City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, March 15, 2022
Saginaw City Hall Council Chambers
333 West McLeroy Blvd.

In accordance with Section 551.043 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 Dennis Hudson, Saginaw Park Baptist Church

(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, March 1, 2022--Janice England, City Secretary

(b) Action regarding Building Improvement Grant Agreement with Farmers Insurance (124 West McLeroy Blvd)--Keith Rinehart, Director of Economic Development

(c) Action regarding Award of Contract for 2022 Annual Mowing Contract--

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

(d) Action regarding Approval of a Preliminary Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849--Rick Trice, P.E., Director of Public Works

(e) Action regarding Approval of a Final Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849--Rick Trice, P.E., Director of Public Works

(f) Action regarding appointment of Lee Howell as a Police Reserve Officer--Russell Ragsdale, Chief of Police

(5) Presentation of the 2021 Economic Excellence Award from the Texas Economic Development Council--Gabe Reaume, City Manager

(6) Introduction of Police Officers--Russell Ragsdale, Chief of Police

(7) PUBLIC HEARING - Consideration and Action regarding Adoption of Resolution No. 2022-02, FY 2022 Community Development Block Grant (CDBG) Project, New Sidewalk Construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. (48th Year CDBG Project)--Rick Trice, P.E., Director of Public Works

(8) Consideration and Action regarding a Development Agreement with NextMetro Communities regarding Architectural Standards for Exterior Masonry and Neighborhood Setback Requirements, on land described as approximately 16.430 acres of land, and described as H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas located north of Bailey Boswell Road and west of F.M.-156--Rick Trice, P.E., Director of Public Works

(9) PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw) (Ordinance No. 2022-03)--Rick Trice, P.E., Director of Public Works

(10) Consideration and Action regarding Resolution No. 2022-07, Adopting FY2022 Work Plan--Gabe Reaume, City Manager

(11) Workshop Discussion regarding Aquatic and Summer Camp Hiring and Programs--Vickie Weldon, Recreation Services Manager/Jason England,

Recreation Services Supervisor

(12) FY2022-2023 Budget Workshop

(13) 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

551.072 Texas Government Code.

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

(a) Possible Property Acquisition within the Beltmill Development for Recreational Purposes

(14) Adjournment--Todd Flippo, Mayor

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (4)(a)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, March 1, 2022

BACKGROUND/DISCUSSION:
The minutes of the City Council Meeting held on March 1st are presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 3-01-2022

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
MARCH 1, 2022

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	Valerie Junkersfeld
Councilmember	Charles Beasley
Councilmember	Nicky Lawson
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Attorney	Bryn Meredith
City Engineer	Trenton Tidwell, P.E.
City Engineer	Dana Shumard, P.E.
City Manager	Gabe Reaume
Finance Director	Kim Quin
City Secretary	Janice England
Director of Public Works	Rick Trice, P.E.
Police Chief	Russell Ragsdale
Asst. Fire Chief	Scott Craver
Dir. of Community & Eco. Dev.	Keith Rinehart
Director of Human Resources	Melanie McManus
Library Director	Ellen Ritchie
Finance Manager	Jennifer Garrett
Police Officer	Brian Stewart
Children's Services Librarian	Kristi Haney
Youth Services Librarian	Angela Hines
Director of Communications	Pedro Zambrano
Planning Manager	Susy Victor-Trevino
Management Analyst	Ayoub Kahondogoro

Absent from the meeting:

Asst. City Manager	Lee Howell
Fire Chief	Doug Spears

Visitors at the meeting:

Katie Johnson	Brack St. Clair
Michael Orr	Devon Motley
Lola Scheid	Larry Scheid
Paul Felegy	Kelly Stewart
Abra Nusser	Madison Graham

(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

Pastor Michael Orr of the Saginaw Church of Christ gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, February 1, 2022

b. Action regarding the Resurfacing of the Highland Station Tennis Court

Summary: The Highland Station Tennis Court has experienced increased use in recent years. The surface is currently plain concrete. Staff solicited bids for installation of new surfacing, a new net, striping, and the installation of pickleball lines. The low bid was Master System Courts with a bid of $17,258.91. Master System Courts is a BuyBoard Vendor. The Advisory Recreation and Parks Board considered this item at their meeting on February 7, 2022. They voted to recommend approval of Master System Courts for this project. Funds are available in the Parks Donation Fund for this expenditure.

c. Action regarding Approval of a Developer Escrow Agreement for Future Sidewalks located at the Northeast Corner of West McLeroy Boulevard and North Knowles

Summary: On September 3, 2019, the City Council approved a Specific Use Permit to allow a Skilled Nursing Facility on the northeast corner of West McLeroy Blvd. and Knowles Drive. The development is under construction and nearing completion. The construction of sidewalks along the frontage of the facility was deferred pending the upcoming reconstruction of Knowles Drive and W. McLeroy Blvd. Under the agreement, the developer will escrow $43,933.95 for sidewalks to be constructed in the future. The developer will have no further obligations for sidewalk construction upon approval of this agreement.

d. Action regarding Interlocal Agreement with Tarrant County for Reconstruction and Asphalt Overlay of Saddle Trail, Indian Crest Drive, Delmar Court, and Industrial Blvd.

Summary: The proposed Interlocal Agreement with Tarrant County includes the reconstruction and asphalt overlay of Saddle Trail, Indian Crest Drive, and Delmar Court. It also includes the reconstruction and asphalt overlay of Industrial Blvd. As in previous agreements, Tarrant County will furnish the labor and equipment. The responsibilities of both parties are specified in the proposed agreement. Projects are scheduled as Tarrant County's workload permits. Funds to cover these expenditures are budgeted in multiple accounts in the 2021-2022 Street Maintenance Fund Budget. Tarrant County approved the proposed agreement on February 1, 2022. The financial impact will be the costs of the materials for the projects stated/

e. Action regarding Agreement between City of Saginaw and Tarrant County to participate in Reinvestment Zone No. 1

Summary: This agreement addresses the City's and Tarrant County's participation in Reinvestment Zone No. 1. Upon approval by the City Council the agreement will be presented to Tarrant County for action.

f. Action regarding Resolution No. 2022-03, amending Authorized Representatives for TexPool

Summary: Resolution No. 2022-03 amends the authorized representatives for TexPool. TexPool is a public funds investment pool that the City participates in. The following staff members are currently designated as authorized: City Manager Reaume, former Assistant City Manager Johnson, and Finance Director Quin. The proposed resolution will remove former Assistant City Manager Johnson and add Assistant City Manager Howell. It will also add Finance Manager Garrett as a limited representative with inquiry rights only.

g. Action regarding Award of Bid for City's Depository Bank Contract

Summary: The City's current depository services agreement with Frost Bank expires on March 31, 2022. The City has used Frost Bank for its depository services since December 1, 2011. As required by the Local Government Code, we prepared a Request for Proposal and advertised the request. The City received only one proposal. The proposal was from Frost Bank, our current depository. The fees proposed by Frost in the proposed agreement are very comparable to the fees the City has been paying for the last five years. The City will continue to receive the 30% discount on all non-balance related bank fees. Frost will also waive analysis fees for the first three months of the contract. In addition to the competitive fees, Frost has provided excellent service and meets the banking needs of the City. The estimated monthly increase in banking fees is $130.13.

h. Action regarding Resolution No. No. 2022-04, Authorized Bank Signatures

Summary: Resolution No. 2022-04 designates the officials authorized to sign checks and documents with the City's depository bank. The following are currently designated: Mayor Flippo, Mayor Pro-Tem Junkersfeld, City Manager Reaume, former Assistant City Manager Johnson, and Finance Director Quin. The purpose of the proposed resolution is to remove former Assistant City Manager Johnson and add Assistant City Manager Howell to the list of authorized officials.

i. Action regarding Resolution No. 2022-05, Authorizing the City Manager to Execute Global Opioid Settlement Documents relating to the Teva Pharmaceutical Companies and the Endo Pharmaceutical Companies

Summary: On October 19, 2021, the City Council approved Resolution No. 2021-26 which authorized the execution of Global Opioid Settlement Documents and adopted the Texas Term Sheet. Proposed Resolution No. 2022-05 authorizes the execution of Global Opioid Settlement documents relating to the Teva Pharmaceutical Companies and the Endo Pharmaceutical Companies. This resolution is required in order for the City to participate in the settlement. The financial impact will be the anticipated receipt of funds resulting from the Teva and Endo Opioid Settlements.

j. Action regarding Resolution No. 2022-06, Approval of Purchasing Policy

Summary: The City of Saginaw currently does not have a written, formally approved purchasing policy. City purchases have been in compliance with the Texas Local Government Code. The proposed policy will formally adopt procedures that must be followed when purchasing goods and services.

Mayor Flippo stated that he had received requests to pull Items 4b, 4c, 4d, and 4j for discussion.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Items 4a, 4e, 4f, 4g, 4h, and 4i of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

Items 4b, 4c, and 4j were briefly discussed.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve Items 4b, 4c, and 4j of the Consent Agenda as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

The Council returned to Item 4d. Mayor Flippo explained that Councilmember Bighorse would not participate in this item due to a conflict of interest.

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

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

Against: None

Abstain: Councilmember Bighorse

Absent: None

(5) Presentation of 2021 Texas Achievement in Library Excellence Award from the Texas Municipal Library Directors Association

City Manager Reaume announced that the John Ed Keeter Public Library has been awarded the 2021 Texas Achievement in Library Excellence Award from the Texas Municipal Library Directors Association. Only 59 libraries out of 565 Texas public library systems received this award. Mayor Flippo presented the award to Library Director Ritchie and the library staff.

(6) Consideration and Action regarding Award of Construction Contract for Knowles Drive, Phase 1

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to award the construction contract for Knowles Drive, Phase 1 to McMahon Contracting L.P. in the amount of $6,971,439.44 as presented. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(7) Consideration and Action regarding Approval of Change Order No. 2 to Bailey Boswell Road Overpass Project

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Tucker to approve Change Order No. 2 to the Bailey Boswell Road Overpass Project in the amount of $515,004.15. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(8) Consideration and Action regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan (Ordinance 2022-02)

Motion was made by Councilmember Lawson with a second by Councilmember Bighorse to approve Ordinance No. 2022-02 adopting the 2022 Saginaw Comprehensive Plan in its entirety. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(9) Presentation and Discussion of City of Saginaw's American Rescue Plan Act Funding Award

Finance Director Quin briefly explained The American Rescue Plan Act of 2021. The City's total funding to be received through this program is $6,023,676 funded in two payments. The first payment of $3,011,838 was received in the summer of 2021 and the second payment is expected in the summer of 2022. Use of the funds must meet specific requirements. The total amount of the funding must be obligated by December 31, 2024, and spent by December 31, 2026. Potential uses of the funding were briefly discussed.

(10) Board and Commission Workshop Discussion

Subcommittee Member Lawson recommended this discussion be tabled until the Subcommittee can meet again. Subcommittee Member Copeland suggested consideration of the elimination of alternate positions. Advisory Recreation and Parks Board Chairman St. Clair expressed his support of the alternate positions. He pointed out that not all regular members can attend every meeting so alternates are important. He added that changing the alternate members to regular members will increase the number required to reach a quorum for conducting business.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to table this discussion to a future City Council Meeting. Motion carried unanimously. 7-0-0-0

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

Against: None

Abstain: None

Absent: None

(11) FY2022 Work Plan Discussion

City Manager Reaume stated the proposed projects for the FY2022 Work Plan are listed in the Council Packet. He explained that two projects need to be added to the list. They are a home renovation program to encourage owner

occupied homes to rehabilitate or renovate their homes; and a feral cat pilot program. Councilmember Beasley suggested that a review of ordinances be included on the list. Councilmember Lawson asked the status of the Master Parks Plan. Director of Public Works Trice explained the proposed plan will be considered by the Advisory Recreation and Parks Board at their next meeting. Following action by the Board, the plan will be presented to the City Council for consideration and action.

Councilmember Lawson requested that the list of projects be prioritized. Councilmember Bighorse requested that the scope, length of task, and estimated completion time be added to eliminate too many projects underway at one time. A resolution adopting the FY2022 Work Plan will be presented for consideration and action at the March 15th City Council Meeting.

(12) Executive Session

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

a. Any Posted Item

1 § 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or Financial information that the City has received from a business prospect that the City seeks to have locate, Stay, or expand in or near the City and with which the City is conducting economic development negotiations; Or to deliberate the offer of a financial or other incentive to a business prospect described above, including:

a. Building Improvement Grant Application—124 W. McLeroy Blvd.

1 § 551.074. Texas Government Code. Personnel Matters. The City Council may convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, including deliberation regarding the following officers or employees:

a. City Manager

Mayor Flippo declared the meeting recessed into Executive Session at 7:43 p.m.

(Councilmember Beasley left the meeting at the conclusion of Executive Session.)

Mayor Flippo declared the meeting back in Regular Session at 9:04 p.m.

Motion was made by Councilmember Lawson with a second by Councilmember Tucker to approve the compensation for the City Manager as discussed in Executive Session. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Beasley

(13) Adjournment

Motion was made by Councilmember Tucker with a second by Councilmember Bighorse to adjourn the meeting. Motion carried unanimously. 6-0-0-1

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

Against: None

Abstain: None

Absent: Councilmember Beasley

Mayor Flippo declared the City Council Meeting of March 1, 2022 adjourned at 9:05 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (4)(b)

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

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:
Action Regarding Building Improvement Grant Agreement with Farmers Insurance (124 West McLeroy Blvd)

BACKGROUND/DISCUSSION:
On Tuesday, March 1 2022, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted in January 2022 by Farmers Insurance in regards to their property located 124 West McLeroy Blvd. The City Council determined in that session to award an amount not-to-exceed $1,500 in reimbursable and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention.

FINANCIAL IMPACT:
Maximum of $1,500 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION:
NA

ATTACHMENTS:

Description

Council Communique

City of Saginaw

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
333 W. McLeroy Blvd., Saginaw, Texas 76179

Council Agenda Background

To: Gabe Reaume, City Manager

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

Date: City Council Meeting – March 15, 2022

ITEM:

Action Regarding Building Improvement Grant Agreement with Farmers Insurance (124 West McLeroy Blvd)

PRESENTER:

Keith C. Rinehart, Director of Community & Economic Development

DISCUSSION:

On Tuesday, March 1 2022, the Saginaw City Council heard information in Executive Session pertaining to the specifics of a Building Improvement Grant (BIG) Program application submitted in January 2022 by Farmers Insurance in regards to their property located 124 West McLeroy Blvd. The City Council determined in that session to award an amount not-to-exceed $1,500 in reimbursable and matching dollars for the anticipated improvements as proposed on their application. The included contract under consideration is the realization of that intention.

FINANCIAL IMPACT:

Maximum of $1,500 from Account # 01-6142-13-00 Building Improvement Grants

RECOMMENDATION

NA

ATTACHMENTS:

- Building Improvement Grant Application

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

Thank you,



Keith C. Rinehart, Director of Community & Economic Development

Building Improvement Grant Program Agreement

This Building Improvement Grant Program Agreement ("Agreement") is made by and between the City of Saginaw (the "City") and Farmers Insurance ("Property Owner").

WITNESSETH:

WHEREAS, the Property Owner is the owner of property located at 124 West McLeroy Blvd., Saginaw, Texas; and

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

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

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

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

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

Section 1. Term

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

Section 2. Definitions

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

levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

Section 3. Economic Development Incentive

(a) Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and of the Policy, and the obligation of the Property Owner to repay the Incentive pursuant to Section 5(b) hereof, the City agrees to provide the Building Improvement Grant to the Property Owner to be paid in a single lump-sum payment after Property Owner makes a written request for reimbursement, in accordance with the requirements of the Policy. The total Building Improvement Grant shall be an amount not to exceed $1,500 and eligibility for any Enhancement category shall be limited as set forth in the Policy.

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

Section 4. Building Improvement Grant Conditions

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

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

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

Section 5. Termination

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

(1) mutual agreement of the parties;

(2) the Expiration Date;

(3) at the City's option, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);

(4) by the City in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;

(5) by City, if the Property Owner suffers an event of bankruptcy or insolvency;

(6) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

(b) In the event of termination by the City pursuant to (a)(3), (4), (5), or (6) the Property Owner shall immediately repay to the City an amount equal to Building Improvement Grant paid to Property Owner, if any, prior to termination of this Agreement.

Section 6. Miscellaneous

(a) Assignment. This Agreement may not be assigned without the prior written consent of the City.

(b) Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

(c) Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

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

(e) Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

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

If intended for Property Owner, to:

Farmers Insurance.
Attn: Cecelia Fierro
124 West McLeroy Blvd
Saginaw, TX 76179

If intended for City, to:

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

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

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

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

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

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

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

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

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

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

City of Saginaw, Texas

By:

Todd Flippo, Mayor,

Attest:

By:

City Secretary

Executed on this _____ day of _____, 2022.

Property Owner

By: _____

Name:

EXHIBIT "A"

ENHANCEMENTS AND CONSTRUCTION COSTS

B.I.G. Application

1	PROJECT INFORMATION			
A	**Property Address:** 124 W. McLeroy Blvd			
B	**Estimated Begin Work Date:** March 2022		**Estimated Completion Date:** March 2022	
C	**Years in business at this location:** 8 Years - Property is zoned Community Commercial			
D	**Reason for requesting grant:** Install New Signage (Replacing old sign with new. No longer "MetLife", now Farmers Insurance)			
2	ELIGIBILITY OF PROPERTY			
	Yes	**No**	**Item**	**Notes**
A	X		Within the City?	
B	X		Commercially zoned?	
C	X		Tax Paying entity?	
D	X		City taxes in good standing?	
E		X	No City liens existing?	
F	X		Proof of ownership provided?	
G		X	Outstanding code violations?	
H	X		Frequency of Grants OK?	• In accordance with Section 3.1.8
3	ELIGIBILITY OF BUSINESS			
	Yes	**No**	**Item**	**Notes**
A	X		Business taxes in good standing?	
B	X		If not owner, authorization provided?	

B.I.G. Application

4	Enhancements	Total Cost	Policy Max %	Policy Max $	Amount Requested	Amount Approved
A	Façade: (Section 4.3)	-	-	-	-	-
B	Interior Renovation: (Section 4.4)	$7,241.44	50%	$5,000	$3,620.72	-
C	Landscaping: (Section 4.5)	-	-	-	-	-
D	Lighting: (Section 4.6)	-	-	-	-	-
E	Parking / Driveways: (Section 4.7)	-	-	-	-	-
F	Pedestrian Amenities: (Section 4.8)	-	-	-	-	-
G	Signage: (Section 4.9)	-	-	-	-	-
H	Code Compliance: (Section 4.10)	-	-	-	-	-
I	Demolition: (Section 4.11)	-	-	-	-	-
J	Public Art: (Section 4.12)	-	-	-	-	-
				TOTAL AMOUNT REQUESTED	$3,620.72	
				TOTAL BUILDING IMPROVEMENT GRANT APPROVED		
L	Describe any planned Non-Grant Enhancements: N/A					

B.I.G. Application

5	GRANT PRIORITIES			
	Yes	No	Preferred Area / Business?	Notes
A	X		Transportation Corridors including: McLeroy Blvd.	• This is also located one block from N/S Saginaw Blvd.
B	X		Downtown	• Located in the geographic center of town
C	X		Retail	• ZONED COMMUNITY COMMERCIAL: El Pasito, LLC Salon and Boutique
D		X	Restaurants	
E	X		Professional Office	• Farmers Insurance
F		X	Industrial and manufacturing	
G	X		Any sales-tax generating business	• El Pasito , LLC

6	ATTACHMENTS / EXHIBITS			
	Yes	No	Item	Notes
A	X		Ownership documentation	• See attached...
B	X		Photos of existing condition	• Photos of existing building and signage
C			Drawings, renderings, plans of the proposed enhancements	• Photos concepts of new signage
D	X		Written description of enhancements including building materials and color schemes	• Yes
E	X		Construction cost estimate	• $7,241.44 – Insulation • $3,620.72 – Signage
F		*X	Copy of the signed lease agreement	• Not required – Applicant is owner
G		*X	Written support of grant application from the owner	• Not required – Applicant is owner



Property Tax Record

NEW SEARCH

Account:	00004597850	Acres:	0.340	2021 Values	
APD:	A 59 1F01 20	Yr Built:	0	Land	75531
Location:	0000124 W MCLEROY BLVD	Frozen Yr:	NONE	Improvement	99269
Legal:	ARMENDARIS, JUAN SURVEY ABST RACT 59 TRACT 1F1 & 1F3	Frozen Amt:	$0.00	2021 Exemptions	
		Sq Ft:	0	Overlapping District Accounts	
Owner:	EL PASITO LLC 124 W MCLEROY BLVD SAGINAW TX 76179-	Def. Start:	NONE	A--59---1F01---20	TC
		Def. End:	NONE		
		Roll:	R		

*In keeping with Texas Tax Code Section 25.027, this website does not indicate that a property owner is 65 years of age or older

VIEW TAD INFORMATION (EXTERNAL LINK)

DISCLAIMER

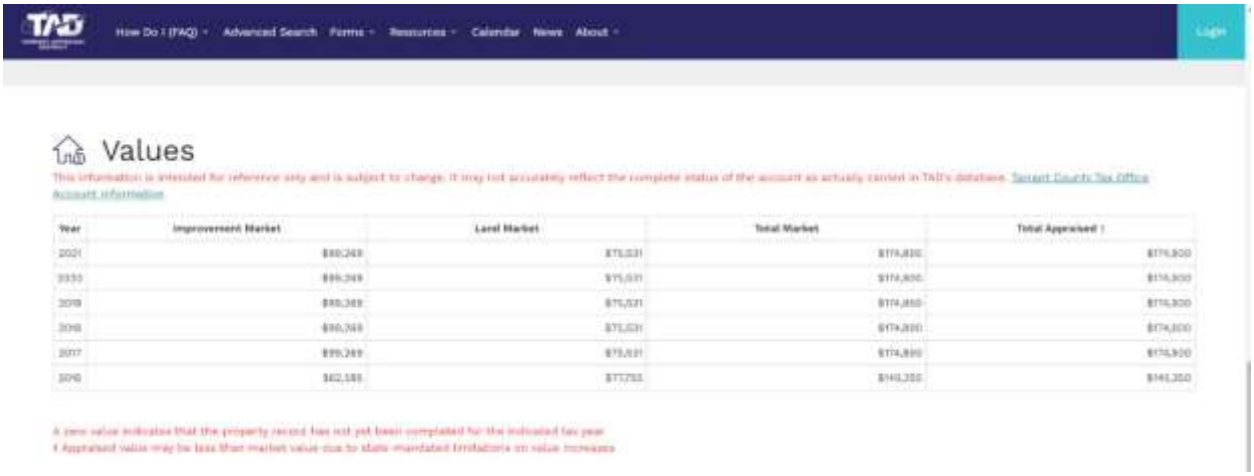
External links are being provided as a convenience and for informational purposes only; they do not constitute an endorsement or an approval by Tarrant County of any of the products, services or opinions of the corporation or organization or individual. Tarrant County bears no responsibility for the accuracy, legality or content of the external site or for that of subsequent links. Contact the external site for answers to questions regarding its content.

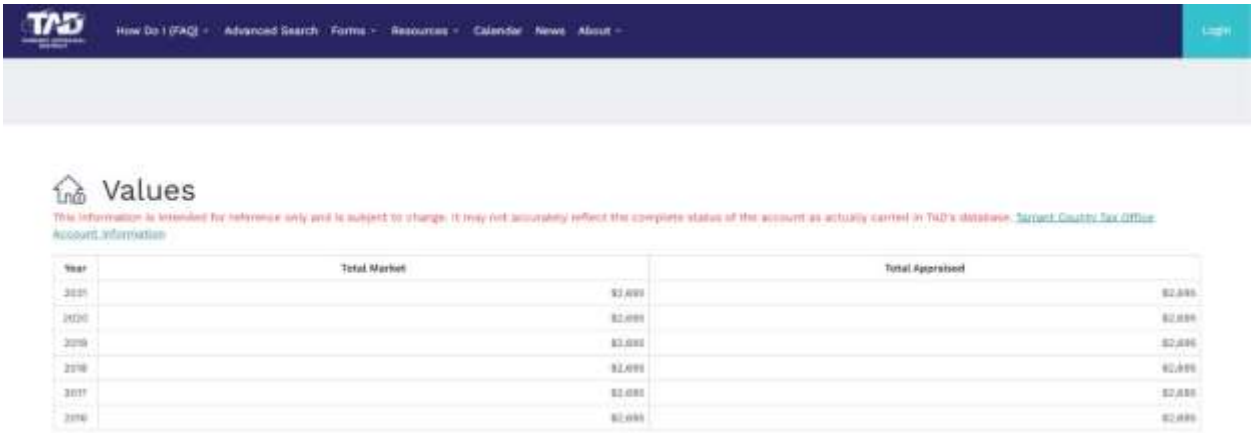
Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

CURRENT STATUS | TAX ESTIMATOR | E-PAYMENT | PRIOR YEARS | E-STATEMENT | PAPERLESS

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2021	021	838.19	0.00	838.19	0.00	0.00	0.00	838.19	–
2021	220	400.29	0.00	400.29	0.00	0.00	0.00	400.29	–
2021	224	392.30	0.00	392.30	0.00	0.00	0.00	392.30	–
2021	225	227.54	0.00	227.54	0.00	0.00	0.00	227.54	–
2021	918	2,547.71	0.00	2,547.71	0.00	0.00	0.00	2,547.71	–
2021 Totals		4,406.03	0.00	4,406.03	0.00	0.00	0.00	4,406.03	


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Values
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office
Account Information
Year
Improvement Market
Land Market
Total Market
Total Appraised †
2021 $80,269 $75,031 $174,800 $174,800
2020 $99,269 $75,031 $174,800 $174,800
2019 $80,269 $75,031 $174,800 $174,800
2018 $80,269 $75,031 $174,800 $174,800
2017 $99,269 $75,031 $174,800 $174,800
2016 $82,586 $77,755 $160,350 $160,350
A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.


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This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office
Account Information
Year
Total Market
Total Appraised
2021 $2,695 $2,695
2020 $2,695 $2,695
2019 $2,695 $2,695
2018 $2,695 $2,695
2017 $2,695 $2,695
2016 $2,695 $2,695

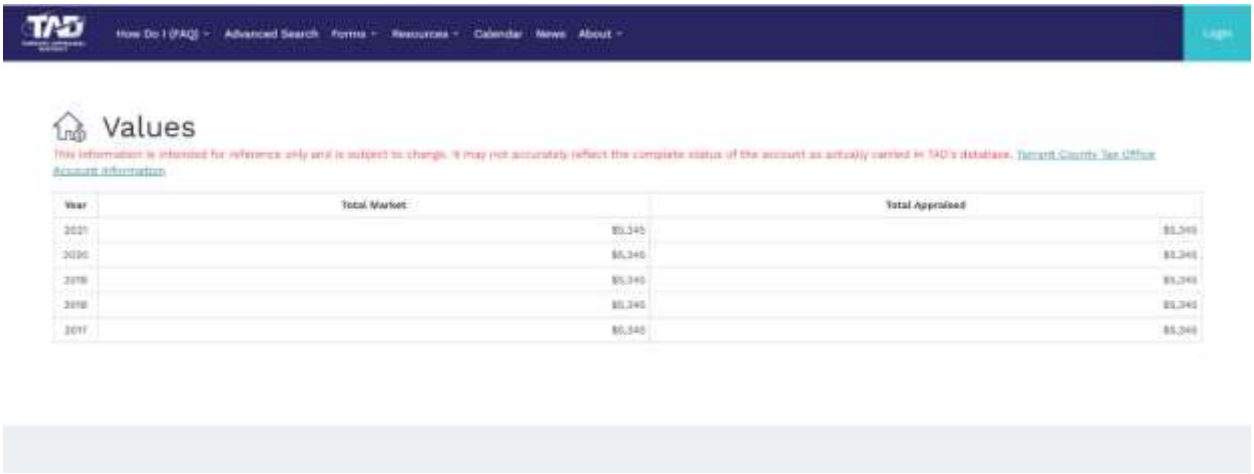

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This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office
Account Information
Year
Total Market
Total Appraised
2021 $5,345 $5,345
2020 $5,345 $5,345
2019 $5,345 $5,345
2018 $5,345 $5,345
2017 $5,345 $5,345

EXHIBIT "B"

BUILDING IMPROVEMENT GRANT POLICY

Saginaw, Texas
Building Improvement Grant Policy

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

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

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

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

Section 1.
Introduction & Goals

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

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

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

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

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

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

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

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

Section 2.
Definitions

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

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

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

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

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

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

City: The City of Saginaw, Texas.

City Council: The City Council of the City.

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

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

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

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

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

Policy: Shall mean this Building Improvement Grant Policy.

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

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

Staff: The City Manager or their designee.

Section 3.
Eligibility

The following Properties and Businesses are eligible to receive Grants.

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 4.
Enhancements

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

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

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

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

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

4.3.1. Façade Materials: Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City's masonry requirements and / or architectural standards. Removal of "slip" coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.

4.3.2. Cleaning: Pressure washing or sand blasting existing facades, cleaning of tiles.

4.3.3. Painting: Scraping, priming and otherwise preparing the surface and painting.

4.3.4. Window / Doors: Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.

4.3.5. Awnings / Canopies: Replacement of or improvements to existing awnings or canopies. New awnings or canopies.

4.3.6. Historical Restoration: Restoration of architectural details of historic significance and / or removal of elements covering such details.

4.3.7. Roof Repair: Replacement or repair of all or portions of the roof.

4.3.8. Gutters and Downspouts: Replacement or repair of existing gutters and / or downspouts.

4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.

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

4.4.1. Renovations: Renovations that enhance the commercial usability of the building.

4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, and other types of aesthetic treatments.

4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:

4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.

4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality. Preference is given to xeriscape approaches using drought-tolerant plant species.

4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.

4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Preference is given to water conservation measures and approaches (e.g. drip irrigation).

4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)

4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.

4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.

4.6. Lighting: The following are Eligible Enhancements:

4.6.1. Interior: Lighting of a permanent nature that enhances the commercial viability of a building.

4.6.2. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.

4.6.3. Accents: Lighting that accentuates exterior features of the building or Property creating a pleasant ambience on the Property.

4.6.4. Signage: Lighting that illuminates signage identifying the business.

4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:

4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.

4.7.2. Resurfacing: Re-topping asphalt parking areas.

4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.

4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.

4.8. Pedestrian Amenities: The following are Eligible Enhancements:

4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.

4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.

4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.

4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.

4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.

4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.

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

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

4.10. Code Compliance: The following are Eligible Enhancements:

4.10.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.

4.10.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.

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

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

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

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

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

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

A. Example 1: Applicant desires to do $12,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be $6,000, but the maximum Grant allowed by the Max Per Category would be $5,000. The lesser of the two is $5,000 which would be the maximum matching Grant for the $12,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).

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

Section 5.
Grant Priorities

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

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

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

5.1.2. Downtown areas.

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

5.2.1. Retail;

5.2.2. Restaurants;

5.2.3. Professional Office;

5.2.4. Industrial and manufacturing; and

5.2.5. Any sales-tax generating business.

Section 6.
Administrative Procedures

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

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

Applicants should contact the following to set up a meeting.

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

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

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

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

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

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

6.3.1. Review Criteria:

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

C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.

D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.

E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.

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

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

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

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

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

6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition

of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.

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

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

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

6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.

6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.

6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.

6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.

6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.

6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.

6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.

Section 7.
Applicant / Owner Certifications

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

7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.

7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Grant upon completion of the project shall constitute approval of the project by any City department or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.

7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.

7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.

7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this policy.

7.6. Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.

7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board, and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

Section 8.
General Provisions

8.1. Termination: The City has the right to terminate any agreement under this Policy for any reason.

8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.

8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board during their deliberation and evaluation. The City reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this policy.

8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.

8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

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

City of Saginaw

Meeting Date: 3/15/2022

Staff Contact: Rick Trice, P.E.
Director Public Woks

Agenda Items: (4)(c)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action Regarding Award of Contract for 2022 Annual Mowing Contract

---

BACKGROUND/DISCUSSION:
The city biennially awards a mowing contract to provide maintenance services for city parks and right-of-ways.

On March 7, 2022 the city received the following bids for the 2022 Annual Mowing Contract.

Bidder	Cycle "A" Bid	Cycle "B" Bid
Yellowstone Landscape	$9,107.30	$ 748.45
Bright View Landscape	$5,450.00	$2,700.00

Bright View Landscape, submitted the lowest responsive bid of $5,450.00 for Cycle "A" and $2,700.00 for Cycle "B".

The contract requires two levels of mowing frequency depending on location. Cycle "A" is a higher level of maintenance estimated to be 32 mowing cycles from March until the end of October. Cycle "B" is estimated at 16 mowing cycles from March until the end of October. Payment is made based on mowing cycles completed and may be increased or decreased.

The projected maximum total cost of the contract is:

Cycle "A"	32 x $5,450.00 =	$174,400.00
Cycle "B"	16 x $2,700.00 =	$ 43,200.00
Total		$217,600.00

FINANCIAL IMPACT:
The financial impact will be $217,600.00. Funds in the amount of $117,665 are budgeted in the Public Services Budget, Account 01-5245-06-00 Contract Services-Mowing and funds in the amount of $127,470 are available

in the Parks Budget, Account 01-5245-07-00. Total available funds are $245,135.00.

RECOMMENDATION:

Staff recommends the bid for the 2021 Annual Mowing Contract be awarded to Bright View Landscape based on a mowing cost of $5,450.00 for Cycle "A" and $2,700.00 for Cycle "B".

ATTACHMENTS:

Description

Newsom Memo
Bid Tabulation
Mowing Contract Budget Information

Rick,

Attached is the bid tabulations for the 2022 Finish Mowing/Grounds Maintenance of City Parks and Rights-of-Ways. Once again we only had two bidders submit this year. The previous contractor that had the mowing contract was Yellowstone Landscape. We have renewal provisions in the contract for two additional one-year terms however Yellowstone proposed a 9% increase in the contract. That caused them to exceed the allowable consumer price index thus causing us to put the contract out for bid again.

The two bids received were from Yellowstone Landscape and Bright View Landscape Services. I have reviewed the bids and the low bidder is Bright View Landscape. Their total bid was $8,150 for two mowing cycles (Cycle A $5,450.00 per cycle, Cycle B $2,700.00 per cycle) and Yellowstone Landscape's bid was $9,855.75 (Cycle A is weekly & Cycle B is bi-weekly). Bright View Landscape has met all the requirements of the bid packet. They have been in business for over 9 years and are the Official Field Consultant for Major League Baseball. In addition they have excellent references that speak highly of the company and have retained their services for numerous years. Some of these are Las Colinas Association ($786,000) , Plano ISD ($500,000), ExxonMobil Corporate Headquarters ($405,000) and Public Improvements District 6 ($500,000) to name a few. They have a lengthy equipment list and have 22,500 full time employees.

We have $245,135 budgeted for the mowing contract this fiscal year. The mowing season generally starts around April 1st and ends around mid-September depending upon the weather. Generally we base the mowing season on a 26-28 week season. This means we have a maximum of 28 weekly mowing cycles per year ($152,600) and 14 bi-weekly cycles ($37,800). These numbers are calculated assuming we didn't have any weather interruptions which we normally do.

I also want to point out that the annual cost ($16, 721) to have TruGreen apply fertilizer, pre-emergent, post emergent and treat for fire ants all city facilities, parks, and medians comes out this budget item as well.

I would like to recommend that we award the annual contract for the City of Saginaw Finish Mowing /Grounds Maintenance of City Streets Right-of-Ways and Parks to Bright View Landscape Services. The contract amount will be in the amount of $5,450 for cycle A and $2,700 for cycle B. The length of the mowing season will be determined by the weather and city staff. The funds come from two accounts. One is in the Public Services budget which is account 01-5246-06-00 Contract Services Mowing $117,665.00. The second fund is from the Parks budget in account 01-5245-07-00 Contract Services $127,470. The total of the two funds that cover the contract mowing is $245,135.

I would like to get this item on the next Council agenda on Tuesday 3/15/22 if possible. We want to be able to begin mowing on the first of April if needed to prevent getting behind. Let me know if you have any questions.

Randy Newsom
City of Saginaw
Assist. Director of Public Works
817-230-0448

CITY OF SAGINAW
BID TABULATION SHEET

PROJECT: FINISH MOWING/GROUNDS MAINTENANCE OF CITY PARKS AND RIGHTS-OF-WAY

DATE: MARCH 7, 2022

BIDDERS		AMOUNT	REMARKS
Yellowstone Landscape		$ 9,107.30 748.45 9,855.75	Cycle A Cycle B Total
Bright View Landscape		$ 5,450.00 2,700.00 8,150.00	Cycle A Cycle B Total

OPENING CONDUCTED BY: Randy Newsom, Janice England

CITY OF SAGINAW
BUDGET SUPPLEMENT
2021-2022

PUBLIC SERVICES

01-4970-06-00 PARK MAINTENANCE & SUPPLIES $ -

01-4972-06-00 SIDEWALK REPLACEMENT $ 20,000
Spot repairs of City sidewalks as needed
In FY19/20 increased by $36,145 for sidewalk connections and ramps as identified in ADA compliance study.

01-4980-06-00 STREET MAINTENANCE & SUPPLIES $ 65,000
This account covers the cost for street striping supplies and miscellaneous street maintenance needs.

01-4981-06-00 SIGN SUPPLIES & MATERIALS $ 25,000
This account includes expenses for signs and related materials. We are now required by law to do a Sign Retro Reflectivity Program throughout the City. This involves the continuing replacement of noncompliant signs.

01-4985-06-00 SIGNAL LIGHT REPAIRS $ 5,000
This item covers supplies and repairs to the City's traffic signal system and assorted electronic flashers.

01-5245-06-00 CONTRACT SERVICES-MOWING $ 117,665
This amount includes 21 mowing cycles of all City-owned property except the 30 miles of right-of-way the City maintains.

