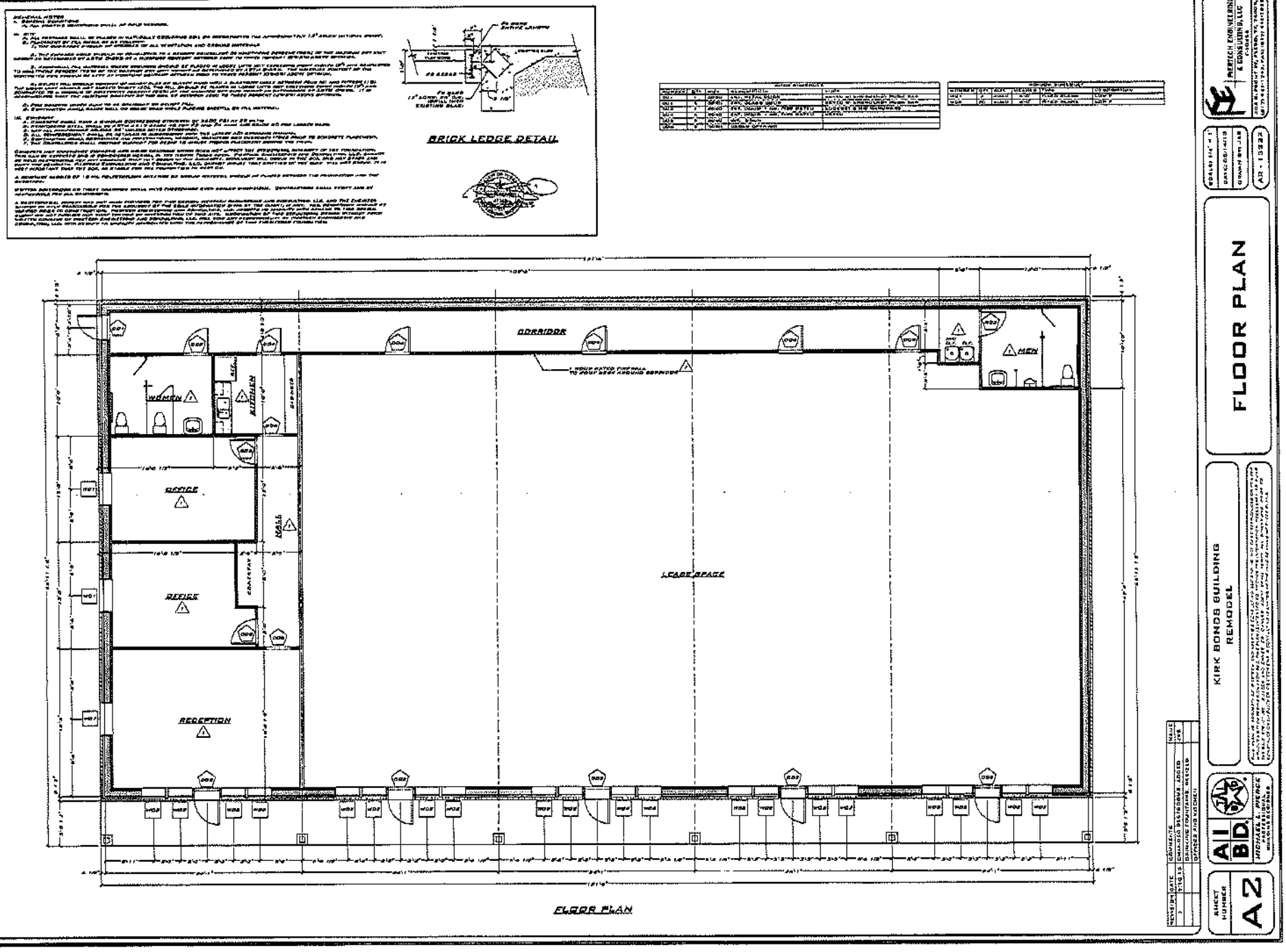
MEP

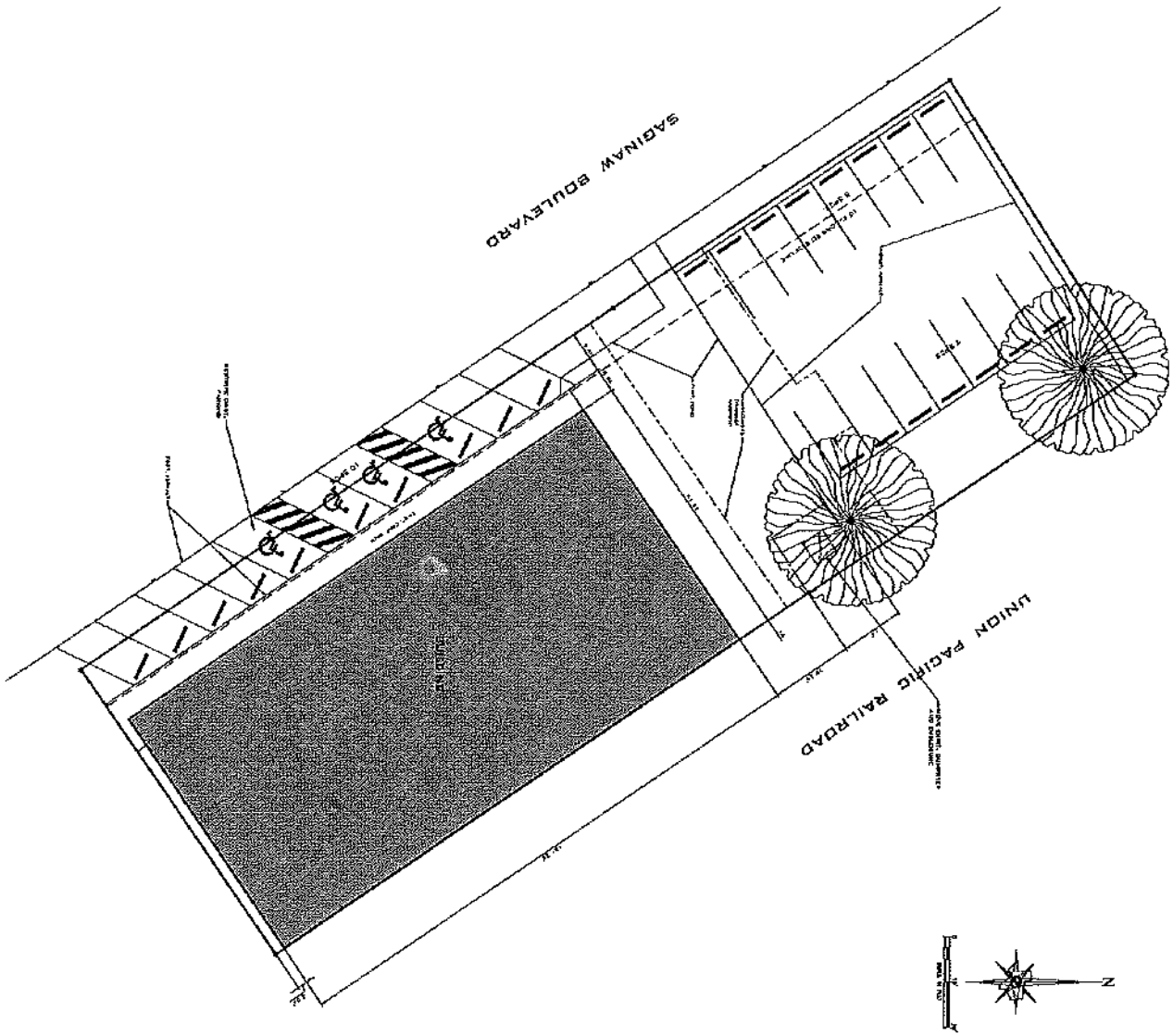
E1.0	LIGHTING PLAN
E2.0	POWER PLAN
E3.0	PANELS
E4.0	ELECTRICAL SPECIFICATIONS
M1.0	HVAC PLAN
M2.0	MECHANICAL SCHEDULES/DETAILS
M3.0	MECHANICAL SPECIFICATIONS
P1.0	PLUMBING PLAN

BUILDING DESIGNER:

AIBD
MICHAEL L. PIERCE
PROFESSIONAL BUILDING DESIGNER

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2006


BRICK LEDGE DETAIL
CORRIDOR
MEN
WOMEN
KITCHEN
OFFICE
OFFICE
RECEPTION
LEASE SPACE
FLOOR PLAN
FLOOR PLAN
KIRK BONDS BUILDING
REMODEL
A2



SHEET NUMBER			
A1	SCALE: 1"=10'	KIRK BONDS BUILDING REMODEL	SITE PLAN
	DATE: 08/14/13		
	DRAWN BY: JAS		
	AR - 13232		

PIERTECH ENGINEERING & CONSULTING, LLC
F-10354
856 S. FRONT ST, ALEDO, TX, 76008
(817) 441-1742, FAX: (817) 441-1035

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

DATE: August 10, 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 an Ordinance Amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue".

Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

AG	SF1	SF2	SF3	SF4	SFA	DX	ZL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

Please let me know, if you have any questions

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

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

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

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

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

> "*Special Event Venue.* A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall 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:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____

BRYN MEREDITH, CITY ATTORNEY

Classified

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classifieds.star.telegram.com

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817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStoregeAuction.com
Shaneka Gillis: misc. Rems. Elizabeth Kisha: misc. Rems.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034665
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

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ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1871**

AUST. SHER TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Morkie Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-840-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Building & Construction

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-641-7666 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Wanted

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be transfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

July 31, 2021	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	**Developer**	**# of Lots**	**Status**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	36 permits issued for new homes
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	Fall 2021	Construction began 8/10/2020. 81% complete.
W. J. Boaz and Old Decatur Road Intersection Construction	Construction underway	August 2021	Construction underway. 70% complete.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Design underway	April 2022	Design 90% complete
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2021
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 2021
NW Booster Pump IPO	IPO Approved 1/5/2021	Pending	Design complete
Saginaw Blvd 16" Water Line Phase 2	Under construction	Fall 2021	Construction is about 75% complete
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	August 2021	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, $6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Permit Issued
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Chipotle	1424 N Old Decatur Rd	Building Plans Submitted	Shell building and finish out permits issued.
Franklin Office Complex	Belmont Street	Permit Issued	Under construction

Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	Finish out office space
Fashion Hair Design	204 W J Boaz	Permit issued	Finish out
Whataburger 492	5455 S Blue Mound Rd	Demo Permit issued Remodel Permit Pending	Remodel permit pending
BOA			
Applicant	**Location**	**Status**	**Comments**
Planning & Zoning	**Location**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Approved 7/20/21	Final Plat
The Square Final Plat and Civil Constructions Plans	North and West of Wal-Mart	Pending	Resolution for LOSA approved 1/5/21, P&Z recommended approval of final plat 1/12/21. Saginaw Square Blvd and TxDot improvement advertised for construction on 6/15/21. TxDot improvements awarded by City council 8/3/21
The Grand At Saginaw	Beltmill Multi Family Development	Final Plat Approved 7/20/21	Final Plat approved by City Council 7/20/21
Zoning Ordinance Amendment Carport Overlay Requirements for MF		Approved 7/20/21	City Council approved 7/20/21
Villas at Willow Creek HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	South of McLeroy, West of Woodcrest Dr.	Scheduled for P&Z 8/10 and City Council 8/16/21	Developer withdrew plan and submitted new proposal with changes that address citizens concerns
Zoning Ordinance Amendment Regulating Extended Stay Hotels		Approved 7/20/21	City Council Approved 7/20/21
Sultan Mahmand	128 N Saginaw Blvd Suite 100	Scheduled for P&Z 8/10/21 and City Council 8/26/21	Request for Specific Use Permit to operate a Smoke Shop (Tobacco)

Zoning Ordinance Amendment Adding Special Event Venues		Scheduled for P&Z 8/10/21 and City Council 8/26/21	Adding Special Event Venues with regulations and a definition to the Zoning Ordinance.
Assisted Living & Memory Care	820 W McLeroy Blvd	Pending	Replat and Civil Construction Plans. Civil Construction Plans under review.
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
Asphalt Overlay	Saginaw Blvd, city limit to city limit	Projected Completion April 2021	Underway.
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO	Water Resiliency Study, complete	Jun-21	Water Resiliency Study Certified to State, Emergency Response Plan due December 31, 2021
City Comprehensive Plan	IPO Approved 1/5/2021	Underway	Workshop conducted with P&Z 3/9/21

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JULY 2021

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
7/1/21	PLANET FITNESS	608 SAGINAW BLVD S	CO-22-20/21	7/1/21	7/1/21
7/1/21	SAGIANW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	CO-34-20/21	7/1/21	7/1/21
7/19/21	K P STAFFING	1453 SAGINAW BLVD N 120	CO-35-20/21	7/19/21	

TEMP C/O				
DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
9/11/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING
9/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
10/28/20	AGGREGATE CAPITAL & DEVELOPMENT	800 BLUE MOUND RD S	31257	REMODEL	ADDITION OF RESTROOM & STORAGE AREA
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
11/13/20	D F W PLASTICS	901 INDUSTRIAL AVE E	31381	REMODEL	ADDITION OF 3 RESTROOMS
12/10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
12/17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
12/29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
12/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
1/5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
2/9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
3/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
3/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
4/9/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33109	NEW BUILDING	NEW SHELL BUILDING
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDING	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
4/14/21	K & H TRUCKWELD	1300 INDUSTRIAL AVE E	34093	REMODEL	INSTALL OVERHEAD DOOR
4/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTIRIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JULY 2021

4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/23/21	WAL MART	1401 SAGINAW BLVD N	33467	REMODEL	INTERIOR REMODEL
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
5/18/21	MCDANIEL	829 TOWNE CT	34143	REMODEL	INTERIOR REMODEL
5/25/21	T MOBILE	1453 SAGINAW BLVD N 100	34794	REMODEL	INTERIOR REMODEL
6/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
6/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
6/11/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33111	REMODEL	FINISH OUT
6/16/21	ATOLL INVESTMENTS	1248 INDUSTRIAL AVE E	35025	REMODEL	ROOF
6/21/21	TALKING TADPOLES	833 TOWNE CT	34889	REMODEL	INTERIOR REMODEL
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/29/21	A T& T MOBILITY	1504 WAGLEY ROBERTSON RD	34915	REMODEL	ANTENNA UPGRADE

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
7/8/21	STEVEN BARBER INSURANCE	209 BELMONT ST S BLDG 1	35176	REMODEL	FINISH OUT
7/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
7/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34321	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/30/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL
4/19/21	AMERICAN NATIONAL BANK	825 SAGINAW BLVD N	34177	REMODEL	REMODEL AFTER STORM
4/21/21	S A C	5323 BLUE MOUND RD S	34321	REMODEL	ANTENNA UPGRADE
6/8/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/17/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
7/27/21	VERIZON	160 FAIRMOUNT ST	35349	REMODEL	ANTENNA UPGRADE
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL

CLOSED PROJECTS

1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
1/5/21	WELLS FARGO ATM	504 SAGINAW BLVD S	31166	REMODEL	EXTERIOR LIGHTING UPGRADE
10/20/92	ASHTON APARTMENTS	681 SAGINAW BLVD N	33897	ADDITION	FAÇADE IN FRONT OF OFFICE
6/29/21	QUIKTRIP 988	1100 BLUE MOUND RD S	33337	REMODEL	INTERIOR REMODEL

PLANNING AND ZONING COMMISSION
2020-2021 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0521-01	Mayson Meier HHS Residential	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	05/11/21	Continued until 6/8/21, Recommended denial at 6/8/21 meeting	06/15/21	Appicant withdrew request. Will submit new request for August 10th P&Z meeting
PZ 0521-02	Rick Trice, City of Saginaw		approval of amendment to the zoning ordinance to add the use, Breweries	05/11/21	Recommended Approval	06/15/21	Approved
PZ 0721-01	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Beltmil Parkway and Millstone Road Right of Way	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-02	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Grand at Saginaw	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Regulaltions and definitions for an Extended Stat Motel/Hotel	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0721-04	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Section 702, Carport Overlay District	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0821-01	Matt McGhee	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	08/10/21			
PZ 0821-02	Sultan Mohmand	128 N Saginaw Blvd Suite 100	Approval of a Specific Use Permit to Operate a smoke Shop	08/10/21			
PZ 0821-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance to add Special Event Venues	08/10/21			

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

1200 Old Decatur Road Fort Worth, Texas 76179 (817)232-0880 Fax (817)847-6124 www.emsisd.com

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.

Kimley»Horn

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*

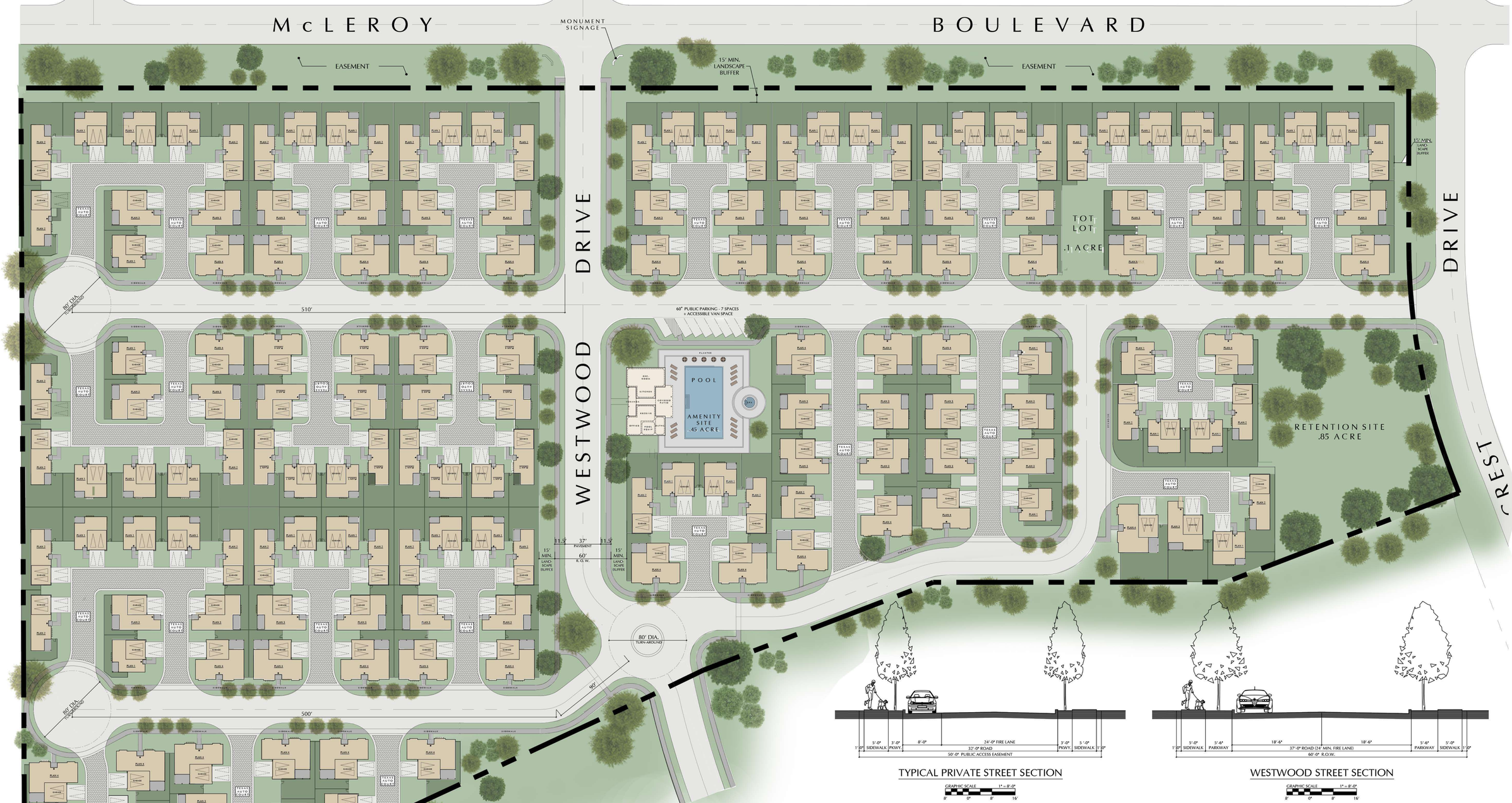
CONCLUSIONS

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.

Kimley»Horn

Conceptual Site Plan



TYPICAL PRIVATE STREET SECTION

GRAPHIC SCALE 1" = 8'-0"

WESTWOOD STREET SECTION

GRAPHIC SCALE 1" = 8'-0"

CONCEPTUAL SITE PLAN

8-PLEX CLUSTER

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

SCALE: 1" = 40'-0"

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.