01-5247-06-00 CONTRACT SERVICES-JANITORIAL $ 1,635
Public Works share of janitorial expenses based on square footage.

01-5250-06-00 CONTRACT SERVICES-INSPECTIONS $ 66,000
Contract inspector for public works projects. $5,500 for 12 months

01-5660-06-00 PHYSICALS $ 400
Pre-employment physicals/testing as needed and annual blood-born pathogens class.

01-6100-06-00 DUES & SUBSCRIPTIONS $ 1,000
Membership to APWA for up to 4 members - part of accredidation process.

01-6150-06-00 EDUCATIONAL TRAINING/TRAVEL $ 2,500
This account includes funding for schools concerning street maintenance, building maintenance, work zone safety, storm water and chemical application training.

01-6300-06-00 UTILITIES $ 270,510
Public Services share of gas, electric, and water expense. Each meter has been assigned to responsible dept.

01-6500-06-00 INSURANCE-GEN LIABILITY/AUTO $ 13,125

CITY OF SAGINAW
BUDGET SUPPLEMENT
2021-2022

PARKS DEPARTMENT

01-4010-07-00 SALARIES **$ 82,035**
Salaries, incentive pay, longevity pay and certification pay. Increase for FY 21/22.

01-4015-07-00 OVERTIME **$ 11,040**
This represents "on call" personnel responding to weekend Park checks. Increased in FY18/19 for special events.

01-4150-07-00 SOCIAL SECURITY & MEDICARE **$ 7,120**
Based on 7.65% of salaries and overtime.

01-4160-07-00 TMRS RETIREMENT **$ 19,820**
Based on 21.295% of total salaries.

01-4180-07-00 INSURANCE-EMPLOYEES HEALTH **$ 22,690**
This account covers the City's portion of medical, dental and life insurance premiums. The City covers 100% of employee premiums and a portion of dependant coverage premiums.

01-4185-07-00 FSA ADMINISTRATION FEES **$ -**
This represents the costs for the City's third party administrator for the employee flexible spending accounts.

01-4190-07-00 INSURANCE-WORKERS' COMP **$ 1,785**
This represents required workers' compensation for Parks share of the total cost.

01-4200-07-00 UNIFORMS **$ 1,600**
This account is to supply uniforms. The department is under contract with a uniform company. They launder the uniforms and make any needed repairs which keep the employees looking neat and professional. Increased in 21/22 for annual purchase of work boots for each employee.

01-4970-07-00 PARK MAINTENANCE & SUPPLIES **$ 65,000**
This account covers the cost for parts, material, and supplies to maintain the Parks/Playground Equipment. It also covers the cost to do the annual fall protection (fibar) replacement program that we do.

01-5245-07-00 CONTRACT SERVICES - MOWING **$ 127,470**
This amount includes mowing of 112 acres of park land.

01-5247-07-00 CONTRACT SERVICES - JANITORIAL **$ 915**
Park share of janitorial expense based on square footage.

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (4)(d)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action regarding Approval of a Preliminary Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:
On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.
Existing Zoning: Planned Development (PD)
Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

The Planning and Zoning Commission considered the item at its March 8, 2022 meeting and unanimously recommended approval by the City Council.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
The Planning and Zoning Commission considered the item at its March 8, 2022 meeting and unanimously recommended approval by the City Council.

ATTACHMENTS:

Description

P&Z Packet 3-8-22
Proposed Preliminary Plat
P&Z Minutes 3-8-22

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, March 08, 2022
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 January 11, 2022	**Chairman Lewis**
(5)	**PZ 0322-01** **Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(6)	**PZ 0322-02** **Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(5)	**PZ 0322-03 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)**	**Josh Eadie** **NexMetro Communities**
(6)	**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	

(7) EXECUTIVE SESSION

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

a. Any Posted Item

(8) Adjournment **Chairman Lewis**

DATE POSTED:_____ TIME:_____ BY:_____

DATE RETRIEVED:_____ TIME:_____ BY:_____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Susy Victor at 817-230-0440 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.

03/08/2022 P&Z Packet Page #2

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.

03/08/2022 P&Z Packet Page #3

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
JANUARY 11, 2022

Present at the Meeting:

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
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Alex Ward
Andrew Simonsen
Cesar Guerrero
Madison Graham
Mary Ragle
Nathan Goldberg
Rebecca Ward
Samuel LaBruyere

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, LaBruyere, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on November 09, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Member Barngrover to approve the minutes for November 09, 2021. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(5) PZ 0122-01 PUBLIC HEARING
Consideration and Action Regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan

Vice Chairman Haney opened the Public Hearing at 6:02 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the 2022 Saginaw Comprehensive Plan.

Madison Graham, Planner and Andrew Simonsen, Engineer for the project, showed a PowerPoint presentation regarding the 2022 Saginaw Comprehensive Plan. DPW Trice, Madison Graham, and Andrew Simonsen answered the members and audience's questions and addressed their concerns.

During the Public Hearing, audience participation consisted of residents: Nathan Goldberg, Cesar Guerrero, Rebecca Ward, and Alex Ward. They all shared their concerns regarding the zoning of Spring Creek Hollow where a distribution center is planning to be built. Their concerns revolved around safety, congestion, and nature. Due to comments being skewed towards a non-agenda item, City Attorney, Lindsey Hale, had to intervene and bring the commission back to the original agenda item. She stated that although the public can speak on non-agenda items, Commission members cannot.

Vice Chairman Haney closed the Public Hearing at 6:46 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the 2022 Saginaw Comprehensive Plan.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(6) 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.

(7) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(8) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of January 11, 2022 closed at 6:58 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Susy Victor-Trevino, 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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #7

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: PZ0322-01

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (X) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

03/08/2022 P&Z Packet Page #8

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

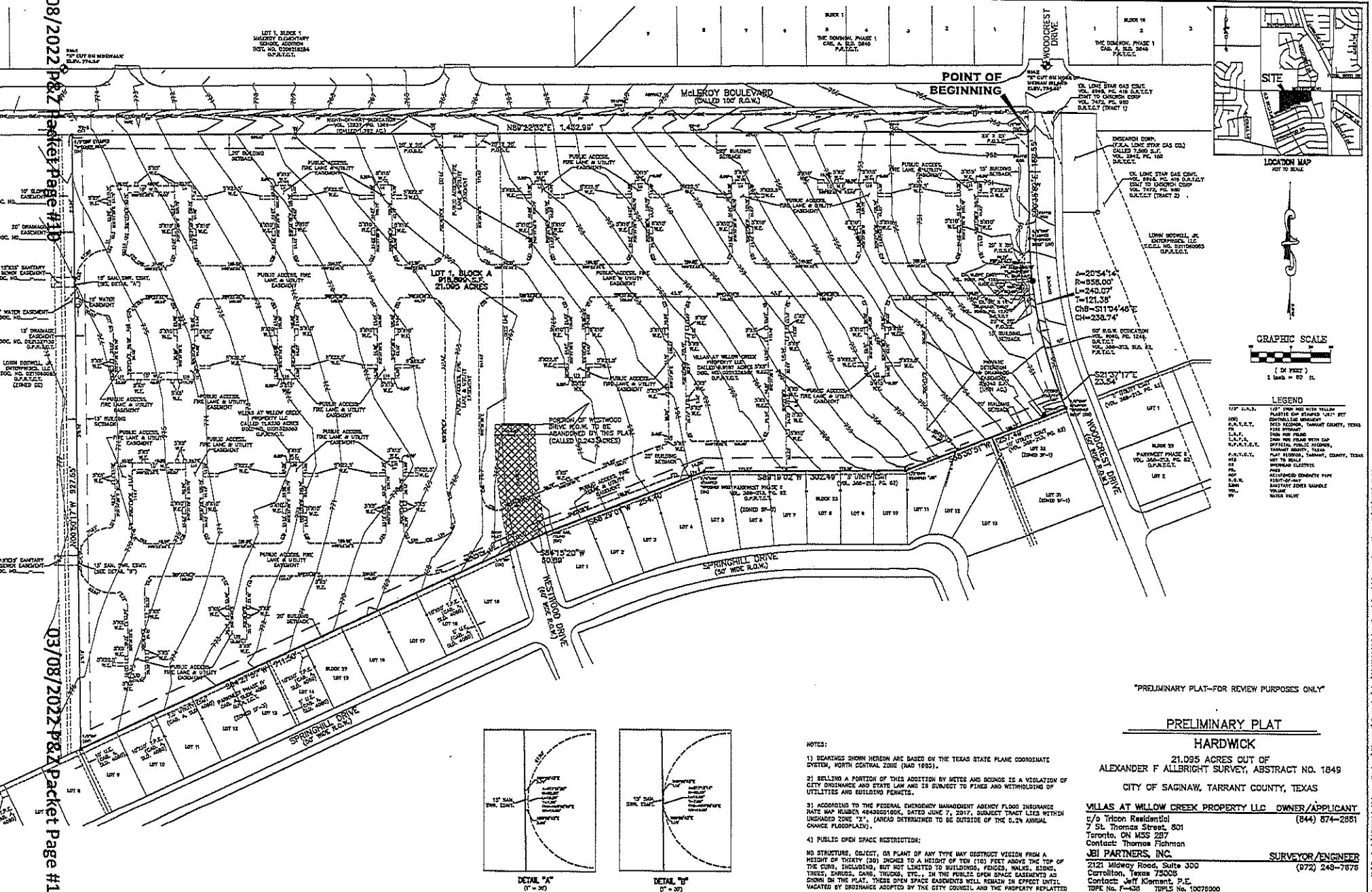
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

03/08/2022 P&Z Packet Page #9

03/08/2022 P&Z Packet Page #10



"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0190K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2881
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-4311 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 P&Z Packet Page #10

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS –

COUNTY OF TARRANT –

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LOREN O'NEILL, JR. ENTERPRISES, LLC. by deed thereof filed for record in Tarrant County, Texas minutes & Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.0187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as DESCRIBED in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.0187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw in Volume 12637, Page 1360, 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 degrees 35 minutes 52 seconds East, a distance of 150.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 04 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.35 feet, a chord bearing of South 11 degrees 04 minutes 40 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 22.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 28 minutes 21 seconds West, a distance of 237.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 69 degrees 10 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5022" found;

South 69 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 20 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds 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 660.00 feet;

THENCE along the south line of said 0.243 acre tract, South 84 degrees 15 minutes 20 seconds East, a distance of 228.60 feet to a five-eighths inch iron rod found at the north lot corner of Lot 18, 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 4060, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 26 minutes 17 seconds West, a distance of 527.33 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 22 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.80 feet to the POINT OF BEGINNING and containing 918,898 square feet or 21.095 acres of land.

We, the undersigned, do hereby dedicate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	81.18'	06°31'40"	698.00'	40.61'	S09°22'08"E	81.14'
C2	22.36'	081°26'07"	21.00'	13.38'	N60°04'26"W	21.34'
C3	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C4	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C5	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C6	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C7	23.23'	64°12'07"	30.00'	12.93'	N31°53'36"E	23.65'
C8	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C9	16.06'	030°40'26"	30.00'	7.70'	S13°46'18"W	14.92'
C10	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C11	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C12	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C13	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C14	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C15	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C16	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C17	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C18	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C19	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C20	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C21	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C22	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C23	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C24	32.98'	090°00'00"	21.00'	21.00'	S45°30'30"W	29.70'
C25	20.68'	090°39'01"	21.00'	20.99'	S44°22'01"W	20.65'
C26	20.68'	089°39'01"	21.00'	20.99'	N44°22'01"W	20.65'
C27	32.98'	090°00'00"	21.00'	21.00'	N45°30'30"E	29.70'
C28	36.07'	098°31'05"	125.00'	18.16'	S08°55'57"E	35.84'
C29	38.06'	089°39'01"	21.00'	24.33'	S89°39'01"E	33.75'
C30	42.56'	029°29'00"	176.00'	21.82'	N10°59'00"E	42.53'
C31	31.36'	085°32'27"	21.00'	18.43'	N31°41'14"E	28.53'
C32	33.46'	024°54'30"	77.00'	17.01'	N78°39'14"E	33.21'
C33	34.00'	043°46'43"	35.00'	17.84'	S33°23'16"E	33.34'
C34	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C35	20.18'	64°23'27"	30.00'	11.00'	S32°55'07"E	19.14'
C36	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C37	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C38	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.88'	009°33'48"	113.00'	9.46'	N04°30'37"E	18.86'
C40	3.22'	006°51'22"	30.00'	1.61'	S00°51'36"W	3.22'
C41	17.24'	033°32'19"	30.00'	8.14'	N16°16'41"E	17.48'
C42	20.14'	038°27'58"	30.00'	10.39'	N24°27'03"W	19.77'
C43	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C44	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C45	23.23'	64°12'07"	30.00'	12.93'	S31°53'36"W	23.65'
C46	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C47	8.28'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C48	20.67'	015°50'55"	112.00'	14.82'	N08°08'48"W	20.64'
C49	8.81'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C51	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C52	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C53	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C54	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C55	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C56	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C57	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C58	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C59	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C60	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C61	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C62	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C63	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C64	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C65	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C66	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C67	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C68	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C69	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C70	170.85'	180°33'05"	55.00'	346.16'	S07°47'23"E	84.00'
C71	11.48'	013°04'55"	30.00'	5.77'	N47°32'57"W	11.38'
C72	66.21'	034°54'30"	122.00'	34.05'	N78°39'14"E	64.74'
C73	46.00'	026°50'00"	133.00'	24.27'	S78°54'44"W	47.73'
C74	27.13'	009°32'23"	163.00'	13.58'	S72°43'13"W	27.10'
C75	17.01'	019°28'18"	50.00'	8.58'	N33°48'56"W	16.93'
C76	15.93'	018°14'34"	50.00'	8.03'	N34°55'47"E	15.86'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°17'47"E	6.41'
L2	N89°22'22"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'22"E	26.00'
L5	N89°22'22"E	26.00'
L6	N89°22'22"E	26.00'
L7	N89°22'22"E	26.00'
L8	N89°22'22"E	26.00'
L9	N89°22'22"E	26.00'
L10	N89°22'22"E	26.00'
L11	N89°22'22"E	26.00'
L12	N89°22'22"E	26.00'
L13	N89°22'22"E	26.00'
L14	N89°22'22"E	26.00'
L15	N89°22'22"E	26.00'
L16	N89°22'22"E	26.00'
L17	N89°22'22"E	26.00'
L18	N89°22'22"E	26.00'
L19	N89°22'22"E	26.00'
L20	N89°22'22"E	26.00'
L21	N89°22'22"E	26.00'
L22	N89°22'22"E	26.00'
L23	N89°22'22"E	26.00'
L24	S89°10'07"W	3.85'
L25	N89°22'22"E	13.31'
L26	N84°37'07"E	10.86'
L27	N44°47'10"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, Voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to conditially approve preparation of a Final Plat subject to conditions enumerated in minutes of this date

By:_____
Mayor

Attest:_____
City Secretary

"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2561
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klament, P.E.
TBPE No. F-435 TBPLS No. 10075000

Date: 02/17/2022

03/08/2022 P&Z Packet Page #11
03/18/2022 P&Z Packet Page #11

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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Final Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #12

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: P7 0322-07

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT ( ) FINAL PLAT (X) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

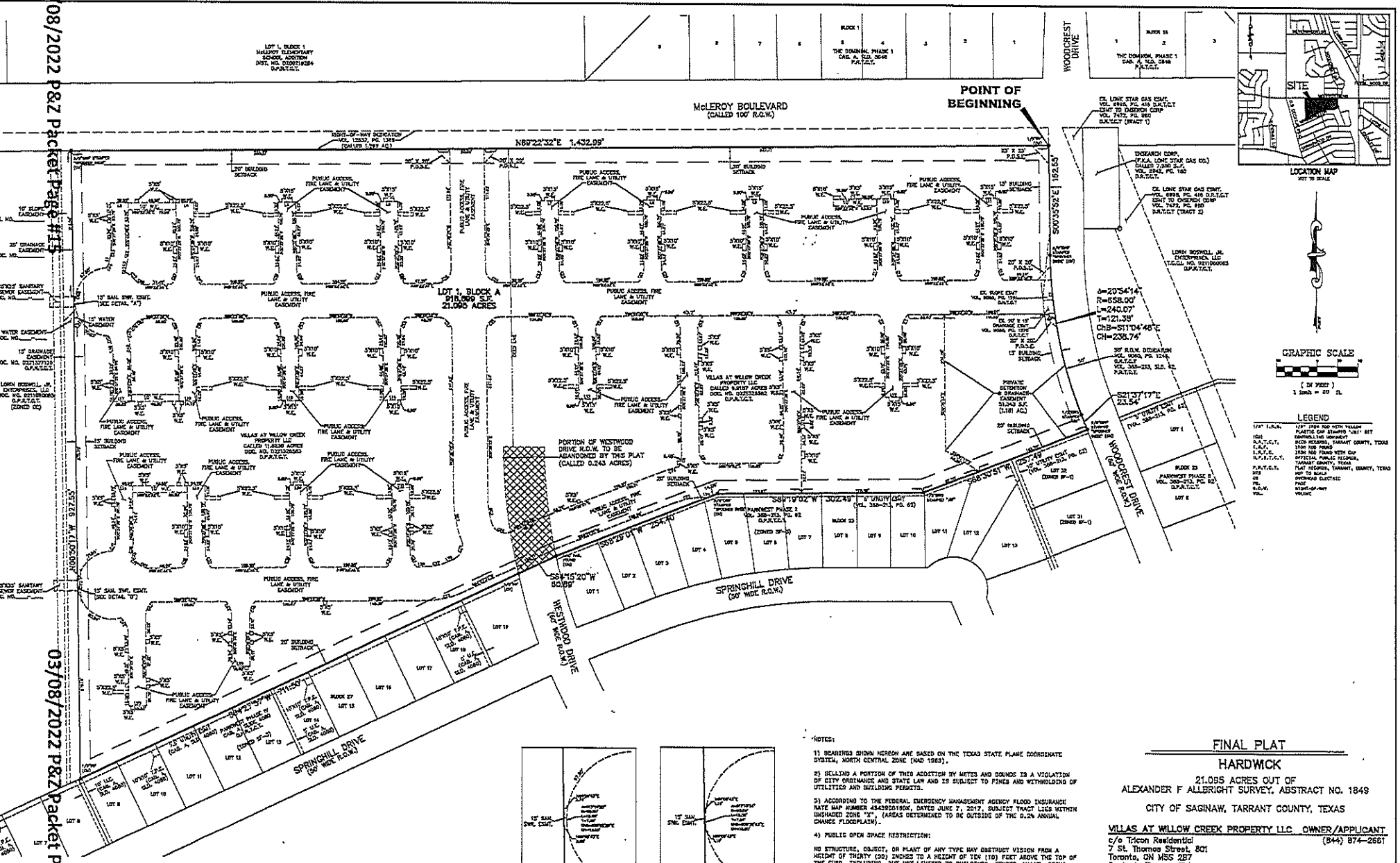
PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
IRS	IRON ROD FOUND
D.R.C.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
C.M.F.	CONTROLLING MONUMENT
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
NTS	NOT TO SCALE
P.E.	PHOTOMAN ELECTRIC
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0195K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC — OWNER/APPLICANT
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7878
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10078000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS -

COUNTY OF TARRANT -

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LONER HILL, JR. ENTERPRISES, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060045, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 2.9187 acre tract of land described in deed to Villas At Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas. said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 2.9187 acre tract, being the southeast property corner of a called 1.282 acre tract of land described in right-of-way deed to the City of Saginaw in Volume 12637, Page 1389, 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 60 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.20 feet, a chord bearing of South 11 degrees 04 minutes 48 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degree 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the north lot corner of Lot 22, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 39 minutes 31 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 10 minutes 02 seconds West, a distance of 302.46 feet to a five-eighths inch iron rod with cap stamped "Spooner 5822" found;

South 68 degree 20 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 59 minutes 48 seconds West, a chord length of 162.13 feet to a PK nail set;

THENCE South 89 degree 48 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.00 feet to a five-eighths 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 4099, Plat Records, Tarrant County, Texas;

THENCE South 64 degree 27 minutes 07 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.90 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 627.65 feet to an iron rod set on the south property line of the aforementioned 1.282 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.282 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.86 feet to the POINT OF BEGINNING and containing 918,889 square feet or 21.095 acres of land.

We, the undersigned, do hereby designate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 6426

Date: _____, 2022

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.15'	005°19'46"	658.00'	30.61'	S06°37'04"E	61.13'
C2	22.34'	001°00'07"	21.00'	12.36'	N60°04'05"W	21.34'
C3	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C4	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C5	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C6	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C7	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C8	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C9	18.08'	028°46'33"	30.00'	9.24'	S35°46'18"W	14.92'
C10	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C11	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C12	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C13	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C14	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C15	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C16	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C17	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C18	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C19	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C20	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C21	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C22	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C23	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C24	22.89'	060°06'56"	21.00'	21.01'	S40°36'36"E	28.70'
C25	33.84'	089°18'01"	21.00'	30.00'	S44°23'01"W	30.52'
C26	32.98'	089°58'31"	21.00'	20.99'	N44°23'23"E	29.69'
C27	33.84'	090°00'00"	21.00'	21.01'	N45°36'36"W	29.70'
C28	36.27'	098°57'05"	123.00'	18.15'	S88°53'23"E	35.84'
C29	36.06'	098°23'06"	21.00'	24.33'	S89°23'14"E	31.76'
C30	82.64'	000°36'06"	176.00'	21.82'	S15°01'00"E	82.53'
C31	31.38'	085°33'29"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.46'	091°16'25"	77.00'	17.01'	N79°53'14"E	33.21'
C33	34.00'	046°48'43"	30.00'	17.98'	S33°23'19"E	33.06'
C34	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C35	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C36	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C37	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C38	19.26'	008°33'48"	113.00'	9.66'	N09°09'27"E	19.24'
C39	3.23'	008°12'33"	30.00'	1.62'	S05°31'05"W	3.23'
C40	17.74'	033°52'18"	30.00'	9.14'	N18°16'44"E	17.48'
C41	23.14'	044°01'08"	30.00'	12.20'	N24°37'02"W	24.41'
C42	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C43	23.22'	044°24'44"	30.00'	12.25'	S22°50'17"E	22.66'
C44	23.24'	044°23'58"	30.00'	12.24'	N22°50'14"W	22.67'
C45	23.22'	044°24'48"	30.00'	12.25'	S21°36'26"W	22.66'
C46	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C47	8.26'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.24'
C48	28.27'	018°02'05"	112.00'	14.92'	N08°08'48"W	28.18'
C49	8.01'	015°48'48"	30.00'	4.44'	S07°15'06"E	7.79'
C50	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C51	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C52	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C53	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C54	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C55	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C56	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C57	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C58	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C59	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C60	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C61	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C62	23.48'	012°32'15"	113.00'	12.00'	N30°52'08"E	23.43'
C63	18.82'	012°00'15"	87.01'	8.89'	N29°52'08"E	18.68'
C64	6.03'	017°13'16"	30.00'	4.58'	N20°58'26"E	6.00'
C65	5.90'	012°57'12"	30.00'	4.20'	N04°18'11"W	5.83'
C66	16.16'	049°37'00"	21.00'	8.71'	S65°46'05"E	17.62'
C67	16.16'	049°37'00"	21.00'	8.71'	S64°54'05"W	17.62'
C68	162.82'	172°19'03"	54.00'	1210.02'	S01°14'38"E	54.91'
C69	16.16'	049°37'00"	21.00'	8.71'	S66°46'05"E	17.62'
C70	170.65'	186°33'00"	60.00'	366.16'	S07°41'21"E	98.06'
C71	11.46'	013°06'00"	30.00'	5.73'	N43°32'27"W	11.34'
C72	80.31'	034°54'38"	127.00'	28.00'	N79°51'41"E	84.78'
C73	48.00'	020°00'00"	137.50'	24.27'	S78°54'05"W	47.75'
C74	27.13'	000°32'25"	192.00'	13.56'	S72°46'13"W	27.13'
C75	17.24'	017°38'18"	60.00'	8.69'	N30°49'05"W	16.83'
C76	13.62'	013°14'26"	60.00'	6.83'	N46°32'49"W	13.59'

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°17'47"E	0.41'
L2	N88°32'32"E	28.00'
L3	N12°17'47"E	6.38'
L4	N88°32'32"E	28.00'
L5	N88°32'32"E	28.00'
L6	N88°32'32"E	28.00'
L7	N88°32'32"E	28.00'
L8	N88°32'32"E	28.00'
L9	N88°32'32"E	28.00'
L10	N88°32'32"E	28.00'
L11	N88°32'32"E	28.00'
L12	N88°32'32"E	28.00'
L13	N88°32'32"E	28.00'
L14	N88°32'32"E	28.00'
L15	N88°32'32"E	28.00'
L16	N88°32'32"E	28.00'
L17	N88°32'32"E	28.00'
L18	N88°32'32"E	28.00'
L19	N88°32'32"E	28.00'
L20	N88°32'32"E	28.00'
L21	N88°32'32"E	28.00'
L22	N88°32'32"E	28.00'
L23	N88°32'31"E	28.00'
L24	S88°16'02"W	3.85'
L25	N88°32'32"E	13.31'
L26	N44°27'07"E	10.85'
L27	N44°27'07"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By: _____
CHAIRMAN

Attest: _____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to accept this plat and approve it for filing of record.

By: _____
Mayor

Attest: _____
City Secretary

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2861
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 08:08:20 AM
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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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

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The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

If you have any questions, please let me know.

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT); with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

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THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

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EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. 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

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block, or combination of these materials laid up unit by unit and set in mortar.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.

03/08/2022 P&Z Packet Page #22

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Meeting Notice
nprovement Project
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25,27-Mar 4 2022

f Storage) PUBLIC
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f Storage) PUBLIC
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Blue Mound Road, Fort
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2022

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NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of March 2022 for:
BID NUMBER: 22-0107
Annual Requirements Contract for Channel Mowing
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060673
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 31st of March 2022 for:
BID NUMBER: 22-0100
Annual Requirements Contract for Fire Department Uniforms
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060675
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 10:00 a.m. on the 10th of March 2022 for:
BID NUMBER: 22-0065
Bunker Renovation for Tierra Verde Golf Club
PRE-BID MEETING:
Thursday, February 24, 2022 @ 10:00am
Tierra Verde Golf Club, 7005 Golf Club Dr.
Arlington, TX 76001
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060748
Feb 16,23 2022

PUBLIC NOTICE
Notice is hereby given that First National Bank Texas, 901 E.GTX Expressway Killeen, Texas, has filed an application with the Office of the Comptroller of the Currency on Wednesday, February 23, 2022 as specified in 12 C.F.R. § 5.3(i), for permission to relocate its commercial branch located at 500 Pecan Street Suite 201, Fort Worth, TX 76102 to 500 E. 4th Street, Suite 200, Fort Worth, TX 76102, relocating on April 1, 2022.
Any person wishing to comment on this application may file comments in writing with the Director for District Licensing, Southern District Office, 500 North Akard, Suite 1600, Dallas, Texas 75201, within 15 days of the date of this publication. The public portions of the application are available for inspection during regular business hours at the Southern District Office.
February 23, 2022 First National Bank Texas
Killeen, Texas
IPLD061236
Feb 23 2022

City of Mansfield
Public hearings will be held by Mansfield Planning & Zoning Commission on 3/8/2022 at 6:00PM in Council Chambers of City Hall at 1200 E Broad St Mansfield TX and by Mansfield City Council on 4/11/2022 and 4/25/2022 at 7PM at the same location to consider:
ZC#21-020: Change of zoning from PR Pre-Development District to PD Planned Development for a mixed use development including multi-family business commercial on 121.459 acres of land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, located at 1101

CITY OF SAGINAW PUBLIC NOTICE
Notice is hereby given that the City of Saginaw City Council will conduct a public hearing on Tuesday, March 15, 2022 at 6:00 P.M. at the Saginaw City Hall, 333 W. McLeroy Blvd., Saginaw, Texas to consider selection of a project for the FY2022-48 th Year Community Development Block Grant (CDBG) program. The proposed project is new sidewalk construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. Interested parties are encouraged to attend. Questions regarding the program should be directed to Rick Trice, Director of Public Works/Community Development at 817-230-0500.
IPL0061632
Feb 23 2022

CITY OF SAGINAW PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on March 08, 2022 to consider a Development Plan and a change in zoning on 18.430 Acres out of Tract 3H, Abstract 1798, H. Roberson Survey from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)). Property is located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (FM-156)
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on March 15, 2022 to consider the above-mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.
Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500.
IPL0061637
Feb 23 2022

TOWN OF TROPHY CLUB NOTICE OF PUBLIC HEARING PLANNING & ZONING COMMISSION
Thursday, March 10, 2022
TOWN COUNCIL
Tuesday, March 22, 2022
Notice is hereby given that Public Hearings will be held by the Planning & Zoning Commission on Thursday, March 10, 2022, and held by the Town Council on Tuesday, March 22, 2022. Both meetings will be held at 7:00 PM at 1 Trophy Wood Drive in Trophy Club regarding the following.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for off-premises consumption to be sold from the Social Oak, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Steven F Udvar-Hazy Tr Hazy Family Community Property Trust to rezone approximately 1.0082 acres of land, 54 and 56 Meadowbrook Lane, of the Last Acre Addition Lots 1 and 2, Block A, Denton County, Trophy Club, Texas, from R-12 Single Family Residential District to a PD, Planned Development District R-12 to allow for fencing along the front and side of the properties.
IPL0061650
Feb 23 2022

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until March 9, 2022 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 22044 – UPS System Maintenance & Repairs
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.
IPL0061672
Feb 23,Mar 2 2022

CITY OF FORT WORTH
Sealed proposals will be received until 1:30 PM on the dates listed below at the Purchasing Office located at 200 Texas St., Fort Worth Texas. All Bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Animals

Goldendoodle Puppies
F2b Goldendoodles born 12-18-21 text 817-995-1122



Valentine's Day Pupe!
AKC Reg. Red/Yellow Labs - Shots UTD - Excellent bloodlines! F $700 Call Cyndi 817-559-0699

For Sale
Goldendoodle puppies for sale. First shots and dewormed. $1200.00 806-319-1560

Yorkies, party colors, 1st shots & worming, 1M, 1F, 6 weeks old. $1200 each. **820-875-1669.**



Goldendoodles & Labradoodles
Genetic & OFA hip certs, vid shots, vet ck, 3 yr guaranteed, microchipped 918-791-8900

French Bulldog Puppies
$3000. Born 1/4/2022. Have 1 female, she is brown 2 males that are fawn in color available 817-944-6713

Pomeranian Pups,
2 fem 1 male $400 ea
817-771-9761

Pet Misc.
Charley Bull 2.8yrs proven $2500 682-459-8677

Brahman Bull 2.5yrs gentle $2500 682-459-8677

Real Estate

For Rent
ROOM FOR RENT. Furnished, TV, Wi-Fi, kitchen and laundry privileges. $550 + deposit. 817-683-9342.

Furn efficiency apartment bills paid. $300 dp $700/mo. No pets **817-360-2338**

2 Bd/1Bth Duplex FtWorth, W/D Hook-up, No Smoking, $800 No/$800 Dep. Wanda 817-230-8183

For Sale
107 Acres w/ 3-2-3 Home in Hamilton County
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254-386-8804 $1,198,400



Real Estate

Real Estate Misc.



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Cleaning & Janitorial
Christian Lady Cleans Houses Free Estimates. 817-345-1934

Madison Carport Cleaning DFW **New Year Deals** Call or text for quote 817-323-6936

Home & Business Improvement
LORENZ CONSTRUCTION
Roofing, const, remodeling, home repairs. Call Michael at 682-229-1486

D&V Concrete, driveways, patios, sidewalks Free estimates. 817-320-8432

All Phases home/rentals/remodel/repairs, handyman, 25yrs of satisfied customers & friends 817-455-1382

Painting and home repairs, interior/exterior, wood and sheet rock repairs, 817-291-6399

D-S Plumbing
Senior and Military Discounts
682-472-3997

WINTER SPECIALS
BOSWELL PAINTING
Call Now for Free Estimates
Int/Ext, carpentry/drywall, 34 yrs. FTW/Member BBB A+
Quality & Price Can't Be Beat! Call Rick at 817-235-3779

Exterior/Interior House Painting, Roofing Leaks and Repairs and Handyman work. Call 817-744-0629.

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paint int/ext texture tape & bed carpentry26yr ex free est 817-602-5134

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-5068

PLUMBING
A to Z Military/Senior Disc All Repairs 24/7-FREE est.817-323-3418

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-841-7888 or 469-931-3807

ROOFING - Frank's Roofing, Gutters, Concrete Work, Constr, A/C Work Free Est 45yr exp **817-797-7078**

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Remodeling - Kitchen, bathrooms, repairs, windows, demo's, roof leaks, landscaping 817-535-9055 newberryroofingandremodeling.com

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Leaf Clean Ups/Lawn Maint./ Flowerbed/Gutters Cleaning Jeremy 817-869-0328

ROOF LEAKS. Lawn Care, tree trim, handyman, leaf clean-up, haul-off. 817-500-2558

JOSE'S TREE SERVICE
tree removal/trimming Tree & brush clearing. We sell firewood. Sml Jobs. Full ins. Senior/Military Disc. We beat any price 817-724-2180

Misc. Items
Buildings
30x40x10 Metal Bldg 1 walk door & slab $27,000. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

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Ext/Int Painting, Tape, Bed, Texture, Minor Repairs, Free Est. Work Guaranteed 817-825-1011

Miscellaneous

Automobiles
2005 Chrysler Crossfire Stff 6 Conv Ultra new, garage kept, 11K mi. and 1979 Toyota FJ40 Landcruiser, 75K mi. More info Norman 817-308-9069

Clean 93 Mercedes E320 2nd owner very clean. Best offer. **817-737-7208**

2007 Buick LaCrosse CXS 1 owner, excellent condition, 79,000 miles, $12,000 cash. 254-386-3327

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MARCH 5 & 6
Sat 9 to 5 and Sun 10 to 4
Waxahachie Civic Center
2000 Civic Center Lane
817-732-1194
WaxahachieGunShow.com

Gun & Knife Show
Feb 26th & 27th
Fairgrounds Complex 700 FM 87
Bonham TX Sat 9-5 & Sun 9-4
Info 918-658-4500

Misc.
WE POWDER COAT PATIO FURNITURE. LONGHORN 817-769-2224

EZ-Mail Service For Sale 817-792-2088

Wanted German Helmets or Nazi stuff to Buy. Call 817-966-9430 jbedford-jones@gmail.com

Deer lease, annual or season, deer, turkey, hogs, Fisher County 776 acres 325-656-8342

2 African Masks $500 cash. Heavy dark wood, 50 years old. Text 480-855-6971 for picture. Price firm.

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2022 P&Z Packet Page #23

City of Saginaw

205 Brenda Lane
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817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

February 23, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "AVILLA SAGINAW"

RE: Consideration of a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)) on 16.430 acres of land out of Abstract 1798, H. Robertson Survey at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of March, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of March, 2022 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Josh Eadie, 2221 Lakeside Blvd. Suite 1210, Richardson, Texas 75082 to change the zoning on the above-mentioned property from Community Commercial (CC) 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 that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

If you have any questions, you may call Rick Trice, Director of Public Works at 817-230-0449 or me at 817-230- 0440.

Susana Victor,
Planning & Zoning Commission Secretary

Enclosures: Map of requested property, site plan, and reply form.

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Sec. 7-1. - PD Planned development district.

A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.

B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. *Planned development requirements.*

1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height,

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building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.

2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
5. The minimum net acreage for a planned development request shall be ten acres

D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city council shall

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require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
    a. The basic relationship of the proposed development to adjacent property are not altered;
    b. The uses permitted are not revised;
    c. Density is not altered;
    d. Building height or coverage of the site is not altered;
    e. Any landscape plans as indicated on the approved conceptual plan are not revised;
    f. The off-street parking ratio is not decreased;
    g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be

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the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.

4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
    a. A site inventory analysis including: a scale drawing showing natural features including:
        (1) Existing vegetation;
        (2) Natural water courses, creeks or bodies of water;
        (3) An analysis of planned changes in such natural features as a result of the development;
        (4) A delineation of any flood prone areas.
    b. A scale drawing showing:
        (1) Any proposed public or private streets and alleys;
        (2) Building sites or lots;
        (3) Areas reserved as parks, parkways, playgrounds;

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(4) Utility easements;

(5) School sites;

(6) Street widening and street changes;

(7) Points of ingress and egress from existing streets;

(8) General location and description of existing and proposed utility services, including size of water and sewer mains;

(9) The location and width for all curb cuts; and

(10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.

c. A site plan for proposed building complexes showing:

(1) The location of separate buildings;

(2) The minimum distance between buildings;

(3) The minimum distance between building and property lines;

(4) Street and alley lines;

(5) The arrangement and provision of off-street parking; and

(6) The size and location for ingress and egress to any nonresidential uses.

d. A landscape plan showing:

(1) Turf areas;

(2) Screening walls;

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(3) Ornamental planting;

(4) Any wooded areas; and

(5) Trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.

f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This procedure is further expanded as follows for approval of conceptual and development plans.

1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:

   a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or

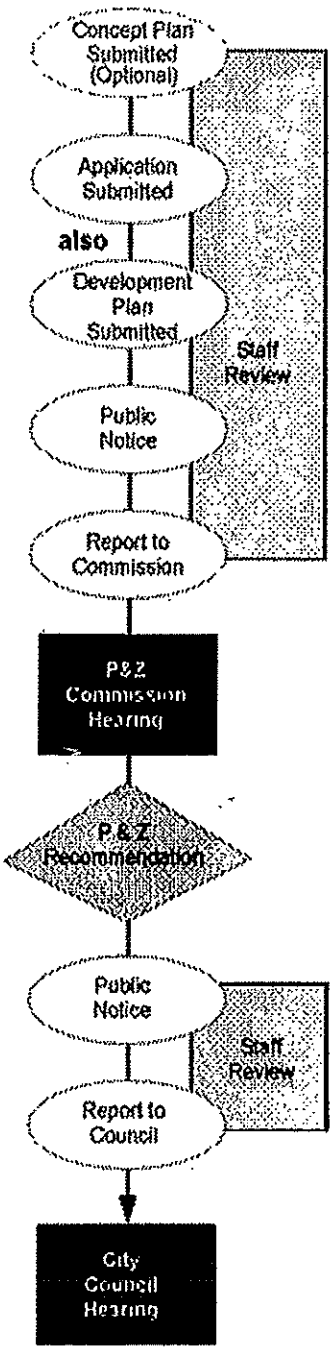
   b. Information on the conceptual plan and attached

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application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.