TRICON RESIDENTIAL
1508 Brookhollow Drive, Santa Ana, CA 92705
Web: www.triconamericanhomes.com
Tel: 844.203.8531

VILLAS AT WILLOW CREEK

SAGINAW, TEXAS

JOB # : 122-20115

DATE: MARCH 23, 2021

SDK ATELIER
SDK ATELIER INC. | Architecture + Planning
9100 Irvine Center Drive, Irvine, California 92618
Tel:949.585.9167 Web:SDKatelier.com
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Text of July 22, 2021 email from Fire Chief Doug Spears to City Manager Gabe Reaume

" Mr. Reaume,

At our most recent City Council meeting there were some comments made questioning the safety of the single family home development that is being proposed off of W. McLeroy Blvd. In attempt to prevent the public perception of the proposed development as being unsafe it is likely necessary to address the safety concern. Beginning with my tenure as the Fire Marshal in 2006 and up to present as the Fire Chief, the fire department has never permitted any project to go forward in the city that was not built to the adopted code standards. The very purpose of every model code adopted by the city is to ensure minimum standards to protect the public health, safety, and general welfare as related to the construction and occupancy of all buildings and structures.

Specific to this project all the structures will be equipped with an automatic fire sprinkler system. Automatic fire sprinkler systems provide the greatest level of protection and survivability for occupants should a fire occur. The automatic fire sprinkler systems are required to be professionally monitored at all times to immediately notify the fire department in the event of activation, shutdown or tampering. Notification to and response of the fire department is immediate. This is a greater level of protection for the occupants and structures than currently exist in any single family structure within the city today.

Emergency access to the development and to all the proposed structures meets the requirements of the adopted Fire Code. Fire department access is inclusive of all roadways and fire lanes upon the property. Lengths, widths and turnaround provisions are designed to accommodate fire apparatus and firefighting activities.

Fire hydrant installation will meet the requirements of the adopted fire code as will fire alarm and smoke alarm systems.

I believe the separation distance between structures was also mentioned as a safety concern. Minimum accepted widths between structures as designated by the fire code is typically 10 feet. The fire department has approved a 9 feet minimum width between structures for this development. The project was originally designed to meet the 10 feet minimum width however with the developer agreeing to 75% masonry, additional build width was necessary to accommodate the brick masonry on the sides of each the structures. The fire code authorizes the fire code official to consider reductions and exceptions in multiple areas when a building is equipped with an automatic fire sprinkler system throughout. Reducing the width between structures by 1 foot does not pose any safety concern due to the fire sprinkler system requirement.

As mentioned previously, these single family homes will be equipped with a greater level of protection than any single family home that exists within the city today.

The presumption that this development or any of the buildings will be unsafe, pose a greater safety concern than any other development or structure within the city, or will not be built to the city's adopted codes and standards is inaccurate.

DOUG SPEARS, CFE
Fire Chief
Saginaw Fire Department
400 S. Saginaw Blvd.
Saginaw, TX 76179
Ph. 817-230-0412
Fax 817-232-3731
www.saginawfire.us"

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 10, 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
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Fire Chief		Doug Spears
Management Analyst, Acting Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Recording Secretary		Mary Ragle

Visitors at the Meeting:

Brack St. Clair
Brandy Justice
Carmen Drake
Jerry Sylo
Jim Stanford
Jimmy Justice
Kathryn Johnson
Marilyn Tolbert
Paul Felegy
Randall Miner
Steven Bailey
Susan Bentley
Sutan M. Mohmand
Trey Gordon

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 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, and Alternate Member Wooten.

(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 July 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 July 13, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(5) PZ 0821-01 PUBIC HEARING
Consideration and Action Regarding a Request for Approval for a Development Plan and a Change in Zoning on 20.86 Acres out of Tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD) Located South of West Mcleroy Boulevard and West of Woodcrest Drive

Chairman Lewis opened the Public Hearing at 6:04 p.m.

DPW Trice briefly explained the updated application, plans, and development agreement for the Villas of Willow Creek and proceeded by introducing Jerry Sylo, the developers' representative.

Jerry Sylo explained the details of this project with a power point presentation.

Three visitors from the audience, Marilyn Tolbert, Trey Gordon, and Carmen Drake made personal statements following the presentation.

Chairman Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve this development plan and a change in zoning on 20.86 acres out of tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, from multi-family (MF1) and neighborhood commercial (NC) to a planned development (PD). Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(6) **PZ 0821-02 PUBLIC HEARING**
Consideration and Action Regarding a Request for Approval of a Specific Use Permit to be Allowed to Operate a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw

Chairman Lewis opened the Public Hearing at 6:36 p.m.

DPW Trice briefly explained this request and introduced the applicant, Sultan Mohmand.

Sultan Mohmand briefly explained the details of the proposed cigar shop and answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:39 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the specific use permit to allow the operation of a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(7) PZ 0821-03 PUBLIC HEARING
Consideration and Action Regarding an Amendment to the Zoning Ordinance (No. 2002-04), Amending Section 5-1 of Article 5 to Provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial (CC), Neighborhood Commercial (NC), and Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a Definition for "Special Event Venue"

Chairman Lewis opened the Public Hearing at 6:41 p.m.

DPW Trice briefly explained that this amendment was requested by the applicant to allow the usage of a special event venue which was not permitted nor mentioned in the City's current use table. He answered questions from the members.

Member Lewis closed the Public Hearing at 6:44 p.m.

A motion was made by Vice Chairman Haney with a second by Alternate Member Wooten to recommend that the City Council approve the amendment to the zoning ordinance, Section 5-1 Of Article 5. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(9) Staff Report

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

B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

Chairman Lewis declared the meeting of August 10, 2021 closed at 6:50 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Management Analyst and
Acting Recording Secretary

ORDINANCE NO. 2021- 20

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE 2016 COMPREHENSIVE MASTER PLAN BY CHANGING THE ULTIMATE LAND USE PLAN AND ESTABLISHING THE VILLAS AT WILLOW CREEK PLANNED DEVELOPMENT DISTRICT WITH SINGLE FAMILY (SF4) USES; PROVIDING DEVELOPMENT STANDARDS AND DEVELOPMENT PLAN; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the 2016 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2016 Comprehensive Master 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 out of Tract 2H3 and 2H4, Abstract 1849, A.F. Albright Survey, Tarrant County, Texas, and located south of West McLeroy Boulevard and west of Woodcrest Drive, has filed an application to establish the Villas at Willow Creek Planned Development District with Single Family (SF3)Uses; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on August 10, 2021 and the City Council of the City of Saginaw, Texas, held a public hearing on August 16, 2021, with respect to the proposed 2016 Comprehensive Master Plan amendment and 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)

Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2016 Comprehensive Master Plan; and

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 Master 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.

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

SECTION 1.

The City of Saginaw Texas, 2016 Comprehensive Master Plan, as amended, is hereby amended by changing the Ultimate Land Use Map to redesignate the hereinafter described property and area (the "Property") as follows:

> Approximately 20.8587 acres of land out of Tract 2H3 and 2H4, Abstract 1849, A.F. Albright Survey, Tarrant County, Texas, and located south of West McLeroy Boulevard and west of Woodcrest Drive as more fully described in Exhibit "A" hereto.

from Multi-Family (MF1) and Neighborhood Commercial (NC) to Planned Development.

SECTION 2.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property from Multi-Family (MF1) and Neighborhood Commercial (NC) " PD" Planned Development, with Single Family (SF4) uses.

SECTION 3.

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.

SECTION 4.

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

SECTION 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 16th DAY OF AUGUST, 2021.

_____
TODD FLIPPO, MAYOR

ATTEST:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE 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

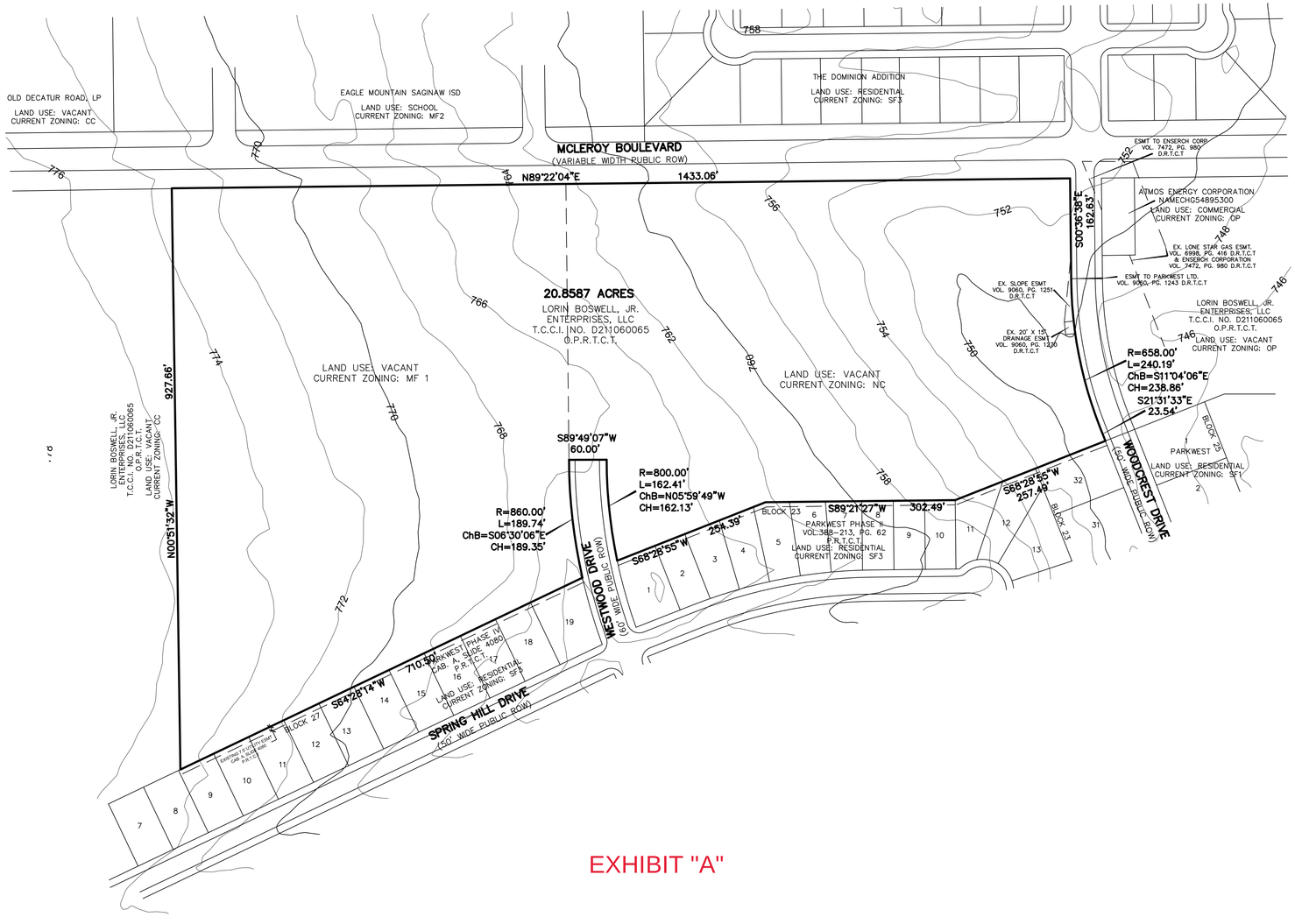


EXHIBIT "A"

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;

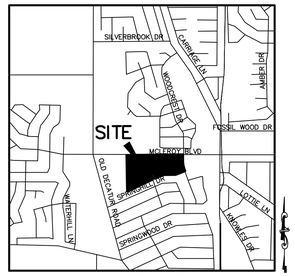
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being 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.



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED, MEDIUM DENSITY

100 50 0 100 200
1" = 100' - 0"

ZONING EXHIBIT

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
Dallas, Texas 75225
Contact: Robert Karpman
(817) 832-0031

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

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

Submitted: February 9, 2021

Drawing: H:\Projects\HHR005-McLeroy Saginaw\Phase 1\Planning\dwg\XHHR005-Zoning Exhibit.dwg Saved By: kpugh Save Time: 3/31/2021 1:40 PM Plotted by: kpugh Plot Date: 3/31/2021 1:41 PM

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

A. Uses
    1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
    2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:
1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6’ high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8’ high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4” caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20’ of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10’ of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.



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

0 30 60 120
1"=60'

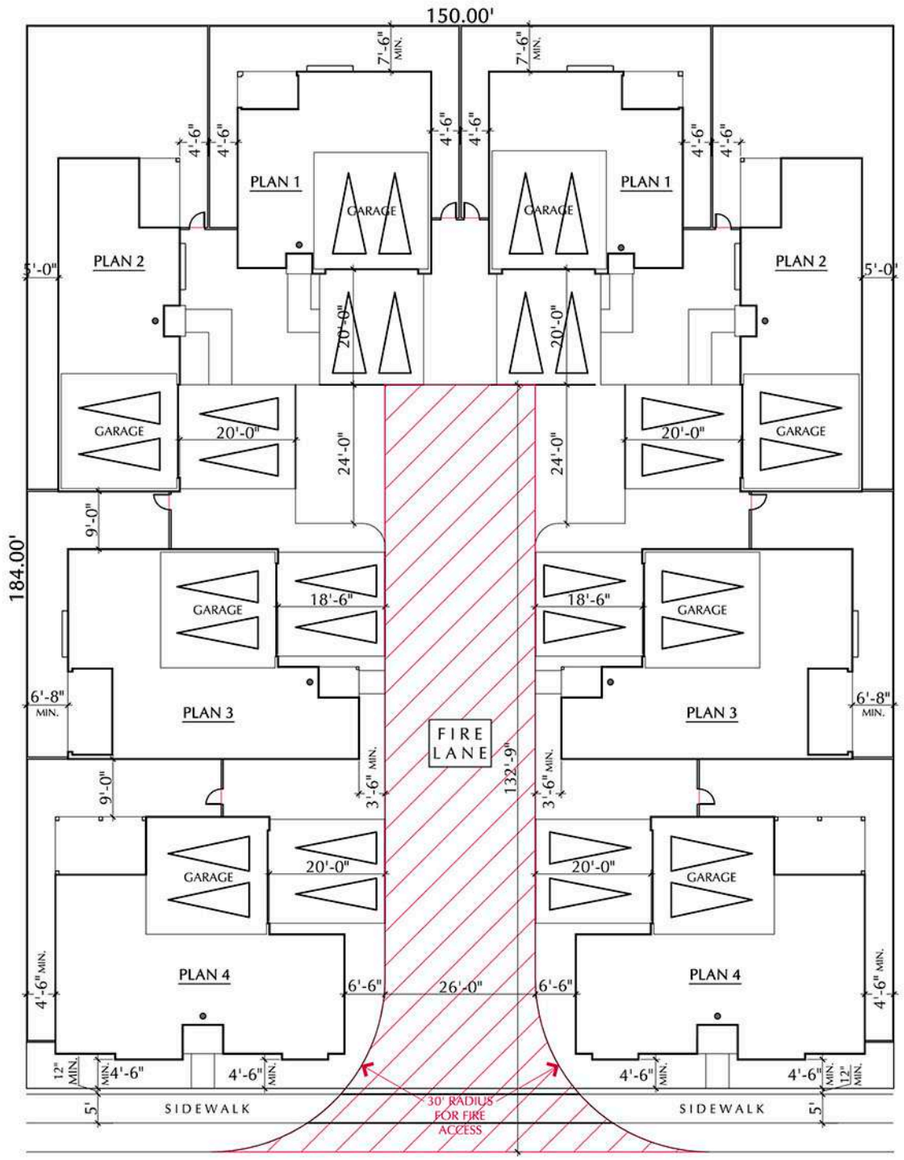
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JULY 29, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

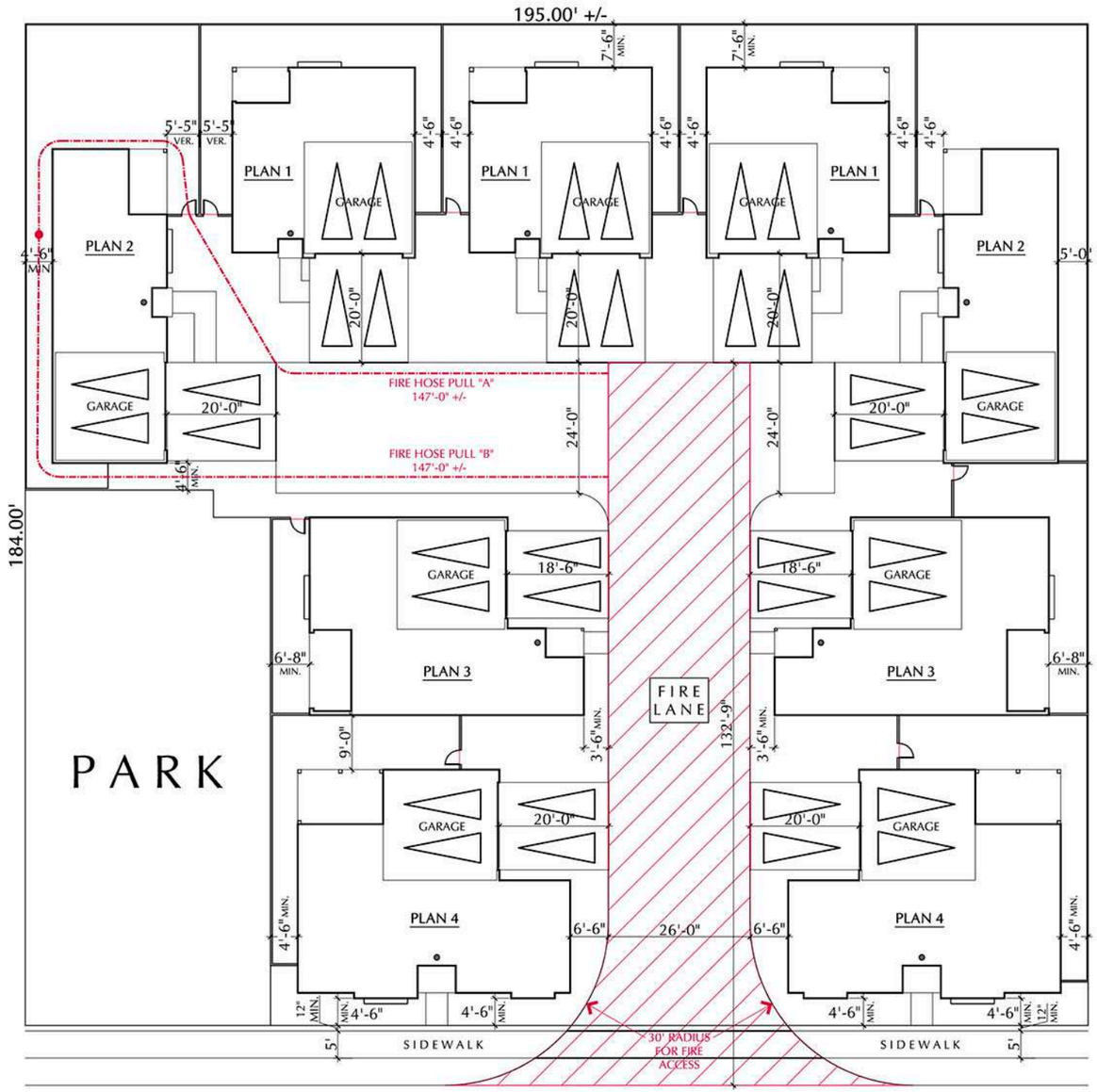
JBI PARTNERS



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.