2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.

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Procedure

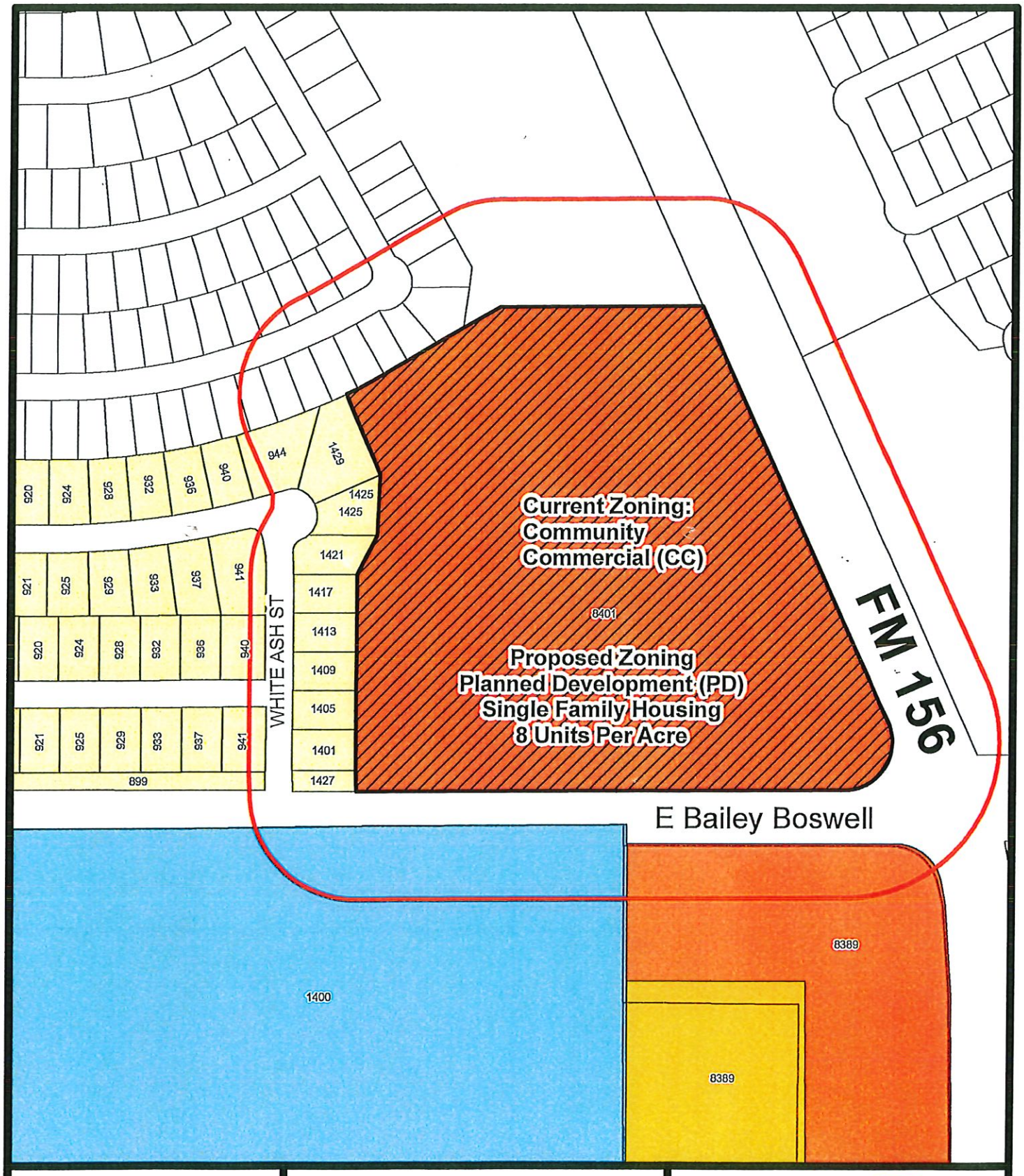
G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning

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and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.

H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

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Legend

200ft Buffer

Property of Interest

Saginaw Avilla
200 ft Propery Owner Notification

City of Saginaw

250 0 250

Feet

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

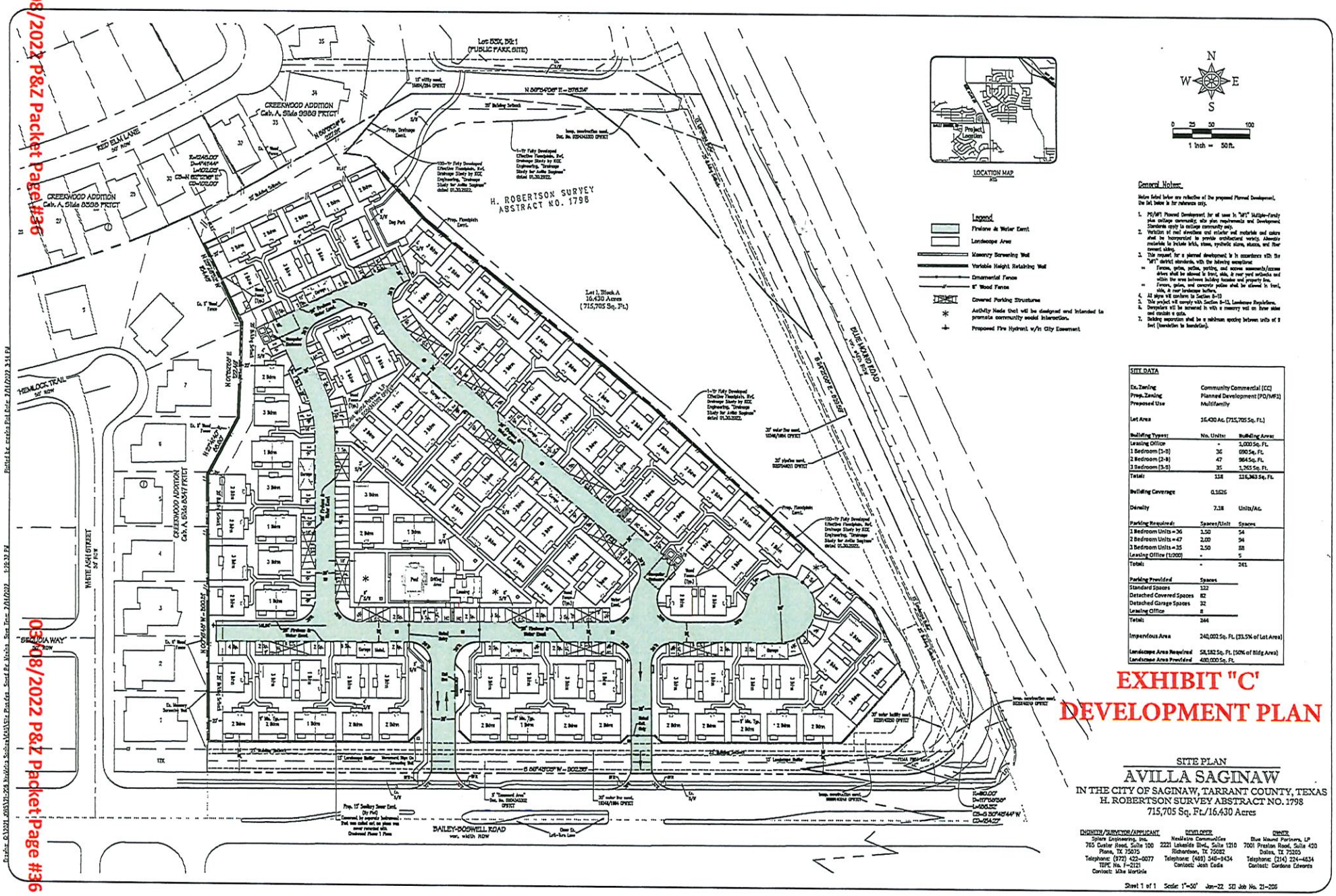
Date:_____
Item Number: _____ **Do you wish to speak *FOR* or *AGAINST* the item?** _____

Subject: _____

Name:_____
Address: _____
Telephone: _____ **E-Mail:** _____

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Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node Unit will be designed and intended to promote community model interaction.
- Proposed Fire Hydrant w/in City Easement

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-family plus cottage community, site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior and materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-15, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 8 feet (foundation to foundation).

SITE DATA		
Ex. Zoning	Community Commercial (CC)	
Prop. Zoning	Planned Development (PD/MF1)	
Proposed Use	Multifamily	
Lot Area	16.430 Ac. (715,705 Sq. Ft.)	
Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	3,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	118	116,363 Sq. Ft.
Building Coverage	0.1626	
Density	7.18	Units/Ac.
Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1/200)	-	5
Total:	-	241
Parking Provided	**Spaces**	
Standard Spaces	122	
Detached Covered Spaces	82	
Detached Garage Spaces	32	
Leasing Office	8	
Total:	244	
Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)	
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)	
Landscape Area Provided	480,000 Sq. Ft.	

EXHIBIT "C'
DEVELOPMENT PLAN

SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinis

DEVELOPER
Healthcare Communities
2221 Lakeside Blvd, Suite 1210
Richardson, TX 75082
Telephone: (469) 548-9434
Contact: Josh Eads

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Cordova Edwards

Sheet 1 of 1 Scale: 1"=50' Jan-22 SU Job No. 21-206

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

CASE NUMBER: PZ-0322-03

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) w/ Development plan DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 3H ABSTRACT: 1798 SURVEY: H. Robertson

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

ADDRESS and/ or LOCATION OF PROPERTY: NW Corner of Bailey Boswell Road & Blue Mound Road (FM 156)

NAME OF PROPOSED DEVELOPMENT: Avilla Saginaw

TOTAL ACREAGE OF PROPERTY: 16.430 Acres

REASON FOR ZONING REQUEST: (please be specific)

Request rezoning from CC to PD to allow development of the subject site as hybrid cottage style single-family for rent use not currently allowed under existing zoning.

(Use additional sheets and attach if necessary)

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CURRENT ZONING: Community Commercial (CC)

REQUESTED ZONING: Planned Development

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: Gordon Edwards PHONE #: 214 - 224 4634

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Blue Mound Partners, LP GORDONA - EDWARDS signing for G.P.

OWNER'S ADDRESS: 7001 Preston Road, Suite 420, Dallas, TX 75205

APPLICANT'S SIGNATURE: _____ PHONE # : (972)422-0077

APPLICANT'S NAME: Mike Martinie

APPLICANT'S ADDRESS: 765 Custer Road, Suite 100, Plano, TX 75075

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: MRoth DATE: 11-3-2021 TIME: _____

FEE FOR APPLICATION: $1670.00 RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

03/08/2022 P&Z Packet Page #30

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
12/7/21	O D G COMPOSITES	216 MCLEROY BLVD E	CO-10-21/22	12/7/21	
12/15/21	FASHION HAIR DESIGN	204 W J BOAZ RD 200	CO-11-21/22	12/15/21	
12/28/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	CO-12-21/22	12/28/21	

TEMP C/O

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/28/17	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 MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/11/19	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
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
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
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
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
3/30/21	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
4/12/21	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 BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
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	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	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
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
7/20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
8/6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
8/13/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
8/16/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
9/3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
9/17/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
9/17/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
9/27/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
9/30/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT
10/13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

0/13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
1/2/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
2/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
2/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
2/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
2/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
2/29/21	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
3/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
1/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE

CLOSED PROJECTS

/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
3/4/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JANUARY 2022

C/O ISSUED THIS MONTH

ATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
1/22	N G C TRANSMISSION EQUIPMENT	1008 COOK LN	CO-13-21/22	1/11/22	1/26/22
8/22	SAR SHALOM MESSIANIC SYNAGOGUE INC - MIKVAH	716 PALOMINO DR	CO-14-21/22	1/18/22	1/26/22
25/22	EDITION OF SAGINAW INDEPENDENT LIVING	824 MCLEROY BLVD W	CO-15-21/22	1/25/22	1/26/22
28/22	CREATIVE NAILS	601 SAGINAW BLVD N 120	CO-16-21/22	1/28/22	

TEMP C/O

ATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

ATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
1/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
9/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
0/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
2/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
9/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
3/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
6/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
8/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
7/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
7/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
7/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
0/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT-
13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE
13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JANUARY 2022

8/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
11/5/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
11/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
11/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
12/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
12/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
12/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
12/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
12/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/22	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
1/21/22	MEDICAL CITY ER SAGINAW	727 BAILEY BOSWELL RD W	36853	REMODEL	ROOF

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
8/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
1/17/22	A T & T MOBILITY	160 FAIRMOUNT ST - ANTENNA	37826	REMODEL	ANTENNA UPGRADE

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
9/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
11/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
1/11/22	JARVIS PARTNERS	1300 JARVIS RD N	37763	NEW BUILDING	NEW BUILDING & PRIVATE FIRE LINE

CLOSED PROJECTS

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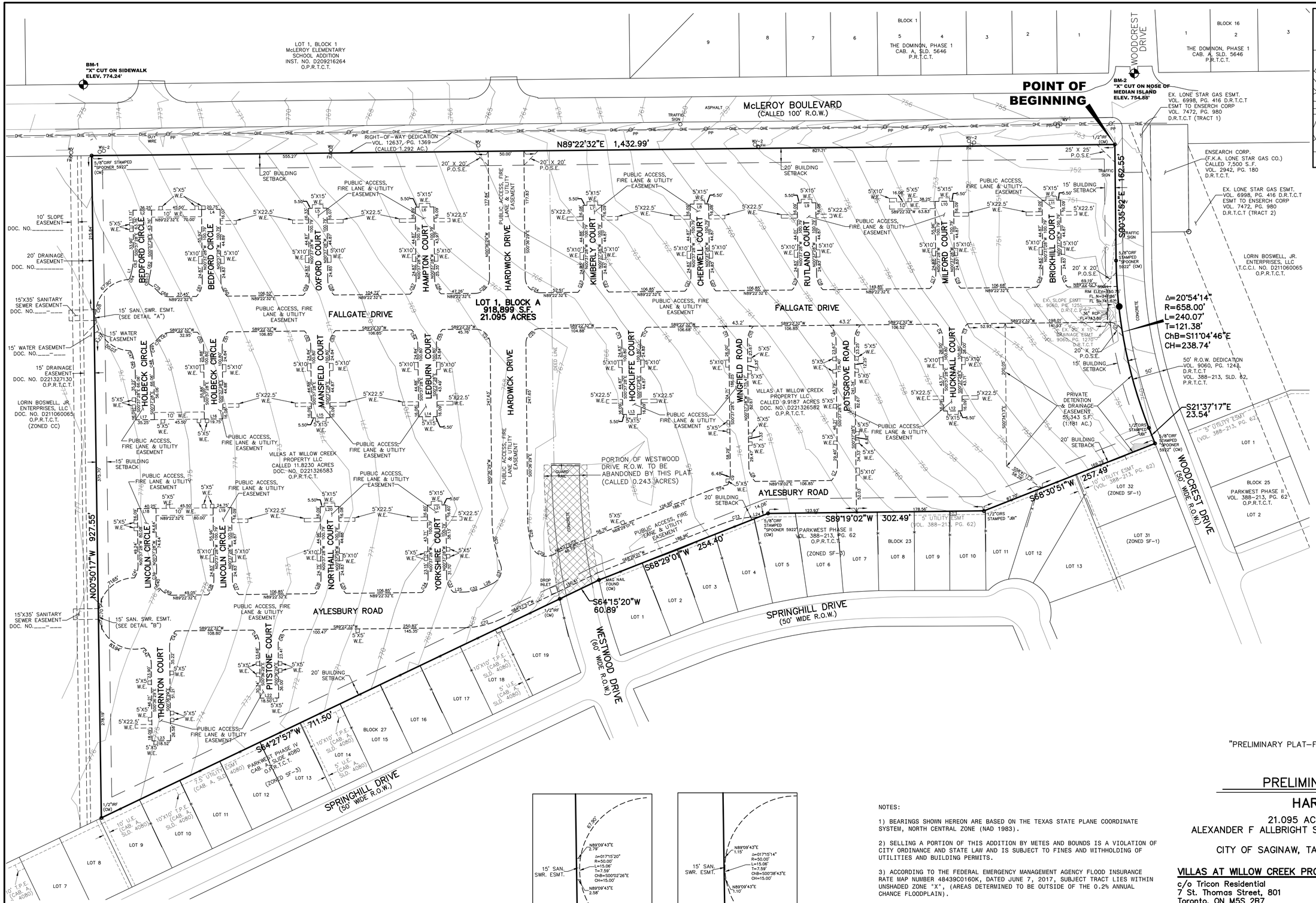
January 2022	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Development: Civil Construction			
Name of Development	**Developer**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Under Construction	Final Plat approved 7/20/21. Construction underway.
The Square Civil Constructions Plans	North and West of Wal-Mart	Under Construction	Civil Construction started 9-22-2021.
The Grand At Saginaw	Beltmill Multi Family Development	Civil Construction Underway	Civil Construction Plans approved 10/5/2021. Construction of civil work underway
Villas at Willow Creek	HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	Civil Plan and Plat Review Underway	City Council Approved PD Zoning on 8/16/2021
Bright Living, Assisted Living & Memory Care	820 W McLeroy Blvd	Replat Approved by City Council 9/21/21	Replat approved 9/21/21and Civil Construction Plans approved Nov 2021. Civil construction underway
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	1st Qtr 2022	Construction began 8/10/2020. 99% complete. Final Punch List given to the contractor 12-3-21
W. J. Boaz and Old Decatur Road Intersection Construction	Construction complete	August 2021	Construction complete. Final payment being circulated.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Project advertised for construction	2023	Project advertised. Proposals to be received January 20, 2022
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2022
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 202
NW Booster Pump IPO	Initial IPO Approved 1/5/2021	Pending	IPO approved by Council to increase pump sizes on 10/19/2021
Saginaw Blvd 16" Water Line Phase 2	Construction complete awaiting walk thru & punch list on 11/08/2021	Fall 2021	Construction is 100% complete. C.O. #3 to City Council 12-7-21. Final payment pending Council approval of C.O.

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Beltmill Pump Station	Project advertised for construction 12-1-21	Aug-22	Project advertised. Bids to be received 1-11-21
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	2022	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	45 permits issued for new homes
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	Pre-Construction Conference pending
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Franklin Office Complex	Belmont Street	Permit Issued	C/O issued
Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Bright Living (Assisted Living & Memory Care)	820 W McLeroy	Permit issued	Civil construction began
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	C/O issued
Fashion Hair Design	204 W J Boaz	Permit issued	C/O issued
Whataburger 492	5455 S Blue Mound Rd	Remodel Permit Issued	C/O issued
The Grand at Saginaw	Beltmill PD (Address TBD)	Permit under review	Apartment Complex
Saginaw Family Eye Care	616 E Bailey Boswell Rd #100	Permit issued	Finish out permit
Lawrence Enterprises	124 W Southern Ave #300	Permit issued	C/O issued
Ballard Dental	701 W Bailey Boswell	Permit issued	Remodel, adding 2nd story
DFW Plastics	901 Industrial	Permit issued	Addition of 2nd story
BOA			
Applicant	**Location**	**Status**	**Comments**

Planning & Zoning	**Location**	**Status**	**Comments**
Villas at Willow Creek	West of Woodcrest Drive and south of West McLeroy	Final Plat and Civil Construction Plans under review	City Council Approved PD Zoning on 8/16/2021
Beltmill PD Amendment	East of Saginaw Blvd (Hwy 287) and north of E Bailey Boswell Road	Scheduled for P&Z 11/9/2021 and City Council 11/16/21	Approved by City Council 11/16/2021
Zoning Text Amendment to Zoning Ord No. 2002-04, Article 8, Section 8-3, A-3, pertaining to patio covers.			Approved by City Council 11/16/2021
Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan		Scheduled for P&Z 1/11/2022 and City Council 2/1/2022	
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO Amendment #1	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3	Pending	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3 to City Council for approval 12-7-21

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LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
(CM)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
FH	FIRE HYDRANT
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT, COUNTY, TEXAS
NTS	NOT TO SCALE
OE	OVERHEAD ELECTRIC
PG.	PAGE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SSMH	SANITARY SEWER MANHOLE
VOL.	VOLUME
WV	WATER VALVE

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0160K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 03/07/2022

Plotted by: mharp Plot Date: 3/7/2022 4:18 PM

Drawing: H:\Projects\HR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS ~

COUNTY OF TARRANT ~

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC. is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to **LORIN BOSWELL, JR. ENTERPRISES, LLC**, by deed thereof filed for record in Tarrant County Clerk minutes s Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.9187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____ and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.9187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 658.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.38 feet, a chord bearing of South 11 degrees 04 minutes 46 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:
South 68 degrees 30 minutes 51 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 19 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5922" found;

South 68 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 59 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.89 feet to a five-eighths 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, Plat Records, Tarrant County, Texas;

THENCE South 64 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 927.55 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.99 feet to the **POINT OF BEGINNING** and containing 918,899 square feet or 21.095 acres of land.

We, the undersigned, do hereby desnignate the above described property as **HARDWICK**, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments Shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.18'	005°19'40"	658.00'	30.61'	S06°27'08"E	61.16'
C2	22.39'	061°05'07"	21.00'	12.39'	N60°04'55"W	21.34'
C3	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C4	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C5	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C6	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C7	23.23'	044°22'07"	30.00'	12.23'	N21°33'36"E	22.66'
C8	23.29'	044°29'12"	30.00'	12.27'	S22°52'04"E	22.71'
C9	15.08'	028°47'35"	30.00'	7.70'	S13°46'19"W	14.92'
C10	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C11	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C12	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C13	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C14	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C15	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C16	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C17	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C18	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C19	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C20	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C21	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C22	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C23	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C24	32.99'	090°00'59"	21.00'	21.01'	S45°36'59"E	29.70'
C25	32.98'	089°59'01"	21.00'	20.99'	S44°23'01"W	29.69'
C26	32.98'	089°59'01"	21.00'	20.99'	N44°23'03"E	29.69'
C27	32.99'	090°00'59"	21.00'	21.01'	N45°36'59"W	29.70'
C28	36.07'	016°31'55"	125.00'	18.16'	S08°52'27"E	35.94'
C29	36.06'	098°23'39"	21.00'	24.33'	S66°20'14"E	31.79'
C30	62.56'	020°29'00"	175.00'	31.62'	S10°51'00"E	62.23'
C31	31.36'	085°33'27"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.48'	024°54'35"	77.00'	17.01'	N76°55'14"E	33.21'
C33	24.00'	045°49'43"	30.00'	12.68'	S23°32'19"E	23.36'
C34	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C35	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C36	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C37	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C38	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.86'	009°33'49"	113.00'	9.45'	N04°09'27"E	18.84'
C40	3.23'	006°10'32"	30.00'	1.62'	S05°51'05"W	3.23'
C41	17.74'	033°52'19"	30.00'	9.14'	N16°18'41"E	17.48'
C42	25.14'	048°01'08"	30.00'	13.36'	N24°37'03"W	24.41'
C43	23.25'	044°24'44"	30.00'	12.25'	S21°35'53"W	22.68'
C44	23.24'	044°23'38"	30.00'	12.24'	N22°50'16"W	22.67'
C45	23.25'	044°24'49"	30.00'	12.25'	S21°35'55"W	22.68'
C46	23.37'	015°23'17"	87.00'	11.75'	N08°19'06"W	23.30'
C47	8.39'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.36'
C48	29.67'	015°02'33"	113.00'	14.92'	N08°08'45"W	29.58'
C49	8.81'	016°49'48"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C51	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C52	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C53	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C54	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C55	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C56	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C57	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C58	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C59	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C60	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C61	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C62	25.48'	012°55'15"	113.00'	12.80'	N05°50'09"E	25.43'
C63	19.62'	012°55'15"	87.01'	9.85'	N05°50'09"E	19.58'
C64	9.03'	017°15'18"	30.00'	4.55'	N20°55'26"E	9.00'
C65	8.35'	015°57'12"	30.00'	4.20'	S04°19'11"W	8.33'
C66	18.19'	049°37'03"	21.00'	9.71'	S65°48'57"E	17.62'
C67	18.19'	049°37'03"	21.00'	9.71'	S64°34'00"W	17.62'
C68	152.95'	175°16'03"	50.00'	1210.02'	S01°14'38"E	99.91'
C69	18.19'	049°37'03"	21.00'	9.71'	S65°48'57"E	17.62'
C70	170.65'	195°33'05"	50.00'	366.16'	S07°41'23"E	99.08'
C71	11.40'	013°04'05"	50.00'	5.73'	N47°32'27"W	11.38'
C72	55.21'	024°54'35"	127.00'	28.05'	N76°55'14"E	54.78'
C73	48.00'	020°50'00"	132.00'	24.27'	S78°54'02"W	47.73'
C74	27.13'	008°32'23"	182.00'	13.59'	S72°45'13"W	27.10'
C75	17.01'	019°29'19"	50.00'	8.59'	N50°45'05"W	16.93'
C76	15.92'	018°14'36"	50.00'	8.03'	N48°52'47"E	15.85'

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°17'47"E	5.41'
L2	N89°22'32"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'32"E	26.00'
L5	N89°22'32"E	26.00'
L6	N89°22'32"E	26.00'
L7	N89°22'32"E	26.00'
L8	N89°22'32"E	26.00'
L9	N89°22'32"E	26.00'
L10	N89°22'32"E	26.00'
L11	N89°22'32"E	26.00'
L12	N89°22'32"E	26.00'
L13	N89°22'32"E	26.00'
L14	N89°22'32"E	26.00'
L15	N89°22'32"E	26.00'
L16	N89°22'32"E	26.00'
L17	N89°22'32"E	26.00'
L18	N89°22'32"E	26.00'
L19	N89°22'32"E	26.00'
L20	N89°22'32"E	26.00'
L21	N89°22'32"E	26.00'
L22	N89°22'32"E	26.00'
L23	N89°23'31"E	26.00'
L24	S89°19'02"W	3.85'
L25	N89°22'32"E	13.31'
L26	N64°27'57"E	10.85'
L27	N44°17'10"E	12.89'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_. Voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to conditially approve preparation of a Final Plat subject to conditions enumerated in minutes of this date

By:_____
Mayor

Attest:_____
City Secretary

"PRELIMINARY PLAT—FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC **OWNER/APPLICANT**
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 03/07/2022

Drawing: H:\Projects\HHR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM
Plotted by: mharp Plot Date: 3/7/2022 4:18 PM

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
MARCH 08, 2022

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
City Engineer		Trenton Tidwell
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Carmen Drake
Carlos Franco
Gaye Seay
Jeff Klement
Jon Julien
Josh Eadie

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, Julien, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on January 11, 2022 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for January 11, 2022. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(5) PZ 0322-01
Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Preliminary Plat for Hardwick, formerly known as the Villas of Willow Creek.

Resident, Carmen Drake, asked whether anything on the plat has changed since they last spoke. DPW Trice responded by stating that the only thing on the Preliminary Plat that changed was the name of the development and street names.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(6) PZ 0322-02
Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Final Plat for Hardwick, formerly known as the Villas of Willow Creek.

DPW Trice stated that the Final Plat was still pending revisions regarding blank offsite easement dedication instruments that would be filled in prior to the City filing the plat.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Final Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(7) PZ 0322-03 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Vice Chairman Haney opened the public hearing at 6:11 p.m.

DPW Trice reviewed the information in the members' packets, briefly discussed the request, and introduced the development's representative. Josh Eadie, with NexMetro Communities, showed a PowerPoint presentation regarding the concept plans for Avilla Saginaw.

During the public hearing, audience participation included resident Gaye Seay who shared her concerns regarding dirt relocation, drainage, erosion prevention, fencing, and a request to relocate the development's dumpster.

DPW Trice, and Josh Eadie addressed questions and concerns from audience and commission members.

Vice Chairman Haney closed the public hearing at 6:33 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1) concurrent with the dumpster being relocated from the west side to the east side of the development. Motion carried.

For: Vice Chairman Haney, Member Barngrover,
Member Julien

Against: Alternate Member Wooten

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(8) 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.

(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

No executive session was held.

(10) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of March 08, 2022 closed at 6:47 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (4)(e)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action regarding Approval of a Final Plat for Hardwick, 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:
On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Final Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.
Existing Zoning: Planned Development (PD)
Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

The Planning and Zoning Commission considered the item at its March 8, 2022 meeting and unanimously recommended approval by the City Council.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
The Planning and Zoning Commission considered the item at its March 8, 2022 meeting and unanimously recommended approval by the City Council.

ATTACHMENTS:

Description

P&Z Packet 3-8-22
P&Z Minutes 3-8-22
Proposed Final Plat

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, March 08, 2022
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 January 11, 2022	**Chairman Lewis**
(5)	**PZ 0322-01** **Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(6)	**PZ 0322-02** **Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(5)	**PZ 0322-03 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)**	**Josh Eadie** **NexMetro Communities**
(6)	**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	

(7) EXECUTIVE SESSION

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

a. Any Posted Item

(8) Adjournment **Chairman Lewis**

DATE POSTED:_____ TIME:_____ BY:_____

DATE RETRIEVED:_____ TIME:_____ BY:_____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Susy Victor at 817-230-0440 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.

03/08/2022 P&Z Packet Page #2

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.

03/08/2022 P&Z Packet Page #3

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
JANUARY 11, 2022

Present at the Meeting:

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
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Alex Ward
Andrew Simonsen
Cesar Guerrero
Madison Graham
Mary Ragle
Nathan Goldberg
Rebecca Ward
Samuel LaBruyere

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, LaBruyere, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on November 09, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Member Barngrover to approve the minutes for November 09, 2021. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(5) PZ 0122-01 PUBLIC HEARING
Consideration and Action Regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan

Vice Chairman Haney opened the Public Hearing at 6:02 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the 2022 Saginaw Comprehensive Plan.

Madison Graham, Planner and Andrew Simonsen, Engineer for the project, showed a PowerPoint presentation regarding the 2022 Saginaw Comprehensive Plan. DPW Trice, Madison Graham, and Andrew Simonsen answered the members and audience's questions and addressed their concerns.

During the Public Hearing, audience participation consisted of residents: Nathan Goldberg, Cesar Guerrero, Rebecca Ward, and Alex Ward. They all shared their concerns regarding the zoning of Spring Creek Hollow where a distribution center is planning to be built. Their concerns revolved around safety, congestion, and nature. Due to comments being skewed towards a non-agenda item, City Attorney, Lindsey Hale, had to intervene and bring the commission back to the original agenda item. She stated that although the public can speak on non-agenda items, Commission members cannot.

Vice Chairman Haney closed the Public Hearing at 6:46 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the 2022 Saginaw Comprehensive Plan.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(6) 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.

(7) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(8) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of January 11, 2022 closed at 6:58 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Susy Victor-Trevino, 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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #7

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: PZ0322-01

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (X) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

03/08/2022 P&Z Packet Page #8

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

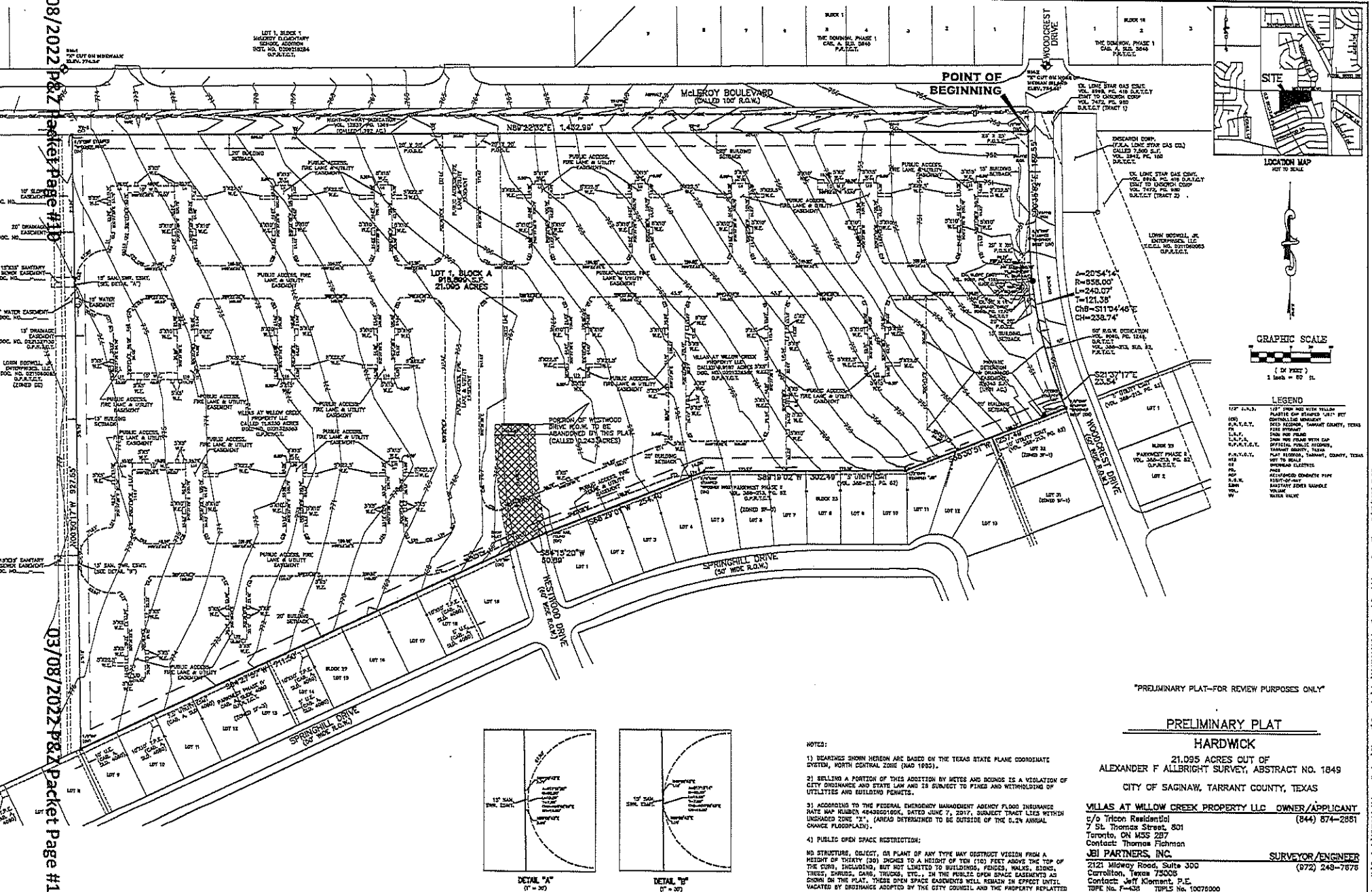
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0190K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2881
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-4311 TBPLS No. 10076000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS –

COUNTY OF TARRANT –

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LOREN O'NEILL, JR. ENTERPRISES, LLC. by deed thereof filed for record in Tarrant County, Texas minutes & Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.0187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as DESCRIBED in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.0187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw in Volume 12637, Page 1360, 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 degrees 35 minutes 52 seconds East, a distance of 150.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 04 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.35 feet, a chord bearing of South 11 degrees 04 minutes 40 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 22.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 28 minutes 21 seconds West, a distance of 237.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 69 degrees 10 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5022" found;

South 69 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 20 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds 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 660.00 feet;

THENCE along the south line of said 0.243 acre tract, South 84 degrees 15 minutes 20 seconds East, a distance of 228.60 feet to a five-eighths inch iron rod found at the north lot corner of Lot 18, 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 4060, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 26 minutes 17 seconds West, a distance of 527.33 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 22 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.80 feet to the POINT OF BEGINNING and containing 918,898 square feet or 21.095 acres of land.