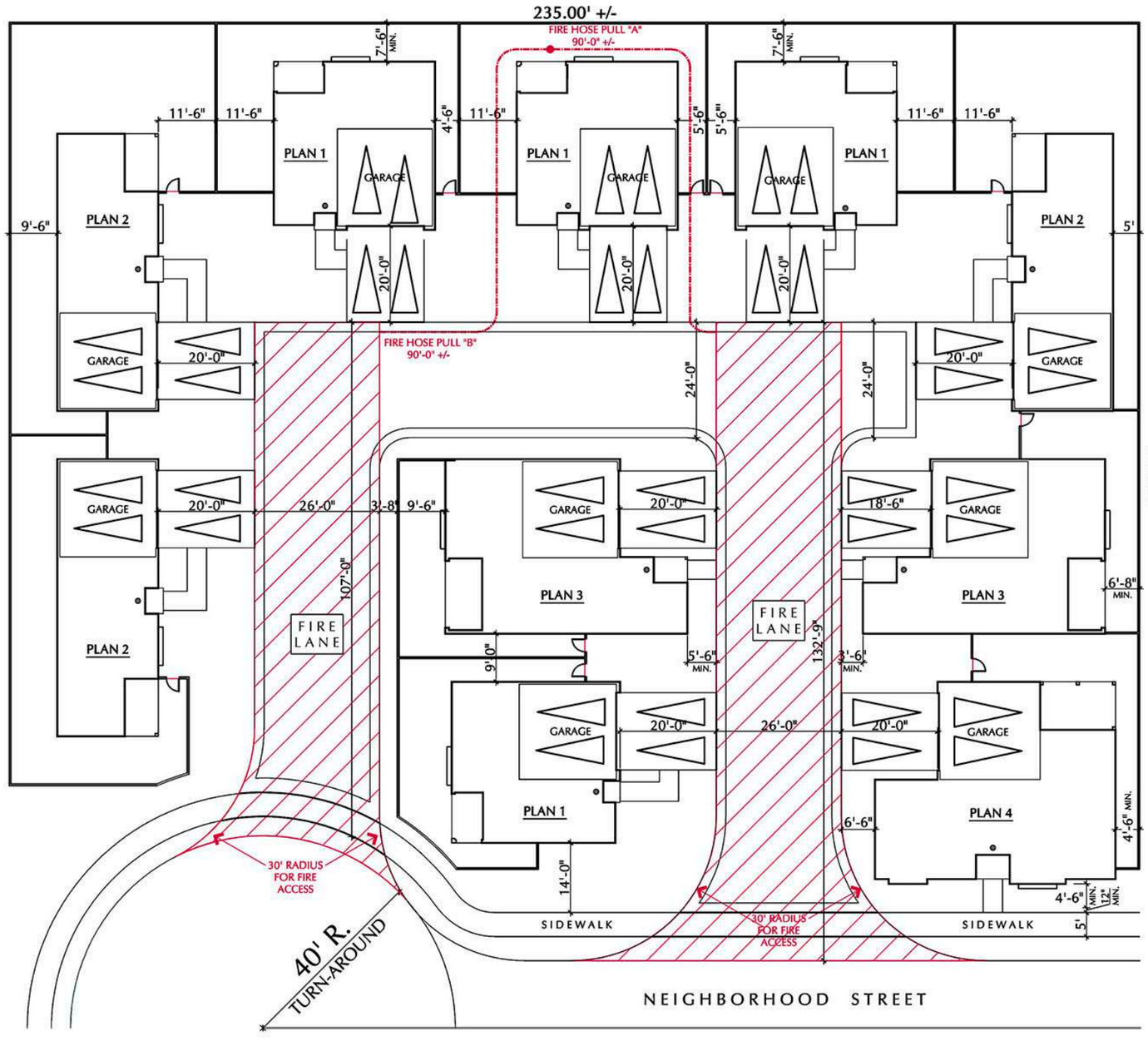
NOT TO SCALE

N JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT D
CLUSTER DIAGRAM
SAGINAW, TEXAS

JBI PARTNERS



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

NOT TO SCALE

N JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT D-1
CLUSTER DIAGRAM
SAGINAW, TEXAS

JBI PARTNERS

City of Saginaw

Meeting Date: 8/16/2021

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

Agenda Items: (14)

E-mail: rtrice@saginawtx.org

Phone: (817 230-0449

SUBJECT:
PUBLIC HEARING - Consideration and Action regarding a Request for a Specific Use Permit to allow the operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

BACKGROUND/DISCUSSION:

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G.have been found to exist. The applicant has provided his response to the conditions for consideration.

The Planning and Zoning Commission considered the request at its August 10, 2021 meeting and **unanimously** recommended that it be forwarded to the City council for approval.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that the request for a Special Use Permit at **1**28 N. Saginaw Boulevard, Suite # 100 for a Tobacco Shop be approved as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

P&Z Packet 8-10-21
P&Z Item for Tobacco Shop SUP
SUP Ordinance 2021-21
SUP Ordinance Exhibit A
P&Z Minutes 8-10-21

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, August 10, 2021
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** Regular Meeting and Public Hearing and On July 13, 2021	Chairman Lewis
(5)	**PZ 0821-01 PUBIC HEARING** **Consideration and Action Regarding a Request for Approval for A Development Plan and A Change In Zoning On 20.86 Acres Out Of Tracks 2H3 And 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) And Neighborhood Commercial (NC) To A Planned Development (PD) Located South Of West Mcleroy Boulevard And West Of Woodcrest Drive**	Matt McGhee HHS Residential
(6)	**PZ 0821-02 PUBLIC HEARING** **Consideration And Action Regarding A Request For Approval Of A Specific Use Permit To Be Allowed To Operate A Smoke Shop At 128 North Saginaw Boulevard, Suite 100 In Saginaw**	Sultan Mohmand
(7)	**PZ 0821-03 PUBLIC HEARING** **Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 5-1 Of Article 5 To Provide That "Special Event Venues" Are permitted by Specific Use Permit (SUP) In Community Commercial (CC), Neighborhood Commercial (NC), And Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a definition for "Special Event Venue"**	Rick Trice, P. E. Public Works Director
(8)	**Staff Report**	Rick Trice, P. E. Public Works Director
A.	Discussion of Residential, Commercial and Industrial, and City Projects	
B.	Update Commission of City Council Action on Previous Cases	

(9) 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

(10) 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.

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd 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 HEAING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
JULY 13, 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
Chief Building Official		Larry Little
Management Analyst		Susy Victor-Trevino
Management Analyst		John Cervantes
Management Analyst		Kevin Pantoja
Recording Secretary		Mary Ragle

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Alternate Member	Alt. No. 2	Brent Wooten

Visitors at the Meeting:

None

(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, LaBruyere

(3) Audience participation

This item was bypassed.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on June 8, 2021 were presented for approval. A motion was made by Vice Chairman Haney with a second by Member Barngrover to approve the minutes for June 8, 2021, 2021 as presented. Motion carried unanimously.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(5) PZ 0721-01
Consideration And Action Regarding Approval Of A Final Plat For Beltmill Parkway and Millstone Road Right-Of-Way

DPW Trice reviewed the information included in the members' packets.

A motion was made by Member LaBruyere with a second by Vice Chairman Haney to recommend that the city council the final plat for Beltmill Parkway and Millstone Road Right of Way, being 9.112 acres out of the B Thomas Survey, Abstract No. 1497. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(6) PZ 0721-02
Consideration And Action Regarding Approval Of A Final Plat For The Grand At Saginaw, Lot 1, Block B, Beltmill, Being 9.840 Acres In The B. Thomas Survey, Abstract No. 1497, City Of Saginaw

DPW Trice reviewed the information the members received in their packets regarding this plat. He reminded them that the Commission recommended approval and the City Council approved a site plan for this project in April of this year.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the final plat for Grand at Saginaw, Lot 1, Block 1. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(7) PZ 0721-03 PUBLIC HEARING
Consideration And Action Regarding An Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 8-17 Of Article 8 "Supplemental District Regulations"; And Section 12-2 Of Article

12 "Definitions"; Providing A Deadline Compliance With The Regulations Set Forth Herein, Amending The Definitions Of Extended-Stay Hotel And Hotel/Motel

Chairman Lewis opened the Public Hearing at 6:16 p.m.

DPW Trice briefly explained this amendment and introduced Management Analysts Susy Victor-Trevino and John Cervantes.

Susy and John explained the details of this amendment with a power point presentation. They answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:31 p.m.

A motion was made by Vice Chairman Haney with a second by Member Barngrover to recommend that the City Council approve this amendment to the Zoning Ordinance, Section 8-17 and 12-2 setting regulation and a definition for extended stay hotel/motel. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(8) PZ 0721-04 PUBLIC HEARING
Consideration And Action Regarding And Amendment To The Zoning Ordinance (No. 2002-04), Amending Section 7-2, Carport Overlay District

Chairman Lewis opened the Public Hearing at 6:32 p.m.

DPW Trice reviewed the information furnished in the members' packets and explained that this amendment was requested by the multifamily developers to allow covered parking in Multi-Family Zoning Districts.

Member Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the amendment to the zoning ordinance, Section 7-2 Carport Overlay District. Motion carried.

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

(9) Staff Report
A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

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

Against: None

Absent Member Julien, Alternate Member Villarreal, Wooten

Chairman Lewis declared the meeting of July 13, 2021 closed at 6:43 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Mary Ragle, Recording Secretary

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

DATE: August 10, 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 a Development Plan and Change in Zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at the south of West McLeroy Boulevard and west of Woodcrest Drive. (Villas at Willow Creek)

Planned Development – Villas at Willow Creek

This item is a new application form the one considered by the Planning and Zoning Commission on May 11, 2021. Due to substantial changes to the plan the previous item was withdrawn.

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

On May 11, 2021, the Planning and Zoning Commission considered a previous proposal for a Planned Development (PD) for the Villas at Willow Creek 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.

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 regarding the capacity of Willow Creek Elementary. Comparing the existing zoning density to the proposed shows that the existing 11.5 acres of MF1 zoning will allow 207 dwelling units (11.5 acres x 18 D.U./acre). The proposed PD zoning for 20.86 acres will allow approximately 167 dwelling units (20.86 acres x 8 D.U./acre). The number of dwelling units and average population would be reduced by approximately 19%.

Subsequent to the continuance by the Planning and Zoning Commission, 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, approximately 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.

After the May 19, 2021 meeting, the developer submitted a revised development plan in response to the neighborhoods concerns. Major revisions included:

- 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.

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.

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 recommended denial of the request by a vote of 3 to 2. The recommendation was forwarded to the City Council for consideration at its June 15, 2021 meeting.

On June 15, 2021, the City Council postponed the item until its July 20, 2021 meeting at the applicant's request.

On June 30, 2021, the developer convened a second community meeting to provide an update on changes to the plan since the Planning and Zoning Commission denial. Those changes are consistent with the ones described above and were the result of the previous dialogue between the community and the developer.

The issue was raised that the City cannot enforce building materials. In response, the developer agreed to enter into a Development Agreement that would bind him to the building materials that were proposed to the community. In addition to the architectural standards, the agreement provided for the following:

- That the project would be constructed in accordance with the Development Plan attached to the agreement.

- Provision for an 8' wood screening fence along the perimeter along the south and west property lines of the development and an 8' masonry screening fence where homes back or side to a perimeter street prior to allowing occupancy of a dwelling in the development.

- The extension of of Westwood Drive (right-of-way) will be abandoned with the final platting of the property.

- The City will waive building permit fees within the development up to $10,000 in consideration for the agreed to provisions.

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. In addition to these provisions the buildings will have fire sprinklers.

Staff received a comment from a Councilmember questioning the safety of the development due the close proximity of the structures. The Fire Chief provided a response to the City Manager in a July 22, 2021 email that is an attachment to the packet.

RECOMMENDATION:

Staff believes that the Planned Development is substantially complies with the requests communicated by the neighborhood and therefore recommends approval of the Villas of Willow Creek Planned Development with the provision that the fire sprinkler system and the fire sprinkler monitoring system be provided as approved by the Fire Department.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and HHS Residential, a Texas _____ (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on July 20, 2021 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Villas at Willow Creek (the "Project") consisting of approximately 20.8587 acres located in the City of Saginaw as more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the City and Developer wish to address issues related to the requested Planned Development zoning and the Project including, architectural standards for development within the Project and establishing minimum setbacks from adjacent preexisting development, abandoning an existing right-of-way, and a waiver of certain building permit fees; and

WHEREAS, as a primary inducement for entering into this Agreement, the Developer desires to develop the Property such that the adjacent property owners are satisfied with the Project and withdraw a pending written protest of more than 20% of owners of real property within 200 feet of the Property; and

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Parties' Obligations.

   a. Architectural Standards. The Project shall be developed in accordance with the architectural standards set forth in Exhibit "B" hereto ("Architectural Standards"). Any future development or modifications to structures within the Property shall be in conformance with and shall adhere to the Architectural Standards. The parties agree that Property will be developed as an area of architectural significance as contemplated by Chapter 3000 of the Texas Government Code ("Code"). Also, the covenant to develop and modify structures within the Property in accordance with the Architectural Standards is made with the irrevocable voluntary consent of the owner of the Property in accordance with Section 3000.002 (d) of the Code and the Developer acknowledges and agrees that the consideration described herein shall constitute adequate consideration for such voluntary consent.

   b. Site Development. The Project shall be constructed in accordance with the Development Plan, attached hereto as Exhibit "C," hereto. The Developer and City acknowledge and agree that minor modifications to the Development Plan, which would be the result of knowledge and/or information attained by either the Developer or City, may take place in the normal course of the development of the Project.

   c. Building Setbacks. Construction shall be consistent with the building setbacks depicted in Exhibit "C."

d. Perimeter Screening. The Developer agrees to install an eight foot (8") wood screening fence on the Property adjacent to the south and west property lines and an eight foot (8') masonry screening fence where homes back or side to a perimeter street prior to allowing the occupancy of any dwelling constructed on the Property.

e. Right-of-Way Abandonment. In consideration of the foregoing, the City agrees to abandon the right-of-way for that portion of Westwood Drive that extends north of the southern boundary line of the Property, which right-of-way was granted to the City, as more particularly depicted on "Exhibit D." Because the right-of-way was never constructed, the City agrees to abandon the right-of-way as a component of final plat approval for the Project.

f. Building Permit Fee Waiver. The City agrees to waive the building permit fees up to but not exceeding the first $10,000 dollars of application fee costs for new single-family detached structures within the Property. To the extent that the waiver of building permit fees constitutes an economic development incentive, a program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the City ("Program"). The terms of this Agreement shall implement the Program.

2. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3. Termination. In the event Developer's pending zoning application, case #: PZ 0821-01 is denied by the City Council, this Agreement shall terminate and City and Developer will be relieved of their respective obligations set forth herein.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreements.

5. Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6. REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM

DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND INJUNCTIVE RELIEF. THE PARTIES AGREE THAT NO PARTY WILL BE LIABLE FOR ANY PUNITIVE, SPECULATIVE, CONSEQUENTIAL OR SPECIAL DAMAGES UNDER THIS AGREEMENT.

7. Assignment. The Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with the Developer. Each assignment shall be in writing executed by the Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to the City within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee shall be considered a "Party" and the "Developer" for the purposes of the rights, title, interest, and obligations assigned to the Assignee.

8. Estoppel Certificates. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

9. Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

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

11. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, by personal delivery, or by overnight courier to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City:

The City of Saginaw, Texas
333 West McLeroy Blvd.
Saginaw, Texas 76179
Attn: City Manager's Office

If to Developer:

HHS Residential

_____

_____

Attn: _____

12. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

13. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. Filing in Tarrant County Deed Records. This Agreement or a memorandum thereof shall be filed by the City in the deed records of Tarrant County, Texas. The Architectural Standards shall be a covenant running with the land that is binding on each owner of the Property.

16. Authority. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

17. Roughly Proportionate Determination under Texas Law and Federal Law. Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised regarding Developer's rights under Texas and federal law. Developer has carefully reviewed the development exactions mandated by this Agreement and has been afforded the opportunity to consult with the City and Developer's own professional consultants in order ascertain whether Developer objects to same. In executing this Agreement, Developer hereby and in good faith agrees that the development exactions required by this Agreement are roughly proportionate to the impact of the Project except as expressly set forth in this Agreement. In addition, if the terms of this Agreement are fulfilled, Developer knows of no development exaction associated with the requirements of this Agreement that would give rise to a claim relating to rough proportionality (procedural or substantive) arising out of 1) the Texas Constitution, §212.904, and Chapter 395 of the Texas Local Government Code and/or 2) the federal constitution, as mandated by the United States Supreme Court in Dolan v. City of Tigard, 512 U.S. 374 (1994), and its progeny; and Developer further agrees that there exists an essential nexus between said development exactions and the Project.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit A Legal Description of the Property
Exhibit B Architectural Standards
Exhibit C Development Plan
Exhibit D Depiction of Right-of-Way

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the Effective Date.

THE CITY OF SAGINAW, TEXAS

By: _____
Todd Flippo
Mayor, City of Saginaw

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 22nd day of July, 2021 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.

JANICE KAY ENGLAND
Notary Public
STATE OF TEXAS
ID# 3579005
My Comm. Exp. Dec. 04, 2024

_____
Notary Public, State of Texas

DEVELOPER:

HHS Residential

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the ____ day of _____ 2021 by _____, the _____ of HHS Residential, _____, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

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;

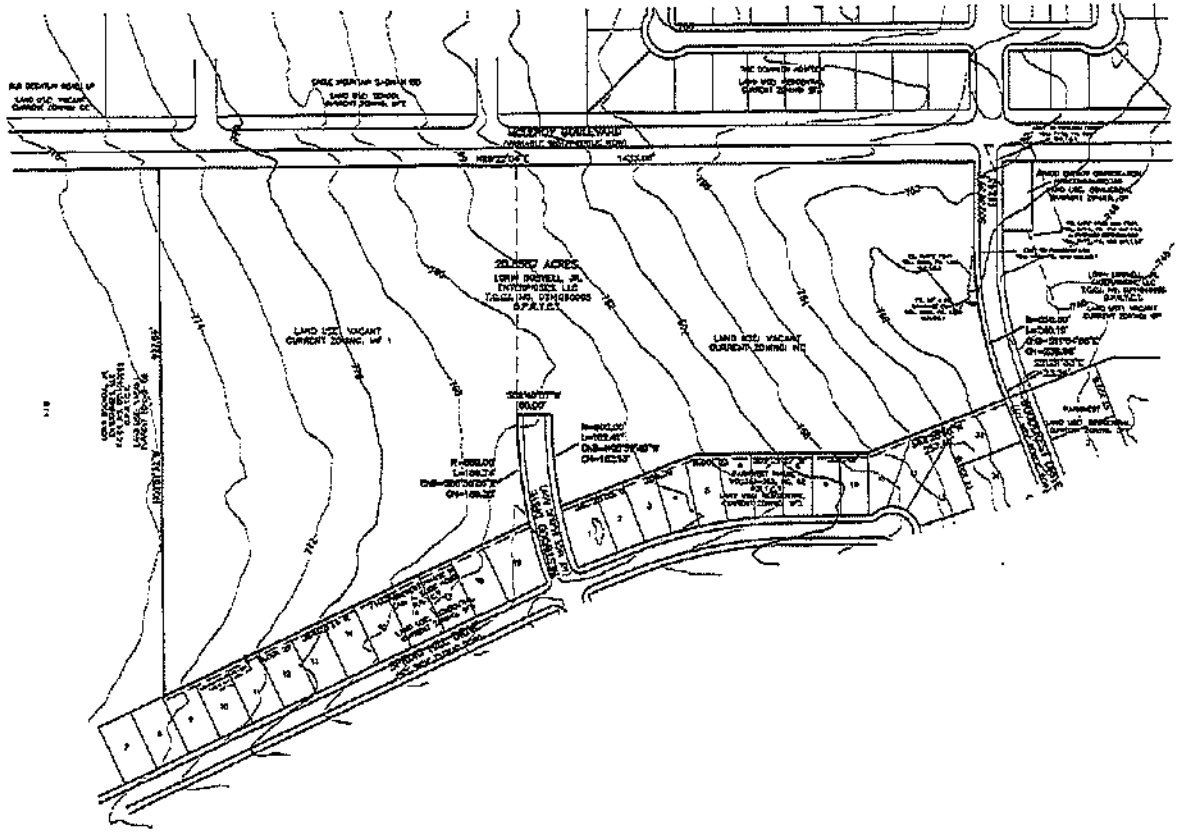
THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being 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.



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. D213247005, 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 1.252 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 13997, Page 1569, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of Gateway Boulevard (variable width public right-of-way) with the west right-of-way line of Wentworth Drive (being a 50 foot wide public right-of-way at this point);

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

South 00°37'56" East, a distance of 1432.06 feet to a 5/8 inch iron rod with a cap stamped "SPOON DFW 2002" set (from which an ell found for ell in iron rod set) at the beginning of a non-tangent left having a radius of 650.00 feet;

Along said curve to the left, an arc length of 240.39 feet, the same a chord which bears South 12°09'38" East, a chord length of 239.04 feet, to an iron rod set;

South 21°51'20" East, a distance of 22.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase IC 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°21'27" East, a distance of 0.01 feet;

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

South 68°38'07" West, a distance of 227.48 feet to an iron rod set; South 67°23'27"

West, a distance of 302.69 feet to an iron rod set;

South 68°38'51" West, a distance of 254.28 feet to an iron rod set at the south west lot corner of Lot 2, of said Block 23, same being on the east right-of-way line of Yosemite Drive (being a 50 foot wide public right-of-way, as dedicated by the said plat of Parkwest Phase IC), and being at the beginning of a curve to the right having a radius of 600.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 302.63 feet, and across a chord which bears North 09°28'48" West, a chord length of 299.33 feet to an iron rod set;

THENCE South 80°45'07" West, along the north right-of-way line of said Wentwood Drive, a distance of 49.83 feet to an iron rod set at the beginning of a curve to the left having a radius of 650.00 feet;

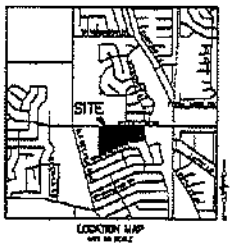
THENCE along the west of the northeast line of said Wentwood Drive, with said curve to the left, an arc length of 106.74 feet, and across a chord which bears North 85°36'04" East, a chord length of 106.62 feet to a 5/8 inch iron rod found at the north lot corner of Lot 28, Block 23, Parkwest Phase IC, being an Addition to the said City and State, according to plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South 68°38'51" West, along the northwest block line of said Block 23, Parkwest Phase IC, at a distance of 215.85 feet, passing a 1/2 inch iron rod found, and continuing for a total distance of 300.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 2, of said Block 23 (Parkwest Phase IC) bears South 68°38'51" West, a distance of 107.22 feet;

THENCE North 00°37'56" West, crossing 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 1.252 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.252 acre tract, said south property line being the said existing south right-of-way line of Medway Boulevard, a distance of 1,432.06 feet to the POINT OF BEGINNING.

The hereinabove described tract of land as shown is comprised of 20.8587 acres (908,809 square feet) of land, more or less.