We, the undersigned, do hereby dedicate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	81.18'	06°31'40"	698.00'	40.61'	S09°22'08"E	81.14'
C2	22.36'	081°26'07"	21.00'	13.38'	N60°04'26"W	21.34'
C3	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C4	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C5	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C6	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C7	23.23'	64°12'07"	30.00'	12.93'	N31°53'36"E	23.65'
C8	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C9	16.06'	030°40'26"	30.00'	7.70'	S13°46'18"W	14.92'
C10	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C11	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C12	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C13	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C14	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C15	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C16	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C17	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C18	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C19	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C20	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C21	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C22	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C23	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C24	32.98'	090°00'00"	21.00'	21.00'	S45°30'30"W	29.70'
C25	20.68'	090°39'01"	21.00'	20.99'	S44°22'01"W	20.65'
C26	20.68'	089°39'01"	21.00'	20.99'	N44°22'01"W	20.65'
C27	32.98'	090°00'00"	21.00'	21.00'	N45°30'30"E	29.70'
C28	36.07'	098°31'05"	125.00'	18.16'	S08°55'57"E	35.84'
C29	38.06'	089°39'01"	21.00'	24.33'	S89°39'01"E	33.75'
C30	42.56'	029°29'00"	176.00'	21.82'	N10°59'00"E	42.53'
C31	31.36'	085°32'27"	21.00'	18.43'	N31°41'14"E	28.53'
C32	33.46'	024°54'30"	77.00'	17.01'	N78°39'14"E	33.21'
C33	34.00'	043°46'43"	35.00'	17.84'	S33°23'16"E	33.34'
C34	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C35	20.18'	64°23'27"	30.00'	11.00'	S32°55'07"E	19.14'
C36	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C37	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C38	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.88'	009°33'48"	113.00'	9.46'	N04°30'37"E	18.86'
C40	3.22'	006°51'22"	30.00'	1.61'	S00°51'36"W	3.22'
C41	17.24'	033°32'19"	30.00'	8.14'	N16°16'41"E	17.48'
C42	20.14'	038°27'58"	30.00'	10.39'	N24°27'03"W	19.77'
C43	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C44	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C45	23.23'	64°12'07"	30.00'	12.93'	S31°53'36"W	23.65'
C46	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C47	8.28'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C48	20.67'	015°50'55"	112.00'	14.82'	N08°08'48"W	20.64'
C49	8.81'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C51	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C52	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C53	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C54	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C55	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C56	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C57	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C58	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C59	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C60	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C61	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C62	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C63	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C64	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C65	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C66	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C67	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C68	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C69	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C70	170.85'	180°33'05"	55.00'	346.16'	S07°47'23"E	84.00'
C71	11.48'	013°04'55"	30.00'	5.77'	N47°32'57"W	11.38'
C72	66.21'	034°54'30"	122.00'	34.05'	N78°39'14"E	64.74'
C73	46.00'	026°50'00"	133.00'	24.27'	S78°54'44"W	47.73'
C74	27.13'	009°32'23"	163.00'	13.58'	S72°43'13"W	27.10'
C75	17.01'	019°28'18"	50.00'	8.58'	N33°48'56"W	16.93'
C76	15.93'	018°14'34"	50.00'	8.03'	N34°55'47"E	15.86'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°17'47"E	6.41'
L2	N89°22'22"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'22"E	26.00'
L5	N89°22'22"E	26.00'
L6	N89°22'22"E	26.00'
L7	N89°22'22"E	26.00'
L8	N89°22'22"E	26.00'
L9	N89°22'22"E	26.00'
L10	N89°22'22"E	26.00'
L11	N89°22'22"E	26.00'
L12	N89°22'22"E	26.00'
L13	N89°22'22"E	26.00'
L14	N89°22'22"E	26.00'
L15	N89°22'22"E	26.00'
L16	N89°22'22"E	26.00'
L17	N89°22'22"E	26.00'
L18	N89°22'22"E	26.00'
L19	N89°22'22"E	26.00'
L20	N89°22'22"E	26.00'
L21	N89°22'22"E	26.00'
L22	N89°22'22"E	26.00'
L23	N89°22'22"E	26.00'
L24	S89°10'07"W	3.85'
L25	N89°22'22"E	13.31'
L26	N84°37'07"E	10.86'
L27	N44°47'10"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, Voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to conditially approve preparation of a Final Plat subject to conditions enumerated in minutes of this date

By:_____
Mayor

Attest:_____
City Secretary

"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2561
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klament, P.E.
TBPE No. F-435 TBPLS No. 10075000

Date: 02/17/2022

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03/18/2022 P&Z Packet Page #11

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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Final Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #12

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: P7 0322-07

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT ( ) FINAL PLAT (X) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

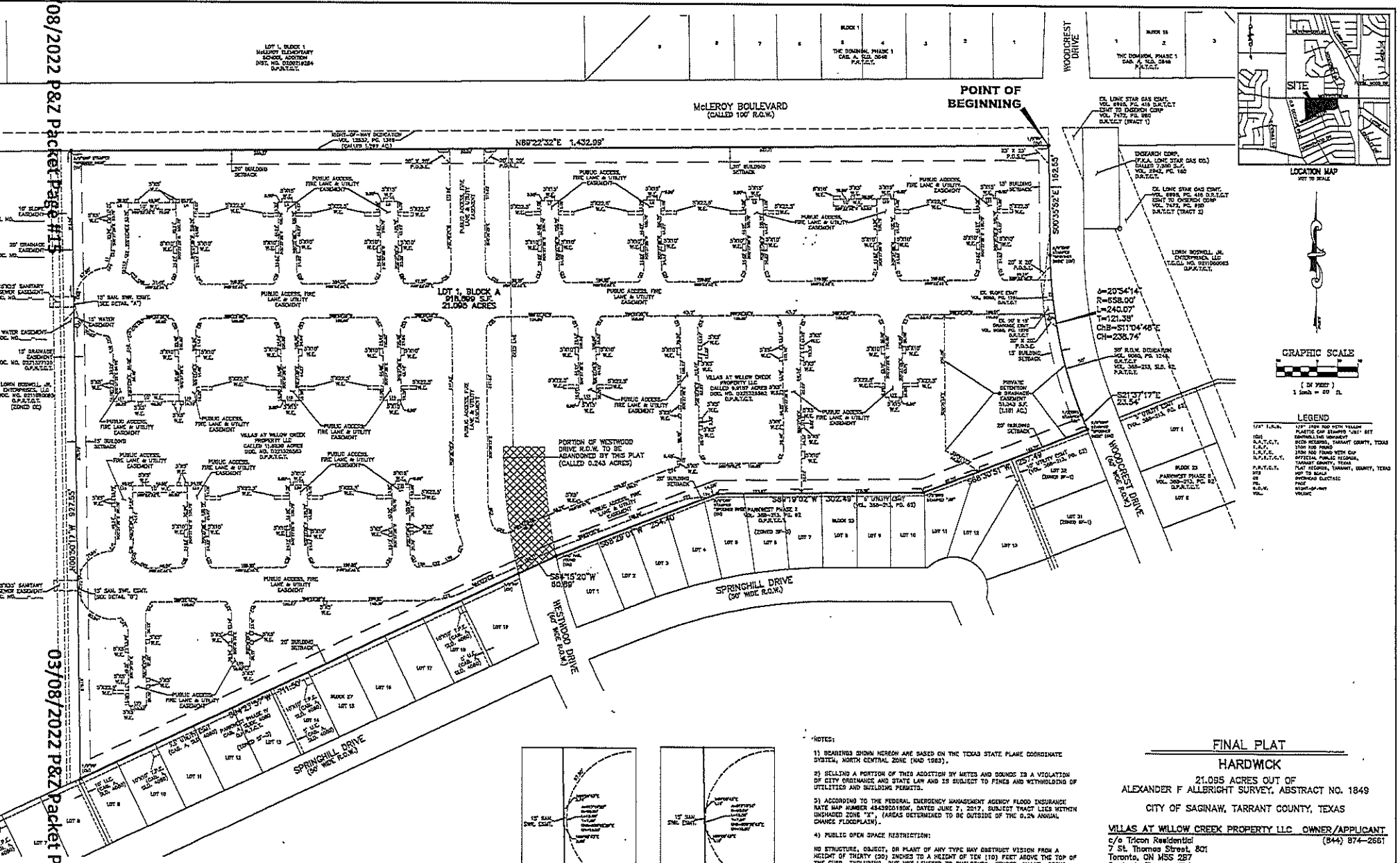
PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
IRS	IRON ROD FOUND
D.R.C.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
C.M.F.	CONTROLLING MONUMENT
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
NTS	NOT TO SCALE
P.E.	PHOTOMAN ELECTRIC
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0195K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC — OWNER/APPLICANT
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7878
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10078000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS -

COUNTY OF TARRANT -

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LONER HILL, JR. ENTERPRISES, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060045, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 2.9187 acre tract of land described in deed to Villas At Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas. said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 2.9187 acre tract, being the southeast property corner of a called 1.282 acre tract of land described in right-of-way deed to the City of Saginaw in Volume 12637, Page 1389, 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 60 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.20 feet, a chord bearing of South 11 degrees 04 minutes 48 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degree 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the north lot corner of Lot 22, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 39 minutes 31 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 10 minutes 02 seconds West, a distance of 302.46 feet to a five-eighths inch iron rod with cap stamped "Spooner 5822" found;

South 68 degree 20 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 59 minutes 48 seconds West, a chord length of 162.13 feet to a PK nail set;

THENCE South 89 degree 48 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.00 feet to a five-eighths 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 4099, Plat Records, Tarrant County, Texas;

THENCE South 64 degree 27 minutes 07 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.90 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 627.65 feet to an iron rod set on the south property line of the aforementioned 1.282 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.282 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.86 feet to the POINT OF BEGINNING and containing 918,889 square feet or 21.095 acres of land.

We, the undersigned, do hereby designate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 6426

Date: _____, 2022

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.15'	005°19'46"	658.00'	30.61'	S06°37'04"E	61.13'
C2	22.34'	001°00'07"	21.00'	12.36'	N60°04'05"W	21.34'
C3	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C4	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C5	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C6	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C7	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C8	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C9	18.08'	028°46'33"	30.00'	9.24'	S35°46'18"W	14.92'
C10	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C11	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C12	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C13	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C14	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C15	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C16	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C17	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C18	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C19	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C20	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C21	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C22	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C23	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C24	22.89'	060°06'56"	21.00'	21.01'	S40°36'36"E	28.70'
C25	33.84'	089°18'01"	21.00'	30.00'	S44°23'01"W	30.52'
C26	32.98'	089°58'31"	21.00'	20.99'	N44°23'23"E	29.69'
C27	33.84'	090°00'00"	21.00'	21.01'	N45°36'36"W	29.70'
C28	36.27'	098°57'05"	123.00'	18.15'	S88°53'23"E	35.84'
C29	36.06'	098°23'06"	21.00'	24.33'	S89°23'14"E	31.76'
C30	82.64'	000°36'06"	176.00'	21.82'	S15°01'00"E	82.53'
C31	31.38'	085°33'29"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.46'	091°16'25"	77.00'	17.01'	N79°53'14"E	33.21'
C33	34.00'	046°48'43"	30.00'	17.98'	S33°23'19"E	33.06'
C34	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C35	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C36	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C37	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C38	19.26'	008°33'48"	113.00'	9.66'	N09°09'27"E	19.24'
C39	3.23'	008°12'33"	30.00'	1.62'	S05°31'05"W	3.23'
C40	17.74'	033°52'18"	30.00'	9.14'	N18°16'44"E	17.48'
C41	23.14'	044°01'08"	30.00'	12.20'	N24°37'02"W	24.41'
C42	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C43	23.22'	044°24'44"	30.00'	12.25'	S22°50'17"E	22.66'
C44	23.24'	044°23'58"	30.00'	12.24'	N22°50'14"W	22.67'
C45	23.22'	044°24'48"	30.00'	12.25'	S21°36'26"W	22.66'
C46	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C47	8.26'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.24'
C48	28.27'	018°02'05"	112.00'	14.92'	N08°08'48"W	28.18'
C49	8.01'	015°48'48"	30.00'	4.44'	S07°15'06"E	7.79'
C50	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C51	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C52	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C53	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C54	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C55	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C56	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C57	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C58	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C59	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C60	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C61	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C62	23.48'	012°32'15"	113.00'	12.00'	N30°52'08"E	23.43'
C63	18.82'	012°00'15"	87.01'	8.89'	N29°52'08"E	18.68'
C64	6.03'	017°13'16"	30.00'	4.58'	N20°58'26"E	6.00'
C65	5.90'	012°57'12"	30.00'	4.20'	N04°18'11"W	5.83'
C66	16.16'	049°37'00"	21.00'	8.71'	S65°46'05"E	17.62'
C67	16.16'	049°37'00"	21.00'	8.71'	S64°54'05"W	17.62'
C68	162.82'	172°19'03"	54.00'	1210.02'	S01°14'38"E	54.91'
C69	16.16'	049°37'00"	21.00'	8.71'	S66°46'05"E	17.62'
C70	170.65'	186°33'00"	60.00'	366.16'	S07°41'21"E	98.06'
C71	11.46'	013°06'00"	30.00'	5.73'	N43°32'27"W	11.34'
C72	80.31'	034°54'38"	127.00'	28.00'	N79°51'41"E	84.78'
C73	48.00'	020°00'00"	137.50'	24.27'	S78°54'05"W	47.75'
C74	27.13'	000°32'25"	192.00'	13.56'	S72°46'13"W	27.13'
C75	17.24'	017°38'18"	60.00'	8.69'	N30°49'05"W	16.83'
C76	13.62'	013°14'26"	60.00'	6.83'	N46°32'49"W	13.59'

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°17'47"E	0.41'
L2	N88°32'32"E	28.00'
L3	N12°17'47"E	6.38'
L4	N88°32'32"E	28.00'
L5	N88°32'32"E	28.00'
L6	N88°32'32"E	28.00'
L7	N88°32'32"E	28.00'
L8	N88°32'32"E	28.00'
L9	N88°32'32"E	28.00'
L10	N88°32'32"E	28.00'
L11	N88°32'32"E	28.00'
L12	N88°32'32"E	28.00'
L13	N88°32'32"E	28.00'
L14	N88°32'32"E	28.00'
L15	N88°32'32"E	28.00'
L16	N88°32'32"E	28.00'
L17	N88°32'32"E	28.00'
L18	N88°32'32"E	28.00'
L19	N88°32'32"E	28.00'
L20	N88°32'32"E	28.00'
L21	N88°32'32"E	28.00'
L22	N88°32'32"E	28.00'
L23	N88°32'31"E	28.00'
L24	S88°16'02"W	3.85'
L25	N88°32'32"E	13.31'
L26	N44°27'07"E	10.85'
L27	N44°27'07"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By: _____
CHAIRMAN

Attest: _____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to accept this plat and approve it for filing of record.

By: _____
Mayor

Attest: _____
City Secretary

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2861
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 08:08:20 AM
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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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

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The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

If you have any questions, please let me know.

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT); with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

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THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

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EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. 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

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block, or combination of these materials laid up unit by unit and set in mortar.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.

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nprovement Project
brook Golf Course
ou think...
rk & Recreation Depart-
duct a project meeting to
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352 or email ADA@Fort-
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25,27-Mar 4 2022

f Storage) PUBLIC
TION NOTICE
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address for each public
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at which time a high
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d to refuse bids. Please
storagetreasures.com for
and conditions govern-
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o. 1:8471 Camp Bowie
HTX 76116. 1222 Tessa
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nders-tvbags,chairs,68-
Jesse Robles-mirror,-
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f Storage) PUBLIC
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reby given that public
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Blue Mound Road, Fort
76131. Property con-
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2022

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NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of March 2022 for:
BID NUMBER: 22-0107
Annual Requirements Contract for Channel Mowing
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060673
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 31st of March 2022 for:
BID NUMBER: 22-0100
Annual Requirements Contract for Fire Department Uniforms
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060675
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 10:00 a.m. on the 10th of March 2022 for:
BID NUMBER: 22-0065
Bunker Renovation for Tierra Verde Golf Club
PRE-BID MEETING:
Thursday, February 24, 2022 @ 10:00am
Tierra Verde Golf Club, 7005 Golf Club Dr.
Arlington, TX 76001
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060748
Feb 16,23 2022

PUBLIC NOTICE
Notice is hereby given that First National Bank Texas, 901 E.GTX Expressway Killeen, Texas, has filed an application with the Office of the Comptroller of the Currency on Wednesday, February 23, 2022 as specified in 12 C.F.R. § 5.3(i), for permission to relocate its commercial branch located at 500 Pecan Street Suite 201, Fort Worth, TX 76102 to 500 E. 4th Street, Suite 200, Fort Worth, TX 76102, relocating on April 1, 2022.
Any person wishing to comment on this application may file comments in writing with the Director for District Licensing, Southern District Office, 500 North Akard, Suite 1600, Dallas, Texas 75201, within 15 days of the date of this publication. The public portions of the application are available for inspection during regular business hours at the Southern District Office.
February 23, 2022 First National Bank Texas
Killeen, Texas
IPLD061236
Feb 23 2022

City of Mansfield
Public hearings will be held by Mansfield Planning & Zoning Commission on 3/8/2022 at 6:00PM in Council Chambers of City Hall at 1200 E Broad St Mansfield TX and by Mansfield City Council on 4/11/2022 and 4/25/2022 at 7PM at the same location to consider:
ZC#21-020: Change of zoning from PR Pre-Development District to PD Planned Development for a mixed use development including multi-family business commercial on 121.459 acres of land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, located at 1101

CITY OF SAGINAW PUBLIC NOTICE
Notice is hereby given that the City of Saginaw City Council will conduct a public hearing on Tuesday, March 15, 2022 at 6:00 P.M. at the Saginaw City Hall, 333 W. McLeroy Blvd., Saginaw, Texas to consider selection of a project for the FY2022-48 th Year Community Development Block Grant (CDBG) program. The proposed project is new sidewalk construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. Interested parties are encouraged to attend. Questions regarding the program should be directed to Rick Trice, Director of Public Works/Community Development at 817-230-0500.
IPL0061632
Feb 23 2022

CITY OF SAGINAW PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on March 08, 2022 to consider a Development Plan and a change in zoning on 18.430 Acres out of Tract 3H, Abstract 1798, H. Roberson Survey from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)). Property is located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (FM-156)
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on March 15, 2022 to consider the above-mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.
Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500.
IPL0061637
Feb 23 2022

TOWN OF TROPHY CLUB NOTICE OF PUBLIC HEARING PLANNING & ZONING COMMISSION
Thursday, March 10, 2022
TOWN COUNCIL
Tuesday, March 22, 2022
Notice is hereby given that Public Hearings will be held by the Planning & Zoning Commission on Thursday, March 10, 2022, and held by the Town Council on Tuesday, March 22, 2022. Both meetings will be held at 7:00 PM at 1 Trophy Wood Drive in Trophy Club regarding the following.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for off-premises consumption to be sold from the Social Oak, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Steven F Udvar-Hazy Tr Hazy Family Community Property Trust to rezone approximately 1.0082 acres of land, 54 and 56 Meadowbrook Lane, of the Last Acre Addition Lots 1 and 2, Block A, Denton County, Trophy Club, Texas, from R-12 Single Family Residential District to a PD, Planned Development District R-12 to allow for fencing along the front and side of the properties.
IPL0061650
Feb 23 2022

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until March 9, 2022 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 22044 – UPS System Maintenance & Repairs
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.
IPL0061672
Feb 23,Mar 2 2022

CITY OF FORT WORTH
Sealed proposals will be received until 1:30 PM on the dates listed below at the Purchasing Office located at 200 Texas St., Fort Worth Texas. All Bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Animals

Goldendoodle Puppies
F2b Goldendoodles born 12-18-21 text 817-995-1122





Valentine's Day Pupe!
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For Sale
Goldendoodle puppies for sale. First shots and dewormed. $1200.00 806-319-1560

Yorkies, party colors, 1st shots & worming, 1M, 1F, 6 weeks old. $1200 each. **820-875-1669.**



Goldendoodles & Labradoodles
Genetic & OFA hip certs, vid shots, vet ck, 3 yr guaranteed, microchipped 918-791-8900

French Bulldog Puppies
$3000. Born 1/4/2022. Have 1 female , she is brown 2 males that are fawn in color available 817-944-6713

Pomeranian Pups,
2 fem 1 male $400 ea
817-771-9761

Pet Misc.
Charley Bull 2.8yrs proven $2500 682-459-8677

Brahman Bull 2.5yrs gentle $2500 682-459-8677

Real Estate

For Rent
ROOM FOR RENT. Furnished, TV, Wi-Fi, kitchen and laundry privileges. $550 + deposit. 817-683-9342.

Furn efficiency apartment bills paid. $300 dp $700/mo. No pets **817-360-2338**

2 Bd/1Bth Duplex FtWorth, W/D Hook-up, No Smoking, $800 No/$800 Dep. Wanda 817-230-8183

For Sale
107 Acres w/ 3-2-3 Home in Hamilton County
Property has tank, part of Egg Creek with natural spring, good fencing, and offers great hunting for deer, dove, turkey, and pigs. Bluff with vistas and lots of elm and oak groves. Updated Oak Creek Home with carport, shed, and dog pen.
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Real Estate

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Madison Carport Cleaning DFW **New Year Deals** Call or text for quote 817-323-6936

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Roofing, const, remodeling, home repairs. Call Michael at 682-229-1486

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D-S Plumbing
Senior and Military Discounts
682-472-3997

WINTER SPECIALS
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Quality & Price Can't Be Beat!
Call Rick at 817-235-3779

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paint int/ext texture tape & bed carpentry26yr ex free est 817-602-5134

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AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-5068

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Misc. Items
Buildings
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Ext/Int Painting, Tape, Bed, Texture, Minor Repairs, Free Est. Work Guaranteed 817-825-1011

Miscellaneous

Automobiles
2005 Chrysler Crossfire Stff 6 Conv Ultra new, garage kept, 11K mi. and 1979 Toyota FJ40 Landcruiser, 75K mi. More info Norman 817-308-9069

Clean 93 Mercedes E320 2nd owner very clean. Best offer. **817-737-7208**

2007 Buick LaCrosse CXS 1 owner, excellent condition, 79,000 miles, $12,000 cash. 254-386-3327

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MARCH 5 & 6
Sat 9 to 5 and Sun 10 to 4
Waxahachie Civic Center
2000 Civic Center Lane
817-732-1194
WaxahachieGunShow.com

Gun & Knife Show
Feb 26th & 27th
Fairgrounds Complex 700 FM 87
Bonham TX Sat 9-5 & Sun 9-4
Info 918-658-4500

Misc.
WE POWDER COAT PATIO FURNITURE. LONGHORN 817-769-2224

EZ-Mail Service For Sale 817-792-2088

Wanted German Helmets or Nazi stuff to Buy. Call 817-966-9430 jbedford-jones@gmail.com

Deer lease, annual or season, deer, turkey, hogs, Fisher County 776 acres 325-656-8342

2 African Masks $500 cash. Heavy dark wood, 50 years old. Text 480-855-6971 for picture. Price firm.

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2022 P&Z Packet Page #23

City of Saginaw

205 Brenda Lane
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Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

February 23, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "AVILLA SAGINAW"

RE: Consideration of a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)) on 16.430 acres of land out of Abstract 1798, H. Robertson Survey at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of March, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of March, 2022 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Josh Eadie, 2221 Lakeside Blvd. Suite 1210, Richardson, Texas 75082 to change the zoning on the above-mentioned property from Community Commercial (CC) 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 that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

If you have any questions, you may call Rick Trice, Director of Public Works at 817-230-0449 or me at 817-230- 0440.

Susana Victor,
Planning & Zoning Commission Secretary

Enclosures: Map of requested property, site plan, and reply form.

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Sec. 7-1. - PD Planned development district.

A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.

B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. *Planned development requirements.*

1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height,

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building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.

2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
5. The minimum net acreage for a planned development request shall be ten acres

D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city council shall

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require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
    a. The basic relationship of the proposed development to adjacent property are not altered;
    b. The uses permitted are not revised;
    c. Density is not altered;
    d. Building height or coverage of the site is not altered;
    e. Any landscape plans as indicated on the approved conceptual plan are not revised;
    f. The off-street parking ratio is not decreased;
    g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be

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the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.

4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
    a. A site inventory analysis including: a scale drawing showing natural features including:
        (1) Existing vegetation;
        (2) Natural water courses, creeks or bodies of water;
        (3) An analysis of planned changes in such natural features as a result of the development;
        (4) A delineation of any flood prone areas.
    b. A scale drawing showing:
        (1) Any proposed public or private streets and alleys;
        (2) Building sites or lots;
        (3) Areas reserved as parks, parkways, playgrounds;

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(4) Utility easements;

(5) School sites;

(6) Street widening and street changes;

(7) Points of ingress and egress from existing streets;

(8) General location and description of existing and proposed utility services, including size of water and sewer mains;

(9) The location and width for all curb cuts; and

(10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.

c. A site plan for proposed building complexes showing:

(1) The location of separate buildings;

(2) The minimum distance between buildings;

(3) The minimum distance between building and property lines;

(4) Street and alley lines;

(5) The arrangement and provision of off-street parking; and

(6) The size and location for ingress and egress to any nonresidential uses.

d. A landscape plan showing:

(1) Turf areas;

(2) Screening walls;

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(3) Ornamental planting;

(4) Any wooded areas; and

(5) Trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.

f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This procedure is further expanded as follows for approval of conceptual and development plans.

1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:

   a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or

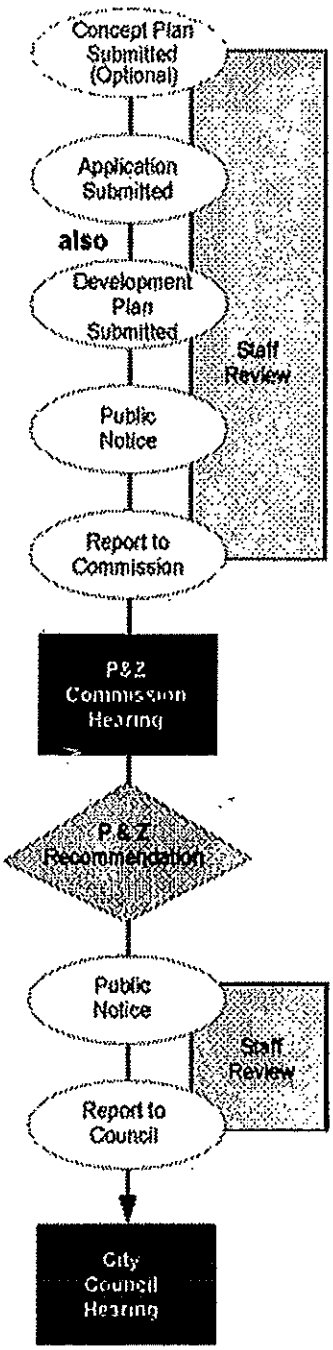
   b. Information on the conceptual plan and attached

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application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.

2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.

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Procedure

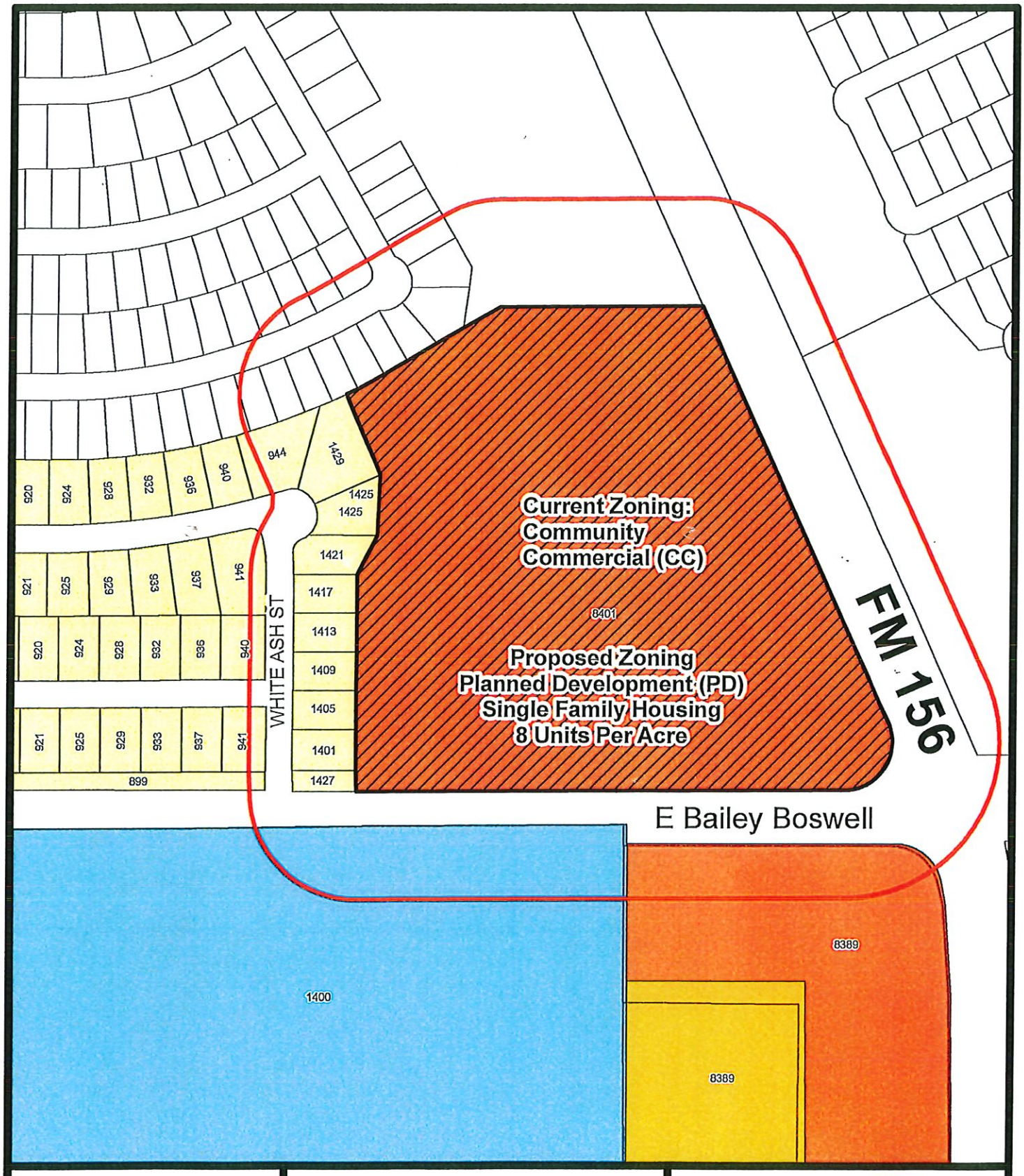
G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning

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and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.

H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

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Legend

200ft Buffer

Property of Interest

Saginaw Avilla
200 ft Propery Owner Notification

City of Saginaw

250 0 250

Feet

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

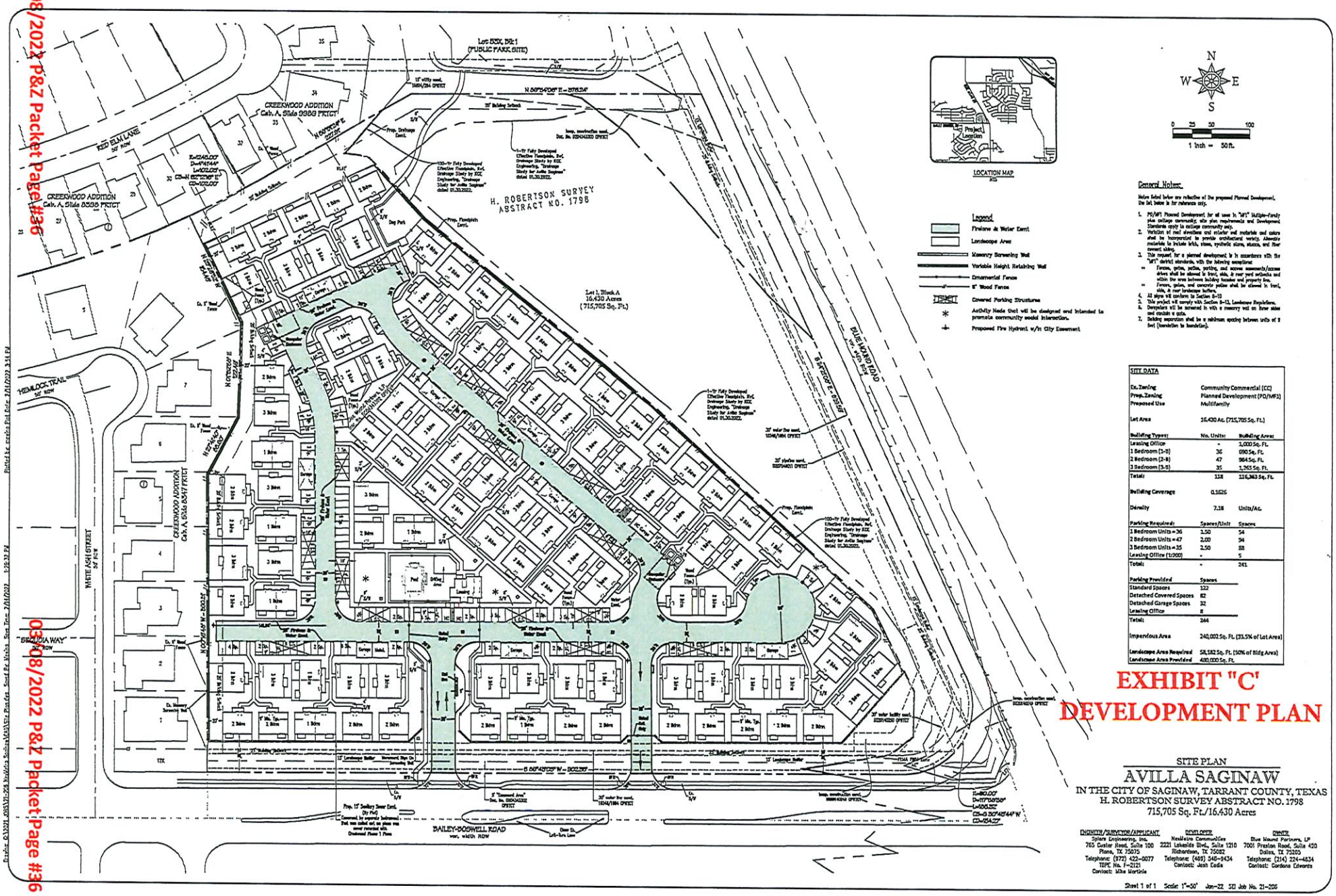
Date:_____
Item Number: _____ **Do you wish to speak *FOR* or *AGAINST* the item?** _____

Subject: _____

Name:_____
Address: _____
Telephone: _____ **E-Mail:** _____

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Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node Unit will be designed and intended to promote community model interaction.
- Proposed Fire Hydrant w/in City Easement

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-family plus cottage community, site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior and materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-15, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 8 feet (foundation to foundation).

SITE DATA		
Ex. Zoning	Community Commercial (CC)	
Prop. Zoning	Planned Development (PD/MF1)	
Proposed Use	Multifamily	
Lot Area	16.430 Ac. (715,705 Sq. Ft.)	
Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	3,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	118	116,363 Sq. Ft.
Building Coverage	0.1626	
Density	7.18	Units/Ac.
Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1/200)	-	5
Total:	-	241
Parking Provided	**Spaces**	
Standard Spaces	122	
Detached Covered Spaces	82	
Detached Garage Spaces	32	
Leasing Office	8	
Total:	244	
Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)	
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)	
Landscape Area Provided	480,000 Sq. Ft.	

EXHIBIT "C'
DEVELOPMENT PLAN

SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinis

DEVELOPER
Healthcare Communities
2221 Lakeside Blvd, Suite 1210
Richardson, TX 75082
Telephone: (469) 548-9434
Contact: Josh Eads

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Cordova Edwards

Sheet 1 of 1 Scale: 1"=50' Jan-22 SU Job No. 21-206

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

CASE NUMBER: PZ-0322-03

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) w/ Development plan DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 3H ABSTRACT: 1798 SURVEY: H. Robertson

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

ADDRESS and/ or LOCATION OF PROPERTY: NW Corner of Bailey Boswell Road & Blue Mound Road (FM 156)

NAME OF PROPOSED DEVELOPMENT: Avilla Saginaw

TOTAL ACREAGE OF PROPERTY: 16.430 Acres

REASON FOR ZONING REQUEST: (please be specific)

Request rezoning from CC to PD to allow development of the subject site as hybrid cottage style single-family for rent use not currently allowed under existing zoning.

(Use additional sheets and attach if necessary)

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CURRENT ZONING: Community Commercial (CC)

REQUESTED ZONING: Planned Development

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: Gordon Edwards PHONE #: 214 - 224 4634

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Blue Mound Partners, LP GORDONA - EDWARDS signing for G.P.

OWNER'S ADDRESS: 7001 Preston Road, Suite 420, Dallas, TX 75205

APPLICANT'S SIGNATURE: _____ PHONE # : (972)422-0077

APPLICANT'S NAME: Mike Martinie

APPLICANT'S ADDRESS: 765 Custer Road, Suite 100, Plano, TX 75075

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: MRoth DATE: 11-3-2021 TIME: _____

FEE FOR APPLICATION: $1670.00 RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

03/08/2022 P&Z Packet Page #30

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
12/7/21	O D G COMPOSITES	216 MCLEROY BLVD E	CO-10-21/22	12/7/21	
12/15/21	FASHION HAIR DESIGN	204 W J BOAZ RD 200	CO-11-21/22	12/15/21	
12/28/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	CO-12-21/22	12/28/21	

TEMP C/O

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/28/17	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 MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/11/19	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
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
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
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
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
3/30/21	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
4/12/21	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 BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
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	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	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
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
7/20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
8/6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
8/13/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
8/16/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
9/3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
9/17/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
9/17/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
9/27/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
9/30/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT
10/13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

0/13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
1/2/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
2/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
2/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
2/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
2/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
2/29/21	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
3/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
1/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE

CLOSED PROJECTS

/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
3/4/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JANUARY 2022

C/O ISSUED THIS MONTH

ATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
1/22	N G C TRANSMISSION EQUIPMENT	1008 COOK LN	CO-13-21/22	1/11/22	1/26/22
8/22	SAR SHALOM MESSIANIC SYNAGOGUE INC - MIKVAH	716 PALOMINO DR	CO-14-21/22	1/18/22	1/26/22
25/22	EDITION OF SAGINAW INDEPENDENT LIVING	824 MCLEROY BLVD W	CO-15-21/22	1/25/22	1/26/22
28/22	CREATIVE NAILS	601 SAGINAW BLVD N 120	CO-16-21/22	1/28/22	

TEMP C/O

ATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

ATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
1/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
9/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
0/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
2/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
9/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
3/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
6/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
8/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
7/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
7/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
7/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
0/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT-
13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE
13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JANUARY 2022

8/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
11/5/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
11/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
11/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
12/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
12/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
12/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
12/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
12/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/22	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
1/21/22	MEDICAL CITY ER SAGINAW	727 BAILEY BOSWELL RD W	36853	REMODEL	ROOF

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
8/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
1/17/22	A T & T MOBILITY	160 FAIRMOUNT ST - ANTENNA	37826	REMODEL	ANTENNA UPGRADE

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
9/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
11/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
1/11/22	JARVIS PARTNERS	1300 JARVIS RD N	37763	NEW BUILDING	NEW BUILDING & PRIVATE FIRE LINE

CLOSED PROJECTS

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03/08/2022 P&Z Packet Page #42

January 2022	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Development: Civil Construction			
Name of Development	**Developer**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Under Construction	Final Plat approved 7/20/21. Construction underway.
The Square Civil Constructions Plans	North and West of Wal-Mart	Under Construction	Civil Construction started 9-22-2021.
The Grand At Saginaw	Beltmill Multi Family Development	Civil Construction Underway	Civil Construction Plans approved 10/5/2021. Construction of civil work underway
Villas at Willow Creek	HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	Civil Plan and Plat Review Underway	City Council Approved PD Zoning on 8/16/2021
Bright Living, Assisted Living & Memory Care	820 W McLeroy Blvd	Replat Approved by City Council 9/21/21	Replat approved 9/21/21and Civil Construction Plans approved Nov 2021. Civil construction underway
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	1st Qtr 2022	Construction began 8/10/2020. 99% complete. Final Punch List given to the contractor 12-3-21
W. J. Boaz and Old Decatur Road Intersection Construction	Construction complete	August 2021	Construction complete. Final payment being circulated.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Project advertised for construction	2023	Project advertised. Proposals to be received January 20, 2022
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2022
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 202
NW Booster Pump IPO	Initial IPO Approved 1/5/2021	Pending	IPO approved by Council to increase pump sizes on 10/19/2021
Saginaw Blvd 16" Water Line Phase 2	Construction complete awaiting walk thru & punch list on 11/08/2021	Fall 2021	Construction is 100% complete. C.O. #3 to City Council 12-7-21. Final payment pending Council approval of C.O.