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED, MEDIUM DENSITY



BOUNDARY EXHIBIT

VILLAS AT WILLOW CREEK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

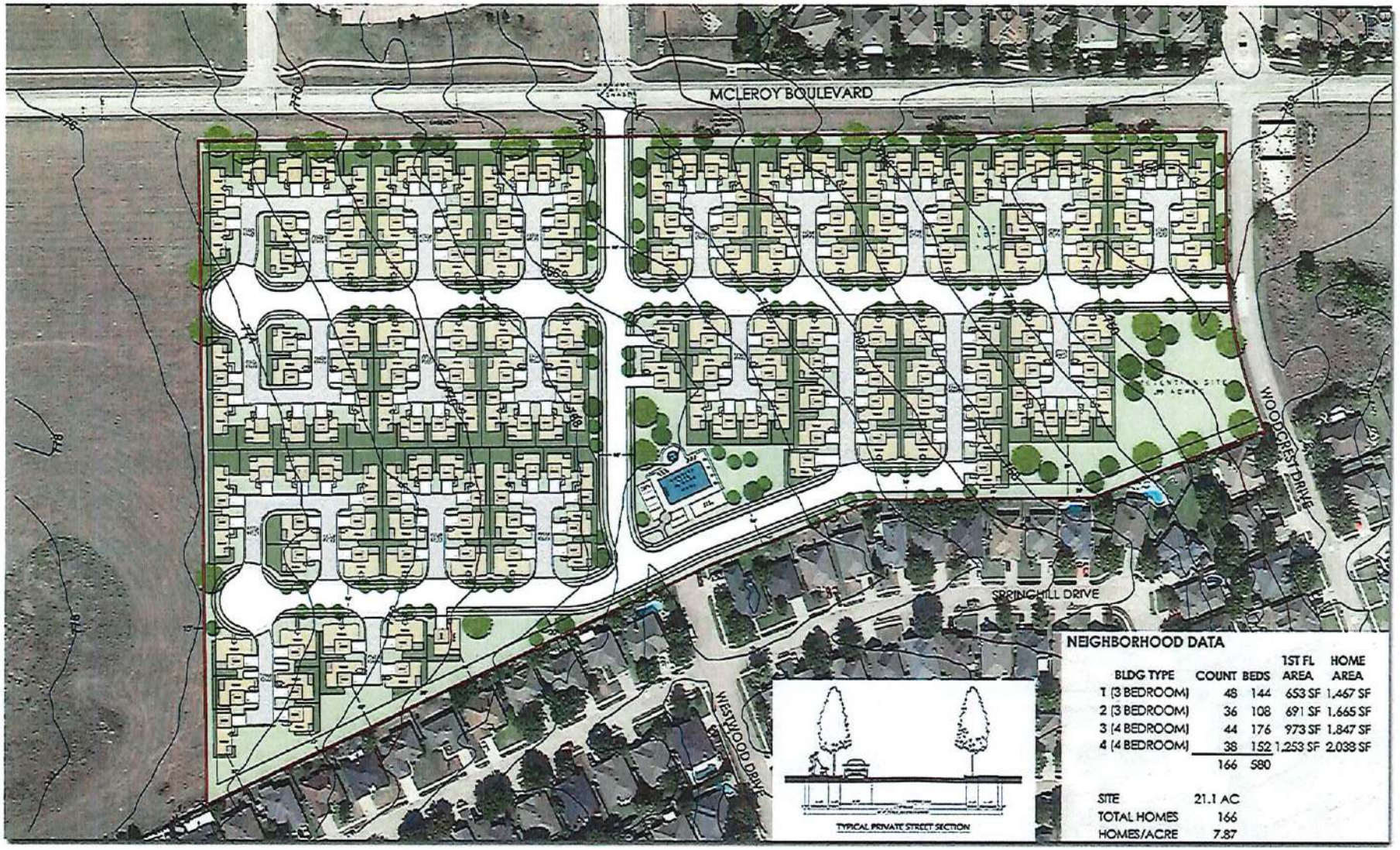
LORIN BOSWELL, JR ENTP, LLC ETAL	OWNER
3121 Amherst Avenue Dallas, Texas 75225 Contact: Robert Kempner	(817) 832-9031
NHS RESIDENTIAL, LLC	APPLICANT
5601 Democracy Drive, Suite 300 Plano, Texas 75024 Contact: Matt McGhee	(832) 326-7585
JBI PARTNERS, INC.	PLANNER/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Syla TBPE No. F-438 TBPLS No. 10076900	(972) 248-7676

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

Exhibit B
Architectural Standards

Exterior construction. Seventy-five percent (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

Exhibit C
Development Plan



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	2,033 SF
	166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

0 30 60 120 N 1"=60' JULY 14, 2023 10HR005

VILLAS AT WILLOW CREEK

EXHIBIT C

DEVELOPMENT PLAN

SAGINAW, TEXAS

JBI PARTNERS

Exhibit D
Depiction of Right-of-Way

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Saginaw, Tarrant County, being a part of the Alexander F. Allbright Survey, abstract number 1849, and being a part of Westwood Drive, a 60 foot wide right-of-way dedicated by Parkwest Phase II plat an addition to The City of Saginaw as recorded in Volume 388-213 Page 62, Plat Records Tarrant County, Texas and being further described as follows:

BEGINNING at a point for corner at the Northeast corner of said Westwood Drive right-of-way;

THENCE Southeasterly, 162.41 feet along the east right-of-way line of said Westwood Drive following a curve to the left having a central angle of 11 degrees 37 minutes 54 seconds, a radius of 800.00 feet a tangent of 81.48 feet and whose chord bears South 05 degrees 59 minutes 49 seconds East, 162.13 feet to a point for corner at the northwest corner of Lot 1, Block 23 of said Parkwest Phase II plat;

THENCE South 63 degrees 59 minutes 16 seconds West, 61.75 feet to a point for corner, said point being in the west right-of-way line of said Westwood Drive, said point also being in the northeast corner of Lot 19, Block 27 Parkwest Phase IV, an addition to The City of Saginaw as recorded in Cabinet A, Slide 4080, Plat Records Tarrant County, Texas;

THENCE Northwesterly, 189.74 feet along the west right-of-way line of said Westwood Drive following a curve to the right having a central angle of 12 degrees 38 minutes 27 seconds, a radius of 860.00 feet, a tangent of 95.26 feet and whose chord bears North 06 degrees 30 minutes 06 seconds West, 189.35 feet to a point for corner, said point being the northwest corner of said Westwood Drive right-of-way;

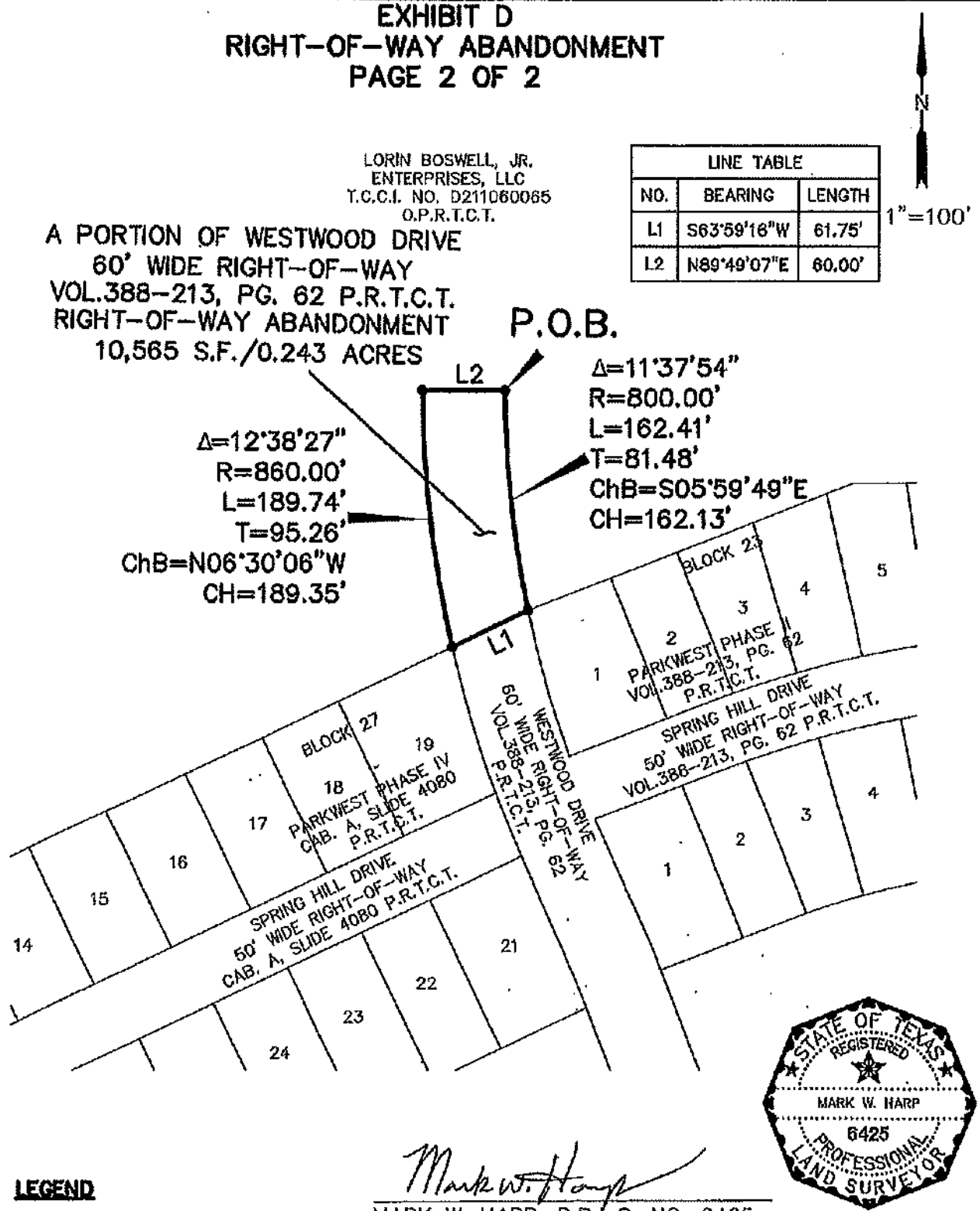
THENCE North 89 degrees 49 minutes 07 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 10,565 square feet or 0.243 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) distances are based on surface distance with a scale factor from grid to surface 1.00012000.

	DATE	DRAWN	PROJECT	
	07/19/2021	drb	HHR005 ROW EXHIBIT	JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXHIBIT D
RIGHT-OF-WAY ABANDONMENT
PAGE 2 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°59'16"W	61.75'
L2	N89°49'07"E	60.00'

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

LEGEND

POB **POINT OF BEGINNING**

SF **SQUARE FEET**

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JULY 19, 2021

SCALE:	DATE	DRAWN	PROJECT
1" = 100'	07/19/2021	drb	HHR005 ROW EXHIBIT

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.240.7676
TBPE No. F-488
TBPLS No. 10076000

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 (75%) of the exterior of the structure shall be masonry construction, exclusive of windows, doors, and dormers. For purposes of this Section, masonry construction shall mean that form of construction composed of brick, stone, concrete, hollow-clay tile, glass block, or combination of these materials laid up unit by unit and set in mortar.

DEVELOPMENT STANDARDS

A. Uses
    1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-4) Single Family District, in accordance with Section 9.03.114of the Zoning Ordinance, as it exists or may be amended. Additionally, a Duplex shall be permitted as a use allowed by right.
    2. A Conditional Use Permit shall be required for all uses otherwise requiring a Conditional Use Permit in the (SF-4) Single Family District, in accordance with Section 9.03.114 of the 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 Buiding Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

C. Screening:

1. Wood Fence: As shown on Exhibit C (Development Plan), a minimum 6' high wooden screening fence with metal posts shall be provided generally along the west and south property lines of the site.
2. Masonry Wall: As shown on Exhibit C (Development Plan), a minimum 8' high masonry screening wall shall be provided generally along the north and east property lines of the site.
3. Vegetative Screening: As depicted on Exhibit C (Development Plan), one, 4" caliper canopy tree, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 20' of the south property line of the site. The spacing of said trees shall be one per adjacent lot. Also, two accent trees, as identified in Section 8-13(D)(2) of the Saginaw Zoning Ordinance shall be provided within 10' of the south property line of the site adjacent to Westwood Drive and the lot immediately west of Westwood Drive.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com



Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStorageAuction.com
Shaneka Gillis: misc. Items. Elizabeth Kisha: misc. Items.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034655
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.66 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F. Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

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CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets & Animals

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos - old, - all shots, dewormed, $600 817-525-0432

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, 817-938-1671

AUST. SHEP. TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7970, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepmgt.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning & Janitorial Services

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Kitchen & Bathroom Improvements

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-8747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-541-7888 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday–Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARINGS

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "VILLAS OF WILLOW CREEK"

RE: Consideration of a request to change zoning from Neighborhood Commercial (NC) and Multifamily (MF1) to a Planned Development (PD for single family housing) 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 Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 16th day of August 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 30, 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.

If you have any questions you may call me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

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

July 29, 2021

NOTICE OF PUBLIC HEARINGS

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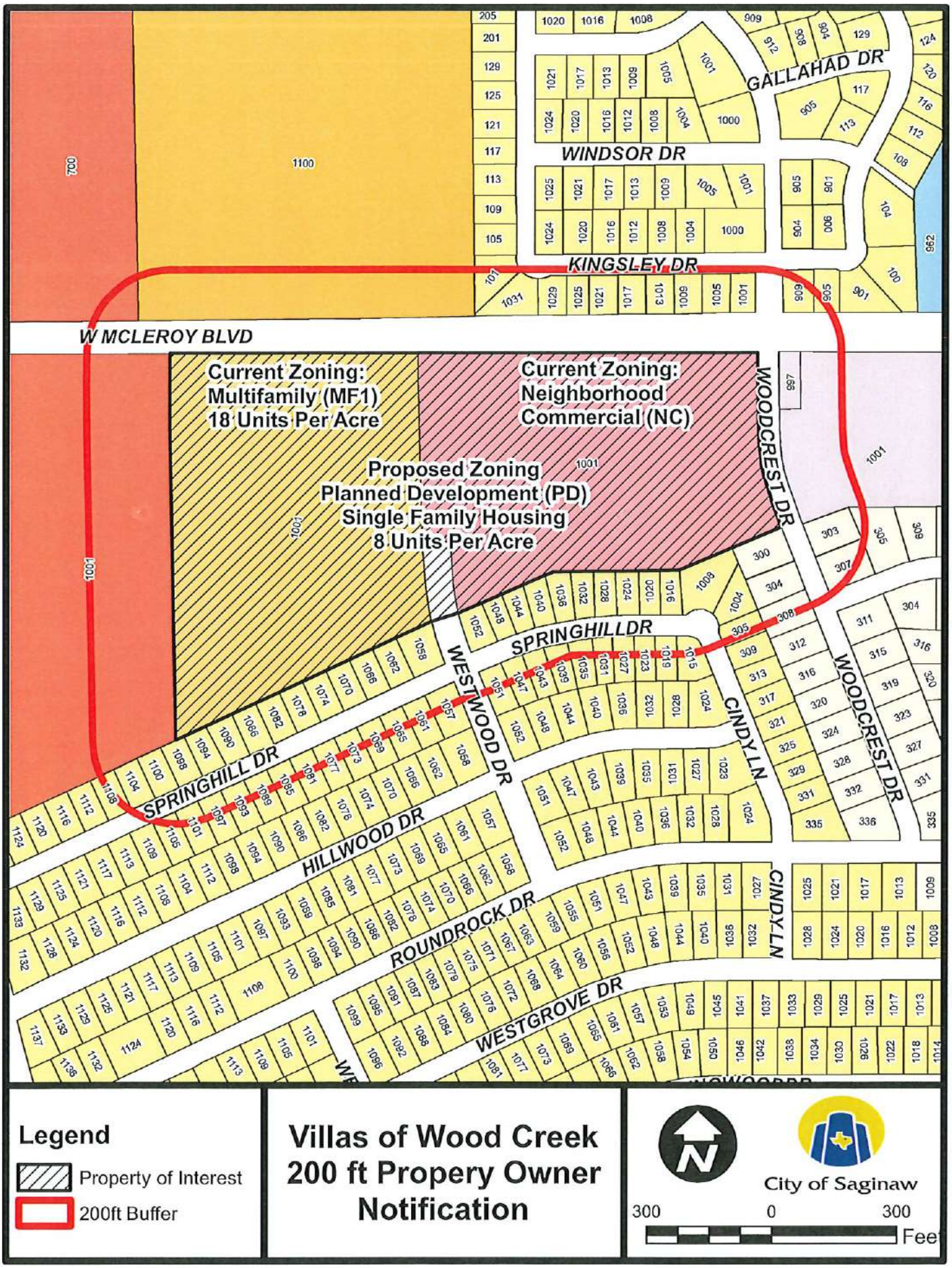
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area which is cross-hatched is the property to be considered. Also included is a concept plan for this development.

If you have any questions you may call Rick Trice, Director of Public Works at ext. 2449 or me at 817-230-0441.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


Current Zoning:
Multifamily (MF1)
18 Units Per Acre
Current Zoning:
Neighborhood
Commercial (NC)
Proposed Zoning
Planned Development (PD)
Single Family Housing
8 Units Per Acre
W MCLEROY BLVD
KINGSLEY DR
GALLAHAD DR
WINDSOR DR
WOODCREST DR
SPRINGHILLDR
SPRINGHILL DR
WESTWOOD DR
CINDY LN
HILLWOOD DR
ROUNDROCK DR
WESTGROVE DR
Legend
Property of Interest
200ft Buffer
Villas of Wood Creek
200 ft Propery Owner
Notification
City of Saginaw
300
0
300
Fee

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-01 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request 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

_____

_____

_____

_____

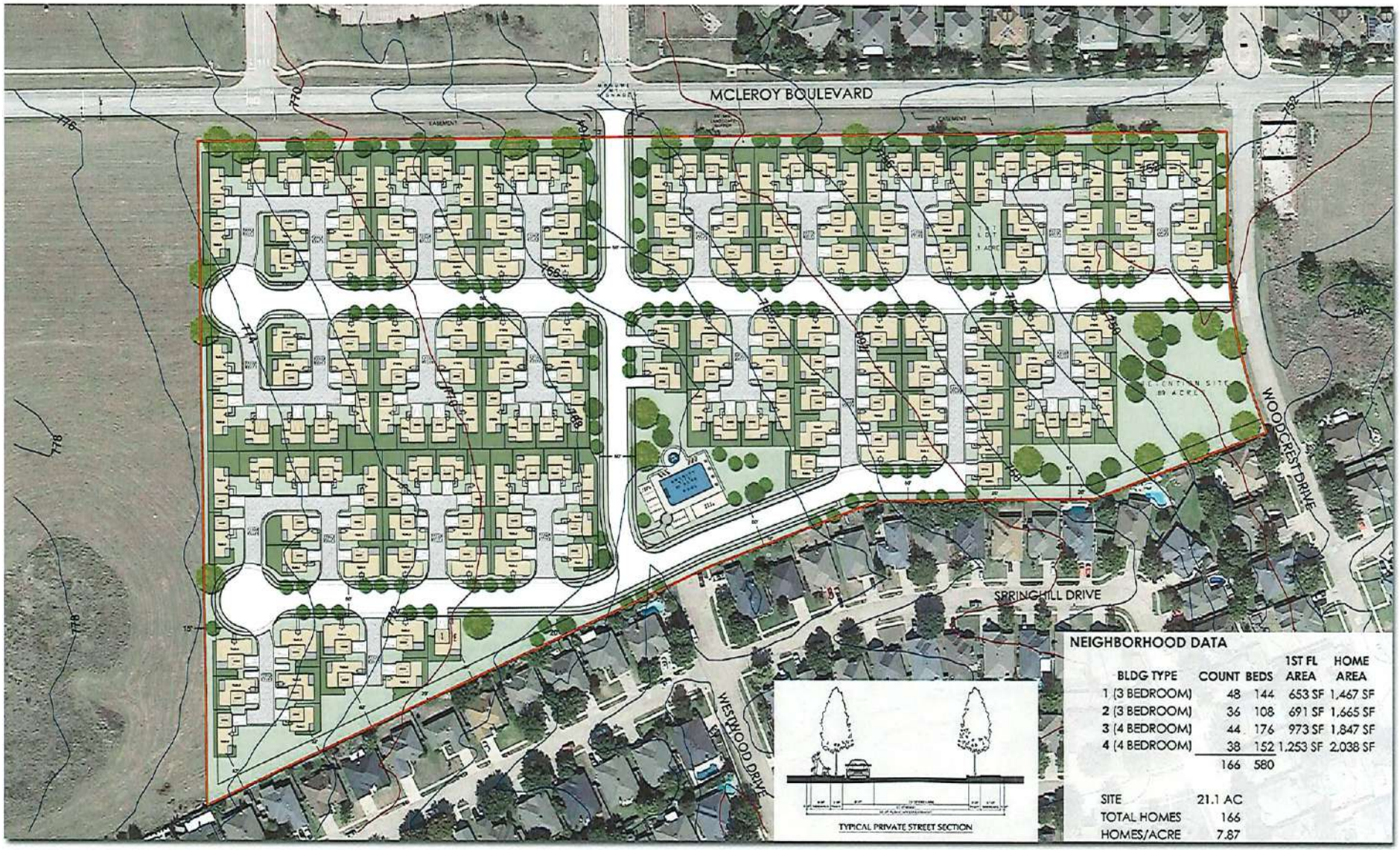
_____

_____

_____

_____

_____



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

0 30 60 120
1"=60'

N

JULY 16, 2021
HHR005

VILLAS AT WILLOW CREEK

EXHIBIT C
DEVELOPMENT PLAN
SAGINAW, TEXAS

JBI PARTNERS

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

CASE NUMBER: PZ0821-01

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (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 Allbright

(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) Representative Robert Karpman, Broker, Cantu Real Estate On Behalf of the Bostwell & Gordon Family

OWNER'S ADDRESS: % 6525 Shoal Creek Road, Fort Worth, TX 76132

APPLICANT'S SIGNATURE: _____ 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: _____ DATE: 7-20-21 TIME: _____

FEE FOR APPLICATION: $1720.00 RECEIPT #: 179431

SUBMITTED INFORMATION REVIEWED BY: Staff, Fire Dept, Engineer -

PLANNING AND ZONING COMMISSION MEETING DATE: 8-10-21

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 8-16-2021

ACTION TAKEN: _____

VILLAS AT WILLOW CREEK PLAN DEVELOPMENT

HHS Residential initiated discussions with the Saginaw staff in mid-January 2021 regarding the Villas at Willow Creek neighborhood.