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Beltmill Pump Station	Project advertised for construction 12-1-21	Aug-22	Project advertised. Bids to be received 1-11-21
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	2022	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	45 permits issued for new homes
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	Pre-Construction Conference pending
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Franklin Office Complex	Belmont Street	Permit Issued	C/O issued
Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Bright Living (Assisted Living & Memory Care)	820 W McLeroy	Permit issued	Civil construction began
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	C/O issued
Fashion Hair Design	204 W J Boaz	Permit issued	C/O issued
Whataburger 492	5455 S Blue Mound Rd	Remodel Permit Issued	C/O issued
The Grand at Saginaw	Beltmill PD (Address TBD)	Permit under review	Apartment Complex
Saginaw Family Eye Care	616 E Bailey Boswell Rd #100	Permit issued	Finish out permit
Lawrence Enterprises	124 W Southern Ave #300	Permit issued	C/O issued
Ballard Dental	701 W Bailey Boswell	Permit issued	Remodel, adding 2nd story
DFW Plastics	901 Industrial	Permit issued	Addition of 2nd story
BOA			
Applicant	**Location**	**Status**	**Comments**

Planning & Zoning	**Location**	**Status**	**Comments**
Villas at Willow Creek	West of Woodcrest Drive and south of West McLeroy	Final Plat and Civil Construction Plans under review	City Council Approved PD Zoning on 8/16/2021
Beltmill PD Amendment	East of Saginaw Blvd (Hwy 287) and north of E Bailey Boswell Road	Scheduled for P&Z 11/9/2021 and City Council 11/16/21	Approved by City Council 11/16/2021
Zoning Text Amendment to Zoning Ord No. 2002-04, Article 8, Section 8-3, A-3, pertaining to patio covers.			Approved by City Council 11/16/2021
Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan		Scheduled for P&Z 1/11/2022 and City Council 2/1/2022	
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO Amendment #1	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3	Pending	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3 to City Council for approval 12-7-21

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MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
MARCH 08, 2022

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
City Engineer		Trenton Tidwell
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Carmen Drake
Carlos Franco
Gaye Seay
Jeff Klement
Jon Julien
Josh Eadie

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, Julien, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on January 11, 2022 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for January 11, 2022. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(5) PZ 0322-01
Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Preliminary Plat for Hardwick, formerly known as the Villas of Willow Creek.

Resident, Carmen Drake, asked whether anything on the plat has changed since they last spoke. DPW Trice responded by stating that the only thing on the Preliminary Plat that changed was the name of the development and street names.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(6) PZ 0322-02
Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Final Plat for Hardwick, formerly known as the Villas of Willow Creek.

DPW Trice stated that the Final Plat was still pending revisions regarding blank offsite easement dedication instruments that would be filled in prior to the City filing the plat.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Final Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(7) PZ 0322-03 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Vice Chairman Haney opened the public hearing at 6:11 p.m.

DPW Trice reviewed the information in the members' packets, briefly discussed the request, and introduced the development's representative. Josh Eadie, with NexMetro Communities, showed a PowerPoint presentation regarding the concept plans for Avilla Saginaw.

During the public hearing, audience participation included resident Gaye Seay who shared her concerns regarding dirt relocation, drainage, erosion prevention, fencing, and a request to relocate the development's dumpster.

DPW Trice, and Josh Eadie addressed questions and concerns from audience and commission members.

Vice Chairman Haney closed the public hearing at 6:33 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1) concurrent with the dumpster being relocated from the west side to the east side of the development. Motion carried.

For: Vice Chairman Haney, Member Barngrover,
Member Julien

Against: Alternate Member Wooten

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(8) 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.

(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

No executive session was held.

(10) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

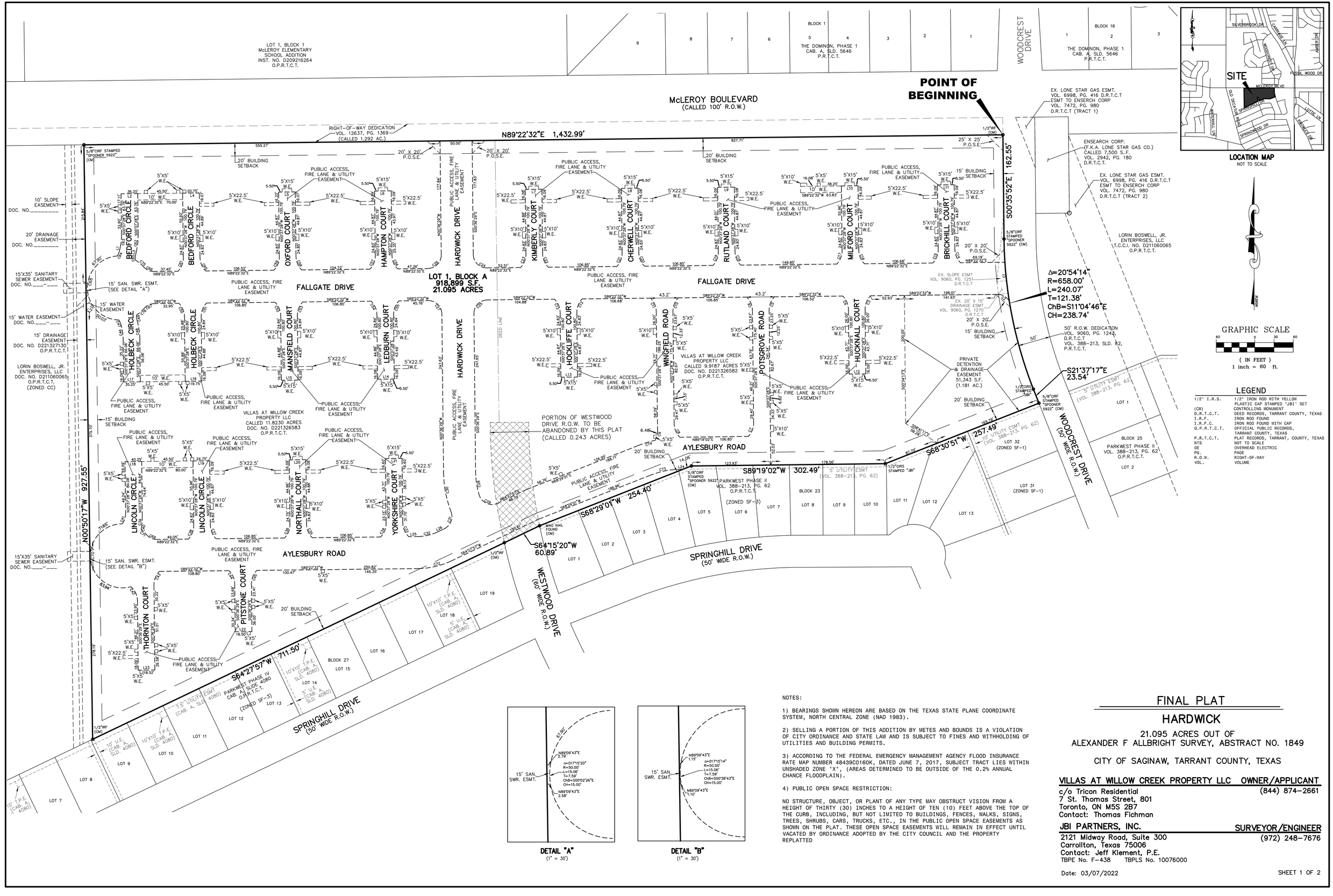
Vice Chairman Haney declared the meeting of March 08, 2022 closed at 6:47 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary



NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0160K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
(CM)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT, COUNTY, TEXAS
NTS	NOT TO SCALE
OE	OVERHEAD ELECTRIC
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC — **OWNER/APPLICANT**
c/o Tricon Residential — (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 03/07/2022

Drawing: H:\Projects\HR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS ~

COUNTY OF TARRANT ~

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC. is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to **LORIN BOSWELL, JR. ENTERPRISES, LLC**, by deed thereof filed for record in Tarrant County Clerk minutes s Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.9187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____ and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.9187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 658.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.38 feet, a chord bearing of South 11 degrees 04 minutes 46 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:
South 68 degrees 30 minutes 51 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 19 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5922" found;

South 68 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 59 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.89 feet to a five-eighths 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, Plat Records, Tarrant County, Texas;

THENCE South 64 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 927.55 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.99 feet to the **POINT OF BEGINNING** and containing 918,899 square feet or 21.095 acres of land.

We, the undersigned, do hereby desnignate the above described property as **HARDWICK**, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpos and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments Shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.18'	005°19'40"	658.00'	30.61'	S06°27'08"E	61.16'
C2	22.39'	061°05'07"	21.00'	12.39'	N60°04'55"W	21.34'
C3	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C4	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C5	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C6	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C7	23.23'	044°22'07"	30.00'	12.23'	N21°33'36"E	22.66'
C8	23.29'	044°29'12"	30.00'	12.27'	S22°52'04"E	22.71'
C9	15.08'	028°47'35"	30.00'	7.70'	S13°46'19"W	14.92'
C10	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C11	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C12	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C13	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C14	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C15	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C16	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C17	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C18	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C19	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C20	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C21	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C22	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C23	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C24	32.99'	090°00'59"	21.00'	21.01'	S45°36'59"E	29.70'
C25	32.98'	089°59'01"	21.00'	20.99'	S44°23'01"W	29.69'
C26	32.98'	089°59'01"	21.00'	20.99'	N44°23'03"E	29.69'
C27	32.99'	090°00'59"	21.00'	21.01'	N45°36'59"W	29.70'
C28	36.07'	016°31'55"	125.00'	18.16'	S08°52'27"E	35.94'
C29	36.06'	098°23'39"	21.00'	24.33'	S66°20'14"E	31.79'
C30	62.56'	020°29'00"	175.00'	31.62'	S10°51'00"E	62.23'
C31	31.36'	085°33'27"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.48'	024°54'35"	77.00'	17.01'	N76°55'14"E	33.21'
C33	24.00'	045°49'43"	30.00'	12.68'	S23°32'19"E	23.36'
C34	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C35	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C36	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C37	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C38	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.86'	009°33'49"	113.00'	9.45'	N04°09'27"E	18.84'
C40	3.23'	006°10'32"	30.00'	1.62'	S05°51'05"W	3.23'
C41	17.74'	033°52'19"	30.00'	9.14'	N16°18'41"E	17.48'
C42	25.14'	048°01'08"	30.00'	13.36'	N24°37'03"W	24.41'
C43	23.25'	044°24'44"	30.00'	12.25'	S21°35'53"W	22.68'
C44	23.24'	044°23'38"	30.00'	12.24'	N22°50'16"W	22.67'
C45	23.25'	044°24'49"	30.00'	12.25'	S21°35'55"W	22.68'
C46	23.37'	015°23'17"	87.00'	11.75'	N08°19'06"W	23.30'
C47	8.39'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.36'
C48	29.67'	015°02'33"	113.00'	14.92'	N08°08'45"W	29.58'
C49	8.81'	016°49'48"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C51	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C52	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C53	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C54	23.26'	044°25'37"	30.00'	12.25'	N22°50'17"W	22.68'
C55	23.26'	044°25'37"	30.00'	12.25'	S21°35'20"W	22.68'
C56	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C57	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C58	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C59	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C60	23.26'	044°25'37"	30.00'	12.25'	S22°50'17"E	22.68'
C61	23.26'	044°25'37"	30.00'	12.25'	N21°35'20"E	22.68'
C62	25.48'	012°55'15"	113.00'	12.80'	N05°50'09"E	25.43'
C63	19.62'	012°55'15"	87.01'	9.85'	N05°50'09"E	19.58'
C64	9.03'	017°15'18"	30.00'	4.55'	N20°55'26"E	9.00'
C65	8.35'	015°57'12"	30.00'	4.20'	S04°19'11"W	8.33'
C66	18.19'	049°37'03"	21.00'	9.71'	S65°48'57"E	17.62'
C67	18.19'	049°37'03"	21.00'	9.71'	S64°34'00"W	17.62'
C68	152.95'	175°16'03"	50.00'	1210.02'	S01°14'38"E	99.91'
C69	18.19'	049°37'03"	21.00'	9.71'	S65°48'57"E	17.62'
C70	170.65'	195°33'05"	50.00'	366.16'	S07°41'23"E	99.08'
C71	11.40'	013°04'05"	50.00'	5.73'	N47°32'27"W	11.38'
C72	55.21'	024°54'35"	127.00'	28.05'	N76°55'14"E	54.78'
C73	48.00'	020°50'00"	132.00'	24.27'	S78°54'02"W	47.73'
C74	27.13'	008°32'23"	182.00'	13.59'	S72°45'13"W	27.10'
C75	17.01'	019°29'19"	50.00'	8.59'	N50°45'05"W	16.93'
C76	15.92'	018°14'36"	50.00'	8.03'	N48°52'47"E	15.85'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°17'47"E	5.41'
L2	N89°22'32"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'32"E	26.00'
L5	N89°22'32"E	26.00'
L6	N89°22'32"E	26.00'
L7	N89°22'32"E	26.00'
L8	N89°22'32"E	26.00'
L9	N89°22'32"E	26.00'
L10	N89°22'32"E	26.00'
L11	N89°22'32"E	26.00'
L12	N89°22'32"E	26.00'
L13	N89°22'32"E	26.00'
L14	N89°22'32"E	26.00'
L15	N89°22'32"E	26.00'
L16	N89°22'32"E	26.00'
L17	N89°22'32"E	26.00'
L18	N89°22'32"E	26.00'
L19	N89°22'32"E	26.00'
L20	N89°22'32"E	26.00'
L21	N89°22'32"E	26.00'
L22	N89°22'32"E	26.00'
L23	N89°23'31"E	26.00'
L24	S89°19'02"W	3.85'
L25	N89°22'32"E	13.31'
L26	N64°27'57"E	10.85'
L27	N44°17'10"E	12.89'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_. Voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to adopt this plat and approve it for filing of record.

By:_____
Mayor

Attest:_____
City Secretary

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC **OWNER/APPLICANT**
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 03/07/2022

Drawing: H:\Projects\HHR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM
Plotted by: mharp Plot Date: 3/7/2022 4:21 PM

City of Saginaw

Meeting Date: 3/15/2022

Staff Contact: Russell Ragsdale
Chief of Police

Agenda Items: (4)(f)

E-mail: rragsdale@saginawpolice.org

Phone: (817)232-0311 ext 2372

SUBJECT:
Action regarding appointment of Lee Howell as a Police Reserve Officer

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BACKGROUND/DISCUSSION:

Pursuant to Saginaw City Code Sec 66-30. Police reserve force. Members of the Police reserve force shall be appointed by the chief of police. Reserve officers will be held to the same training and licensing standards as full-time members of the department, Upon appointment by the chief of police, members of the reserve force must be approved by a simple majority of the city council before acting as a police officer.

It is the desire of the Chief of Police to swear Lee Howell in as a reserve police officer. Lee Howell has a great deal of experience that can be beneficial to the department, and continuing his service to the City as a sworn officer can be advantageous to the City, in that should an emergency (natural of man-made) take place he would be allowed to react, or take action in the same manner as a fully commissioned officer, without increasing liability to the city for those actions.

FINANCIAL IMPACT:
There is no financial impact

RECOMMENDATION:
Staff recommends approval.

City of Saginaw

Meeting Date: 3/15/2022

Staff Contact: Gabe Reaume
City Manager

Keith C. Rinehart
Director of Community & Economic Development

Agenda Items: (5)

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:
Presentation of the 2021 Economic Excellence Award from the Texas Economic Development Council

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BACKGROUND/DISCUSSION:
The Texas Economic Development Council (TEDC) announced the recipients of its annual Economic Excellence Recognition program for 2021. The awards were presented at the TEDC's 2022 Winter Conference in Sugar Land, Texas.

The Economic Excellence Recognition program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

The TEDC's Economic Excellence Recognition program is one of the ways in which our organization honors the outstanding commitment to excellence of our communities and regions, their leaders, and their economic development professionals have toward the professionalization of their economic development efforts.

A record number of fifty-seven (57) organizations across the state of Texas received the 2021 Economic Excellence Recognition including the **City of Saginaw, Texas**.

FINANCIAL IMPACT:
NA

RECOMMENDATION:
NA

ATTACHMENTS:

Description

Council Communique

City of Saginaw
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
333 W. McLeroy Blvd., Saginaw, Texas 76179
Phone: 817.230.0331 ~ Email: krinehart@saginawtx.org

Council Agenda Background

To: Gabe Reaume, City Manager

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

Date: City Council Meeting – March 15, 2022

ITEM:

Presentation of the 2021 Economic Excellence Award from the Texas Economic Development Council

PRESENTER:

Gabe Reaume, City Manager and Keith C. Rinehart, Director of Community & Economic Development

DISCUSSION:

The Texas Economic Development Council (TEDC) announced the recipients of its annual Economic Excellence Recognition program for 2021. The awards were presented at the TEDC 2022 Winter Conference in Sugar Land, Texas.

The Economic Excellence Recognition program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

The TEDC's Economic Excellence Recognition program is one of the ways in which our organization honors the outstanding commitment to excellence of our communities and regions, their leaders,

and their economic development professionals have toward the professionalization of their economic development efforts.

Only fifty-seven (57) municipalities and/or Economic Development Corporations from across the state of Texas received the 2021 Economic Excellence Recognition including the City of Saginaw, Texas. **This recognition puts the City of Saginaw in the top 9% in the State of Texas. Quite an honor.**

FINANCIAL IMPACT:

NA

RECOMMENDATION

NA

ATTACHMENTS:

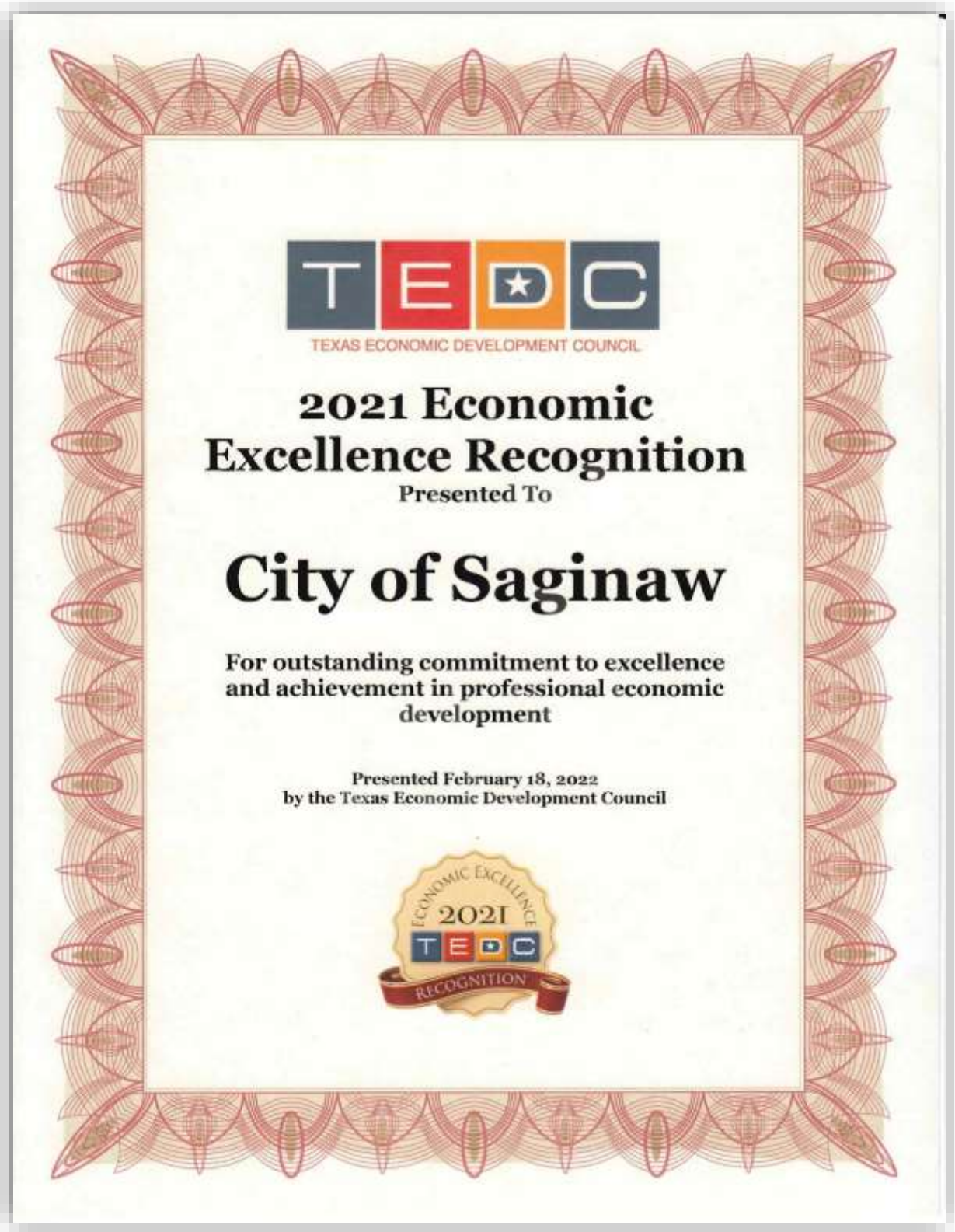
NA

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

Thank you,



Keith C. Rinehart, Director of Community & Economic Development



TEXAS ECONOMIC DEVELOPMENT COUNCIL

2021 Economic Excellence Recognition

Presented To

City of Saginaw

For outstanding commitment to excellence and achievement in professional economic development

Presented February 18, 2022
by the Texas Economic Development Council

ECONOMIC EXCELLENCE 2021 TEDC RECOGNITION

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (6)

Staff Contact: Russell Ragsdale
Chief of Police

E-mail: rragsdale@saginawpolice.org

Phone: 817-232-0372

SUBJECT:
Introduction of Police Officer Dominick Garcia and Trenton Dickens

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BACKGROUND/DISCUSSION:
N/A

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (7)

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 Adoption of Resolution No. 2022-02, FY 2022 Community Development Block Grant (CDBG) Project, New Sidewalk Construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. (48th Year CDBG Project)

BACKGROUND/DISCUSSION:
The City has made application to Tarrant County seeking Community Development Block Grant for the 48th year Community Development Block Grant Project (FY 2022). The recommended project is to construct new sidewalks along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. The total estimated cost for the project is $475,000. The requested CDBG Funding is an estimated $200,000 leaving the City's share at approximately $275,000.

The City's share includes $85,000 for engineering and approximately $190.000 toward the remaining cost of the project. More details are included in the attachments. Resolution 2022-02 formally designates the project.

FINANCIAL IMPACT:
The financial impact will be the City's share in the project which is estimated at $275,000. Kimley-Horn and Associate's, Inc. has an Individual Project Order in the amount of $85,000 for engineering. The remaining project cost of $190,000 will be funded from $1,000,000 allocated under 2020 Certificate of Obligations for sidewalk improvements.

RECOMMENDATION:
Staff recommends adoption of Resolution 2022-02 designating the 48th Year Development Block Grant Project (FY 2022) to be New Sidewalk Construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. at an estimated total cost of $475,000 with the City's share estimated at $275,000.

ATTACHMENTS:

Description

Resolution 2022-02

CDBG Application

CITY OF SAGINAW

RESOLUTION NO. 2022-02

A RESOLUTION APPROVING THE CITY OF SAGINAW'S 2022- 48th YEAR COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

WHEREAS, the City of Saginaw is eligible to participate in the urban county Community Development Block Grant (CDBG) program administered through Tarrant County; and

WHEREAS, the City of Saginaw is desirous to receive CDBG funds to improve the quality of life within the identified target area of the City; and

WHEREAS, on March 15, 2022, the City Council of the City of Saginaw held a Public Hearing regarding the proposed 48th year CDBG application; and

WHEREAS, all interested citizens were provided an opportunity to address the City Council concerning said application;

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

1. The City of Saginaw's 2022 - 48th year CDBG project shall be new sidewalk construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr.
2. The said application shall include a request for a 2022 - 48th year CDBG projected allocation of $200,000 and $275,000 estimated participation from the City of Saginaw.

PASSED AND APPROVED THIS 15th DAY OF MARCH, 2022.

APPROVED: _____
Todd Flippo, Mayor

ATTEST: _____
Janice England, City Secretary

APROVED AS TO FORM AND LEGALITY: _____
Bryn Meredith, City Attorney

2022 CDBG Project Proposal (48th Year)

City Name	City of Saginaw
Project Address	Thompson Drive (201-817), Saginaw, Texas 76179
Project Census Block Group	1140.06/03
Project Description	The limits of the project will be along the north side of Wofford Way from Opal Street to Thompson Drive and the east side of Thompson Drive from Wofford Way to Longhorn Road. There is an additional section within the project limits along both sides of Palomino Drive crossing Thompson Drive. The project will install 4200 linear feet of concrete sidewalk along Wofford Way, Thompson Drive, and Palomino Drive along with ADA compliant pedestrian curb ramps.
Service Area Description	The direct service area will include residents along Wofford Way and Thompson Drive within the limits described in the Project Description. The residents of these streets, and the entire neighborhood, will benefit from the increased safety and accessibility as they walk to the nearby Saginaw Elementary School, Sar Shalom Synagogue, Saginaw United Methodist Church, Saginaw Municipal Court and Saginaw Parks & Recreation center.
Land Use Information	Enter the acreage within the boundaries that you just indicated for the "service area", fill in the below table with the appropriate acreage of the land used within those boundaries. Please remember that at least 70% of your service area must be residential, except for ADA Barrier Removal activities under Limited Clientele. Look at land use maps.

State Land Use Codes	Land Use in Acres	Total Acres in Service Area	% of Total Service Area
A1 (Single Family Residential)	9.17	9.17	1
A2 (Mobile Homes)		0	0
B1 (Multi-family Residential)		0	0
C1 (Residential Vacant)		0	0
C2 (Commercial Vacant)		0	0
C6 (Exempt – ROW)		0	0
D3 (Farm land)		0	0
D4 (Undeveloped)		0	0
F1 (Commercial)		0	0
F2 (Industrial)		0	0
J1-8 (Utilities)		0	0
OTHER ( )		0	0
TOTAL RESIDENTIAL:	9.17	9.17	**1**

City Contact Name

Rick Trice

City Contact email

rtrice@saginawtx.org

City Contact Phone

817-230-0449

Engineering Firm Name
Kimley-Horn and Associates, Inc.

Engineer Contact Name

Trenton Tidwell, P.E.

Engineer Contact E-MAIL
trenton.tidwell@kimley-horn.com

Engineer Contact Phone

817-339-2281

PREPARED BY:

Jake Roepke

Submit & Questions to:

Susan Au

SAu@TarrantCounty.com

DUE DATE

1/31/2022

2022 CDBG Project Proposal (48th Year)

City Name	City of Saginaw
Project Address	Thompson Drive (201-817), Saginaw, Texas 76179

BUDGET

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	NOTES
1	Mobilization and Site Prep	$35,100.00	**$35,100.00**	LUMP SUM
200	Unclassified Excavation	$15.00	**$3,000.00**	CUBIC YARD
19	Combination Ramp (Curb & Sidewalk Removal + Installation)	$1,500.00	**$28,500.00**	EACH
15600	4" Concrete Sidewalk	$6.50	**$101,400.00**	SQUARE FOOT
750	Concrete Driveway Removal and Replacement	$100.00	**$75,000.00**	SQUARE YARD
4	Side Street Improvements	$5,000.00	**$20,000.00**	EACH
1	Water Minor Adjustments	$12,000.00	**$12,000.00**	LUMP SUM
1	Sewer Minor Adjustments	$6,000.00	**$6,000.00**	LUMP SUM
1	Traffic Control	$7,000.00	**$7,000.00**	LUMP SUM
1	Sodding and Landscape Restoration	$24,000.00	**$24,000.00**	LUMP SUM
1	Striping	$7,000.00	**$7,000.00**	LUMP SUM
1	Fence Adjustment	$6,000.00	**$6,000.00**	LUMP SUM
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	
			$0.00	

THIS PROPOSAL INCLUDES SPECIAL NOTICES:

Enter special considerations, If any

Construction Subtotal	**$325,000.00**
Contingency Rate	**20.00%**
Contingency	**$65,000.00**
Engineer Subtotal	**$85,000.00**
TOTAL ESTIMATED COST	**$475,000.00**

City Leverage Amount, if applicable	$ 190,000.00
City Paid Design/Engineering, if applicable	$ 85,000.00
Other Sources, if applicable	$
Assumed CDBG 2022 Award ($145,000 - $175,000)	$ 200,000.00
Total Estimated Funds Available	**$475,000.00**

NOTE: *Balance of project MUST be leveraged by the city in order to have a completed and usable project upon final inspection. Assumption of CDBG allocation estimates can be seen in the example of Tiering Projects in the CDBG Guide. Total project costs must equal estimated funds available*

Preparer Name:

Trenton Tidwell — **1/27/2022**

Enter name of preparer of budget here — Date

2022 CDBG Project Proposal (48th Year)

City Name	City of Saginaw
Project Address	Thompson Drive (201-817), Saginaw, Texas 76179

PROJECT JUSTIFICATION

Needs and Problems	Currently there is minimal existing sidewalk in the Saginaw Elementary School neighborhood. Without sidewalks and ADA compliant curb ramps, it poses safety concerns and barriers for pedestrians. It is necessary to construct the sidewalks and curb ramps for increase connectivity to nearby facilities and throughout the neighborhood. It is the intention for the City of Saginaw to continue with the construction of sidewalks throughout this neighborhood with future projects.
Financial Need	The City needs CDBG monies in order to construct this project. With CDBG funding the City of Saginaw is able to ensure that infrastructure projects will continue to be focused in the Target/lower income areas.
Environmental & Neighborhood Conditions	The existing neighborhood conditions are a developed subdivision built in the 1960's. This project will help improve the walkability, safety, accessibility and connectivity for not only the direct service areas, but the entire neighborhood. There are no known sensitive habitats that will be affected by this project. Construction related nuisances such as dust will be addressed with the contractor if they occur. This project is not expected to cause any nuisances to the area above normal construction activities.

City Contact Name
Rick Trice

City Contact email
rtrice@saginawtx.org

City Contact Phone
817-230-0449

Engineering Firm Name
Kimley-Horn and Associates, Inc.

Engineer Contact Name
Trenton Tidwell, P.E.

Engineer Contact E-MAIL
trenton.tidwell@kimley-horn.com

Engineer Contact Phone
817-339-2281

PREPARED BY:
Jake Roepke

Submit & Questions to:
Susan Au
SAu@TarrantCounty.com

DUE DATE
1/31/2022

2022 CDBG Project Proposal (48th Year)

City Name	City of Saginaw
Project Address	Thompson Drive (201-817), Saginaw, Texas 76179

REQUIRED SUPPLEMENTAL INFORMATION

Include the following required documents (Email as PDF attachments)

Comments (if not attached)

City Annual Financial Information ☑ Check

(The most current City Financial Summary available that shows assets and liabilities and/or line items indicating amount reserved for public infrastructure projects paid by the city. One page summary will suffice.)

City Comprehensive Plan or equivalent ☑ Check

If the city has a comprehensive plan, please include the portion which indicates community goals and future plans for land use in respect to using CDBG funds for projects or a web link.)

Date of City Public Hearing 3/15/2022 — Public hearing scheduled for March 15, 2022

The intent of the public hearing during a city council meeting is to let your council and public know what you want to do with these federal funds and to listen to any comments, objections and finally approval by your council to move forward with the project. This can all be reflected in your minutes and a copy can be emailed to the planner when available

Copy of Public Notice ☐ Check — To be delivered after public hearing.

It is required that the City post a public notice at least 10 business days prior to an actual meeting, a public meeting will occur in city chambers discussing this project, hear any comments given and a certified copy of minutes plus any comments made will be sent to the planner to go with the proposal.)

Copy of Public Hearing Minutes ☐ Check — To be delivered after public hearing.

Attach a copy of the approved public hearing minutes and a copy of the public notice. If the hearing is scheduled and has not been executed, please mail or fax a copy of the public notice and approved public hearing minutes to the senior planner or CDBG Project administrator as soon as minutes are approved.)

Copies of any Citizen Input or additional ☐ Check — To be delivered after public hearing.

Map(s) indicating service area outlining project area ☑ Check

Map of FEMA Flood Map ☑ Check

Other Maps ☐ Check — No other maps included.

City Contact Name
Rick Trice

City Contact email
rtrice@saginawtx.org

City Contact Phone
817-230-0449

Engineering Firm Name
Kimley-Horn and Associates, Inc.

Engineer Contact Name
Trenton Tidwell, P.E.

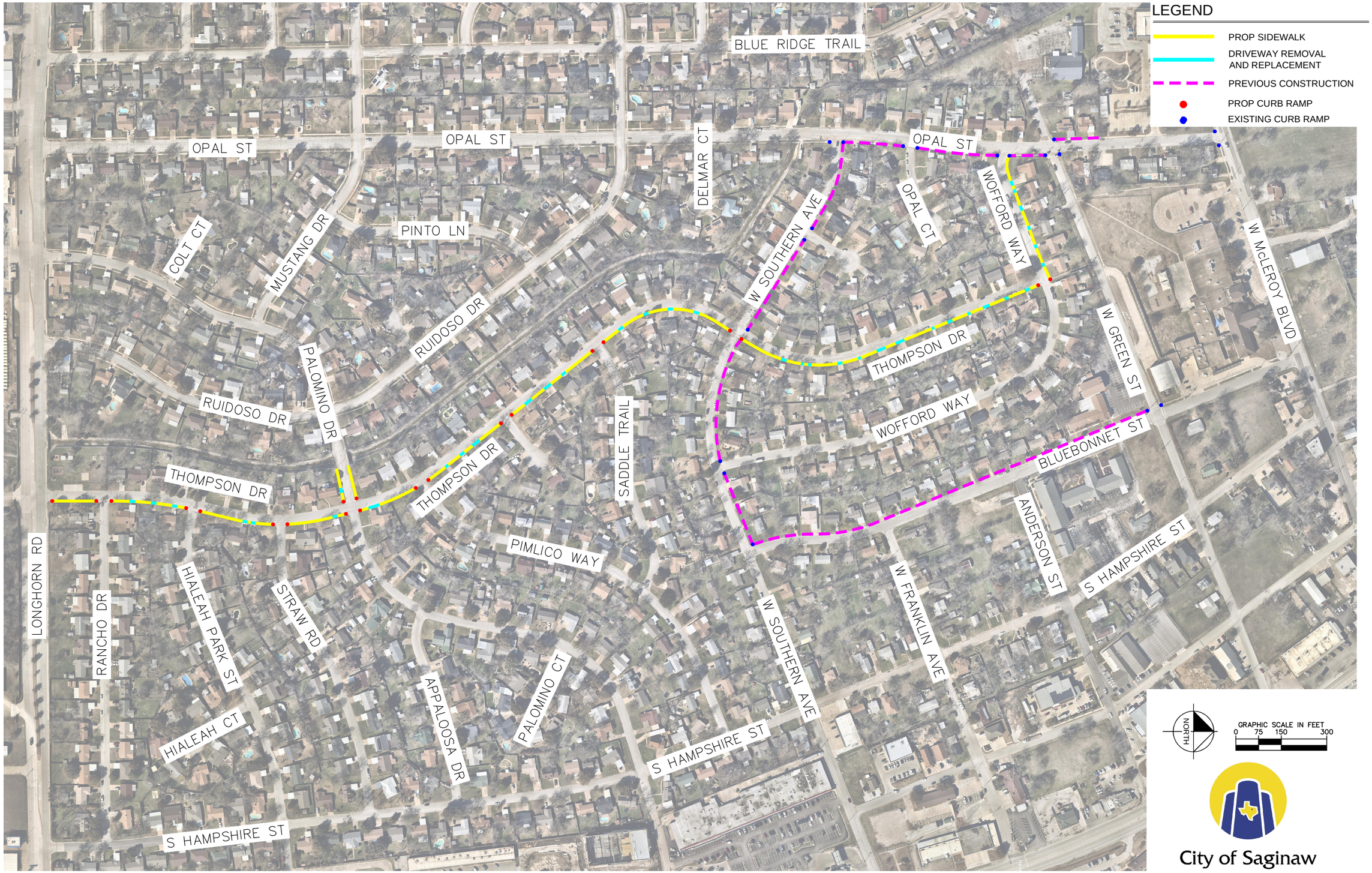
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PREPARED BY:
Jake Roepke

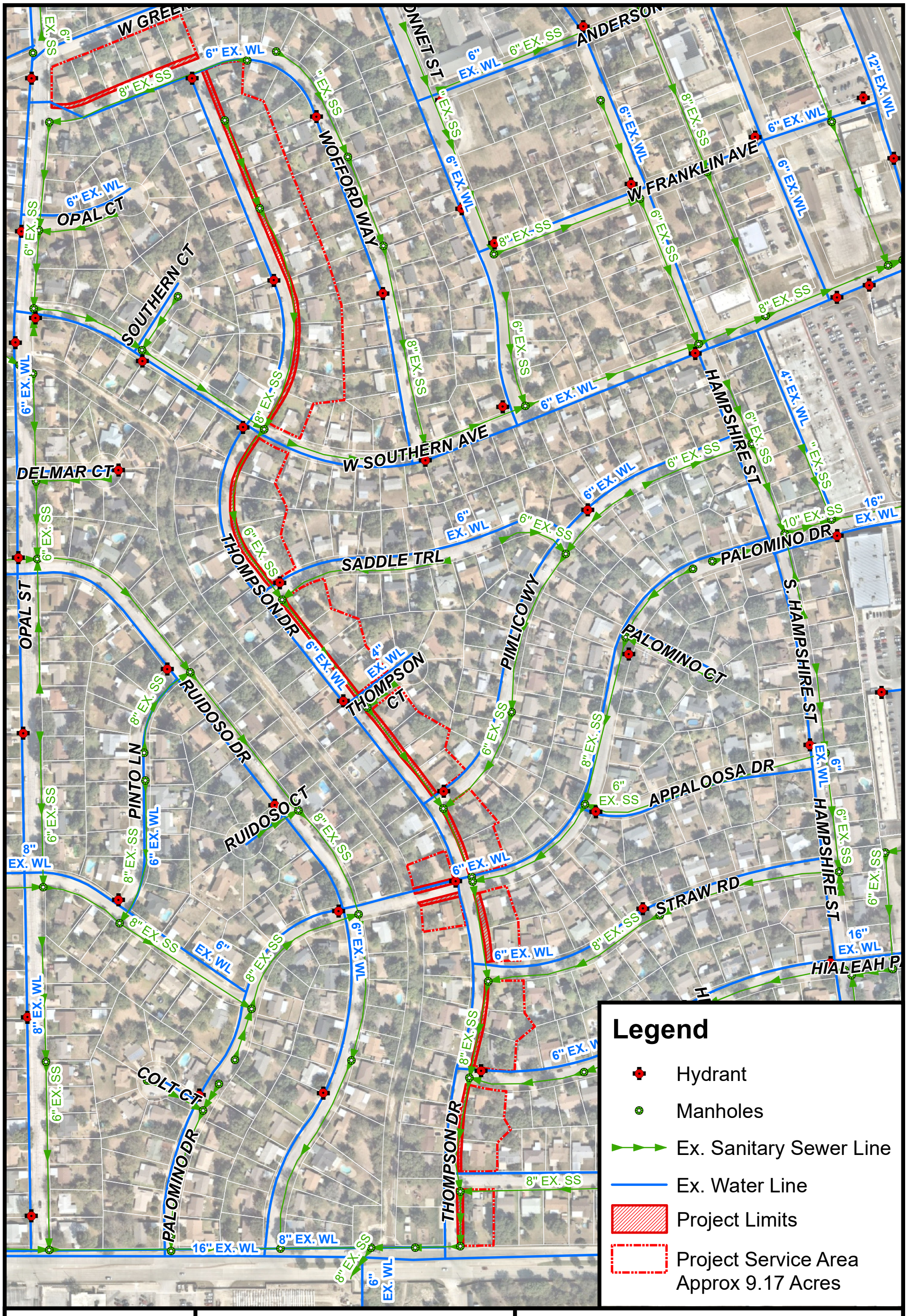
Submit & Questions to:
Susan Au
SAu@TarrantCounty.com

DUE DATE
1/31/2022



THOMPSON DRIVE - SIDEWALK IMPROVEMENTS - NOVEMBER 2021

Kimley»Horn



City of Saginaw

City of Saginaw

EXISTING UTILITIES

Kimley»Horn

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILTY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
TRENTON D TIDWELL, P.E.
SERIAL NO. 131122
DATE JANUARY 2022

250 0 250
Feet

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane, Zone North Central (FIPS 4202). The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at https://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at https://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, National Geodetic Survey, 2004, FEMA existing DFIRM data, 2009, and the North Central Texas Council of Governments, 2007 and 2010.