The collaboration with the city resulted in a concept plan which was initially seen by the Planning and Zoning Commission at their May 11, 2021 meeting. During the meeting, it was very apparent the neighboring homeowners had concerns regarding the concept plan. As such, the Commission requested that HHS Residential work with the neighbors to address their concerns. Since then, two neighborhood meetings have taken place (May 19th and June 30th). Between those two meetings, the Planning and Zoning Commission had a second public hearing regarding the development.

Since the initial meeting in January, HHR Residential has worked collaboratively with the Saginaw staff and the neighbors to develop a design for the neighborhood which addresses concerns raised by all parties, while allowing for a financially feasible development. That plan (Dated July 16, 2021) is included in this information packet.

Below is a list of concerns raised by the neighbors and the action taken to amend the concept plan to address the concern.

NEIGHBORHOOD CONCERN WITH PROPOSED DESIGN	APPLICANT'S ACTION
1. Too many homes adjacent to the south property line.	1. Home count has been reduced from 12 to 4 within 40' of south property line.
2. Increase separation to 40' vs 20' along south property line.	2. 4 homes are between 20' and 38'. All others are farther than 40'.
3. The extension of Westwood Dr will encourage cut through traffic.	3. Westwood Dr does not extend through the property.
4. Eliminate the parking lot adjacent to the south property line.	4. The parking lot has been eliminated. Parking will be by the pool.
5. Provide screening between the villas and the south neighborhood.	5. A screening fence will be provided along the south property line.
6. The homes should have the same masonry content as other homes in the city.	6. The homes will meet the city's masonry requirements.
7. Rotate the pool to face the opposite direction.	7. The active area is oriented to the north. Rec building and fence will screen pool.
8. Establish a tree line along the greenways.	8. Trees will be planted throughout the neighborhood.
9. Provide a minimum 75% masonry on the homes to be compatible with the adjacent neighborhood.	9. It is anticipated the Development Agreement outlining this and other items will be adopted by the City Council at their July 20, 2021 meeting.

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

DATE: August 10, 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 a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G.have been found to exist. The applicant has provided his response to the conditions for consideration.

If there are any questions, please let me know.

Classified

FIND. BUY. SELL.

classifieds.star.telegram.com

SELL YOUR STUFF FAST!
817.390.7400

Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033698
Jul 22,29 2021

Public Notice
Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp
IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 – Tent Rental for Prairie Lights
*this is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS
Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 – Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbi.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.
All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.
A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IPL0033791
Jul 29 2021

Notice of Public Sale
Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Sellstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneka Gills: misc. Items. Elizabeth Kisha: misc. Items.
IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services
C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
IPL0034532
Jul 29 2021

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
IPL0034665
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Tract 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, 817-230-0500.
IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034608
Jul 29 2021

ORDINANCE NO. 3702
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1971**

AUST. SHEP TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 26th 1st shots at 6wks $500 940-733-8630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, elf, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper
Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Masonry & Brick Work

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-6747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching

Over 40yr exp. Call 817-541-7866 or 469-831-3907

Buildings
30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING
Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale
2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P
5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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

July 27, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

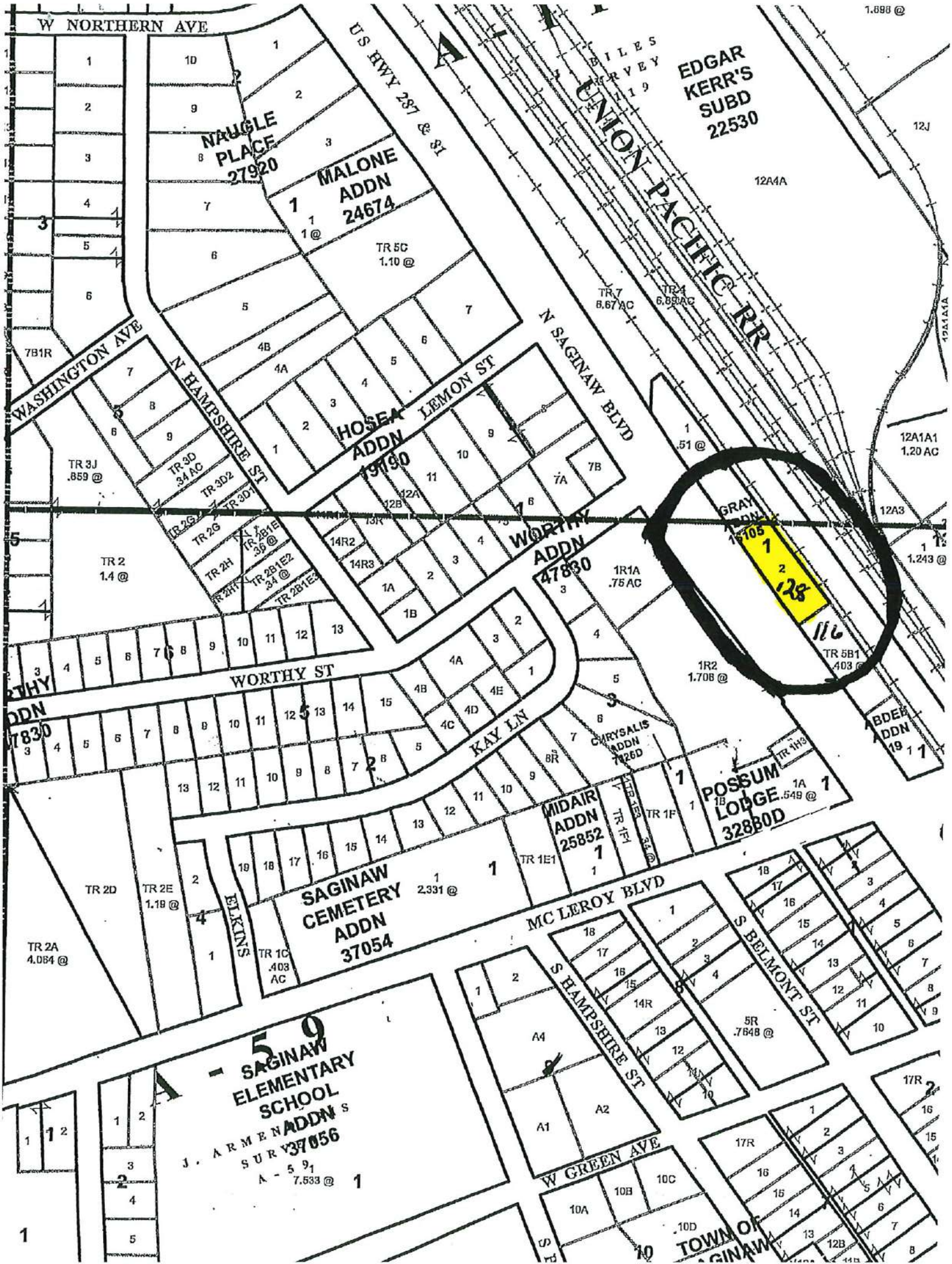
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


W NORTHERN AVE
US HWY 287 & 81
UNION PACIFIC RR
EDGAR KERR'S SUBD 22530
NAUGLE PLACE 27920
MALONE ADDN 24674
HOSEA ADDN 19790
LEMON ST
N SAGINAW BLVD
WASHINGTON AVE
N HAMPSHIRE ST
WORTHY ADDN 47830
GRAY ADDN 19105
WORTHY ST
KAY LN
CHRYSALIS ADDN 7126D
POSSUM LODGE 32880D
MIDAIR ADDN 25852
SAGINAW CEMETERY ADDN 37054
MC LEROY BLVD
ELKINS
S HAMPSHIRE ST
S BELMONT ST
W GREEN AVE
SAGINAW ELEMENTARY SCHOOL J. ARMEN ADDN SURV 37056
TOWN OF SAGINAW
TR 2 1.4 @
TR 2A 4.064 @
TR 2D
TR 2E 1.19 @
TR 1C .403 AC
TR 3J .859 @
TR 5C 1.10 @
TR 7 6.67 AC
TR 1 6.69 AC
TR 5B1 .403 @
1R1A .75 AC
1R2 1.706 @
5R .7648 @
12A4A
12A1A1 1.20 AC
12A3
12J
1.243 @
1.549 @
2.331 @
7.533 @
128
116

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-02 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop (Cigar Shop) at 128 N. Saginaw Boulevard, Suite 100 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

DocuSign Envelope ID: [illegible]

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 128 N SAGINAW BLVD SAGINAW TX 76179 #100

LEGAL DESCRIPTION: GRAY ADDITION-SAGINAW

LOT: 2 BLOCK: 1 ADDITION: GRAY ADDITION

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: RETAIL CC

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT

APPLICANT INFORMATION:

SULTAN MOHMAND	524 HUNTSMAN LN FORT WORTH TX 76131	817-395-7351
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

Kirk Bonds DocuSigned by: [illegible]	128 n saginaw blcd #100	817 232 1511
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

(Property Owner Signature)

III. AGENT INFORMATION:

Kevin Goodman DocuSigned by: Kevin Goodman	1340 S Main St, Suite 315, Grapevine, TX 76051	817-942-0476
AGENT	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☑ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL.

APPLICANT SIGNATURE

06/18/2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: RETAIL CIGAR SHOP (NO SMOKING ON PREMISES)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Our business will be a unique retail experience focusing on the sale of cigars, tobacco-related accessories, tobacco products, premium cigars, leaf tobacco. We are different from the typical "smoke shop" as a significant part of our business caters to an older demographic offering high end cigars all displayed inside a large walk-in humidor.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

7-12-2017
DATE RECEIVED

APPLICATION TAKEN BY

$750.00
FEE RECEIVED

179430
RECEIPT NUMBER

9-10-2021
P&Z MEETING DATE

CITY COUNCIL MEETING DATE

1) The proposed use complies with all the requirements of the zoning district (CC) in which the property is located.
2) The proposed use and location will offer a convenient location for residents to buy cigars and for the city to collect taxes as well as bring employment.
3) The benefits of the city gains from the proposed use outweigh the loss of or damage to any homes business natural resources, agricultural lands historical or cultural landmarks or sites wildlife habitats Parks or natural scenic or historical features of significance and outweigh the personal and economic cost of any disruption to the lives business and property of individuals affected by the proposed use.
4) Adequate utilities road access drainage and other necessary supporting facilities have been provided.
5) The design location and arrangement of all public and private Street driveways parking spaces entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or Jason developments.
6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7) As outlined in the side plan our location nature and height of building structure walls and fences are not out of scale with the neighborhood.
8) The proposed use will be compatible with and not dangerous to the use and enjoyment of neighboring property nor will it diminish or impair property values within the vicinity.
9) Adequate nuisance prevention measures are in place to prevent
10) Sufficient on-site lighting is provided for adequate safety of patrons employees and property and the lighting is adequately shielded and directed so as not to disturb or adversely affect neighboring properties
11) Our landscaping is sufficient and ensures Harmony and compatibility with adjacent properties.
12) The proposed operation is consistent with submitted plans and the benefits to the community outweigh the costs.
13) The proposed use is in accordance with the city of Saginaw comprehensive land use plan.

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040034593
AD NUMBER: 16105 1 2
CERTIFICATE NO : 83690217

DATE : 7/12/2021
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

PROPERTY DESCRIPTION
GRAY ADDITION-SAGINAW BLOCK 1
LOT 2

0000128 N SAGINAW BLVD
0.4037 ACRES

PROPERTY OWNER
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

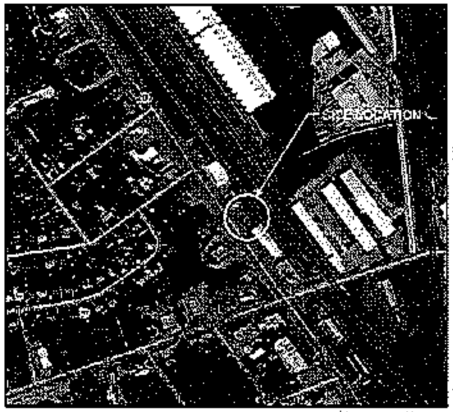
YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	$0.00
2020	Tarrant County	$0.00
2020	JPS HEALTH NETWORK	$0.00
2020	TARRANT COUNTY COLLEGE	$0.00
2020	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : KIRK D BONDS LLC
ACCOUNT NUMBER: 00040034593
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

M Pouty _____ Deputy



LOCATION MAP

KIRK BONDS BUILDING REMODEL

128 NORTH SAGINAW BOULEVARD
SAGINAW, TEXAS

LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

TOTAL FINISH-OUT	=	2,847 SQ.FT.
TOTAL AVAILABLE	=	7,467 SQ.FT.
TOTAL PORCH AREA	=	669 SQ.FT.
TOTAL A.U.R.	=	8,136 SQ.FT.

OCCUPANCY GROUP: B
CONSTRUCTION TYPE: STEEL & MASONRY
BUILDING HEIGHT: 1 STORY
OCCUPANT LOAD: 7,467 S.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTES:

1) [illegible]

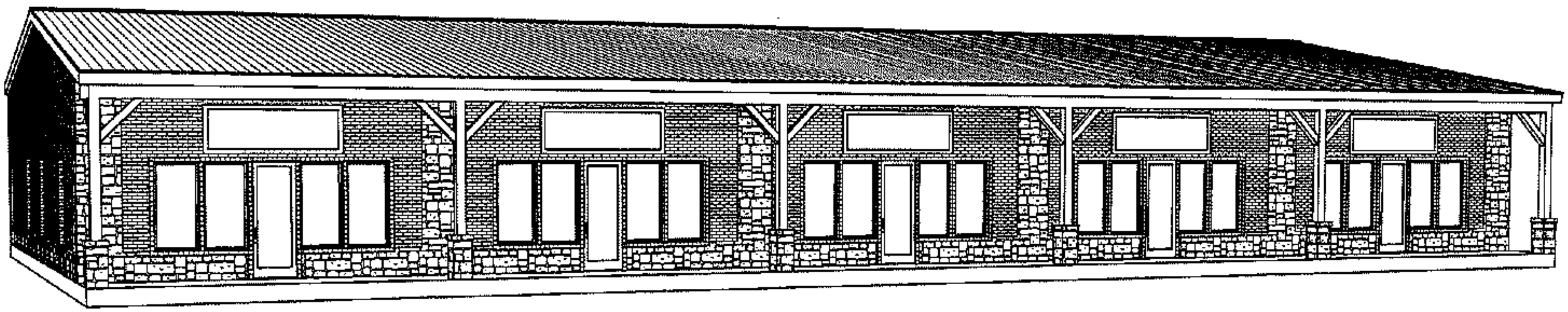
2) [illegible]

3) ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.

4) [illegible]

5) [illegible]

6) [illegible]