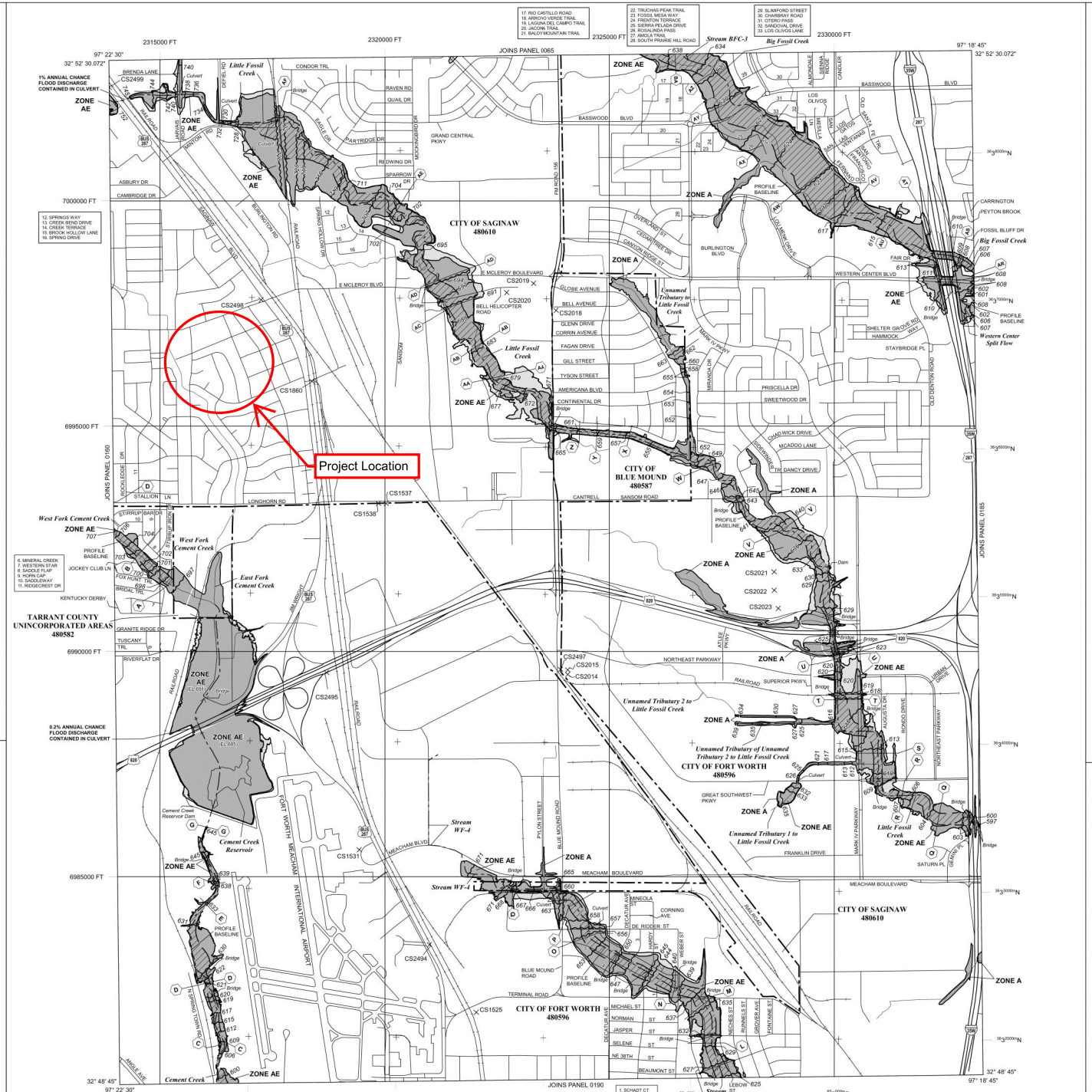
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **FEMA Map Service Center** (MSC) website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/national-flood-insurance-program.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

513 Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A Cross section line

23 — 23 Transect line

45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

3100000 FT 5000-foot ticks: Texas State Plane North Central Zone (FIPS Zone 4202), Lambert Conformal Conic projection

3639000mN 1000-meter Universal Transverse Mercator grid values, zone 14

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
January 6, 1993

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 2, 1995
August 23, 2000
September 25, 2009
March 21, 2019

-For reasons of revision see Notice to Flood Insurance Study Users page in the Flood Insurance Study report.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0180L

FIRM

FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 180 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

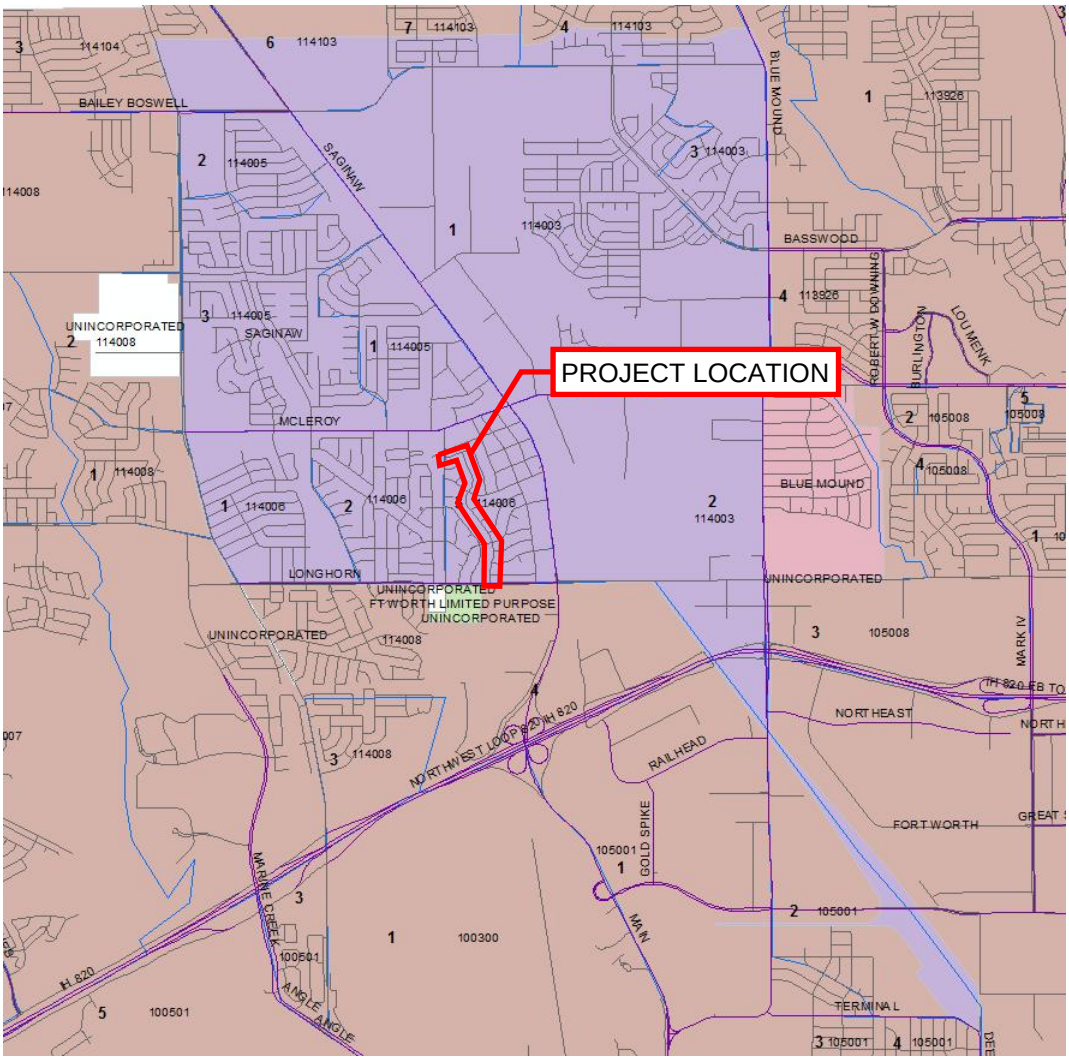
COMMUNITY	NUMBER	PANEL	SUFFIX
BLUE MOUND, CITY OF	480587	0180	L
FORT WORTH, CITY OF	480596	0180	L
SAGINAW, CITY OF	480610	0180	L
TARRANT COUNTY, UNINCORPORATED AREAS	480582	0180	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48439C0180L
MAP REVISED
MARCH 21, 2019

Federal Emergency Management Agency

City of Saginaw – 2021 HUD Low/Moderate Income Data by Block Group



2021 HUD LMISD *(effective July 1, 2021)*

1140.03/01	21.58%
1140.03/02	65.10%
1140.03/03	29.59%
1140.05/01	37.81%
1140.05/02	49.26%
1140.05/03	23.91%
1140.06/01	27.01%
1140.06/02	36.55%
1140.06/03	53.26%

1050.01/01	95.87%
1050.01/02	53.37%
1050.06/01	68.32%
1050.08/03	33.66%
1141.03/04	15.23%
1141.03/06	54.24%
1141.03/07	13.28%
1141.04/03	11.26%

Using 2010 Census data Geography, based on the 2011-2015 American Community Survey (ACS) data,
https://www.hudexchange.info/news/updates-to-low-moderate-income-summary-data-now-available/

NOTE: Effective July 2021, Eligible area must be 51.0% or higher for Tarrant County Consortium Cities

*The LMISD are derived from special data tabulations provided to HUD by the U.S. Census Bureau. The special tabulations include data on family income, which were based on the Decennial Census in previous years and are now based upon the American Community Survey (ACS). HUD anticipates receiving these special tabulations of ACS data every five years. As always, the LMISD will be slightly revised each year for changes to grantee jurisdictions and Entitlement CDBG program participations. However, the family income data from ACS, upon which the LMISD are based, will only be fully updated upon receipt of the special tabulations every five years. QUALIFIED SURVEYED AREAS = NO SURVEY EXECUTED

CITY OF SAGINAW

CONSOLIDATED BUDGET SUMMARY BY FUND

SCHEDULE OF SOURCES AND USES OF FUNDS
AND CHANGES IN FUND BALANCE

	GOVERNMENTAL FUNDS				
	General Fund	Debt Service Fund	Capital Projects Fund	CCPD Fund	Police Expendable Fund
Revenues					
Property Taxes	$ 6,805,960	$ 4,642,825	$ -	$ -	$ -
Sales Taxes	5,788,900			1,390,080	
Other Taxes	39,300	16,000			
Franchise Fees	1,565,000				
Licenses,Permits,Fines/Fees	1,486,525				
Grant Assistance	50,000			-	
Interest Income	2,400	500	1,140	40	
Other Income	429,440		1,677,250		-
Charges for Services					
Total Revenues	$ 16,167,525	$ 4,659,325	$ 1,678,390	$ 1,390,120	$ -
Other Financing Sources					
Transfers from other funds	$ 2,008,085	$ -	$ -	$ -	$ -
Bond Proceeds			-		
Use of Bond Funds			-		
Use of Escrow Funds	-				
Use of Beginning Fund Balance	1,901,425	94,400	7,321,610	17,455	-
Total Other Financing Sources	$ 3,909,510	$ 94,400	$ 7,321,610	$ 17,455	$ -
Total Available Resources	**$ 20,077,035**	**$ 4,753,725**	**$ 9,000,000**	**$ 1,407,575**	**$ -**
Operating Expenditures					
General Gov't/Econ. Dev.	$ 2,736,260	$ -	$ -	$ -	$ -
Municipal Court	206,540				
Fire	4,052,955				
Police	5,573,605			80,100	3,290
Community Services	1,630,105				
Library	699,280				
Public Works	3,209,145		-		
Total Operating Expenditures	$ 18,107,890	$ -	$ -	$ 80,100	$ 3,290
Other Financing Uses					
Capital Outlay					
General Gov't/Econ. Dev.	$ 228,005	$ -	$ -	$ -	$ -
Municipal Court	-				
Fire	68,000				
Police	50,000			247,080	
Community Services	55,000		700,000		
Library	-		1,500,000		
Public Works	1,500,420		6,800,000		-
Total Capital Outlay	1,901,425	-	9,000,000	247,080	-
Debt Service		4,753,725			
Transfer to Other Funds	67,720	-	-	1,080,395	
Total Other Financing Uses	$ 1,969,145	$ 4,753,725	$ 9,000,000	$ 1,327,475	$ -
Total Uses of Resources	**$ 20,077,035**	**$ 4,753,725**	**$ 9,000,000**	**$ 1,407,575**	**$ 3,290**
Change in Fund Balance	$ (1,901,425)	$ (94,400)	$ (7,321,610)	$ (17,455)	$ (3,290)
Beginning Fund Balance	**$ 11,584,458**	**$ 1,081,565**	**$ 22,706,949**	**$ 749,016**	**$ 15,416**
Ending Fund Balance	**$ 9,683,033**	**$ 987,165**	**$ 15,385,339**	**$ 731,561**	**$ 12,126**

CITY OF SAGINAW

CONSOLIDATED BUDGET SUMMARY BY FUND

SCHEDULE OF SOURCES AND USES OF FUNDS AND CHANGES IN FUND BALANCE

	GOVERNMENTAL FUNDS				PROPRIETARY FUNDS	
	Drainage Utility Fund	Street Maintenance Fund	Donations Fund	General Escrow Fund	Water/Wastewater Escrow Fund	Enterprise Fund
Revenues						
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Sales Taxes		482,410				
Other Taxes				74,015		
Franchise Fees						
Licenses,Permits,Fines/Fees				19,025	-	
Grant Assistance						
Interest Income	360	180	50	385	-	940
Other Income	-		295,360	40,020		70,000
Charges for Services	820,000					9,802,655
Total Revenues	$ 820,360	$ 482,590	$ 295,410	$ 133,445	$ -	$ 9,873,595
Other Financing Sources						
Transfers from other funds	$ -	$ -	$ -	$ 67,720	$ 26,340	$ 349,045
Bond Proceeds						
Use of Bond Funds						
Use of Escrow Funds				-	223,660	
Use of Beginning Fund Balance	-	-	-			517,935
Total Other Financing Sources	$ -	$ -	$ -	$ 67,720	$ 250,000	$ 866,980
Total Available Resources	**$ 820,360**	**$ 482,590**	**$ 295,410**	**$ 201,165**	**$ 250,000**	**$ 10,740,575**
Operating Expenditures						
General Gov't/Econ. Dev.	$ -	$ -	$ 25,000	$ 60,000	$ -	$ -
Municipal Court				500		
Fire			12,500			
Police			-			
Community Services			89,750	30,000		
Library			49,000			
Public Works	59,100	280,000	10,000		-	8,605,865
Total Operating Expenditures	$ 59,100	$ 280,000	$ 186,250	$ 90,500	$ -	$ 8,605,865
Other Financing Uses						
Capital Outlay						
General Gov't/Econ. Dev.	$ -	$ -	$ -	$ -	$ -	$ -
Municipal Court				11,100		
Fire						
Police				-		
Community Services			25,000	-		
Library						
Public Works	-	-	-	-		1,063,780
Total Capital Outlay	-	-	25,000	11,100	-	1,063,780
Debt Service						245,010
Transfer to Other Funds	204,215	-	17,740	5,200	250,000	825,920
Total Other Financing Uses	$ 204,215	$ -	$ 42,740	$ 16,300	$ 250,000	$ 2,134,710
Total Uses of Resources	**$ 263,315**	**$ 280,000**	**$ 228,990**	**$ 106,800**	**$ 250,000**	**$ 10,740,575**
Change in Fund Balance	$ 557,045	$ 202,590	$ 66,420	$ 94,365	$ (223,660)	$ (517,935)
Beginning Fund Balance	**$ 3,168,993**	**$ 1,718,852**	**$ 454,379**	**$ 2,221,483**	**$ 804,316**	**$ 6,820,056**
Ending Fund Balance	**$ 3,726,038**	**$ 1,921,442**	**$ 520,799**	**$ 2,315,848**	**$ 580,656**	**$ 6,302,121**

CITY OF SAGINAW

CONSOLIDATED BUDGET SUMMARY BY FUND

SCHEDULE OF SOURCES AND USES OF FUNDS AND CHANGES IN FUND BALANCE

	Total All Funds 2021-2022 (Adopted)	Total All Funds 2020-2021 (Revised)	Total All Funds 2019-2020 (Actual)
Revenues			
Property Taxes	$ 11,448,785	10,443,480	9,661,176
Sales Taxes	7,661,390	8,545,150	7,262,055
Other Taxes	129,315	105,485	97,222
Franchise Fees	1,565,000	1,594,400	1,612,022
Licenses,Permits,Fines/Fees	1,505,550	1,802,245	1,671,504
Grant Assistance	50,000	50,000	478,230
Interest Income	5,995	68,010	350,604
Other Income	2,512,070	3,524,485	2,929,975
Charges for Services	10,622,655	11,505,030	11,745,693
Total Revenues	$ 35,500,760	$ 37,638,285	$ 35,808,480
Other Financing Sources			
Transfers from other funds	$ 2,451,190	6,319,905	2,135,076
Bond Proceeds	-	9,190,930	23,774,982
Use of Bond Funds	-	-	-
Use of Escrow Funds	223,660	1,711,160	-
Use of Beginning Fund Balance	9,852,825	3,422,895	-
Total Other Financing Sources	$ 12,527,675	$ 20,644,890	$ 25,910,059
Total Available Resources	**$ 48,028,435**	**$ 58,283,175**	**$ 61,718,539**
Operating Expenditures			
General Gov't/Econ. Dev.	$ 2,821,260	2,747,155	$ 2,418,010
Municipal Court	207,040	203,070	187,923
Fire	4,065,455	3,757,885	3,716,756
Police	5,656,995	5,091,370	5,062,242
Community Services	1,749,855	1,140,855	1,174,104
Library	748,280	679,955	603,596
Public Works	12,164,110	11,407,365	12,155,127
Total Operating Expenditures	$ 27,412,995	$ 25,027,655	$ 25,317,759
Other Financing Uses			
Capital Outlay			
General Gov't/Econ. Dev.	$ 228,005	$ 678,015	$ 76,451
Municipal Court	11,100	-	11,108
Fire	68,000	2,448,000	255,949
Police	297,080	213,860	162,020
Community Services	780,000	104,675	145,355
Library	1,500,000	-	-
Public Works	9,364,200	15,440,660	10,815,243
Total Capital Outlay	12,248,385	18,885,210	11,466,124
Debt Service	4,998,735	4,385,455	7,082,548
Transfer to Other Funds	2,451,190	6,305,165	2,091,811
Total Other Financing Uses	$ 19,698,310	$ 29,575,830	$ 20,640,484
Total Uses of Resources	**$ 47,111,305**	**$ 54,603,485**	**$ 45,958,243**
Change in Fund Balance	$ (9,159,355)	$ (1,454,365)	$ 15,760,296
Beginning Fund Balance	**$ 51,325,484**	**$ 52,779,849**	**$ 37,019,553**
Ending Fund Balance	**$ 42,166,129**	**$ 51,325,484**	**$ 52,779,849**

CITY OF SAGINAW
5-YEAR FUND SUMMARY

RESOURCES	ACTUAL 2017-2018	ACTUAL 2018-2019	ACTUAL 2019-2020	REVISED BUDGET 2020-2021	ADOPTED BUDGET 2021-2022	% CHANGE FROM LAST YEAR
GENERAL	$ 15,902,019	$ 16,968,257	$ 18,223,792	$ 18,729,050	$ 18,175,610	-2.95%
DEBT SERVICE	3,534,963	3,486,406	6,777,591	4,025,195	4,659,325	15.75%
CAPITAL PROJECTS	160,381	2,157,853	22,057,380	14,005,200	1,678,390	-88.02%
CCPD	1,160,759.35	1,236,734	1,310,130	1,556,040	1,390,120	-10.66%
POLICE EXPENDALBE TRUST					-	-
DRAINAGE UTILITY	804,578.60	847,960	839,229	824,260	820,360	-0.47%
STREET MAINTENANCE	423,931	467,338	473,842	538,435	482,590	-10.37%
DONATIONS	176,220	293,992	287,278	294,965	295,410	0.15%
GENERAL ESCROW	414,000	219,308	204,743	931,295	201,165	-78.40%
WATER/WASTEWATER ESCROW	422,877	358,204	234,822	51,835	26,340	-49.18%
ENTERPRISE	11,618,462	11,036,817	11,309,731	12,192,845	10,222,640	-16.16%
TOTAL RESOURCES	**$ 34,618,190**	**$ 37,072,869**	**$ 61,718,539**	**$ 53,149,120**	**$ 37,951,950**	**-28.59%**

USE OF RESOURCES	ACTUAL 2017-2018	ACTUAL 2018-2019	ACTUAL 2019-2020	REVISED BUDGET 2020-2021	ADOPTED BUDGET 2021-2022	% CHANGE FROM LAST YEAR
GENERAL	$ 15,951,212	$ 16,964,517	$ 16,871,518	$ 20,101,000	$ 20,077,035	-0.12%
DEBT SERVICE	3,572,904	3,391,910	6,802,161	4,129,030	4,753,725	15.13%
CAPITAL PROJECTS	5,549,587	1,948,166	6,241,134	14,532,875	9,000,000	-38.07%
CCPD	1,147,840	1,284,144	1,270,313	1,324,605	1,407,575	6.26%
POLICE EXPENDALBE TRUST					3,290	-
DRAINAGE UTILITY	288,832	428,914	833,237	297,345	263,315	-11.44%
STREET MAINTENANCE	220,411	356,199	646,314	414,025	280,000	-32.37%
DONATIONS	124,021	189,472	209,702	347,325	228,990	-34.07%
GENERAL ESCROW	89,423	94,356	175,384	351,575	106,800	-69.62%
WATER/WASTEWATER ESCROW	655,716	138,982	84,328	1,359,825	250,000	-81.62%
ENTERPRISE	11,113,113	9,627,724	12,824,151	11,745,880	10,740,575	-8.56%
TOTAL USE OF RESOURCES	**$ 38,713,058**	**$ 34,424,383**	**$ 45,958,243**	**$ 54,603,485**	**$ 47,111,305**	**-13.72%**
SURPLUS (DEFICIT)	**$ (4,094,868)**	**$ 2,648,486**	**$ 15,760,296**	**$ (1,454,365)**	**$ (9,159,355)**	
	Note 1	*Note 2*	*Note 3*	*Note 4*	*Note 5*	

Please see next pages for Notes and explanation of variances

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (8)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Consideration and Action regarding a Development Agreement with NextMetro Communities regarding Architectural Standards for Exterior Masonry and Neighborhood Setback Requirements, on land described as approximately 16.430 acres of land, and described as H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas located north of Bailey Boswell Road and west of F.M.-156

BACKGROUND/DISCUSSION:
The proposed Development Agreement is associated with the Avilla Saginaw development by NextMetro Communities. There will be representatives from NextMetro Communities present at the meeting to address any questions concerning the development.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Development Agreement

Exhibit C to Development Agreement

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") by and between the City of Saginaw, Texas (the "City") and NextMetro Communities, (the "Developer"), each a "Party" and collectively the "Parties," is made and entered into to be effective on March 15, 2022 (the "Effective Date").

WITNESSETH

WHEREAS, the Developer intends to develop the Avilla Saginaw (the "Project") consisting of approximately 16.430 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 a waiver of certain building permit fees; 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:

l. 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. 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 0322-03 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:

NextMetro Communities
2221 Lakeside Blvd.
Richardson, Texas 75082
Attn: Josh Eadie

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

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

THE CITY OF SAGINAW, TEXAS

_____
Todd Flippo, Mayor,

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 2022 by Todd Flippo, Mayor of the City of Saginaw, Texas, on behalf of the City of Saginaw, Texas.

_____
Notary Public, State of Texas

DEVELOPER:
NextMetro Communities

By: _____
Name: Josh Eadie
Title: Development Manager – Dallas Region

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 2022 by Josh Eadie, the Development Manager – Dallas Region of NextMetro Communities, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
Legal Description

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

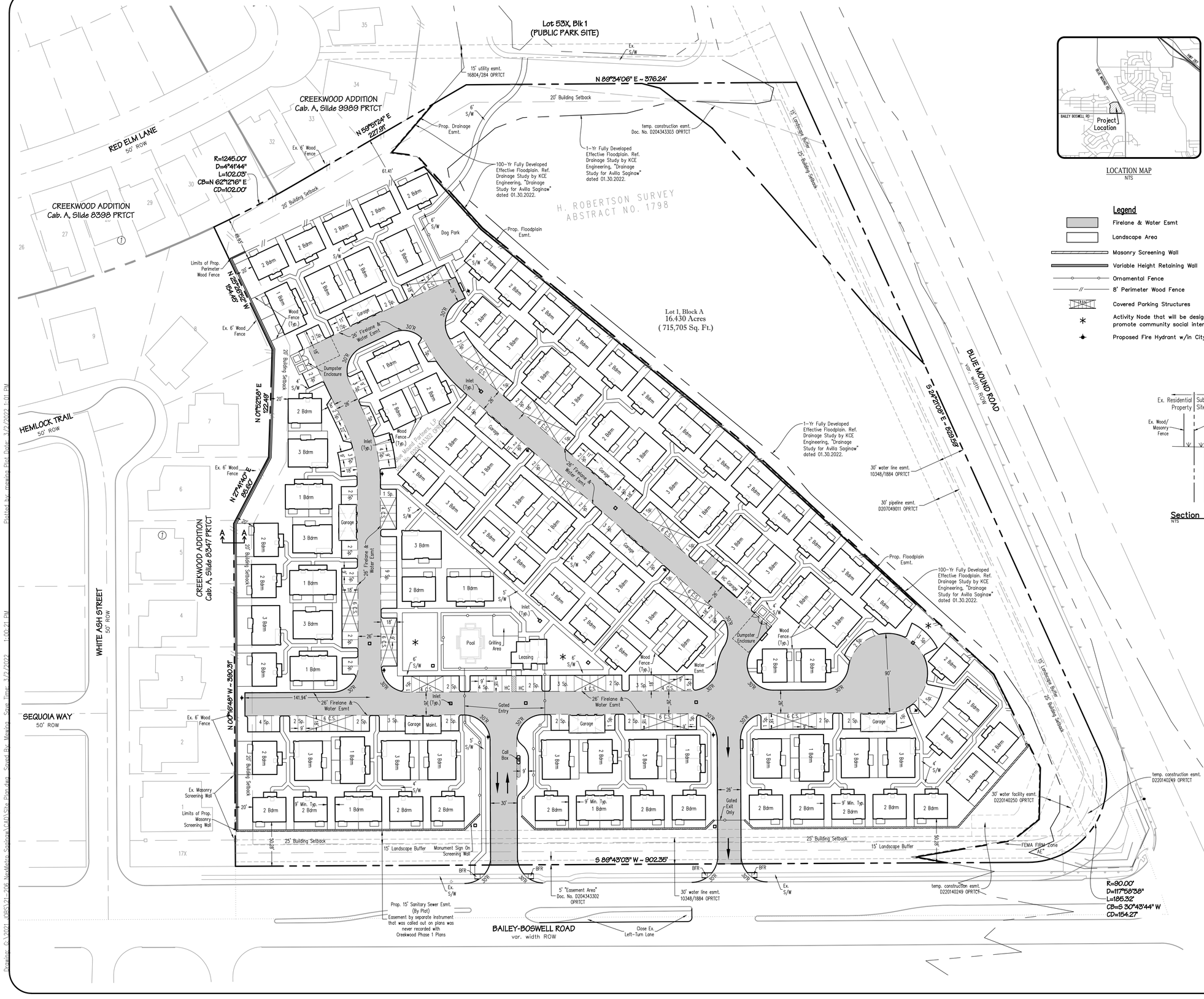
THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

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



LOCATION MAP
NTS



0 25 50 100

1 inch = 50 ft.

Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 8' Perimeter Wood Fence
- Covered Parking Structures
- * Activity Node that will be designed and intended to promote community social interaction.
- Proposed Fire Hydrant w/in City Easement

Section 'A–A'
NTS

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-Family plus cottage community; site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-13, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 9 feet (foundation to foundation).

SITE DATA

Ex. Zoning	Community Commercial (CC)
Prop. Zoning	Planned Development (PD/MF1)
Proposed Use	Multifamily
Lot Area	16.430 Ac. (715,705 Sq. Ft.)

Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	**118**	**116,363 Sq. Ft.**

Building Coverage	0.1626	
Density	7.18	Units/Ac.

Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1:200)	-	5
Total:	-	**241**

Parking Provided	**Spaces**
Standard Spaces	122
Detached Covered Spaces	82
Detached Garage Spaces	32
Leasing Office	8
Total:	**244**

Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)
Landscape Area Provided	480,000 Sq. Ft.

EXHIBIT "C"
SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie

DEVELOPER
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Telephone: (469) 546-9434
Contact: Josh Eadie

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Gordana Edwards

Drawing: G:\2021 JOBS\21-206 NexMetro Saginaw\CAD\Site Plan.dwg Saved By: mewing Save Time: 3/2/2022 1:00:21 PM Plotted by: mewing Plot Date: 3/2/2022 1:01 PM

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (9)

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 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw) (Ordinance No. 2022-03)

BACKGROUND/DISCUSSION:
Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

The Planning and Zoning Commission considered the request at its March 8, 2022 meeting and recommended approval by City Council by a vote of 3-1.

The approval was subject to relocation of a dumpster location from the west side of the Development Plan to the east side of the development further away from the Creek Wood Subdivision.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
The Planning and Zoning Commission voted to recommend approval of the amendment to the 2022 Comprehensive Plan Final Development Plan and to change the zoning from Community Commercial (CC) to Planned Development (PD) for the Avila Saginaw development as described subject to relocation of a dumpster from the west side of the Development Plan to the east side of the development further away from the Creekwood Subdivision as approved by staff.

ATTACHMENTS:

Description

Ordinance 2022-03
Exhibit A Property Description
Exhibit B Development Standards
Exhibit C Development Plan
P&Z Packet 3-8-22
P&Z Minutes 3-8-22
Letter of Support from Creekwood

ORDINANCE NO. 2022- __

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 2022 COMPREHENSIVE MASTER PLAN BY CHANGING THE ULTIMATE LAND USE PLAN AND ESTABLISHING AVILLA SAGINAW PLANNED DEVELOPMENT DISTRICT WITH MULTI-FAMILY (MF-1) 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 2022 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2022 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 16.430 acres of land out of Abstract 1798, H. Robertson Survey, Tarrant County, Texas, and located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156), has filed an application to establish the Avilla Saginaw Planned Development District with Multi-Family (MF1) Uses; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on March 8, 2022 and the City Council of the City of Saginaw, Texas, held a public hearing on March 15, 2022, with respect to the proposed 2022 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 Community Commercial (CC) to Planned Development (PD) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 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, 2022 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 16.430 acres of land out of Abstract 1798, H. Robertson Survey, Tarrant County, Texas, and located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156), as more fully described in Exhibit "A" hereto.

from Community Commercial (CC) to Planned Development (PD).

SECTION 2.

Ordinance No. 2002-04, as amended, is hereby amended by rezoning the Property from Community Commercial (CC) to Planned Development (PD), with Multi-Family (MF1) 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 Avilla Saginaw 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 1st DAY OF MARCH, 2022.

_____
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”
Planned Development District Standards

Exhibit “C”
Development Plan

EXHIBIT “A”

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

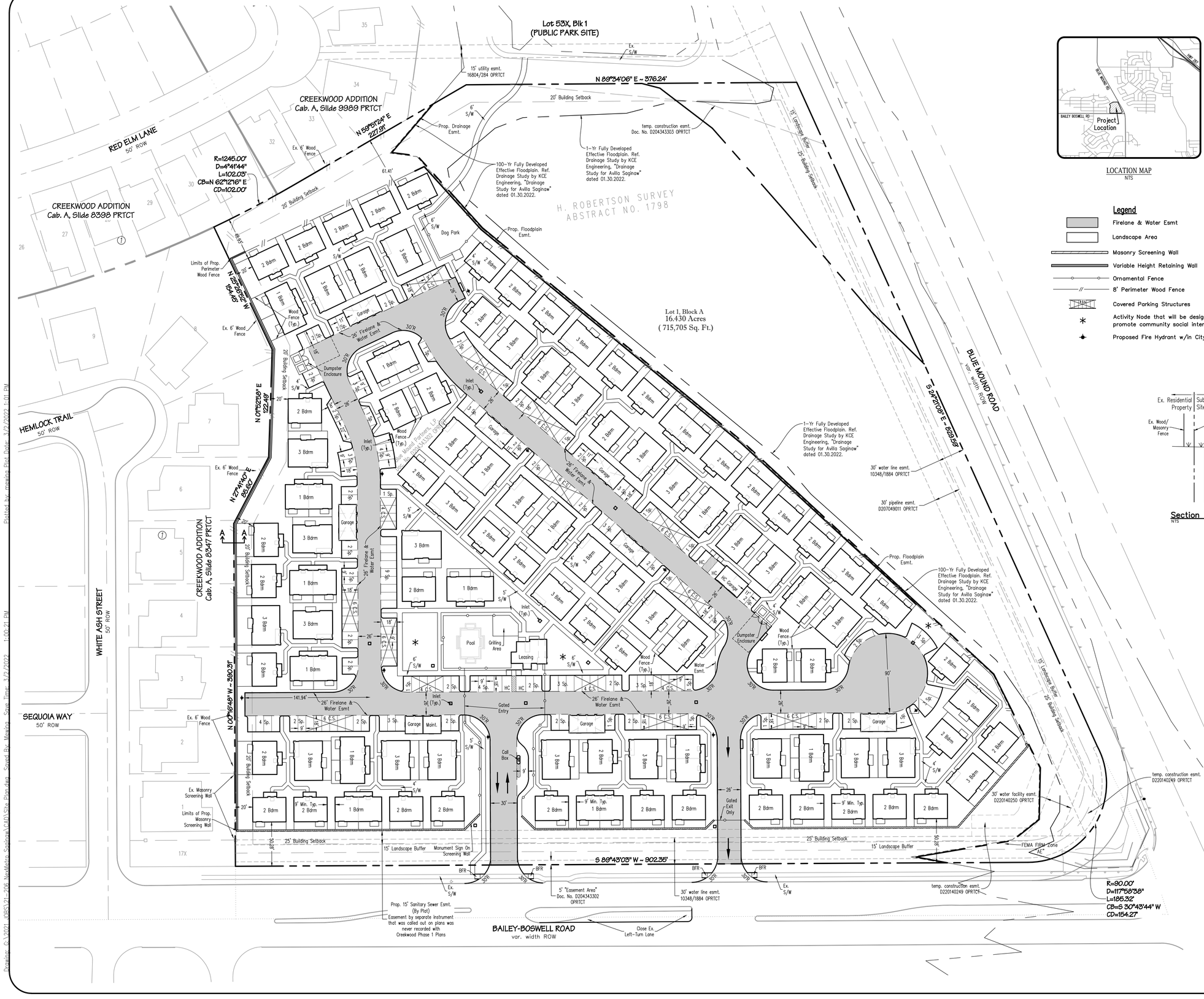
A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. 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.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.



LOCATION MAP
NTS



0 25 50 100

1 inch = 50 ft.

Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 8' Perimeter Wood Fence
- Covered Parking Structures
- * Activity Node that will be designed and intended to promote community social interaction.
- Proposed Fire Hydrant w/in City Easement

Section 'A–A'
NTS

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-Family plus cottage community; site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-13, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 9 feet (foundation to foundation).

SITE DATA

Ex. Zoning	Community Commercial (CC)
Prop. Zoning	Planned Development (PD/MF1)
Proposed Use	Multifamily
Lot Area	16.430 Ac. (715,705 Sq. Ft.)

Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	1,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	**118**	**116,363 Sq. Ft.**

Building Coverage	0.1626	
Density	7.18	Units/Ac.

Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1:200)	-	5
Total:	-	**241**

Parking Provided	**Spaces**
Standard Spaces	122
Detached Covered Spaces	82
Detached Garage Spaces	32
Leasing Office	8
Total:	**244**

Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)
Landscape Area Provided	480,000 Sq. Ft.

EXHIBIT "C"
SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie

DEVELOPER
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Telephone: (469) 546-9434
Contact: Josh Eadie

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Gordana Edwards

Drawing: G:\2021 JOBS\21-206 NexMetro Saginaw\CAD\Site Plan.dwg Saved By: mewing Save Time: 3/2/2022 1:00:21 PM Plotted by: mewing Plot Date: 3/2/2022 1:01 PM

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, March 08, 2022
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 January 11, 2022	**Chairman Lewis**
(5)	**PZ 0322-01** **Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(6)	**PZ 0322-02** **Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849**	**Jeff Klement, P. E.** **JBI Partners**
(5)	**PZ 0322-03 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)**	**Josh Eadie** **NexMetro Communities**
(6)	**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	

(7) EXECUTIVE SESSION

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

a. Any Posted Item

(8) Adjournment **Chairman Lewis**

DATE POSTED:_____ TIME:_____ BY:_____

DATE RETRIEVED:_____ TIME:_____ BY:_____

The City Hall is wheelchair accessible and special parking is available on the east side of the building or in front of the Library located west of City Hall. If special accommodations are required, please contact Susy Victor at 817-230-0440 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.

03/08/2022 P&Z Packet Page #2

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.

03/08/2022 P&Z Packet Page #3

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
JANUARY 11, 2022

Present at the Meeting:

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
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Alex Ward
Andrew Simonsen
Cesar Guerrero
Madison Graham
Mary Ragle
Nathan Goldberg
Rebecca Ward
Samuel LaBruyere

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, LaBruyere, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on November 09, 2021 were presented for approval. A motion was made by Member LaBruyere with a second by Member Barngrover to approve the minutes for November 09, 2021. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(5) PZ 0122-01 PUBLIC HEARING
Consideration and Action Regarding Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan

Vice Chairman Haney opened the Public Hearing at 6:02 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the 2022 Saginaw Comprehensive Plan.

Madison Graham, Planner and Andrew Simonsen, Engineer for the project, showed a PowerPoint presentation regarding the 2022 Saginaw Comprehensive Plan. DPW Trice, Madison Graham, and Andrew Simonsen answered the members and audience's questions and addressed their concerns.

During the Public Hearing, audience participation consisted of residents: Nathan Goldberg, Cesar Guerrero, Rebecca Ward, and Alex Ward. They all shared their concerns regarding the zoning of Spring Creek Hollow where a distribution center is planning to be built. Their concerns revolved around safety, congestion, and nature. Due to comments being skewed towards a non-agenda item, City Attorney, Lindsey Hale, had to intervene and bring the commission back to the original agenda item. She stated that although the public can speak on non-agenda items, Commission members cannot.

Vice Chairman Haney closed the Public Hearing at 6:46 p.m.

A motion was made by Vice Chairman Haney with a second by Member LaBruyere to recommend that the City Council approve the 2022 Saginaw Comprehensive Plan.

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

(6) 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.

(7) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held

(8) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member LaBruyere, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member Julien, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of January 11, 2022 closed at 6:58 p.m.

APPROVED:

_____

Matthew Lewis, Chairman

ATTEST:

_____

Susy Victor-Trevino, 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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Preliminary Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #7

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: PZ0322-01

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (X) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

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OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

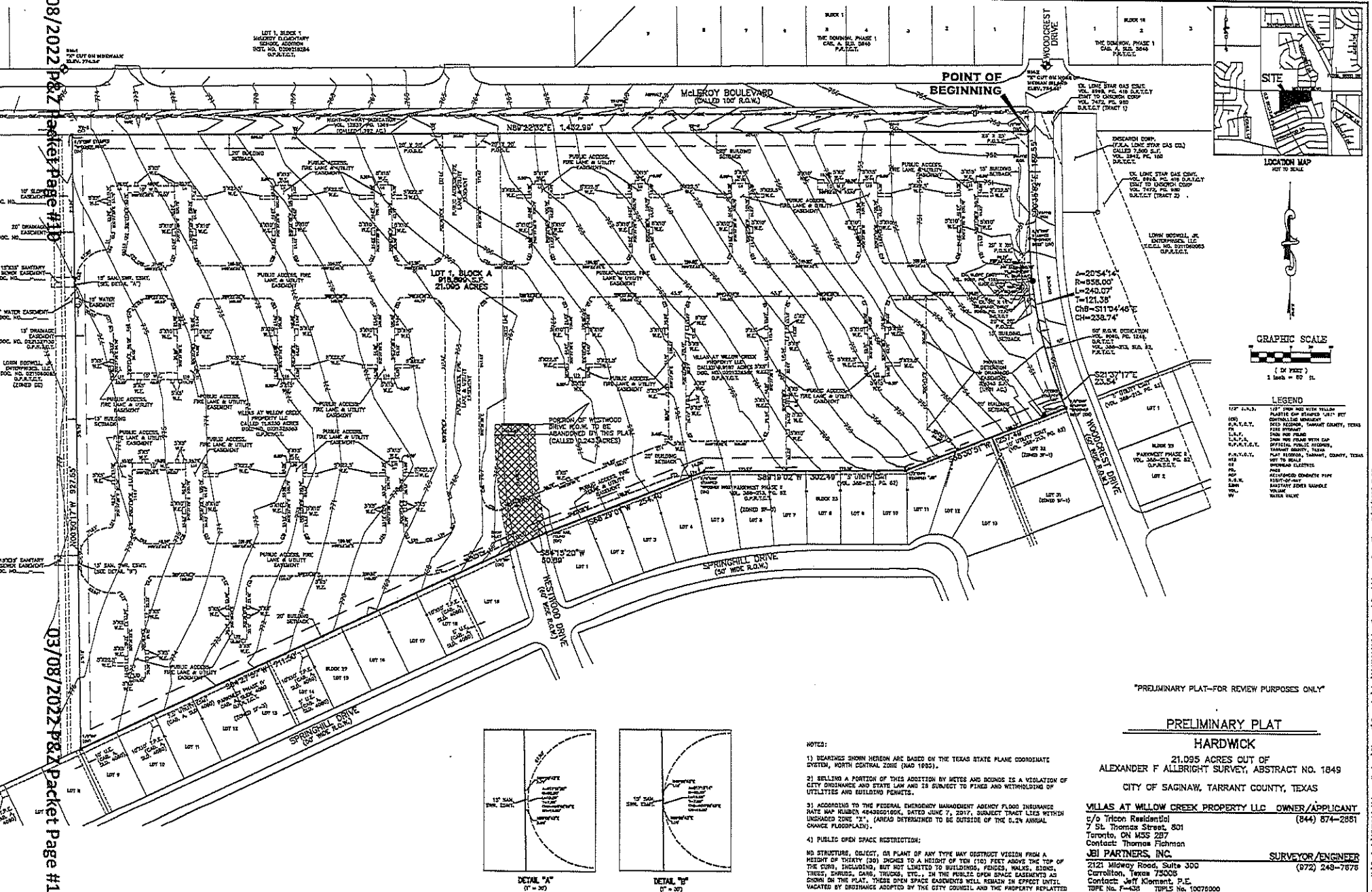
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

03/08/2022 P&Z Packet Page #9

03/08/2022 P&Z Packet Page #10



"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0190K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2881
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-4311 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 P&Z Packet Page #10

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS –

COUNTY OF TARRANT –

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LOREN O'NEILL, JR. ENTERPRISES, LLC. by deed thereof filed for record in Tarrant County, Texas minutes & Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.0187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as DESCRIBED in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 9.0187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw in Volume 12637, Page 1360, 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 degrees 35 minutes 52 seconds East, a distance of 150.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 04 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.35 feet, a chord bearing of South 11 degrees 04 minutes 40 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 22.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5022" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 28 minutes 21 seconds West, a distance of 237.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 69 degrees 10 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5022" found;

South 69 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 20 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89 degrees 49 minutes 07 seconds 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 660.00 feet;

THENCE along the south line of said 0.243 acre tract, South 84 degrees 15 minutes 20 seconds East, a distance of 228.60 feet to a five-eighths inch iron rod found at the north lot corner of Lot 18, 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 4060, Plat Records, Tarrant County, Texas;

THENCE South 84 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 26 minutes 17 seconds West, a distance of 527.33 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 22 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.80 feet to the POINT OF BEGINNING and containing 918,898 square feet or 21.095 acres of land.

We, the undersigned, do hereby dedicate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS –

COUNTY OF DALLAS –

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	81.18'	06°31'40"	698.00'	40.61'	S09°22'08"E	81.14'
C2	22.36'	081°26'07"	21.00'	13.38'	N60°04'26"W	21.34'
C3	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C4	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C5	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C6	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C7	23.23'	64°12'07"	30.00'	12.93'	N31°53'36"E	23.65'
C8	23.36'	64°25'37"	30.00'	13.00'	S32°30'30"W	23.66'
C9	16.06'	030°40'26"	30.00'	7.70'	S13°46'18"W	14.92'
C10	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C11	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C12	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C13	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C14	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C15	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C16	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C17	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C18	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C19	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C20	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C21	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C22	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C23	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C24	32.98'	090°00'00"	21.00'	21.00'	S45°30'30"W	29.70'
C25	20.68'	090°39'01"	21.00'	20.99'	S44°22'01"W	20.65'
C26	20.68'	089°39'01"	21.00'	20.99'	N44°22'01"W	20.65'
C27	32.98'	090°00'00"	21.00'	21.00'	N45°30'30"E	29.70'
C28	36.07'	098°31'05"	125.00'	18.16'	S08°55'57"E	35.84'
C29	38.06'	089°39'01"	21.00'	24.33'	S89°39'01"E	33.75'
C30	42.56'	029°29'00"	176.00'	21.82'	N10°59'00"E	42.53'
C31	31.36'	085°32'27"	21.00'	18.43'	N31°41'14"E	28.53'
C32	33.46'	024°54'30"	77.00'	17.01'	N78°39'14"E	33.21'
C33	34.00'	043°46'43"	35.00'	17.84'	S33°23'16"E	33.34'
C34	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C35	20.18'	64°23'27"	30.00'	11.00'	S32°55'07"E	19.14'
C36	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C37	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C38	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C39	18.88'	009°33'48"	113.00'	9.46'	N04°30'37"E	18.86'
C40	3.22'	006°51'22"	30.00'	1.61'	S00°51'36"W	3.22'
C41	17.24'	033°32'19"	30.00'	8.14'	N16°16'41"E	17.48'
C42	20.14'	038°27'58"	30.00'	10.39'	N24°27'03"W	19.77'
C43	23.36'	64°25'37"	30.00'	13.00'	S32°55'07"E	23.66'
C44	23.36'	64°25'37"	30.00'	13.00'	N31°30'30"E	23.66'
C45	23.23'	64°12'07"	30.00'	12.93'	S31°53'36"W	23.65'
C46	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C47	8.28'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C48	20.67'	015°50'55"	112.00'	14.82'	N08°08'48"W	20.64'
C49	8.81'	015°48'46"	30.00'	4.44'	S07°15'08"E	8.78'
C50	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C51	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C52	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C53	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C54	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C55	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C56	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C57	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C58	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C59	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C60	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C61	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C62	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C63	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C64	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C65	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C66	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C67	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C68	23.36'	64°25'37"	30.00'	13.00'	N32°55'07"W	23.66'
C69	23.36'	64°25'37"	30.00'	13.00'	S31°30'30"W	23.66'
C70	170.85'	180°33'05"	55.00'	346.16'	S07°47'23"E	84.00'
C71	11.48'	013°04'55"	30.00'	5.77'	N47°32'57"W	11.38'
C72	66.21'	034°54'30"	122.00'	34.05'	N78°39'14"E	64.74'
C73	46.00'	026°50'00"	133.00'	24.27'	S78°54'44"W	47.73'
C74	27.13'	009°32'23"	163.00'	13.58'	S72°43'13"W	27.10'
C75	17.01'	019°28'18"	50.00'	8.58'	N33°48'56"W	16.93'
C76	15.93'	018°14'34"	50.00'	8.03'	N34°55'47"E	15.86'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°17'47"E	6.41'
L2	N89°22'22"E	26.00'
L3	N12°17'47"E	6.39'
L4	N89°22'22"E	26.00'
L5	N89°22'22"E	26.00'
L6	N89°22'22"E	26.00'
L7	N89°22'22"E	26.00'
L8	N89°22'22"E	26.00'
L9	N89°22'22"E	26.00'
L10	N89°22'22"E	26.00'
L11	N89°22'22"E	26.00'
L12	N89°22'22"E	26.00'
L13	N89°22'22"E	26.00'
L14	N89°22'22"E	26.00'
L15	N89°22'22"E	26.00'
L16	N89°22'22"E	26.00'
L17	N89°22'22"E	26.00'
L18	N89°22'22"E	26.00'
L19	N89°22'22"E	26.00'
L20	N89°22'22"E	26.00'
L21	N89°22'22"E	26.00'
L22	N89°22'22"E	26.00'
L23	N89°22'22"E	26.00'
L24	S89°10'07"W	3.85'
L25	N89°22'22"E	13.31'
L26	N84°37'07"E	10.86'
L27	N44°47'10"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, Voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to conditially approve preparation of a Final Plat subject to conditions enumerated in minutes of this date

By:_____
Mayor

Attest:_____
City Secretary

"PRELIMINARY PLAT–FOR REVIEW PURPOSES ONLY"

PRELIMINARY PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2561
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klament, P.E.
TBPE No. F-435 TBPLS No. 10075000

Date: 02/17/2022

03/08/2022 P&Z Packet Page #11
03/18/2022 P&Z Packet Page #11

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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Consideration and Action regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

BACKGROUND/DISCUSSION:

On August 16, 2021, City Council approved a Planned Development for the Villas of Willow Creek located south of West McLeroy Boulevard and west of Woodcrest Drive. The developer has submitted a Final Plat for consideration.

Engineer/Surveyor: JBI Partners, Inc.

Existing Zoning: Planned Development (PD)

Developer: Tricon Residential

The plat will abandon 0.243 Acres of Westwood right-of-way. Offsite easements will be dedicated as separate instruments and will be scheduled for City Council acceptance with the consideration of the Final Plat. The filing information will be added to the face of the plat prior to recordation.

If you have any questions, please let me know.

03/08/2022 P&Z Packet Page #12

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: P7 0322-07

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT ( ) FINAL PLAT (X) REPLAT ( ) AMENDED PLAT ( )

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: southwest corner of Woodcrest Drive and McLeroy Boulevard intersection

NAME OF PROPOSED DEVELOPMENT: Villas at Willow Creek

TOTAL ACREAGE OF PROPERTY: 21.095 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: _____ PHONE #: 416-323-2498

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Villas at Willow Creek Property LLC

OWNER'S ADDRESS: 7 St. Thomas Street, 801, Toronto, ON M5S 2B7

APPLICANT'S SIGNATURE: _____ PHONE # : Same as Owner

APPLICANT'S NAME: Same as Owner

APPLICANT'S ADDRESS: Same as Owner

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

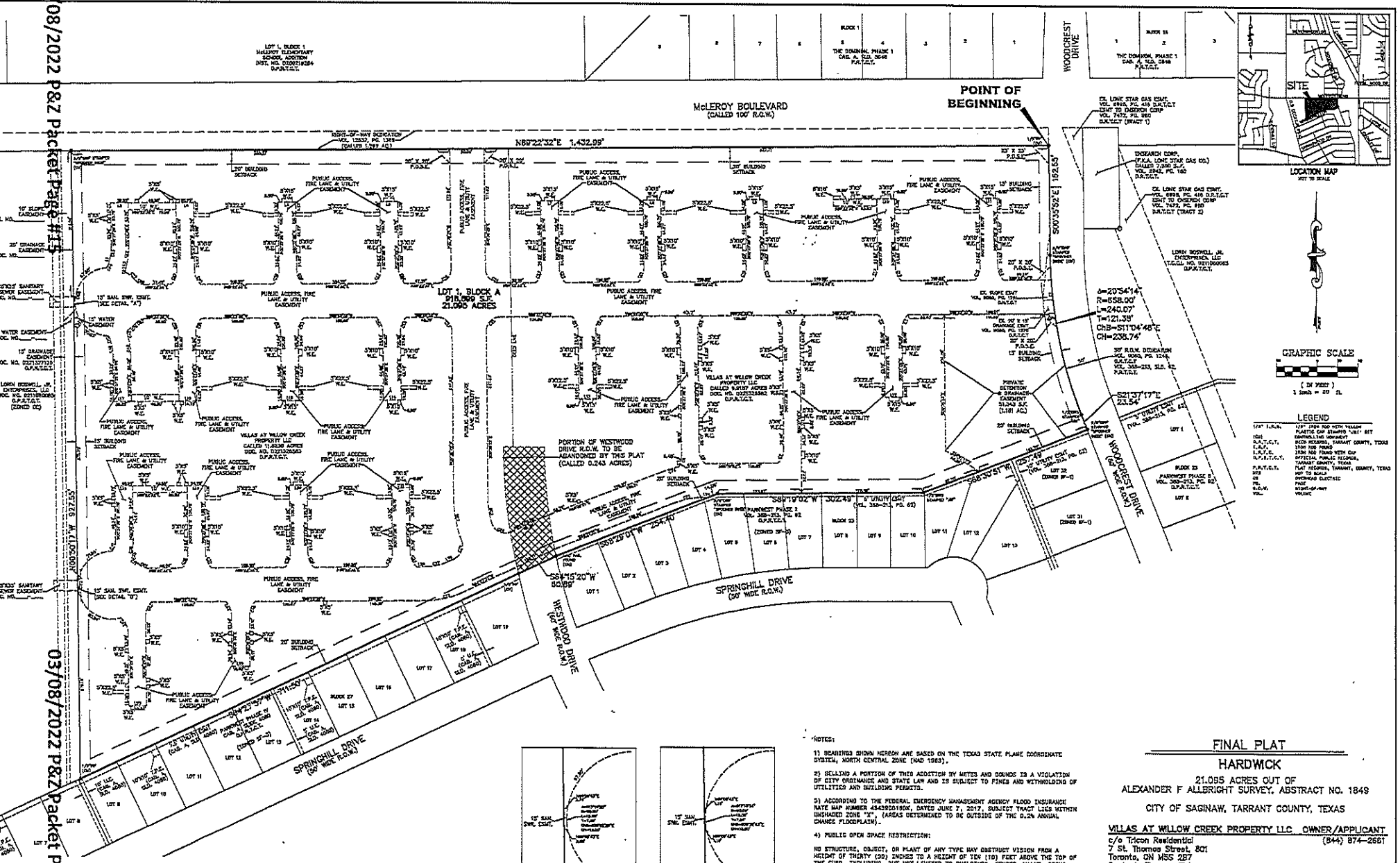
PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

03/08/2022 P&Z Packet Page #14



LEGEND

1/2" I.R.S.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET
IRS	IRON ROD FOUND
D.R.C.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
C.M.F.	CONTROLLING MONUMENT
I.R.F.C.	IRON ROD FOUND WITH CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
NTS	NOT TO SCALE
P.E.	PHOTOMAN ELECTRIC
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0195K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC — OWNER/APPLICANT
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7878
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10078000

Date: 02/17/2022

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OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS -

COUNTY OF TARRANT -

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, VILLAS AT WILLOW CREEK PROPERTY LLC, is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to LONER HILL, JR. ENTERPRISES, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060045, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 2.9187 acre tract of land described in deed to Villas At Willow Creek Property LLC recorded as Instrument No. _____, and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas. said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of said 2.9187 acre tract, being the southeast property corner of a called 1.282 acre tract of land described in right-of-way deed to the City of Saginaw in Volume 12637, Page 1389, 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 60 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 650.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.20 feet, a chord bearing of South 11 degrees 04 minutes 48 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degree 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5822" found, being the north lot corner of Lot 22, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

THENCE departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:

South 68 degrees 39 minutes 31 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 10 minutes 02 seconds West, a distance of 302.46 feet to a five-eighths inch iron rod with cap stamped "Spooner 5822" found;

South 68 degree 20 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

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 degrees 59 minutes 48 seconds West, a chord length of 162.13 feet to a PK nail set;

THENCE South 89 degree 48 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.00 feet to a five-eighths 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 4099, Plat Records, Tarrant County, Texas;

THENCE South 64 degree 27 minutes 07 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.90 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

THENCE along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 627.65 feet to an iron rod set on the south property line of the aforementioned 1.282 acre tract, being the south right-of-way line of said McLeroy Boulevard;

THENCE North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.282 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.86 feet to the POINT OF BEGINNING and containing 918,889 square feet or 21.095 acres of land.

We, the undersigned, do hereby designate the above described property as HARDWICK, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY
William J. Johnson, R.P.L.S. No. 6426

Date: _____, 2022

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	61.15'	005°19'46"	658.00'	30.61'	S06°37'04"E	61.13'
C2	22.34'	001°00'07"	21.00'	12.36'	N60°04'05"W	21.34'
C3	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C4	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C5	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C6	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C7	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C8	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C9	18.08'	028°46'33"	30.00'	9.24'	S35°46'18"W	14.92'
C10	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C11	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C12	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C13	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C14	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C15	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C16	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C17	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C18	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C19	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C20	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C21	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C22	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C23	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C24	22.89'	060°06'56"	21.00'	21.01'	S40°36'36"E	28.70'
C25	33.84'	089°18'01"	21.00'	30.00'	S44°23'01"W	30.52'
C26	32.98'	089°58'31"	21.00'	20.99'	N44°23'23"E	29.69'
C27	33.84'	090°00'00"	21.00'	21.01'	N45°36'36"W	29.70'
C28	36.27'	098°57'05"	123.00'	18.15'	S88°53'23"E	35.84'
C29	36.06'	098°23'06"	21.00'	24.33'	S89°23'14"E	31.76'
C30	82.64'	000°36'06"	176.00'	21.82'	S15°01'00"E	82.53'
C31	31.38'	085°33'29"	21.00'	19.43'	N21°41'14"E	28.53'
C32	33.46'	091°16'25"	77.00'	17.01'	N79°53'14"E	33.21'
C33	34.00'	046°48'43"	30.00'	17.98'	S33°23'19"E	33.06'
C34	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C35	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C36	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C37	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C38	19.26'	008°33'48"	113.00'	9.66'	N09°09'27"E	19.24'
C39	3.23'	008°12'33"	30.00'	1.62'	S05°31'05"W	3.23'
C40	17.74'	033°52'18"	30.00'	9.14'	N18°16'44"E	17.48'
C41	23.14'	044°01'08"	30.00'	12.20'	N24°37'02"W	24.41'
C42	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C43	23.22'	044°24'44"	30.00'	12.25'	S22°50'17"E	22.66'
C44	23.24'	044°23'58"	30.00'	12.24'	N22°50'14"W	22.67'
C45	23.22'	044°24'48"	30.00'	12.25'	S21°36'26"W	22.66'
C46	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C47	8.26'	016°01'36"	30.00'	4.22'	N24°01'33"W	8.24'
C48	28.27'	018°02'05"	112.00'	14.92'	N08°08'48"W	28.18'
C49	8.01'	015°48'48"	30.00'	4.44'	S07°15'06"E	7.79'
C50	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C51	23.22'	044°23'23"	30.00'	12.23'	S21°36'26"W	22.66'
C52	23.22'	044°23'23"	30.00'	12.23'	N22°50'17"W	22.66'
C53	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C54	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C55	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C56	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C57	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C58	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C59	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C60	23.22'	044°23'23"	30.00'	12.23'	S22°50'17"E	22.66'
C61	23.22'	044°23'23"	30.00'	12.23'	N21°36'26"E	22.66'
C62	23.48'	012°32'15"	113.00'	12.00'	N30°52'08"E	23.43'
C63	18.82'	012°00'15"	87.01'	8.89'	N29°52'08"E	18.68'
C64	6.03'	017°13'16"	30.00'	4.58'	N20°58'26"E	6.00'
C65	5.90'	012°57'12"	30.00'	4.20'	N04°18'11"W	5.83'
C66	16.16'	049°37'00"	21.00'	8.71'	S65°46'05"E	17.62'
C67	16.16'	049°37'00"	21.00'	8.71'	S64°54'05"W	17.62'
C68	162.82'	172°19'03"	54.00'	1210.02'	S01°14'38"E	54.91'
C69	16.16'	049°37'00"	21.00'	8.71'	S66°46'05"E	17.62'
C70	170.65'	186°33'00"	60.00'	366.16'	S07°41'21"E	98.06'
C71	11.46'	013°06'00"	30.00'	5.73'	N43°32'27"W	11.34'
C72	80.31'	034°54'38"	127.00'	28.00'	N79°51'41"E	84.78'
C73	48.00'	020°00'00"	137.50'	24.27'	S78°54'05"W	47.75'
C74	27.13'	000°32'25"	192.00'	13.56'	S72°46'13"W	27.13'
C75	17.24'	017°38'18"	60.00'	8.69'	N30°49'05"W	16.83'
C76	13.62'	013°14'26"	60.00'	6.83'	N46°32'49"W	13.59'

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°17'47"E	0.41'
L2	N88°32'32"E	28.00'
L3	N12°17'47"E	6.38'
L4	N88°32'32"E	28.00'
L5	N88°32'32"E	28.00'
L6	N88°32'32"E	28.00'
L7	N88°32'32"E	28.00'
L8	N88°32'32"E	28.00'
L9	N88°32'32"E	28.00'
L10	N88°32'32"E	28.00'
L11	N88°32'32"E	28.00'
L12	N88°32'32"E	28.00'
L13	N88°32'32"E	28.00'
L14	N88°32'32"E	28.00'
L15	N88°32'32"E	28.00'
L16	N88°32'32"E	28.00'
L17	N88°32'32"E	28.00'
L18	N88°32'32"E	28.00'
L19	N88°32'32"E	28.00'
L20	N88°32'32"E	28.00'
L21	N88°32'32"E	28.00'
L22	N88°32'32"E	28.00'
L23	N88°32'31"E	28.00'
L24	S88°16'02"W	3.85'
L25	N88°32'32"E	13.31'
L26	N44°27'07"E	10.85'
L27	N44°27'07"E	12.86'

PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_, voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By: _____
CHAIRMAN

Attest: _____
CITY SECRETARY

CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to accept this plat and approve it for filing of record.

By: _____
Mayor

Attest: _____
City Secretary

FINAL PLAT

HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VILLAS AT WILLOW CREEK PROPERTY LLC OWNER/APPLICANT
c/o Tricon Residential (844) 874-2861
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Kiement, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: 02/17/2022

03/08/2022 08:08:20 AM
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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: March 8, 2022 Meeting

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Planned Development – Avilla Saginaw

Owner: Blue Mound Partners, L.P.
Developer: NextMetro Communities
Engineer: Spiars Engineering
Existing Zoning: Community Commercial (CC)
Ultimate Land Use Plan: CC and SF2
Proposed Zoning: PD/MF1

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/MF1) (14.430 Acres)

Ultimate Land Use Plan shows the property as Community Commercial (CC).

The property has existing frontage on Blue Mound Road (Hwy 156) and E Bailey Boswell Rd.

Adjacent Land Uses
West: Single Family (SF2)
East: Blue Mound Rd. (FM-156)
North: Single Family (City of Fort Worth)
South: Bailey-Boswell Rd.

Avilla Saginaw is proposed as a Single Family for Rent Development. The development will be gated and will be platted as a single lot. The dwelling units will range in size from a 690 S.F. 1-Bedroom Unit to 1,265 for a 3-Bedroom Unit.

The minimum separation between units will be nine feet (9') measured from foundation to foundation.

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The total number of proposed units is 118 providing a density of 7.18 dwelling units per acre. The maximum density for Multi-family (MF1) in the Zoning Ordinance is 18 DU/Acre.

All units shall be fire sprinkled in accordance with NFPA 13R standards, as they exist or may be amended.

Architectural standards are outlined in the Development Standards (Attachment "B"). A Developer Agreement will be required to enforce the standards.

Additional information may be found in the Development Standards.

If you have any questions, please let me know.

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT); with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

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THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.

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EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District – Single-Family for Rent Tract

The purpose of this district is for Cottage Style Single-Family for Rent, which most appropriately utilizes Multi-Family-1 (MF1) standards, except as specifically stated in this Ordinance.

A. All regulations and standards applicable to the MF1 Multifamily Residential zoning classification shall apply, as it exists or may be amended, except as noted herein:

1. Minimum Building Front Setback (South)	25 feet
2. Minimum Building Front Setback (East)	25 feet
3. Minimum Building Rear Setback (North)	20 feet
4. Minimum Building Side Setback (West)	20 feet
5. Maximum Building Height	36 feet
7. Minimum Parking per 1 Bedroom Unit	1.5 spaces
8. Minimum Parking per 2 Bedroom Unit	2.0 spaces
9. Minimum Parking per 3 Bedroom Unit	2.5 spaces
11. Minimum Landscape Bufferyard along Frontages	15 feet
12. Minimum Landscape Area	50% of Bldg Floor Area

B. The following regulations shall also apply:
1. Building separation between units shall be a minimum of 9 feet (foundation to foundation).
2. Amenities shall include a pool, spa, dog park, covered pavilion with outdoor kitchen, pet stations, community gathering areas, usable open space and centralized greenspace with walking paths as shown on the Zoning Exhibit.
3. Perimeter fencing shall be 8feet in height. Perimeter fencing materials shall be masonry, wood and/or ornamental metal.
4. Surface spaces, detached garages and covered parking shall be allowed and count toward minimum parking requirements.
5. The building materials shall conform to the development standards as set forth in the MF-1 multifamily design standards including the below:
   - Each home shall provide a minimum of an 8 ft private, fenced rear yard. Interior rear yard fences shall be wood.
   - Internal site addressing shall be on masonry column portal style signs.
   - Subdivision identity signs may be located near driveway entry locations.
6. Exterior air conditioning equipment shall be located in the rear of the property.
7. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.
8. 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

03/08/2022 P&Z Packet Page #21

block, or combination of these materials laid up unit by unit and set in mortar.

9. Fences, gates, patios, parking and access easement/access drives shall be allowed in front, side, rear yard setbacks and within the area between building facades and property line.

03/08/2022 P&Z Packet Page #22

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Meeting Notice
nprovement Project
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25,27-Mar 4 2022

f Storage) PUBLIC
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f Storage) PUBLIC
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2022

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NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 24th of March 2022 for:
BID NUMBER: 22-0107
Annual Requirements Contract for Channel Mowing
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060673
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 2:00 p.m. on the 31st of March 2022 for:
BID NUMBER: 22-0100
Annual Requirements Contract for Fire Department Uniforms
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060675
Feb 16,23 2022

NOTICE TO BIDDERS
Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 600, Arlington, Texas, 76010 until 10:00 a.m. on the 10th of March 2022 for:
BID NUMBER: 22-0065
Bunker Renovation for Tierra Verde Golf Club
PRE-BID MEETING:
Thursday, February 24, 2022 @ 10:00am
Tierra Verde Golf Club, 7005 Golf Club Dr.
Arlington, TX 76001
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-txbonwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 600, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/a Jim Ross
Mayor
s/a Alex Busken
City Secretary
IPLD060748
Feb 16,23 2022

PUBLIC NOTICE
Notice is hereby given that First National Bank Texas, 901 E.GTX Expressway Killeen, Texas, has filed an application with the Office of the Comptroller of the Currency on Wednesday, February 23, 2022 as specified in 12 C.F.R. § 5.3(i), for permission to relocate its commercial branch located at 500 Pecan Street Suite 201, Fort Worth, TX 76102 to 500 E. 4th Street, Suite 200, Fort Worth, TX 76102, relocating on April 1, 2022.
Any person wishing to comment on this application may file comments in writing with the Director for District Licensing, Southern District Office, 500 North Akard, Suite 1600, Dallas, Texas 75201, within 15 days of the date of this publication. The public portions of the application are available for inspection during regular business hours at the Southern District Office.
February 23, 2022 First National Bank Texas
Killeen, Texas
IPLD061236
Feb 23 2022

City of Mansfield
Public hearings will be held by Mansfield Planning & Zoning Commission on 3/8/2022 at 6:00PM in Council Chambers of City Hall at 1200 E Broad St Mansfield TX and by Mansfield City Council on 4/11/2022 and 4/25/2022 at 7PM at the same location to consider:
ZC#21-020: Change of zoning from PR Pre-Development District to PD Planned Development for a mixed use development including multi-family business commercial on 121.459 acres of land in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, TX and Abstract No. 1109, Johnson County, TX, located at 1101

CITY OF SAGINAW PUBLIC NOTICE
Notice is hereby given that the City of Saginaw City Council will conduct a public hearing on Tuesday, March 15, 2022 at 6:00 P.M. at the Saginaw City Hall, 333 W. McLeroy Blvd., Saginaw, Texas to consider selection of a project for the FY2022-48 th Year Community Development Block Grant (CDBG) program. The proposed project is new sidewalk construction along the north side of Wofford Way and the east side of Thompson Dr. from Opal St. to Longhorn Rd. and on both sides of Palomino Dr. crossing Thompson Dr. Interested parties are encouraged to attend. Questions regarding the program should be directed to Rick Trice, Director of Public Works/Community Development at 817-230-0500.
IPL0061632
Feb 23 2022

CITY OF SAGINAW PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on March 08, 2022 to consider a Development Plan and a change in zoning on 18.430 Acres out of Tract 3H, Abstract 1798, H. Roberson Survey from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)). Property is located at the northwest corner of East Bailey Boswell Road and Blue Mound Road (FM-156)
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on March 15, 2022 to consider the above-mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.
Both meetings will be in the City Hall Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500.
IPL0061637
Feb 23 2022

TOWN OF TROPHY CLUB NOTICE OF PUBLIC HEARING PLANNING & ZONING COMMISSION
Thursday, March 10, 2022
TOWN COUNCIL
Tuesday, March 22, 2022
Notice is hereby given that Public Hearings will be held by the Planning & Zoning Commission on Thursday, March 10, 2022, and held by the Town Council on Tuesday, March 22, 2022. Both meetings will be held at 7:00 PM at 1 Trophy Wood Drive in Trophy Club regarding the following.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Social Oak Lounge for a Specific Use Permit for alcoholic beverage sales for off-premises consumption to be sold from the Social Oak, located at 2250 E. Highway 114 #550 and approximately 230 feet north of SH 114.
A request made by Steven F Udvar-Hazy Tr Hazy Family Community Property Trust to rezone approximately 1.0082 acres of land, 54 and 56 Meadowbrook Lane, of the Last Acre Addition Lots 1 and 2, Block A, Denton County, Trophy Club, Texas, from R-12 Single Family Residential District to a PD, Planned Development District R-12 to allow for fencing along the front and side of the properties.
IPL0061650
Feb 23 2022

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.PublicPurchase.com until March 9, 2022 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 22044 – UPS System Maintenance & Repairs
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.
IPL0061672
Feb 23,Mar 2 2022

CITY OF FORT WORTH
Sealed proposals will be received until 1:30 PM on the dates listed below at the Purchasing Office located at 200 Texas St., Fort Worth Texas. All Bids MUST be in a SEALED ENVELOPE with the BID NUMBER LOCATED ON OUTSIDE OF ENVELOPE.

Animals

Goldendoodle Puppies
F2b Goldendoodles born 12-18-21 text 817-995-1122



Valentine's Day Pupe!
AKC Reg. Red/Yellow Labs - Shots UTD - Excellent bloodlines! F $700 Call Cyndi 817-559-0699

For Sale
Goldendoodle puppies for sale. First shots and dewormed. $1200.00 806-319-1560

Yorkies, party colors, 1st shots & worming, 1M, 1F, 6 weeks old. $1200 each. **820-875-1669.**



Goldendoodles & Labradoodles
Genetic & OFA hip certs, vid shots, vet ck, 3 yr guaranteed, microchipped 918-791-8900

French Bulldog Puppies
$3000. Born 1/4/2022. Have 1 female, she is brown 2 males that are fawn in color available 817-944-6713

Pomeranian Pups,
2 fem 1 male $400 ea
817-771-9761

Pet Misc.
Charley Bull 2.8yrs proven $2500 682-459-8677

Brahman Bull 2.5yrs gentle $2500 682-459-8677

Real Estate

For Rent
ROOM FOR RENT. Furnished, TV, Wi-Fi, kitchen and laundry privileges. $550 + deposit. 817-683-9342.