DRAWING INDEX

PROJECT COVER SHEET

ARCHITECTURAL

- A1 SITE PLAN
- A2 FLOOR PLAN & SCHEDULES
- A3 ELEVATIONS
- A4 REFLECTED CEILING PLAN

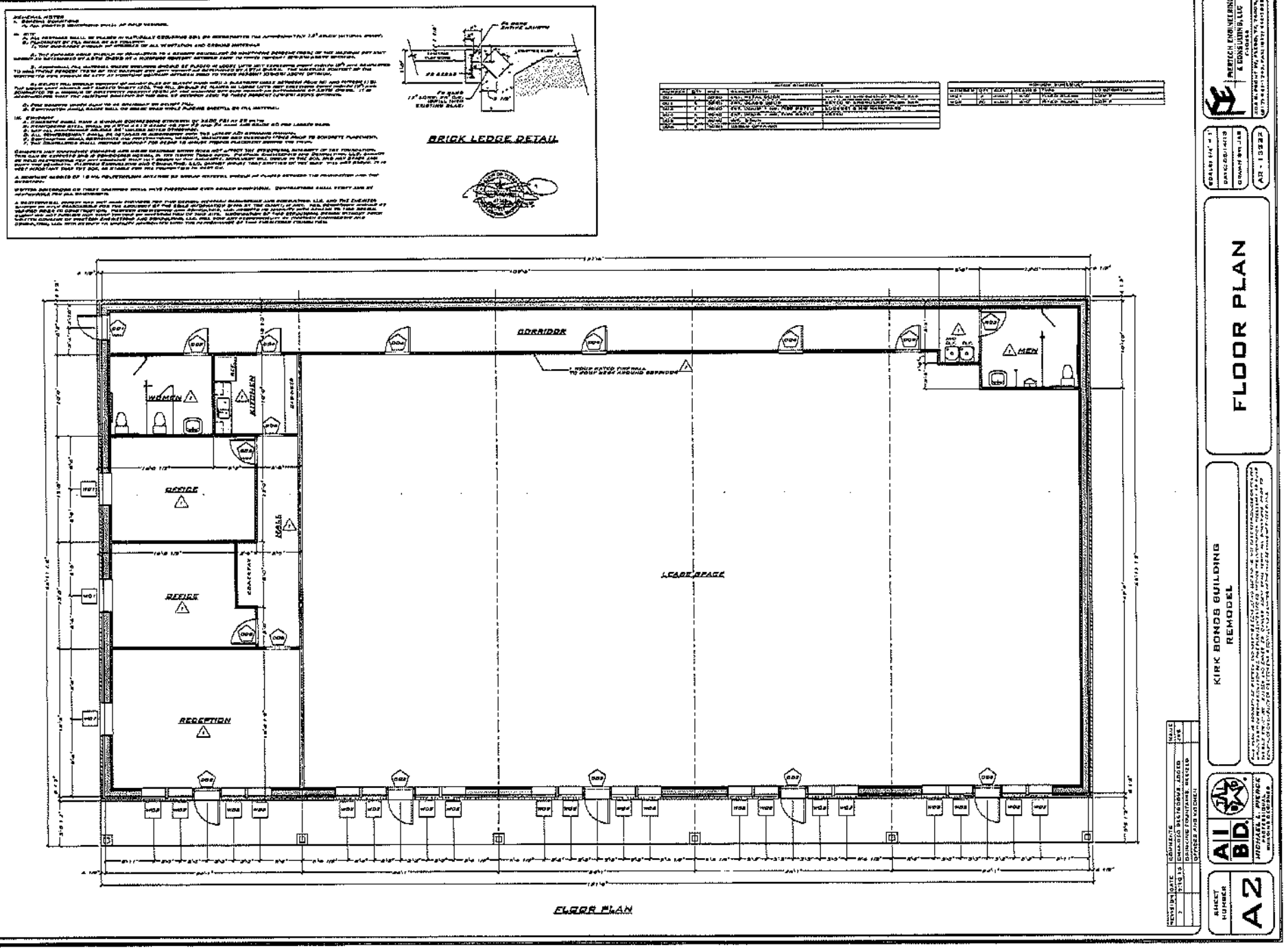
MEP

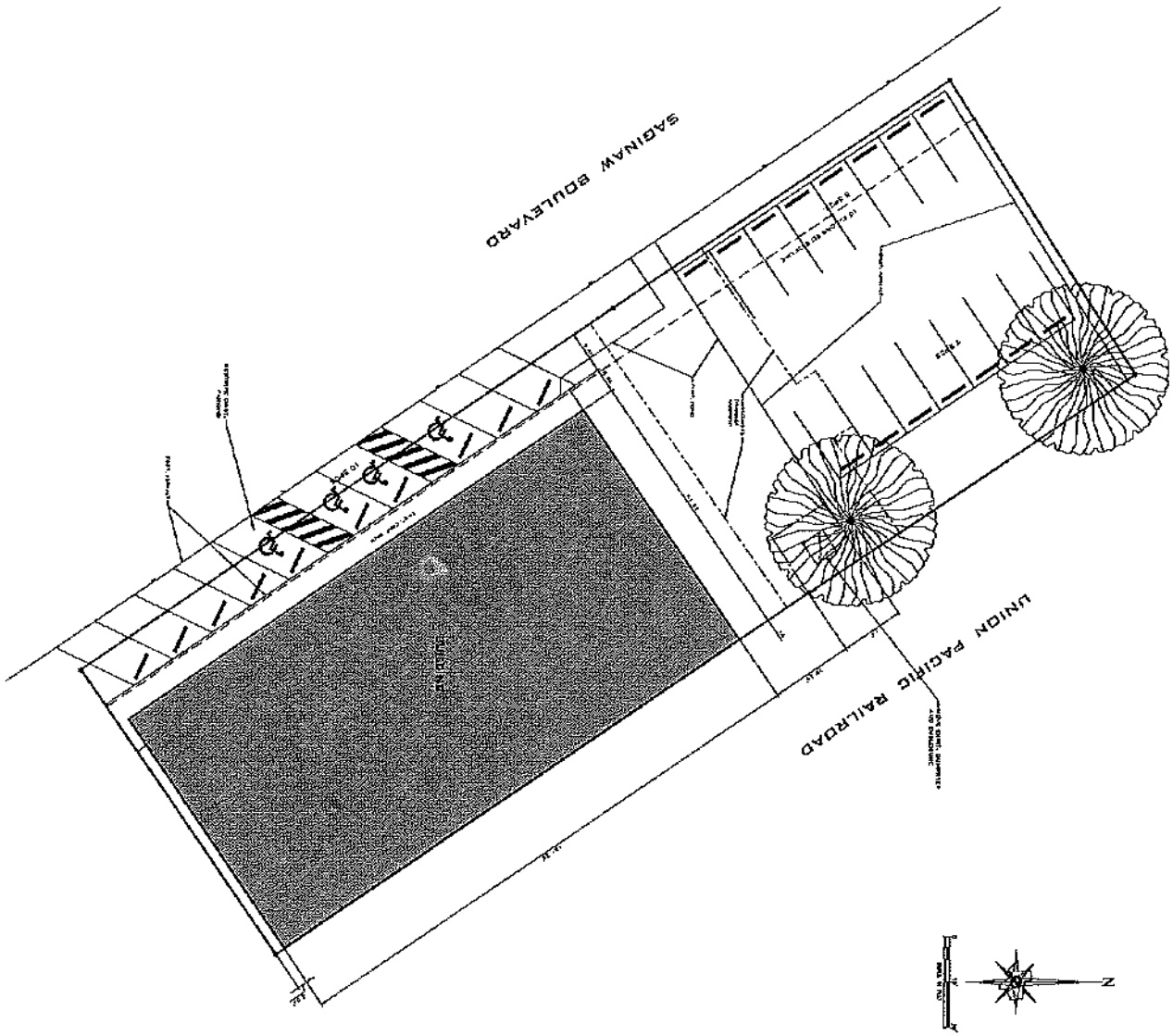
- E1.0 LIGHTING PLAN
- E2.0 POWER PLAN
- E3.0 PANELS
- E4.0 ELECTRICAL SPECIFICATIONS
- M1.0 HVAC PLAN
- M2.0 MECHANICAL SCHEDULES/DETAILS
- M3.0 MECHANICAL SPECIFICATIONS
- P1.0 PLUMBING PLAN

BUILDING DESIGNER:

AIBD
MICHAEL L. PIERCE
PROFESSIONAL BUILDING DESIGNER

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2006


BRICK LEDGE DETAIL
CORRIDOR
MEN
WOMEN
KITCHEN
OFFICE
OFFICE
RECEPTION
LEASE SPACE
FLOOR PLAN
FLOOR PLAN
KIRK BONDS BUILDING
REMODEL
A2



SHEET NUMBER			
A1	SCALE: 1"=10'	KIRK BONDS BUILDING REMODEL	SITE PLAN
	DATE: 08/14/13		
	DRAWN BY: JAS		
	AR - 13232		

PIERTECH ENGINEERING & CONSULTING, LLC
F-10354
856 S. FRONT ST, ALEDO, TX, 76008
(817) 441-1742, FAX: (817) 441-1035

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

DATE: August 10, 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 an Ordinance Amending Ordinance No. 2002-04, the Zoning Regulations of the City of Saginaw, Texas; Amending the Permitted Use Table, Article 5, Section 5-1, to provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial Zoning Districts; and Section 12-2 of Article 12 Providing a Definition for "Special Event Venue".

Staff has received an inquiry about a possible Special Event Venue in Saginaw. Currently the Zoning Ordinance does not have the Special Event Venue use listed. The proposed ordinance provides the use to be allowed by Specific Use Permit in the Light Industrial (LI), Neighborhood Commercial (NC) and Community Commercial (CC) districts as shown below.

AG	SF1	SF2	SF3	SF4	SFA	DX	ZL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

The following definition is also provided:

> "*Special Event Venue*. A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

Please let me know, if you have any questions

CITY OF SAGINAW, TEXAS
ORDINANCE NO. 2021-

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

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which 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 of the City of Saginaw deems it necessary in order to lessen congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the City, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas held a public hearing on August 17, 2021, with respect to the amendment described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the adoption of these zoning regulations.

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

SECTION 1.

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

AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	CC	CF	LI	HI	Supplemental Conditions
											Special Event Venue		S	S		S		1

SECTION 2.

That Part B, "Land Use Definitions and Explanations," of Section 12-2 "Definitions" of Article 12 "Definitions" of the Appendix A "Zoning" of the Saginaw City Code, is amended to add the definition of "Special Event Venue" to read as follows:

> "*Special Event Venue.* A location permitted for use by a host to conduct an event such as a wedding, conference, gala, or other similar event. The special event venue may include kitchen facilities for the preparation of food and an area for food catering and storage. The Special Event Venue may serve (but not sell) alcoholic beverages provided at no cost by the host. In the event alcohol is served it may not be dispensed on a self-serve basis and the host shall employ a bartender to dispense the alcohol. If alcohol will be served, the host of the special event shall employ one security officer, who is either a licensed peace officer pursuant to Texas Code of Criminal Procedure Article 2,12 or who is a private security officer licensed pursuant to Chapter 1702 of the Texas Occupations Code, for every 100 guests in attendance."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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

SECTION 6.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this Ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 8.

This Ordinance shall 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:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____

BRYN MEREDITH, CITY ATTORNEY

Classified

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Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFB # 21157

Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's

Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp

IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

BID # 21159 – Tent Rental for Prairie Lights

*this is a re-advertisement of 21121

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:

RFP # 21122 – Carnival Rides for Prairie Lights

Further information and specifications may be obtained at www.publicpurchase.com, www.gpbc.org, or from the Purchasing division at (972) 237-8262.

The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.

All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.

A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.

IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SelfStoregeAuction.com
Shaneka Gillis: misc. Rems. Elizabeth Kisha: misc. Rems.

IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.

Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.

Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:

C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr. Suite 600
Fort Worth, TX 76107

No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net

IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.

IPL0034665
Jul 29-30 2021

unified_development_code

IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.

The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".

A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, 817-230-0500.

IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.

Both meetings will be held 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, Director of Public Works, at 817-230-0500.

IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NRI-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

PASSED AND APPROVED on this 26th day of July, 2021.

CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney

IPL0034692
Jul 29-30 2021

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STAR-TELEGRAM.COM

Dogs

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos old, all shots, dewormed, $600 **817-525-0432**

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AUST. SHER TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-8630

Morkie Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7978, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-840-1051 for availability

BAD CREDIT OK
Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststeprng.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. **913-259-1175**

Service Directory

Cleaning & Janitorial

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Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylvieflorence83@gmail.com**

Building & Construction

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

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Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5600

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Wanted

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be transfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

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July 31, 2021	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Name of Development	**Developer**	**# of Lots**	**Status**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	36 permits issued for new homes
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	Fall 2021	Construction began 8/10/2020. 81% complete.
W. J. Boaz and Old Decatur Road Intersection Construction	Construction underway	August 2021	Construction underway. 70% complete.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Design underway	April 2022	Design 90% complete
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2021
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 2021
NW Booster Pump IPO	IPO Approved 1/5/2021	Pending	Design complete
Saginaw Blvd 16" Water Line Phase 2	Under construction	Fall 2021	Construction is about 75% complete
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	August 2021	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Saginaw Health Care & Rehab	848 W. McLeroy Blvd	Permit issued	53,249 SF, $6,796,000 care facility. Permit issued, under construction
All Storage	1416 N Old Decatur Rd	Permit issued	Under construction
7-Eleven Convenience Store	1150 Longhorn Rd	Permit Issued	Permit Issued
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Chipotle	1424 N Old Decatur Rd	Building Plans Submitted	Shell building and finish out permits issued.
Franklin Office Complex	Belmont Street	Permit Issued	Under construction

Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Fire Station No. 1	700 W McLeroy	Permit Issued	Under construction
Prose Alliance Blue Mound Rd	1350 N. Blue Mound Rd	Permit Issued	Under construction
Red Aero Pack Mail Ship	900 N Blue Mound Rd #148	Permit issued	Remodel
Steve Barber Insurance	209 Belmont (Franklin Office Complex)	Permit issued	Finish out office space
Fashion Hair Design	204 W J Boaz	Permit issued	Finish out
Whataburger 492	5455 S Blue Mound Rd	Demo Permit issued Remodel Permit Pending	Remodel permit pending
BOA			
Applicant	**Location**	**Status**	**Comments**
Planning & Zoning	**Location**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Approved 7/20/21	Final Plat
The Square Final Plat and Civil Constructions Plans	North and West of Wal-Mart	Pending	Resolution for LOSA approved 1/5/21, P&Z recommended approval of final plat 1/12/21. Saginaw Square Blvd and TxDot improvement advertised for construction on 6/15/21. TxDot improvements awarded by City council 8/3/21
The Grand At Saginaw	Beltmill Multi Family Development	Final Plat Approved 7/20/21	Final Plat approved by City Council 7/20/21
Zoning Ordinance Amendment Carport Overlay Requirements for MF		Approved 7/20/21	City Council approved 7/20/21
Villas at Willow Creek HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	South of McLeroy, West of Woodcrest Dr.	Scheduled for P&Z 8/10 and City Council 8/16/21	Developer withdrew plan and submitted new proposal with changes that address citizens concerns
Zoning Ordinance Amendment Regulating Extended Stay Hotels		Approved 7/20/21	City Council Approved 7/20/21
Sultan Mahmand	128 N Saginaw Blvd Suite 100	Scheduled for P&Z 8/10/21 and City Council 8/26/21	Request for Specific Use Permit to operate a Smoke Shop (Tobacco)

Zoning Ordinance Amendment Adding Special Event Venues		Scheduled for P&Z 8/10/21 and City Council 8/26/21	Adding Special Event Venues with regulations and a definition to the Zoning Ordinance.
Assisted Living & Memory Care	820 W McLeroy Blvd	Pending	Replat and Civil Construction Plans. Civil Construction Plans under review.
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
Asphalt Overlay	Saginaw Blvd, city limit to city limit	Projected Completion April 2021	Underway.
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO	Water Resiliency Study, complete	Jun-21	Water Resiliency Study Certified to State, Emergency Response Plan due December 31, 2021
City Comprehensive Plan	IPO Approved 1/5/2021	Underway	Workshop conducted with P&Z 3/9/21

CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JULY 2021

C/O ISSUED THIS MONTH					
DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
7/1/21	PLANET FITNESS	608 SAGINAW BLVD S	CO-22-20/21	7/1/21	7/1/21
7/1/21	SAGIANW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	CO-34-20/21	7/1/21	7/1/21
7/19/21	K P STAFFING	1453 SAGINAW BLVD N 120	CO-35-20/21	7/19/21	

TEMP C/O				
DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS					
DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
4/28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
7/9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE RAW MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
9/11/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
10/23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
4/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
9/11/20	TBD	209 BELMONT ST S BLDG 1	30692	NEW BUILDING	NEW COMMERCIAL BUILDING
9/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
10/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
10/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
10/28/20	AGGREGATE CAPITAL & DEVELOPMENT	800 BLUE MOUND RD S	31257	REMODEL	ADDITION OF RESTROOM & STORAGE AREA
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
11/13/20	D F W PLASTICS	901 INDUSTRIAL AVE E	31381	REMODEL	ADDITION OF 3 RESTROOMS
12/10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
12/17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
12/29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
12/30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
1/5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
1/7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
2/9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	31265	NEW BUILDING	24 WOOD FRAMED COTTAGE UNITS
2/10/21	BRIGHT LIVING SAGINAW	824 MCLEROY BLVD W	34034 - 34057	REMODEL	FINISH OUT OF EACH UNIT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
3/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
3/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
3/30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
4/5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
4/6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
4/9/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33109	NEW BUILDING	NEW SHELL BUILDING
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDING	NEW 270 UNIT APARTMENT COMPLEX
4/12/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
4/14/21	K & H TRUCKWELD	1300 INDUSTRIAL AVE E	34093	REMODEL	INSTALL OVERHEAD DOOR
4/14/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTIRIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JULY 2021

4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/23/21	WAL MART	1401 SAGINAW BLVD N	33467	REMODEL	INTERIOR REMODEL
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
5/18/21	MCDANIEL	829 TOWNE CT	34143	REMODEL	INTERIOR REMODEL
5/25/21	T MOBILE	1453 SAGINAW BLVD N 100	34794	REMODEL	INTERIOR REMODEL
6/3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
6/10/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
6/11/21	CHIPOTLE MEXICAN GRILL	1424 OLD DECATUR RD N	33111	REMODEL	FINISH OUT
6/16/21	ATOLL INVESTMENTS	1248 INDUSTRIAL AVE E	35025	REMODEL	ROOF
6/21/21	TALKING TADPOLES	833 TOWNE CT	34889	REMODEL	INTERIOR REMODEL
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/29/21	A T& T MOBILITY	1504 WAGLEY ROBERTSON RD	34915	REMODEL	ANTENNA UPGRADE

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
7/8/21	STEVEN BARBER INSURANCE	209 BELMONT ST S BLDG 1	35176	REMODEL	FINISH OUT
7/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
7/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34321	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/30/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL
4/19/21	AMERICAN NATIONAL BANK	825 SAGINAW BLVD N	34177	REMODEL	REMODEL AFTER STORM
4/21/21	S A C	5323 BLUE MOUND RD S	34321	REMODEL	ANTENNA UPGRADE
6/8/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
5/17/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
7/27/21	VERIZON	160 FAIRMOUNT ST	35349	REMODEL	ANTENNA UPGRADE
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL

CLOSED PROJECTS

1/24/19	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	23714	REMODEL	REMODEL
1/5/21	WELLS FARGO ATM	504 SAGINAW BLVD S	31166	REMODEL	EXTERIOR LIGHTING UPGRADE
10/20/92	ASHTON APARTMENTS	681 SAGINAW BLVD N	33897	ADDITION	FAÇADE IN FRONT OF OFFICE
6/29/21	QUIKTRIP 988	1100 BLUE MOUND RD S	33337	REMODEL	INTERIOR REMODEL

PLANNING AND ZONING COMMISSION
2020-2021 CASE REPORT

CASE #	APPLICANT	LOCATION	REQUEST	PZ DATE	P&Z DECISION	CC DATE	CC DECISION
PZ 0521-01	Mayson Meier HHS Residential	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	05/11/21	Continued until 6/8/21, Recommended denial at 6/8/21 meeting	06/15/21	Appicant withdrew request. Will submit new request for August 10th P&Z meeting
PZ 0521-02	Rick Trice, City of Saginaw		approval of amendment to the zoning ordinance to add the use, Breweries	05/11/21	Recommended Approval	06/15/21	Approved
PZ 0721-01	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Beltmil Parkway and Millstone Road Right of Way	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-02	Darren Andrews	North of E Bailey Boswell, East of Hwy 287	Final Plat for Grand at Saginaw	07/13/21	Recommended Approval	07/20/21	Approved
PZ 0721-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Regulaltions and definitions for an Extended Stat Motel/Hotel	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0721-04	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance, Section 702, Carport Overlay District	07/13/21	Recommneded Approval	07/20/21	Approved
PZ 0821-01	Matt McGhee	South of W McLeroy, West of Woodcrest	Approval of Zoning change from NC & MF1 to a Planned Development Villas of Willow Creek	08/10/21			
PZ 0821-02	Sultan Mohmand	128 N Saginaw Blvd Suite 100	Approval of a Specific Use Permit to Operate a smoke Shop	08/10/21			
PZ 0821-03	Rick Trice, City of Saginaw	Public Hearing	Amendment to Zoning Ordinance to add Special Event Venues	08/10/21			

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

DATE: August 10, 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 a Request for a Specific Use Permit to Allow the Operation of a Tobacco Shop on Property Located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)

Owner Information: Sultan Mohmand
524 Huntsman Lane
Fort Worth, Texas 76131

Existing Zoning: Community Commercial

The applicant is requesting that a smoke shop or use be allowed at 128 N Saginaw Blvd Ste. 100. Staff has determined that a "Smoke Shop" is the same as a Tobacco Shop under the City's Zoning Ordinance. The property is zoned Community Commercial (CC). The City Zoning Ordinance allows a "Tobacco shop" within Community Commercial (CC) may be allowed with a Specific Use Permit (SUP).

The Zoning Ordinance defines a Tobacco shop as:

> *Tobacco shop.* A retail establishment for which more than 50 percent of the gross floor area is dedicated to the display and retail sale to the public of tobacco products, including electronic vaping devices, and related accessories.

Zoning Ordinance, Section 5-4 Specific Use Permits, requires certain information including a site plan and an assessment by the Planning and Zoning Commission that thirteen conditions listed in Sec. 5-4.G.have been found to exist. The applicant has provided his response to the conditions for consideration.

If there are any questions, please let me know.

Classified

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Legals

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 21157
Auto Body Repairs for Heavy/Medium Duty Trucks & Fire Apparatus's
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbx.org, or from the Purchasing division at (972) 237-8269.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033698
Jul 22,29 2021

Public Notice

Trinity Basin Prep is requesting proposals for 50 Powergistics towers for device charging. The towers must fit the following specifications: Core 12USB model, with roller mounts for each unit. Responses must be sealed and marked on the lower left-hand corner with the proposal name and number, name and address of the vendor, opening date and time. Fax/electronic responses cannot be accepted. Address, mail or deliver all proposals and accessory documents to: Trinity Basin Prep Purchasing Department, 2730 North Highway 360, Grand Prairie, TX 75050. RFP documents, inquiries for information regarding procurement procedures, proposal submission requirements, or other fiscal/administrative concerns shall be directed to rfpresponses@trinitybasin.net or at www.trinitybasin.com/rfp
IPL0033708
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received via www.PublicPurchase.com until August 6, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
BID # 21159 – Tent Rental for Prairie Lights
*this is a re-advertisement of 21121
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbx.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033712
Jul 22,29 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed responses will be received at 300 W. Main Street, Grand Prairie, Texas, or via www.publicpurchase.com until August 9, 2021, at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFP # 21122 – Carnival Rides for Prairie Lights
Further information and specifications may be obtained at www.publicpurchase.com, www.gpbx.org, or from the Purchasing division at (972) 237-8262.
The city reserves the right to reject any or all Proposals and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0033739
Jul 22,29 2021

imately 212.203 acres in the District, which District is located in the corporate limits of the City, bounded by Oliver Creek on the North; FM 156 on the east, 1,300 feet north of 12th street; FM 407 on the south, 3,000 feet west of Boss Range Road; and the extraterritorial jurisdiction of Fort Worth on the west. A full description of the boundaries of the Timberbrook Public Improvement District No. 1 and Improvement Area #2-B of the District is available at the Justin City Hall, 415 N. College Avenue, Justin, Texas 76247.
All written or oral objections on the proposed assessment within Improvement Area #2-B of the District will be considered at the public hearing.
A copy of the assessment roll relating to the Improvement Area #2-B Projects (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each assessable parcel in Improvement Area #2-B of the District, is available for public inspection at the office of the City Secretary, 415 N. College Avenue, Justin, Texas 76247.
IPL0033791
Jul 29 2021

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.Selfstorageauction.com .Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.
Wednesday, August 18, 2021
12:00 pm Southlake Storage @ 2060 E. Continental Blvd. Southlake, TX 76092
www.SellStorageAuction.com
Shaneka Gills: misc. items. Elizabeth Kisha: misc. items.
IPL0033839
Jul 22,29 2021

Request for Proposals: Security Guard Services

C2 Global Professional Services, LLC (C2 GPS), a private, for profit company whose primary business is the management and operation of workforce development contracts is accepting proposals from qualified Security Guard Services companies/firms to provide Security Guards in Tarrant County at four different workforce center locations.
Interested bidders may access the specifications of the Request for Proposals at www.c2gps.net or by sending a request to Amouye Kassi @ amouye.kassi@workforcesolutions.net.
Bids must be received no later than 3:00 PM (CST), Monday, August 30, 2021 at the address listed below:
C2 GPS – Tarrant County
Attn: Amouye Kassi
1320 S. University Dr., Suite 600
Fort Worth, TX 76107
No faxed or e-mailed proposals will be accepted. Bids submitted or received after the deadline will not be accepted. Auxiliary Aids and Services are available upon request to individuals with disabilities. Equal Opportunity Employer/Program. Relay Texas 1-800-735-2989 (TDD) and 1-800-735-2988 (Voice) www.c2gps.net
IPL0034532
Jul 29 2021

TABC

Application has been made with the Texas Alcoholic Beverage Commission for a BG/FB (Wine and Beer Retailer's Permit with Food and Beverage Certificate, with Late Hours License by Dwight Conerway dba Taste of Society, to be located at 3610 S Cooper St, Suite 120, Arlington, Tarrant County, Texas.
IPL0034665
Jul 29-30 2021

unified_development_code
IPL0034402
Jul 29 2021

Legals

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct Public Hearings at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for a Development Plan and a change in zoning on 20.86 Acres out of Track 2H3 and 2H4, Abstract 1849, A. F Albright Survey from Multi-family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD). Property is located at south of West McLeroy Boulevard and west of Woodcrest Drive.
The Saginaw City Council will conduct Public Hearings at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned requests for Development Plan and a change of zoning as described above, contingent upon the receipt of a report regarding the proposed zoning change from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034606
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

A Public Hearing will be conducted by the Planning and Zoning Commission at 6:00 p.m. on Tuesday, August 10, 2021 to consider an ordinance amending Ordinance No. 2002-04, the zoning regulations of the City of Saginaw, Texas; amending the permitted use table, Article 5, Section 5-1, to provide that "Special Event Venues" are permitted by specific use permit (SUP) in Community Commercial, Neighborhood Commercial, and Light Industrial zoning districts; Section 12-2 of Article 12 providing a definition for "Special Event Venue".
A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on Monday, August 16, 2021, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, 817-230-0500.
IPL0034607
Jul 29 2021

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on Tuesday, August 10, 2021 to consider a request for specific use permit to allow the operation of a tobacco shop on property located at 128 N. Saginaw Boulevard, Suite # 100 (Lot 2, Block 1, Gray Addition)
The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on Monday, August 16, 2021 to consider the above mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission.
Both meetings will be held 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, Director of Public Works, at 817-230-0500.
IPL0034608
Jul 29 2021

ORDINANCE NO. 3702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 8.506 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034691
Jul 29-30 2021

Legals

CITY OF NORTH RICHLAND HILLS ORDINANCE NO. 3703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 0.767 ACRES OF LAND LOCATED AT 7201 AND 7501 PRECINCT LINE ROAD FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.
Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
PASSED AND APPROVED on this 26th day of July, 2021.
CITY OF NORTH RICHLAND HILLS
By: /s/ Oscar Trevino
Oscar Trevino, Mayor
ATTEST:
/s/ Alicia Richardson
Alicia Richardson
City Secretary/Chief Governance Officer
APPROVED AS TO FORM AND LEGALITY:
/s/ Maleshia B. McGinnis
Maleshia B. McGinnis, City Attorney
IPL0034692
Jul 29-30 2021

Star-Telegram
STAR-TELEGRAM.COM

Pets & Supplies

CKC Standard Poodles Puppies, dewclaws removed & tails docked. Call 817-964-3085

Boston Terrier pure bred, male, 8 mos - old, - all shots, dewormed, $600 **817-525-0432**

German Shepherd/Dachshund mix- Small black/brown guard dog, $250, **817-938-1071**

AUST. SHEP. TOY/SM MINI Blue Merle F & black Tri M/F, Reg. Taking dep. Text 580-504-0585

Vizsla Full-blood Pups 7m/7F. Parents AKC register. Born May 28th 1st shots at 6wks $500 940-733-6630

Merkle Pups $500 up. Reg, s/w. Cash Only 214-436-0009 no text

Real Estate

Commercial

OFFICE/WAREHOUSE EULESS, TEXAS 5,500 SQ. FT. 817-267-7970, 817-282-1979

For Rent

76010 **BILLS PAID! $100 DEP** $25 app fee, eff, 1,2, & 3 bedrooms. Call817-640-1051 for availability

BAD CREDIT OK - Nice Brick Home 3-2-2 Owner Fin. 817-447-0089 firststepmgt.com

Room for rent,between Lake worth & Saginaw $700/month, $200 dep. NO SMOKERS OR PETS, 817-851-2291

For Sale

FSBO- 510Ac, East Kansas Hunting/Crop Farm. Beautiful Res., & Out Buildings + Restored Farm Home For Hunters/Guest. Great Hunting, Scenic Location, Highly Productive. 913-259-1175

Service Directory

Cleaning & Janitorial

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

Experience Housekeeper Looking for Homes and Offices to clean. Insured & Bonded 36 yrs of Exp. Please Contact **Florence at 817-454-9525. sylviaflorence83@gmail.com**

Kitchen & Bath & Home Improvement

BRICK, STONE MASONRY AMJ Masonry - Mailboxes, Brick Repair & Stone 682-558-6086

Plumbing All types repair, bathroom remodels, gas leaks, water heaters 817-715-8747 m-38813

HONEST FENCING! Inexpensive installation repairs or just posts also. 682-597-1031, 817-572-5534.

SANLUISOBISPO.COM

Carpet Repair & Re-Stretching

Over 40yr exp. Call 817-541-7868 or 469-831-3907

Buildings 30x40x10 Metal Bldg 1 walk door & slab $25,800. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

TREE SURGEON hauling, trim'g, removals, stump grind'g, free est. fully insured, 32yrs exp. 817-428-8781

HAULING Affordable Hauling, garage & clean-up, tree brush, etc. 817-902-5800

Miscellaneous

Automotive

Cash paid for cars, trucks, SUVs, vans, with titles, running, not running, wrecked. We pick up. 817-298-6459

Garage Sales

Garage Sale 2301 Stadium Dr. TCU area, Saturday, July 31, 8-5

Estate Sale with antiques & household goods, no children unless carried Fri - Sun 8A-5P 5516 Dartmouth Ave 76114

Merchandise

Samsung top load washer, black, stainless, like new. $600 **817-905-4259**

Misc.

FREON WANTED: We pay $$$ for cylinders and cans of R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call (312) 291-9169 or visit refrigerantfinders.com

I BUY Used Or Damaged Boats, Campers, Motorhomes, Old Cars, Farm Equip, UTV's, Older Trucks & Trailers. Call Jimmy 817-629-7531

2 Plots Bluebonnet Colleyville have deed can be tranfers to person whom purchase. 817-360-2951

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

Permanent cook with house staff managing responsibilities needed. Family ranch in Kopperl, TX needs experienced cook with the ability to manage household employees. Workload dependent on family presence at the ranch. Monday-Friday with weekend work as needed. Pay/benefits based on experience. The position does come with a 3 bedroom/2 bathroom house all utilities paid on the ranch. Serious inquiries call 432-686-5926.

Private art collection G. HARVEY, P. SALINAS, MILBIE BENGE. 512-589-4541 vizbaker@gmail.com

HAVING A GARAGE SALE?
Let Classifieds Help
THE TRIBUNE
SANLUISOBISPO.COM

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

July 30, 2021

NOTICE OF PUBLIC HEARING

PLEASE NOTE THAT THERE IS A CHANGE IN THE DATE FOR THE CITY COUNCIL THE CITY COUNCIL MEETING WILL BE ON MONDAY, AUGUST 16, 2021 AT 6:00 P.M.

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the **16th** day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered.

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

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

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

July 27, 2021

NOTICE OF PUBLIC HEARING

RE: Consideration of a request for a Specific Use Permit (SUP) to be allowed to operate a tobacco shop 128 N Saginaw Blvd Suite 100 in Saginaw, Texas.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 10th day of August 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 17th day August 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 **Sultan Mohmand** for a Specific Use Permit (SUP) to be allowed to operate a smoke shop at 128 N Saginaw Boulevard, Suite 100 in Saginaw.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

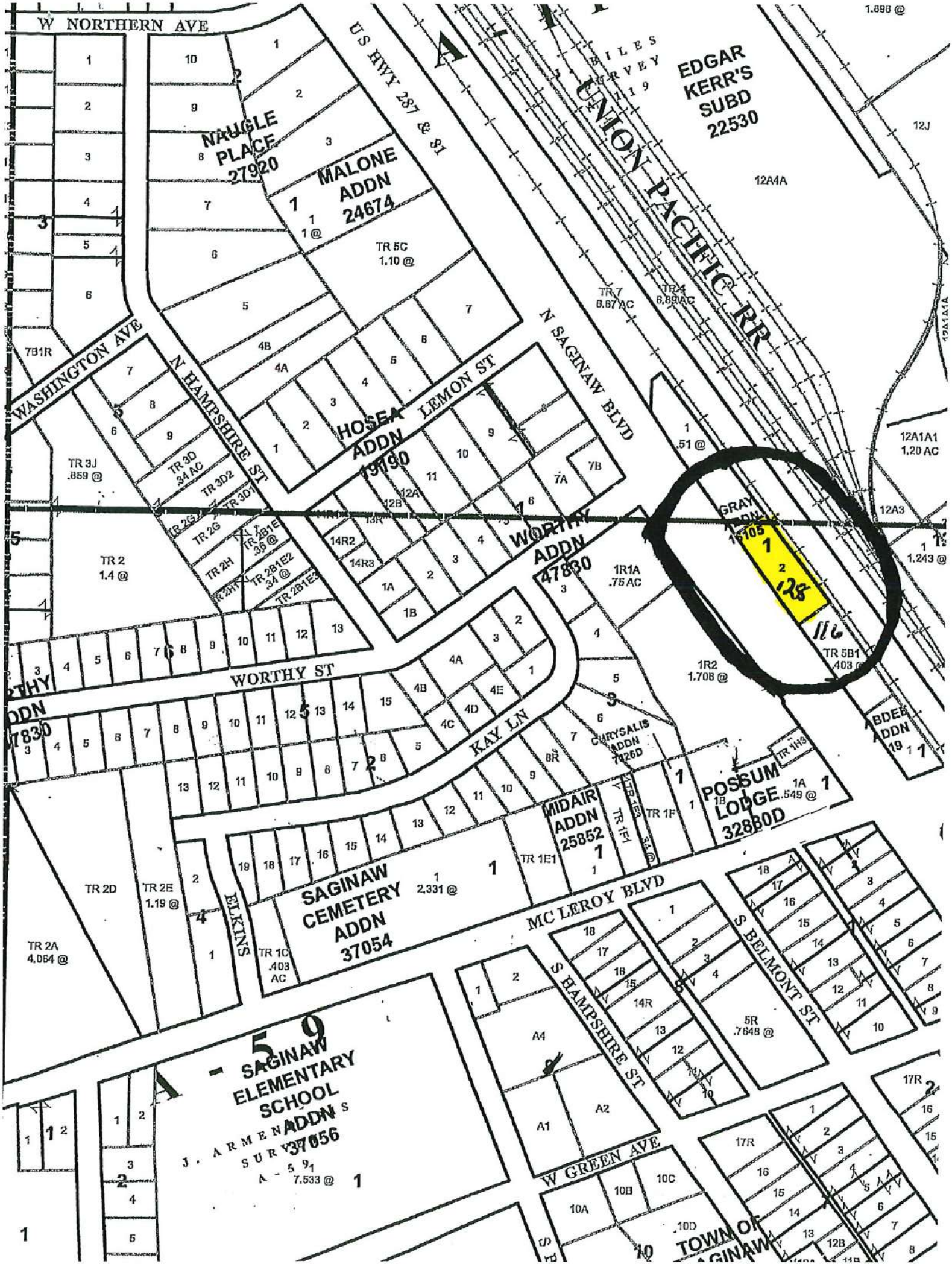
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If you have any questions you may call me at 817-230-0500 ext 2441 or Rick Trice, P. E., Director of Public Works at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.


W NORTHERN AVE
US HWY 287 & 81
UNION PACIFIC RR
EDGAR KERR'S SUBD 22530
NAUGLE PLACE 27920
MALONE ADDN 24674
HOSEA ADDN 19790
WASHINGTON AVE
N HAMPSHIRE ST
LEMON ST
N SAGINAW BLVD
WORTHY ADDN 47830
GRAY ADDN 19105
WORTHY ST
KAY LN
MC LEROY BLVD
SAGINAW CEMETERY ADDN 37054
MIDAIR ADDN 25852
POSSUM LODGE 32880D
CHRYSALIS ADDN 7126D
SAGINAW ELEMENTARY SCHOOL ADDN 37056
J. ARMENTROUT SURVEY A-59
S HAMPSHIRE ST
S BELMONT ST
W GREEN AVE
ELKINS
TOWN OF SAGINAW
TR 2 1.4 @
TR 2A 4.064 @
TR 2D
TR 2E 1.19 @
TR 3J .859 @
TR 5C 1.10 @
TR 7 6.67 AC
TR 4 6.89 AC
1R1A .75 AC
1R2 1.706 @
TR 5B1 .403 @
TR 1C .403 AC
2.331 @
7.533 @
1.243 @
.549 @
.51 @
12A4A
12A1A1 1.20 AC
12A3
12J
1.898 @
128
116

REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

RE: PZ 0821-02 Planning & Zoning Commission Meeting on 8/10/2021 at 6 p.m. and City Council Meeting on 8/17/21 at 6 p.m. to consider a request for approval of Specific Use Permit (SUP) to allow the operation of a tobacco shop (Cigar Shop) at 128 N. Saginaw Boulevard, Suite 100 in Saginaw.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

DocuSign Envelope ID: [illegible]

City of Saginaw

APPLICATION FOR SPECIFIC USE PERMIT

I. PROPERTY INFORMATION

LOCATION OF PROPERTY: 128 N SAGINAW BLVD SAGINAW TX 76179 #100

LEGAL DESCRIPTION: GRAY ADDITION-SAGINAW

LOT: 2 BLOCK: 1 ADDITION: GRAY ADDITION

TRACT: _____ ABSTRACT: _____ SURVEY: _____

ZONING: RETAIL CC

PRESENT USE AND IMPROVEMENTS ON PROPERTY:

VACANT

APPLICANT INFORMATION:		
SULTAN MOHMAND	524 HUNTSMAN LN FORT WORTH TX 76131	817-395-7351
APPLICANT NAME	ADDRESS	TELEPHONE

II. OWNER INFORMATION:

Kirk Bonds DocuSigned by:	128 n saginaw blcd #100	817 232 1511
PROPERTY OWNER NAME	ADDRESS	TELEPHONE

(Property Owner Signature)

III. AGENT INFORMATION:

Kevin Goodman DocuSigned by:	1340 S Main St, Suite 305, Grapevine, TX 76051	817-942-0470
AGENT Kevin Goodman	ADDRESS	TELEPHONE

(Agent Signature)

HAS A PREVIOUS APPLICATION OR APPEAL BEEN FILED ON PROPERTY?

☑ NO ☐ YES, DATE _____

I CERTIFY THAT (I AM THE LEGAL OWNER OF RECORD) (I HAVE SECURED THE PROPERTY OWNER'S PERMISSION) AND HAVE FULL AUTHORITY TO MAKE THIS APPLICATION AND/OR APPEAL.

APPLICANT SIGNATURE

06/18/2021
DATE

IV. REQUESTED ACTION

SPECIFIC USE REQUESTED: RETAIL CIGAR SHOP (NO SMOKING ON PREMISES)

V. APPLICANT JUSTIFICATION FOR REQUEST

PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY

Our business will be a unique retail experience focusing on the sale of cigars, tobacco-related accessories, tobacco products, premium cigars, leaf tobacco. We are different from the typical "smoke shop" as a significant part of our business caters to an older demographic offering high end cigars all displayed inside a large walk-in humidor.

VI. PROVIDE A SEPARATE MEMO ADDRESSING THE 13 CONDITIONS THAT MUST EXIST BEFORE THE PLANNING AND ZONING COMMISSION CAN RECOMMEND APPROVAL.

ZONING ORDINANCE, Article 5, Section 5-4, G, 1-13.

G. Conditions of permit approval. A specific use permit shall not be recommended for approval by the planning and zoning commission unless the commission finds that all of the following conditions have been found to exist:

1. The proposed use complies with all the requirements of the zoning district in which the property is located.
2. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the city.
3. The benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
4. Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided.
5. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
6. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7. The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood.
8. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
9. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.
10. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
11. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
12. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
13. The proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.

7-12-2017
DATE RECEIVED

APPLICATION TAKEN BY

$750.00
FEE RECEIVED

179430
RECEIPT NUMBER

9-10-2024
P&Z MEETING DATE

CITY COUNCIL MEETING DATE

1) The proposed use complies with all the requirements of the zoning district (CC) in which the property is located.
2) The proposed use and location will offer a convenient location for residents to buy cigars and for the city to collect taxes as well as bring employment.
3) The benefits of the city gains from the proposed use outweigh the loss of or damage to any homes business natural resources, agricultural lands historical or cultural landmarks or sites wildlife habitats Parks or natural scenic or historical features of significance and outweigh the personal and economic cost of any disruption to the lives business and property of individuals affected by the proposed use.
4) Adequate utilities road access drainage and other necessary supporting facilities have been provided.
5) The design location and arrangement of all public and private Street driveways parking spaces entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or Jason developments.
6) The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.
7) As outlined in the side plan our location nature and height of building structure walls and fences are not out of scale with the neighborhood.
8) The proposed use will be compatible with and not dangerous to the use and enjoyment of neighboring property nor will it diminish or impair property values within the vicinity.
9) Adequate nuisance prevention measures are in place to prevent
10) Sufficient on-site lighting is provided for adequate safety of patrons employees and property and the lighting is adequately shielded and directed so as not to disturb or adversely affect neighboring properties
11) Our landscaping is sufficient and ensures Harmony and compatibility with adjacent properties.
12) The proposed operation is consistent with submitted plans and the benefits to the community outweigh the costs.
13) The proposed use is in accordance with the city of Saginaw comprehensive land use plan.

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040034593
AD NUMBER: 16105 1 2
CERTIFICATE NO : 83690217

DATE : 7/12/2021
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

PROPERTY DESCRIPTION
GRAY ADDITION-SAGINAW BLOCK 1
LOT 2

0000128 N SAGINAW BLVD
0.4037 ACRES

PROPERTY OWNER
KIRK D BONDS LLC

865 CHASTIEN CT
FORT WORTH TX 761314529

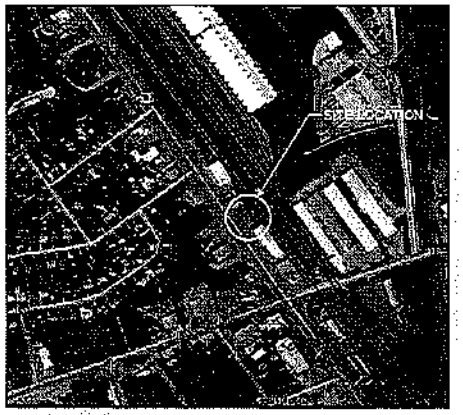
YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF SAGINAW	$0.00
2020	Tarrant County	$0.00
2020	JPS HEALTH NETWORK	$0.00
2020	TARRANT COUNTY COLLEGE	$0.00
2020	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : KIRK D BONDS LLC
ACCOUNT NUMBER: 00040034593
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

M Portis _____ Deputy



LOCATION MAP

KIRK BONDS BUILDING REMODEL

128 NORTH SAGINAW BOULEVARD
SAGINAW, TEXAS

LOT 2, BLOCK 1, GRAY ADDITION
CABINET A, SLIDE 7435

TOTAL FINISH-OUT	=	2,847 SQ.FT.
TOTAL AVAILABLE	=	7,467 SQ.FT.
TOTAL PORCH AREA	=	669 SQ.FT.
TOTAL A.U.R.	=	8,136 SQ.FT.

OCCUPANCY GROUP: B
CONSTRUCTION TYPE: STEEL & MASONRY
BUILDING HEIGHT: 1 STORY
OCCUPANT LOAD: 7,467 G.F. / 100 = 74
ZONING: COMMUNITY COMMERCIAL

GENERAL NOTES:

1) THE PERSON WILL INSPECT THE PREMISES OF AN EXISTING COMMERCIAL BUILDING, EXISTING PARKING AND SITE WILL NOT BE AFFECTED. SITE WATER, SEWER AND SANITARY SEWER ARE AVAILABLE.

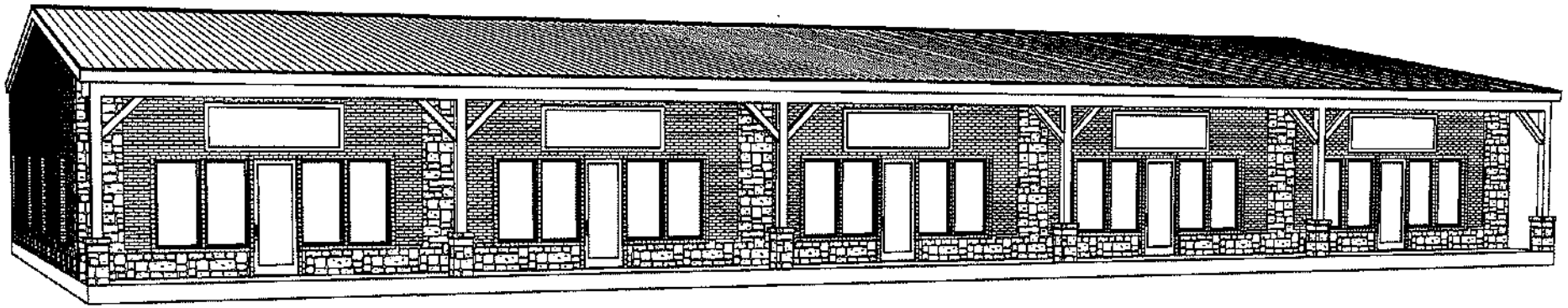
2) IT IS HEREBY ALL CABLE, ELECTRICAL, AND EQUIPMENT AT WORK SHALL BE CONSTRUCTED THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF SAGINAW, TEXAS. ALL WORK SHALL BE PERFORMED BY LICENSED PERSONNEL.

3) ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.

4) THE FOLLOWING NOTES MADE WITH AGREES FOR THIS PROJECT AND ARE IN EFFECT WITH SAGINAW CITY ORDINANCE: MINIMUM WORK HOUR: 7:00 AM, 10:00 PM, SUNDAY 12:00 PM, 6:00 PM. NO LOUD NOISE. NO LOUD MUSIC. NO UNPLEASANT ODORS WILL BE ALLOWED FOR THIS PROJECT.

5) CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, STYLES AND QUALITY REQUIREMENTS WITH THE OWNER PRIOR TO BIDDING. UNSPECIFIED MATERIAL SHALL BE MINIMUM OF INDUSTRY STANDARD.

6) ALL WORK MUST BE KEPT CLEAN DAILY AND ALL AREAS AT ALL TIMES. ALL DEBRIS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.



DRAWING INDEX

PROJECT COVER SHEET

ARCHITECTURAL

A1	SITE PLAN
A2	FLOOR PLAN & SCHEDULES
A3	ELEVATIONS
A4	REFLECTED CEILING PLAN

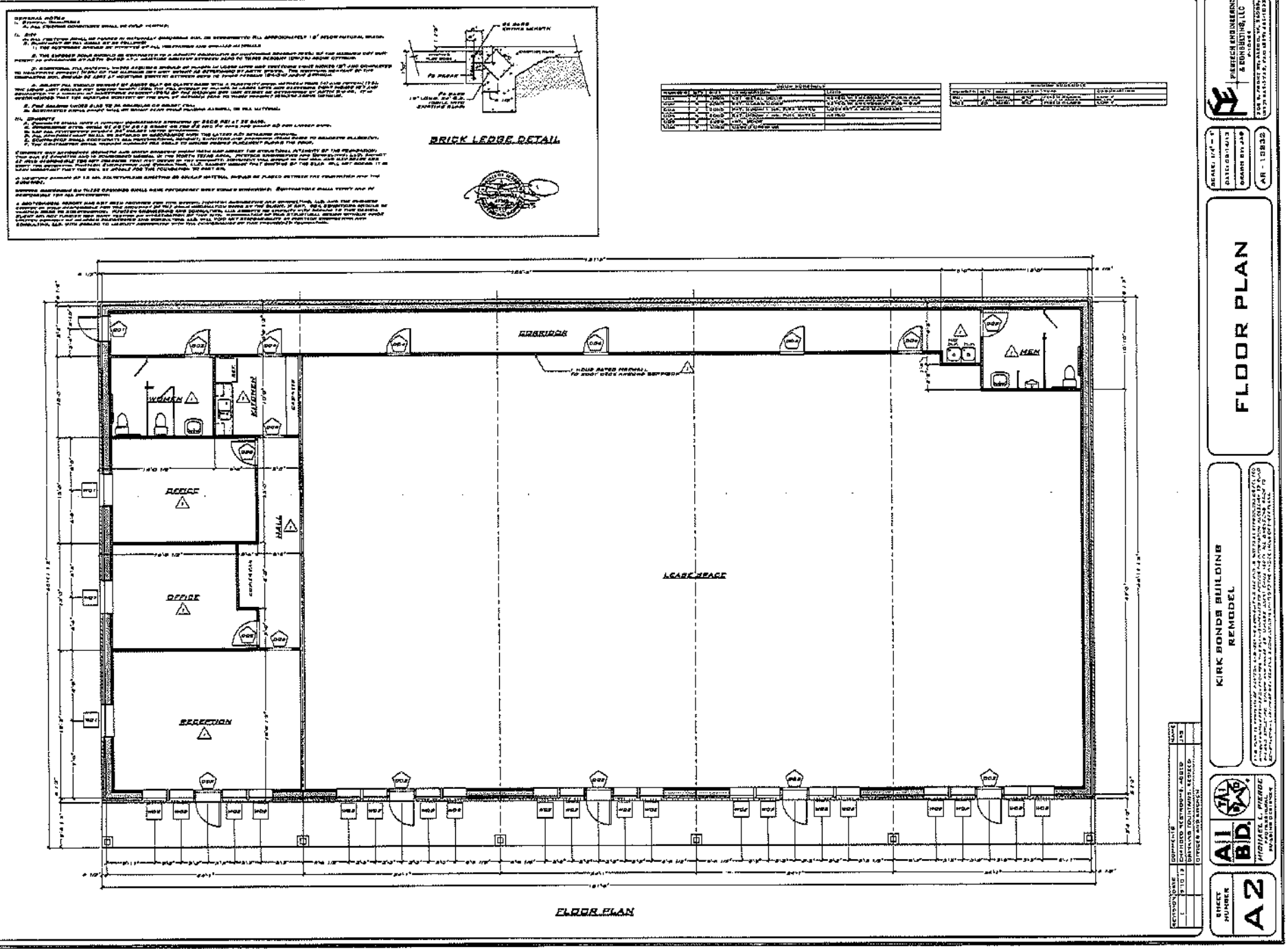
M&P

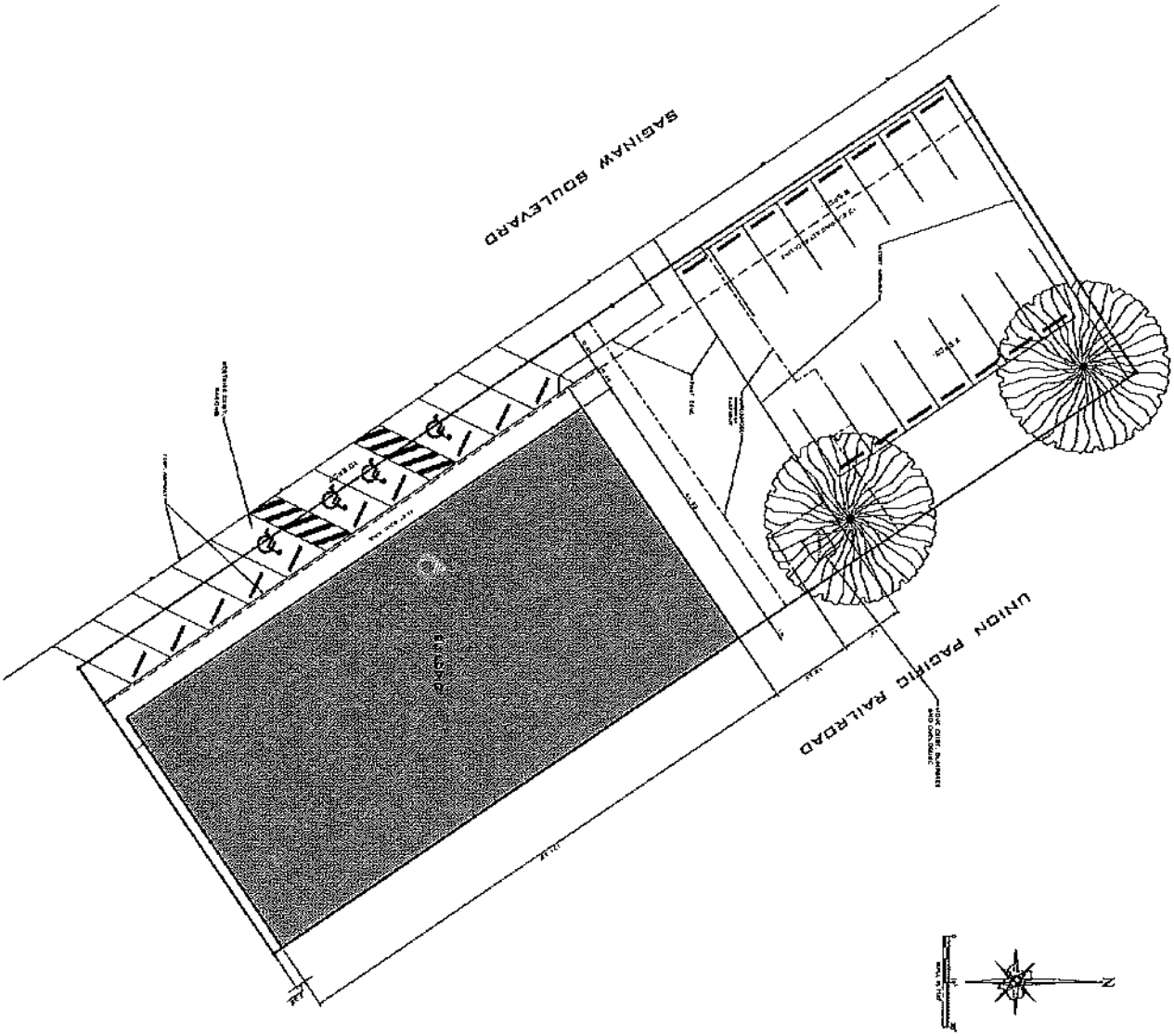
E1.0	LIGHTING PLAN
E2.0	POWER PLAN
E3.0	PANELS
E4.0	ELECTRICAL SPECIFICATIONS
M1.0	HVAC PLAN
M2.0	MECHANICAL SCHEDULES/DETAILS
M3.0	MECHANICAL SPECIFICATIONS
P1.0	PLUMBING PLAN

BUILDING DESIGNER:

AIBD
MICHAEL L. PIERCE
PROFESSIONAL BUILDING DESIGNER

MEP:
POINTSWEST DESIGN
BENBROOK, TEXAS
(817)676-2306


BRICK LEDGE DETAIL
CORRIDOR
LEASE SPACE
MEN
WOMEN
KITCHEN
OFFICE
OFFICE
RECEPTION
FLOOR PLAN
FLOOR PLAN
KIRK BONDS BUILDING
REMODEL
A2
AR - 12832
PIERTECH ENGINEERING & CONSULTING, LLC



SHEET NUMBER			
A1	SCALE: 1"=20'	KIRK BONDS BUILDING REMODEL	SITE PLAN
	DATE: 03/14/13		
	DRAWN BY: JAB		
	AR - 13232		

PIERTECH ENGINEERING & CONSULTING, LLC
P-10454
209 E. FRONT ST. ALCOA, TN. 37701
(865) 441-1948, FAX (865) 441-1985

ORDINANCE NO. 2021- 21

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A TOBACCO SHOP ON PROPERTY LOCATED AT 128 N. SAGINAW BOULEVARD, SUITE #100 (LOT 2, BLOCK 1, GRAY ADDITION) IN SAGINAW, REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the tenant of Suite 100 of 128 N. Saginaw Boulevard in Saginaw, Tarrant County, Texas, has filed an application for a Specific Use Permit to allow the operation of a smoke shop business and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on August 10, 2021, and the City Council of the City of Saginaw, Texas, held a public hearing on August 16, 2021, with respect to the Specific Use Permit described

herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

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

SECTION 1)

Ordinance No. 2002-04, as amended, is hereby amended by approving the following specific use:

> At 128 N. Saginaw Boulevard, Suite 100, a Specific Use Permit to allow the operation of a smoke shop business, property as shown in Exhibit "A" attached hereto and incorporated herein.

SECTION 2)

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3)

The official map of the City of Saginaw is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4)

The use of the property described above shall be subject to all applicable regulations

contained in the Zoning Regulations and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 5)

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6)

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7)

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

SECTION 8)

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9)

The City Secretary of the City of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

SECTION 10)

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

PASSED AND APPROVED ON THIS 16TH DAY OF AUGUST 2021.

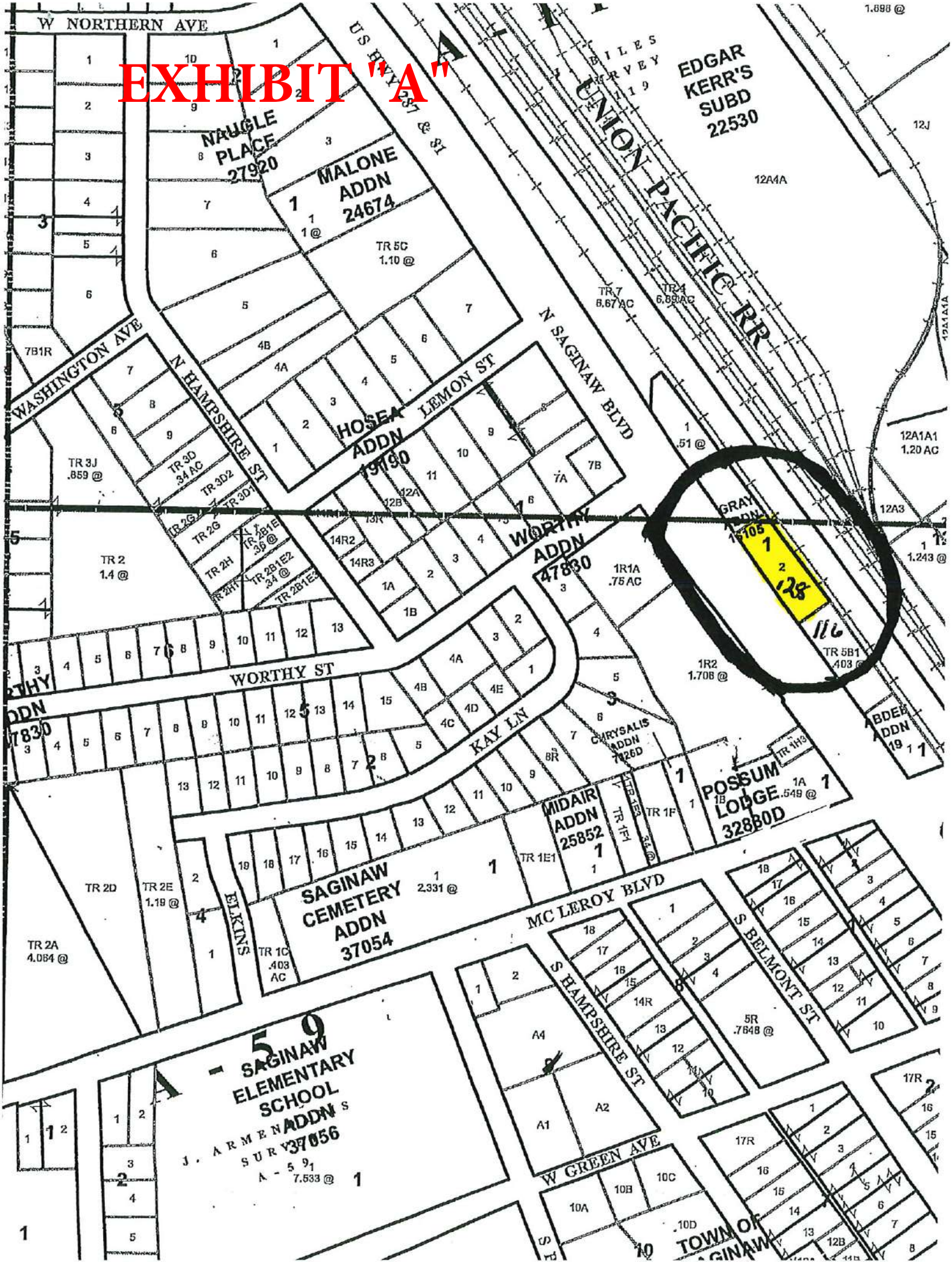
_____
MAYOR, TODD FLIPPO
ATTEST:

_____
CITY SECRETARY, JANICE ENGLAND

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
CITY ATTORNEY, BRYN MEREDITH


EXHIBIT "A"
W NORTHERN AVE
US HWY 23 & 81
NAUGLE PLACE 27920
MALONE ADDN 24674
TR 5C 1.10 @
EDGAR KERR'S SUBD 22530
12A4A
UNION PACIFIC RR
TR 7 6.67 AC
TR 4 6.89 AC
WASHINGTON AVE
N HAMPSHIRE ST
HOSEA ADDN 19790
LEMON ST
N SAGINAW BLVD
TR 3J .859 @
TR 3D .34 AC
TR 3D2
TR 3D1
TR 2G
TR 2H
TR 2B1E .39 @
TR 2B1E2 .34 @
TR 2B1E3
TR 2 1.4 @
12A
12B
13R
14R2
14R3
1A
1B
7A
7B
WORTHY ADDN 47830
GRAY ADDN 19105
1R1A .75 AC
1R2 1.708 @
TR 5B1 .403 @
12A3
12A1A1 1.20 AC
1.243 @
WORTHY ST
KAY LN
CHRYSALIS ADDN 7126D
POSSUM LODGE 32880D
MIDAIR ADDN 25852
TR 1E1
TR 1E2
TR 1F
TR 1H3
SAGINAW CEMETERY ADDN 37054
2.331 @
MC LEROY BLVD
TR 2D
TR 2E 1.19 @
TR 2A 4.064 @
ELKINS
TR 1C .403 AC
S HAMPSHIRE ST
S BELMONT ST
5R .7648 @
A4
A1
A2
W GREEN AVE
SAGINAW ELEMENTARY SCHOOL ADDN
J. ARMEN SURV 37056
A - 5 9 1
7.533 @
10A
10B
10C
10D
TOWN OF SAGINAW

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
AUGUST 10, 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
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
Fire Chief		Doug Spears
Management Analyst, Acting Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal
Recording Secretary		Mary Ragle

Visitors at the Meeting:

Brack St. Clair
Brandy Justice
Carmen Drake
Jerry Sylo
Jim Stanford
Jimmy Justice
Kathryn Johnson
Marilyn Tolbert
Paul Felegy
Randall Miner
Steven Bailey
Susan Bentley
Sutan M. Mohmand
Trey Gordon

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 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, and Alternate Member Wooten.

(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 July 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 July 13, 2021 as presented. Motion carried unanimously.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(5) PZ 0821-01 PUBIC HEARING
Consideration and Action Regarding a Request for Approval for a Development Plan and a Change in Zoning on 20.86 Acres out of Tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, From Multi-Family (MF1) and Neighborhood Commercial (NC) to a Planned Development (PD) Located South of West Mcleroy Boulevard and West of Woodcrest Drive

Chairman Lewis opened the Public Hearing at 6:04 p.m.

DPW Trice briefly explained the updated application, plans, and development agreement for the Villas of Willow Creek and proceeded by introducing Jerry Sylo, the developers' representative.

Jerry Sylo explained the details of this project with a power point presentation.

Three visitors from the audience, Marilyn Tolbert, Trey Gordon, and Carmen Drake made personal statements following the presentation.

Chairman Lewis closed the Public Hearing at 6:34 p.m.

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council approve this development plan and a change in zoning on 20.86 acres out of tracks 2H3 and 2H4, Abstract 1849, A. F. Albright Survey, from multi-family (MF1) and neighborhood commercial (NC) to a planned development (PD). Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(6) **PZ 0821-02 PUBLIC HEARING**
Consideration and Action Regarding a Request for Approval of a Specific Use Permit to be Allowed to Operate a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw

Chairman Lewis opened the Public Hearing at 6:36 p.m.

DPW Trice briefly explained this request and introduced the applicant, Sultan Mohmand.

Sultan Mohmand briefly explained the details of the proposed cigar shop and answered questions from the members.

Chairman Lewis closed the Public Hearing at 6:39 p.m.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the specific use permit to allow the operation of a Cigar Shop at 128 North Saginaw Boulevard, Suite 100 in Saginaw. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(7) PZ 0821-03 PUBLIC HEARING
Consideration and Action Regarding an Amendment to the Zoning Ordinance (No. 2002-04), Amending Section 5-1 of Article 5 to Provide that "Special Event Venues" are Permitted by Specific Use Permit (SUP) in Community Commercial (CC), Neighborhood Commercial (NC), and Light Industrial (LI) Zoning Districts; Section 12-2 of Article 12 Providing a Definition for "Special Event Venue"

Chairman Lewis opened the Public Hearing at 6:41 p.m.

DPW Trice briefly explained that this amendment was requested by the applicant to allow the usage of a special event venue which was not permitted nor mentioned in the City's current use table. He answered questions from the members.

Member Lewis closed the Public Hearing at 6:44 p.m.

A motion was made by Vice Chairman Haney with a second by Alternate Member Wooten to recommend that the City Council approve the amendment to the zoning ordinance, Section 5-1 Of Article 5. Motion carried.

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

(9) Staff Report

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

B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(11) Adjournment

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

For: Chairman Lewis, Vice Chairman Haney
Members Barngrover, LaBruyere, Alternate Member Wooten

Against: None

Absent Member Julien, Alternate Member Villarreal

Chairman Lewis declared the meeting of August 10, 2021 closed at 6:50 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Management Analyst and
Acting Recording Secretary