Furn efficiency apartment bills paid. $300 dp $700/mo. No pets **817-360-2338**

2 Bd/1Bth Duplex FtWorth, W/D Hook-up, No Smoking, $800 No/$800 Dep. Wanda 817-230-8183

For Sale
107 Acres w/ 3-2-3 Home in Hamilton County
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254-386-8804 $1,198,400



Real Estate

Real Estate Misc.



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Cleaning & Janitorial
Christian Lady Cleans Houses Free Estimates. 817-345-1934

Madison Carport Cleaning DFW **New Year Deals** Call or text for quote 817-323-6936

Home & Business Improvement
LORENZ CONSTRUCTION
Roofing, const, remodeling, home repairs. Call Michael at 682-229-1486

D&V Concrete, driveways, patios, sidewalks Free estimates. 817-320-8432

All Phases home/rentals/remodel/repairs, handyman, 25yrs of satisfied customers & friends 817-455-1382

Painting and home repairs, interior/exterior, wood and sheet rock repairs, 817-291-6399

D-S Plumbing
Senior and Military Discounts
682-472-3997

WINTER SPECIALS
BOSWELL PAINTING
Call Now for Free Estimates
Int/Ext, carpentry/drywall, 34 yrs. FTW/Member BBB A+
Quality & Price Can't Be Beat! Call Rick at 817-235-3779

Exterior/Interior House Painting, Roofing Leaks and Repairs and Handyman work. Call 817-744-0629.

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paint int/ext texture tape & bed carpentry26yr ex free est 817-602-5134

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-5068

PLUMBING
A to Z Military/Senior Disc All Repairs 24/7-FREE est.817-323-3418

Carpet Repair & Re-Stretching Over 40yr exp. Call 817-841-7888 or 469-931-3807

ROOFING - Frank's Roofing, Gutters, Concrete Work, Constr, A/C Work Free Est 45yr exp **817-797-7078**

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Remodeling - Kitchen, bathrooms, repairs, windows, demo's, roof leaks, landscaping 817-535-9055 newberryroofingandremodeling.com

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Leaf Clean Ups/Lawn Maint./ Flowerbed/Gutters Cleaning Jeremy 817-869-0328

ROOF LEAKS. Lawn Care, tree trim, handyman, leaf clean-up, haul-off. 817-500-2558

JOSE'S TREE SERVICE
tree removal/trimming Tree & brush clearing. We sell firewood. Sml Jobs. Full ins. Senior/Military Disc. We beat any price 817-724-2180

Misc. Items
Buildings
30x40x10 Metal Bldg 1 walk door & slab $27,000. Family owned & operated since 1972 millersmetalbuildings.com 817-295-6022

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Ext/Int Painting, Tape, Bed, Texture, Minor Repairs, Free Est. Work Guaranteed 817-825-1011

Miscellaneous

Automobiles
2005 Chrysler Crossfire Stff 6 Conv Ultra new, garage kept, 11K mi. and 1979 Toyota FJ40 Landcruiser, 75K mi. More info Norman 817-308-9069

Clean 93 Mercedes E320 2nd owner very clean. Best offer. **817-737-7208**

2007 Buick LaCrosse CXS 1 owner, excellent condition, 79,000 miles, $12,000 cash. 254-386-3327

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MARCH 5 & 6
Sat 9 to 5 and Sun 10 to 4
Waxahachie Civic Center
2000 Civic Center Lane
817-732-1194
WaxahachieGunShow.com

Gun & Knife Show
Feb 26th & 27th
Fairgrounds Complex 700 FM 87
Bonham TX Sat 9-5 & Sun 9-4
Info 918-658-4500

Misc.
WE POWDER COAT PATIO FURNITURE. LONGHORN 817-769-2224

EZ-Mail Service For Sale 817-792-2088

Wanted German Helmets or Nazi stuff to Buy. Call 817-966-9430 jbedford-jones@gmail.com

Deer lease, annual or season, deer, turkey, hogs, Fisher County 776 acres 325-656-8342

2 African Masks $500 cash. Heavy dark wood, 50 years old. Text 480-855-6971 for picture. Price firm.

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2022 P&Z Packet Page #23

City of Saginaw

205 Brenda Lane
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817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

February 23, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "AVILLA SAGINAW"

RE: Consideration of a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for multi-family housing (MF1)) on 16.430 acres of land out of Abstract 1798, H. Robertson Survey at the northwest corner of East Bailey Boswell Road and Blue Mound Road (F.M.-156).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of March, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 15th day of March, 2022 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Josh Eadie, 2221 Lakeside Blvd. Suite 1210, Richardson, Texas 75082 to change the zoning on the above-mentioned property from Community Commercial (CC) 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 that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

If you have any questions, you may call Rick Trice, Director of Public Works at 817-230-0449 or me at 817-230- 0440.

Susana Victor,
Planning & Zoning Commission Secretary

Enclosures: Map of requested property, site plan, and reply form.

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Sec. 7-1. - PD Planned development district.

A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.

B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.

C. *Planned development requirements.*

1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height,

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building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.

2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
5. The minimum net acreage for a planned development request shall be ten acres

D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city council shall

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require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
    a. The basic relationship of the proposed development to adjacent property are not altered;
    b. The uses permitted are not revised;
    c. Density is not altered;
    d. Building height or coverage of the site is not altered;
    e. Any landscape plans as indicated on the approved conceptual plan are not revised;
    f. The off-street parking ratio is not decreased;
    g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be

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the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.

4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
    a. A site inventory analysis including: a scale drawing showing natural features including:
        (1) Existing vegetation;
        (2) Natural water courses, creeks or bodies of water;
        (3) An analysis of planned changes in such natural features as a result of the development;
        (4) A delineation of any flood prone areas.
    b. A scale drawing showing:
        (1) Any proposed public or private streets and alleys;
        (2) Building sites or lots;
        (3) Areas reserved as parks, parkways, playgrounds;

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(4) Utility easements;

(5) School sites;

(6) Street widening and street changes;

(7) Points of ingress and egress from existing streets;

(8) General location and description of existing and proposed utility services, including size of water and sewer mains;

(9) The location and width for all curb cuts; and

(10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.

c. A site plan for proposed building complexes showing:

(1) The location of separate buildings;

(2) The minimum distance between buildings;

(3) The minimum distance between building and property lines;

(4) Street and alley lines;

(5) The arrangement and provision of off-street parking; and

(6) The size and location for ingress and egress to any nonresidential uses.

d. A landscape plan showing:

(1) Turf areas;

(2) Screening walls;

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(3) Ornamental planting;

(4) Any wooded areas; and

(5) Trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.

f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This procedure is further expanded as follows for approval of conceptual and development plans.

1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:

   a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or

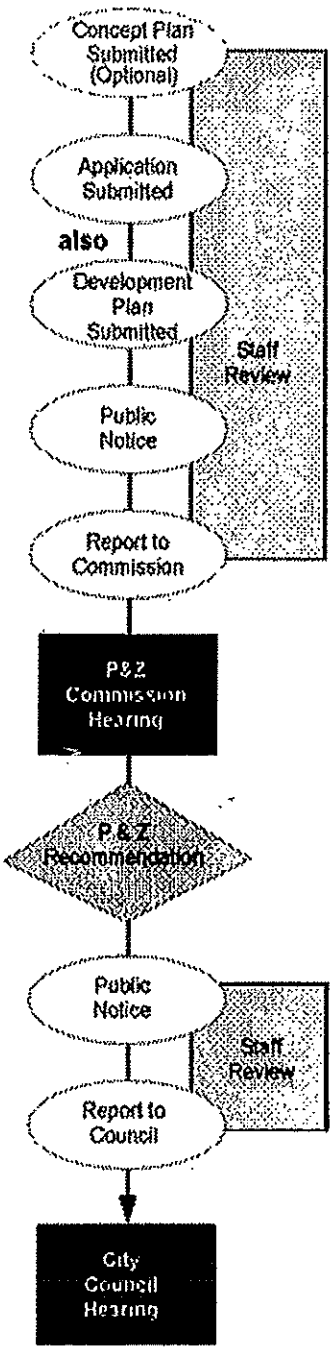
   b. Information on the conceptual plan and attached

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application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.

2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.

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Procedure

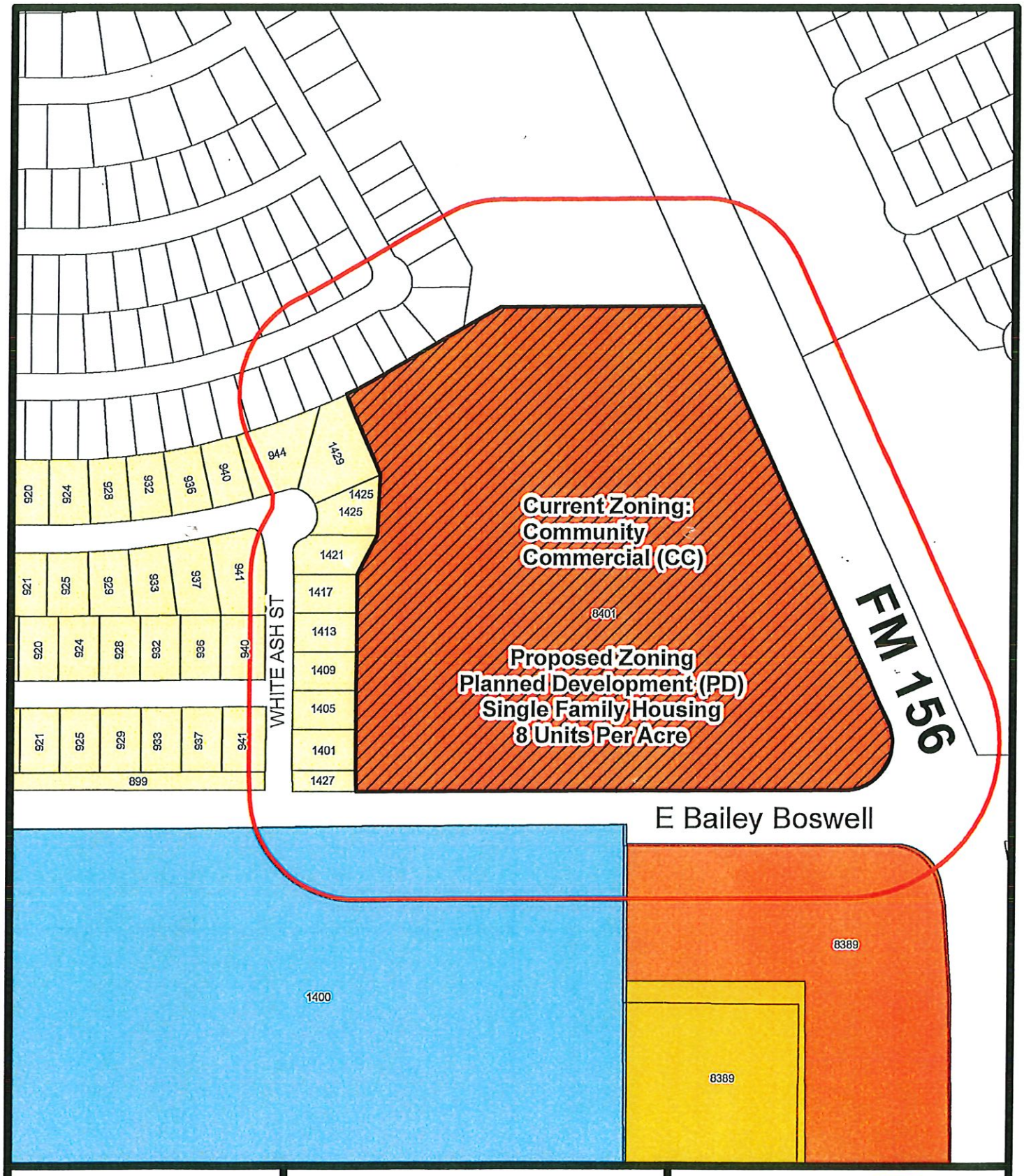
G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning

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and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.

H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

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Legend

200ft Buffer

Property of Interest

Saginaw Avilla
200 ft Propery Owner Notification

City of Saginaw

250 0 250

Feet

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. ***PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.***

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

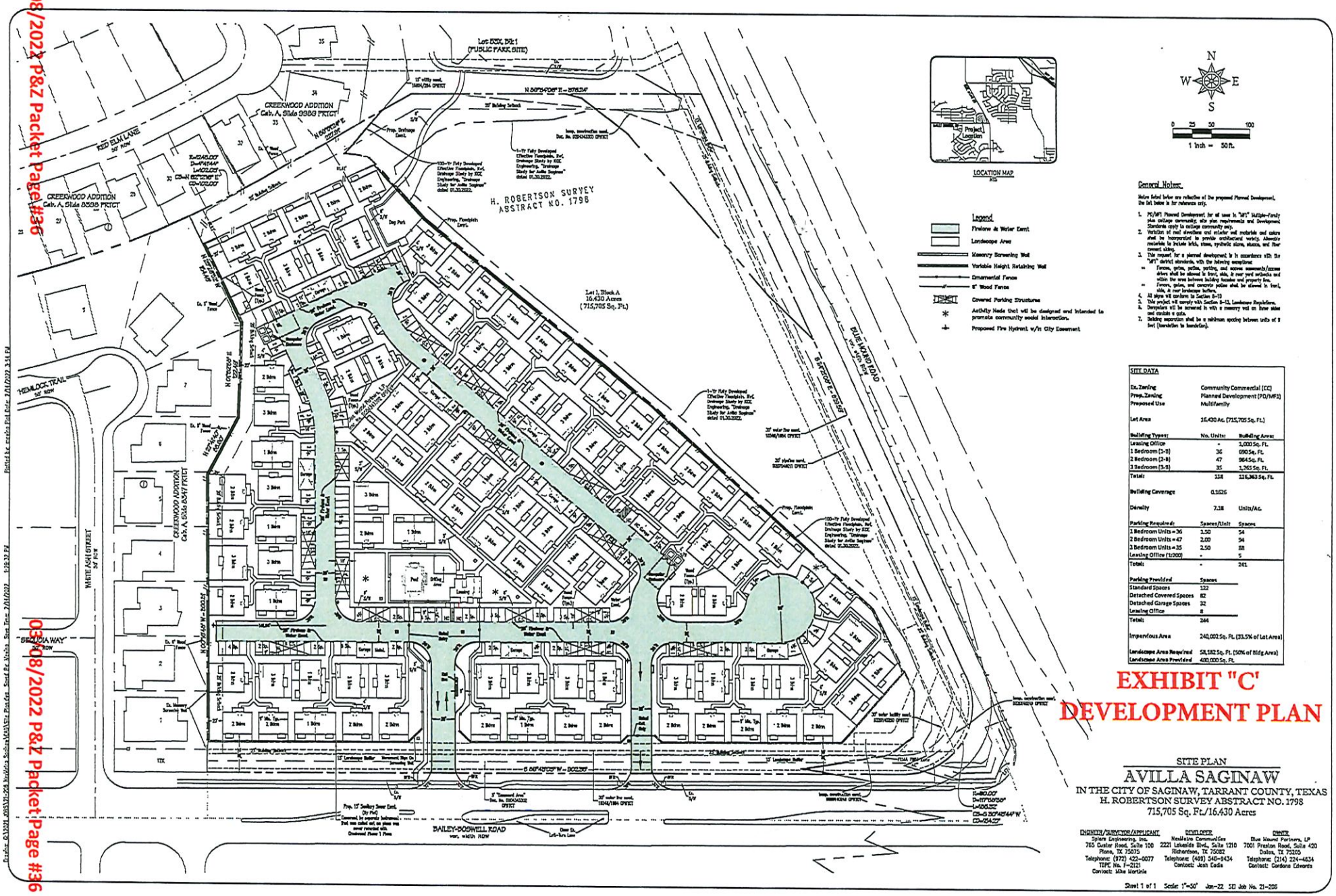
Date:_____
Item Number: _____ **Do you wish to speak *FOR* or *AGAINST* the item?** _____

Subject: _____

Name:_____
Address: _____
Telephone: _____ **E-Mail:** _____

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Legend

- Firelane & Water Esmt
- Landscape Area
- Masonry Screening Wall
- Variable Height Retaining Wall
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node Unit will be designed and intended to promote community model interaction.
- Proposed Fire Hydrant w/in City Easement

General Notes:

Notes listed below are reflective of the proposed Planned Development, the list below is for reference only.

1. PD/MF1 Planned Development for all uses in "MF1" Multiple-family plus cottage community, site plan requirements and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior and materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "MF1" district standards, with the following exceptions:
   - ** Fences, gates, patios, parking, and access easements/access drives shall be allowed in front, side, & rear yard setbacks and within the area between building facades and property line.
   - ** Fences, gates, and concrete patios shall be allowed in front, side, & rear landscape buffers.
4. All signs will conform to Section 8-10
5. This project will comply with Section 8-15, Landscape Regulations.
6. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
7. Building separation shall be a minimum spacing between units of 8 feet (foundation to foundation).

SITE DATA		
Ex. Zoning	Community Commercial (CC)	
Prop. Zoning	Planned Development (PD/MF1)	
Proposed Use	Multifamily	
Lot Area	16.430 Ac. (715,705 Sq. Ft.)	
Building Types:	**No. Units:**	**Building Area:**
Leasing Office	-	3,000 Sq. Ft.
1 Bedroom (1-B)	36	690 Sq. Ft.
2 Bedroom (2-B)	47	984 Sq. Ft.
3 Bedroom (3-B)	35	1,265 Sq. Ft.
Total:	118	116,363 Sq. Ft.
Building Coverage	0.1626	
Density	7.18	Units/Ac.
Parking Required:	**Spaces/Unit**	**Spaces**
1 Bedroom Units = 36	1.50	54
2 Bedroom Units = 47	2.00	94
3 Bedroom Units = 35	2.50	88
Leasing Office (1/200)	-	5
Total:	-	241
Parking Provided	**Spaces**	
Standard Spaces	122	
Detached Covered Spaces	82	
Detached Garage Spaces	32	
Leasing Office	8	
Total:	244	
Impervious Area	240,002 Sq. Ft. (33.5% of Lot Area)	
Landscape Area Required	58,182 Sq. Ft. (50% of Bldg Area)	
Landscape Area Provided	480,000 Sq. Ft.	

EXHIBIT "C'
DEVELOPMENT PLAN

SITE PLAN

AVILLA SAGINAW

IN THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS
H. ROBERTSON SURVEY ABSTRACT NO. 1798
715,705 Sq. Ft./16.430 Acres

ENGINEER/SURVEYOR/APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinis

DEVELOPER
Healthcare Communities
2221 Lakeside Blvd, Suite 1210
Richardson, TX 75082
Telephone: (469) 548-9434
Contact: Josh Eads

OWNER
Blue Mound Partners, LP
7001 Preston Road, Suite 420
Dallas, TX 75205
Telephone: (214) 224-4634
Contact: Cordova Edwards

Sheet 1 of 1 Scale: 1"=50' Jan-22 SU Job No. 21-206

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

CASE NUMBER: PZ-0322-03

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) w/ Development plan DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 3H ABSTRACT: 1798 SURVEY: H. Robertson

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

ADDRESS and/ or LOCATION OF PROPERTY: NW Corner of Bailey Boswell Road & Blue Mound Road (FM 156)

NAME OF PROPOSED DEVELOPMENT: Avilla Saginaw

TOTAL ACREAGE OF PROPERTY: 16.430 Acres

REASON FOR ZONING REQUEST: (please be specific)

Request rezoning from CC to PD to allow development of the subject site as hybrid cottage style single-family for rent use not currently allowed under existing zoning.

(Use additional sheets and attach if necessary)

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CURRENT ZONING: Community Commercial (CC)

REQUESTED ZONING: Planned Development

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: Gordon Edwards PHONE #: 214 - 224 4634

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Blue Mound Partners, LP GORDONA - EDWARDS signing for G.P.

OWNER'S ADDRESS: 7001 Preston Road, Suite 420, Dallas, TX 75205

APPLICANT'S SIGNATURE: _____ PHONE # : (972)422-0077

APPLICANT'S NAME: Mike Martinie

APPLICANT'S ADDRESS: 765 Custer Road, Suite 100, Plano, TX 75075

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: MRoth DATE: 11-3-2021 TIME: _____

FEE FOR APPLICATION: $1670.00 RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

ACTION TAKEN: _____

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

03/08/2022 P&Z Packet Page #30

C/O ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
12/7/21	O D G COMPOSITES	216 MCLEROY BLVD E	CO-10-21/22	12/7/21	
12/15/21	FASHION HAIR DESIGN	204 W J BOAZ RD 200	CO-11-21/22	12/15/21	
12/28/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	CO-12-21/22	12/28/21	

TEMP C/O

DATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/28/17	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 MATERIALS
7/27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
7/11/19	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
7/21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
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
11/12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
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
3/30/21	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
4/12/21	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 BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
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	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
4/19/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
4/21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
4/28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	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
6/22/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
7/16/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
7/19/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
7/20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
8/6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
8/13/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
8/16/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
9/3/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
9/17/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
9/17/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
9/27/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
9/30/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT
10/13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE

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CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

DECEMBER 2021

0/13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS
/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
1/2/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
2/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
2/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
2/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
2/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
2/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY
2/29/21	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
3/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
3/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
1/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE

CLOSED PROJECTS

/10/19	VIBRANT CHURCH	228 BELMONT ST	26471	REMODEL	REMODEL STAGE AREA
/23/20	HIGHLAND MIDDLE SCHOOL	1001 BAILEY BOSWELL RD E	29805	JOB TRAILER	JOB TRAILER FOR NEW FOOTBALL FIELD
/29/20	PLANET FITNESS	608 SAGINAW BLVD	30568	REMODEL	INTERIOR FINISH OUT
3/5/21	SAGINAW KIDS DENTISTRY	600 BAILEY BOSWELL RD E 100	33105	REMODEL	FINISH OUT FOR DENTAL OFFICE
/12/21	ENDLESS DISCOVERIES	823 TOWNE CT	33598	REMODEL	DRYWALL REPAIR
/29/21	ENDLESS DISCOVERIES	823 TOWNE CT	33755	REMODEL	INTERIOR REMODEL
/14/21	CRESTVIEW PRINTING	113 GREEN AVE W	33991	ACCESSORY	REMODEL OF TRASH BIN
7/1/21	RED AERO PACK MAIL SHIP	900 BLUE MOUND RD N 148	35078	REMODEL	COMBINE SUITE 144 & 148
/13/21	ERGON ASPHALT & EMULSION INC	600 MINTON RD	35204	PAVING	STORAGE TANK & FOUNDATION
/14/21	FASHION HAIR DESIGN	204 W J BOAZ RD	34751	REMODEL	INTERIOR REMODEL
3/4/21	WHATABURGER INC 492	5455 BLUE MOUND RD S	33927	REMODEL	BUILDING REMODEL

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CITY OF SAGINAW
COMMERCIAL BUILDING REPORT

JANUARY 2022

C/O ISSUED THIS MONTH

ATE	NAME	ADDRESS	PERMIT #	IWORQ	CERTIFICATE
1/22	N G C TRANSMISSION EQUIPMENT	1008 COOK LN	CO-13-21/22	1/11/22	1/26/22
8/22	SAR SHALOM MESSIANIC SYNAGOGUE INC - MIKVAH	716 PALOMINO DR	CO-14-21/22	1/18/22	1/26/22
25/22	EDITION OF SAGINAW INDEPENDENT LIVING	824 MCLEROY BLVD W	CO-15-21/22	1/25/22	1/26/22
28/22	CREATIVE NAILS	601 SAGINAW BLVD N 120	CO-16-21/22	1/28/22	

TEMP C/O

ATE	NAME	ADDRESS	PERMIT #	COMMENTS

COM/IND OPEN BUILDING PERMITS

ATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
28/17	MILLER MILLING	221 FAIRMOUNT ST S	20546	NEW BUILDING	NEW FLOUR MILL
9/18	U F P	444 SANSOM BLVD	23101	ACCESSORY	DETACHED ACCESSORY TO STORE MATERIALS
27/18	U F P	444 SANSOM BLVD	23228	ADDITION	ADDITION TO EXISTING BUILDING FOR STORAGE
1/19	T MOBILE	203 BAILEY BOSWELL RD E	26872	REMODEL	UPGRADE ANTENNA
23/19	SPRINT	300 OLD DECATUR RD N A	27135	REMODEL	UPGRADE ANTENNA & EXPAND WALL
21/20	T MOBILE	620 PARK CENTER BLVD	30694	REMODEL	ANTENNA UPGRADE
/1/20	STEELE FOLSOM MARTIN INC	940 BLUE MOUND RD S	31220	REMODEL	REMODEL COMMERCIAL SPACE
/1/20	STEELE FOLSOM MARTIN INC	952 BLUE MOUND RD S	31221	REMODEL	REMODEL COMMERCIAL SPACE
12/20	FUEL CITY SAGINAW	1080 BLUE MOUND RD	30564	PAVING	EXPANSION OF PARKING LON
10/20	GREAT WESTER INN	5317 BLUE MOUND RD S	32417 - 32454	REMODEL	MISC REPAIR IN 38 ROOMS
17/20	ATTEBURY GRAIN INC	624 BURLINGTON RD	31657	NEW BUILDING	RAIL CAR LOADING BUILDING
29/20	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	31672	REMODEL	UPGRADE EQUIPMENT
30/20	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	31219	NEW BUILDING	3 STORY SELF STORAGE BUILDING
5/21	M L HEALTHCARE	848 MCLEROY BLVD W	29305	NEW BUILDING	NEW SKILLED NURSING FACILITY
7/21	T S C A - 253 LP	1453 SAGINAW BLVD N	31502	PAVING	CONCRETE REPAIRS
9/21	ALL STORAGE SAGINAW LLC	1416 OLD DECATUR RD N	33092	RETAINING WALL	RETAINING WALL
30/21	COMMUNITY LINK MISSION	300 BELMONT ST	33772	ADDITION	BUILDING ADDITION - COVERED DOCK
5/21	COMMUNITY LINK MISSION	300 BELMONT ST	31543	ADDITION	BUILDING ADDITION
6/21	DYNEVOER EXPRESS INC	612 BURLINGTON RD	33913	REMODEL	INSTALL OVERHEAD DOOR
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	31328	NEW COMPLEX	NEW 270 UNIT APARTMENT COMPLEX
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34378 - 34384	NEW BUILDINGS	NEW APARTMENT COMPLEX - 7 BUILDINGS
2/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34386 - 34655	REMODEL	FINISH OUT OF EACH UNIT
4/21	CITY OF SAGINAW - BUILDING	301 SAGINAW BLVD S	34195	REMODEL	REMODEL OF EXTERIOR RESTROOMS
9/21	7 ELEVEN	1150 LONGHORN RD	31128	NEW BUILDING	NEW COMMERCIAL BUILDING
21/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	34306	NEW BUILDING	JOB TRAILER
28/21	PALOMINO SOUTHERN LTD	532 SAGINAW BLVD S	34298	REMODEL	INTERIOR REMODEL
3/21	DISH WIRELESS	955 KENNEDY LN 300	34874	REMODEL	ANTENNA UPGRADE
0/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	33883	NEW BUILDING	NEW FIRE STATION
2/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35068	NEW BUILDING	JOB TRAILER
6/21	A T & T MOBILITY	1120 WATSON RD S	34709	REMODEL	ANTENNA UPGRADE
9/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	35237	RETAINING WALL	RETAINING WALL
20/21	MARIPOSA APARTMENT HOMES AT SPRING HOLLOW	451 MCLEROY BLVD - GARAGE 1	35234	REMODEL	GARAGE CONVERSION TO ADA VAN ACCESSIBLE
6/21	DOLLAR GENERAL	510 SAGINAW BLVD S	35374	REMODEL	BUILDING REMODEL
3/21	SBA COMMUNICATIONS	124 OPAL ST - ANTENNA	35375	REMODEL	ANTENNA UPGRADE
6/21	D O S PROJECT - STANDARD MEAT	455 SANSOM BLVD	35706	PAVING	FIRE LANE
8/21	SAGINAW FAMILY EYE CARE	616 BAILEY BOSWELL D E 100	35708	REMODEL	INTERIOR REMODEL
7/21	SBA COMMUNICATIONS	955 KENNEDY LN 300	35901	REMODEL	ANTENNA UPGRADE
7/21	LAWRENCE ENTERPRISES	124 SOUTHERN AVE W 300	35957	REMODEL	INTERIOR REMODEL
7/21	BEAUTY ROOM - LASH BAR	900 BLUE MOUND RD N 172	36062	REMODEL	INTERIOR REMODEL
0/21	DOLLAR GENERAL 4525	510 SAGINAW BLVD S	36114	REMODEL	EXTERIOR REPAIR FROM CAR ACCIDENT-
13/21	T MOBILE	1504 WAGLEY ROBERTSON RD	36111	REMODEL	ANTENNA UPGRADE
13/21	BALLARD FAMILY DENTAL	701 BAILEY BOSWELL RD W	34802	ADDITION	ADD SECOND FLOOR & FIRE SPRINKLERS

CITY OF SAGINAW

COMMERCIAL BUILDING REPORT

JANUARY 2022

8/18/21	DISH WIRELESS	1504 WAGLEY ROBERTSON RD	35751	REMODEL	ANTENNA UPGRADE
11/5/21	VERIZON	160 FAIRMOUNT ST - ANTENNA	35349	REMODEL	ANTENNA UPGRADE
11/17/21	BLUE RIDGE INDUSTRIAL	804 BLUE MOUND RD S	36664	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	808 BLUE MOUND RD S	36665	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	816 BLUE MOUND RD S	36666	PAVING	PAVING-FIRE LANE REPAIR
11/17/21	BLUE RIDGE INDUSTRIAL	910 BLUE MOUND RD S	36554	PAVING	PAVING-FLATWORK
11/29/21	MCDONALDS	1165 SAGINAW BLVD N	34966	REMODEL	BUILDING REMODEL
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35457	NEW BUILDING	NEW 236 UNIT APARTMENT COMPLEX
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35458 - 35464	NEW BUILDING	NEW APARTMENT COMPLEX - 7 BUILDINGS
11/29/21	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	35465 - 35700	NEW BUILDING	FINISH OUT OF EACH UNIT
12/1/21	U C D SAGINAW LP - PROS BLUE MOUND	1350 BLUE MOUND RD N	36646	SWIMMING POOL	APARTMENT COMPLEX SWIMMING POOL
12/9/21	D F W PLASTICS	901 INDUSTRIAL AVE E	36669	ADDITION	ADDITION OF SECOND FLOOR
12/22/22	GRAND SAGINAW LLC	1451 BELTMILL PARKWAY	36880	NEW BUILDING	JOB TRAILER
12/29/22	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36912	NEW BUILDING	JOB TRAILER
12/29/21	BRIGHT LIVING SAGINAW II	820 MCLEROY BLVD W	36180	NEW BUILDING	NEW ASSISTED LIVING FACILITY

COM/IND BUILDING PERMITS ISSUED THIS MONTH

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
1/3/22	BASSWOOD VILLAGE GROUP LLC	900 BLUE MOUND RD N 124	36853	REMODEL	REMODEL
1/21/22	MEDICAL CITY ER SAGINAW	727 BAILEY BOSWELL RD W	36853	REMODEL	ROOF

COM/IND BUILDING PERMITS TO BE PICKED UP

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
8/3/21	GREAT WESTER INN	5317 BLUE MOUND RD S	35399 - 35401	REMODEL	WINDOW REPLACEMENT
8/5/21	WAL MART	1401 SAGINAW BLVD N	35415	REMODEL	INSTALL CHECKOUTS & REGISTERS
1/17/22	A T & T MOBILITY	160 FAIRMOUNT ST - ANTENNA	37826	REMODEL	ANTENNA UPGRADE

BUILDING PERMITS IN PLAN REVIEW

DATE	NAME	ADDRESS	PERMIT #	TYPE	COMMENTS
7/30/21	CITY OF SAGINAW - FIRE STATION 1	700 MCLEROY BLVD W	35376	RETAINING WALL	RETAINING WALL
9/22/21	POPEYE 'S	600 SAGINAW BLVD S	36045	NEW BUILDING	NEW RESTAURANT
11/29/21	NORTH TEXAS ORAL & MAXILLOFACIAL SURGERY	715 BAILEY BOSWELL RD W	36730	NEW BUILDING	NEW DENTAL OFFICE
1/11/22	JARVIS PARTNERS	1300 JARVIS RD N	37763	NEW BUILDING	NEW BUILDING & PRIVATE FIRE LINE

CLOSED PROJECTS

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January 2022	CITY OF SAGINAW PUBLIC WORKS REPORT TO CITY MANAGER		
Development: Civil Construction			
Name of Development	**Developer**	**Status**	**Comments**
Beltmill Parkway and Millstone Road ROW	North of E Bailey Boswell and East of Hwy 287	Under Construction	Final Plat approved 7/20/21. Construction underway.
The Square Civil Constructions Plans	North and West of Wal-Mart	Under Construction	Civil Construction started 9-22-2021.
The Grand At Saginaw	Beltmill Multi Family Development	Civil Construction Underway	Civil Construction Plans approved 10/5/2021. Construction of civil work underway
Villas at Willow Creek	HHS Residential, LLC 5601 Democracy Dr Suite 300 Plano, Tx 75024	Civil Plan and Plat Review Underway	City Council Approved PD Zoning on 8/16/2021
Bright Living, Assisted Living & Memory Care	820 W McLeroy Blvd	Replat Approved by City Council 9/21/21	Replat approved 9/21/21and Civil Construction Plans approved Nov 2021. Civil construction underway
Capital Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East Bailey Boswell Rd reconstruction Phase III Overpass	Construction under way	1st Qtr 2022	Construction began 8/10/2020. 99% complete. Final Punch List given to the contractor 12-3-21
W. J. Boaz and Old Decatur Road Intersection Construction	Construction complete	August 2021	Construction complete. Final payment being circulated.
N Old Decatur design	90% plans under review	Pending Funding	90% design complete
Knowles Drive Phase 1	Project advertised for construction	2023	Project advertised. Proposals to be received January 20, 2022
Knowles Drive Phase 2	Design underway	Pending	Anticipated design completion Spring 2022
Knowles Drive Phase 3	Design underway	Pending	Anticipated design completion Spring 202
NW Booster Pump IPO	Initial IPO Approved 1/5/2021	Pending	IPO approved by Council to increase pump sizes on 10/19/2021
Saginaw Blvd 16" Water Line Phase 2	Construction complete awaiting walk thru & punch list on 11/08/2021	Fall 2021	Construction is 100% complete. C.O. #3 to City Council 12-7-21. Final payment pending Council approval of C.O.

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Beltmill Pump Station	Project advertised for construction 12-1-21	Aug-22	Project advertised. Bids to be received 1-11-21
Street Maintenance Fund Projects:			
Name of Project	**Status**	**Estimated Date of Completion**	**Comments:**
East McLeroy Reconstruction	Awaiting availability of County staff to complete	2022	Complete with exception of spot repairs east of Lavonne Lane
Building and Inspections:			
Building Permits	**Location**	**Status**	**Comments**
Willow Vista Phase 3A	Mearl McBee	47	45 permits issued for new homes.
Willow Vista Phase 3C	Mearl McBee	74	45 permits issued for new homes
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	Pre-Construction Conference pending
Industrial Outdoor Ventures	1341 Jarvis Rd	Permit issued	Awaiting as-builts.
Franklin Office Complex	Belmont Street	Permit Issued	C/O issued
Bright Living (Independent Living)	824 W McLeroy Blvd	Permit Issued	Under construction
Bright Living (Assisted Living & Memory Care)	820 W McLeroy	Permit issued	Civil construction began
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	C/O issued
Fashion Hair Design	204 W J Boaz	Permit issued	C/O issued
Whataburger 492	5455 S Blue Mound Rd	Remodel Permit Issued	C/O issued
The Grand at Saginaw	Beltmill PD (Address TBD)	Permit under review	Apartment Complex
Saginaw Family Eye Care	616 E Bailey Boswell Rd #100	Permit issued	Finish out permit
Lawrence Enterprises	124 W Southern Ave #300	Permit issued	C/O issued
Ballard Dental	701 W Bailey Boswell	Permit issued	Remodel, adding 2nd story
DFW Plastics	901 Industrial	Permit issued	Addition of 2nd story
BOA			
Applicant	**Location**	**Status**	**Comments**

Planning & Zoning	**Location**	**Status**	**Comments**
Villas at Willow Creek	West of Woodcrest Drive and south of West McLeroy	Final Plat and Civil Construction Plans under review	City Council Approved PD Zoning on 8/16/2021
Beltmill PD Amendment	East of Saginaw Blvd (Hwy 287) and north of E Bailey Boswell Road	Scheduled for P&Z 11/9/2021 and City Council 11/16/21	Approved by City Council 11/16/2021
Zoning Text Amendment to Zoning Ord No. 2002-04, Article 8, Section 8-3, A-3, pertaining to patio covers.			Approved by City Council 11/16/2021
Recommendation for Adoption of the 2022 Saginaw Comprehensive Plan		Scheduled for P&Z 1/11/2022 and City Council 2/1/2022	
Code Enforcement	**Location**		**Comments**
City of Saginaw	345 N. Saginaw Blvd	Abatement to remove building underway	Owner volunteered agreement
TXDOT Issues	**Location**	**Status**	**Comments**
City Council Considerations			
Miscellaneous Items	**Status**	**Completion Date**	**Comments**
Water Resiliency and Response IPO Amendment #1	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3	Pending	Water Resiliency Study Response IPO Amendment #1 required due to Senate Bill #3 to City Council for approval 12-7-21

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MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
MARCH 08, 2022

Present at the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney
Member	Place No. 2	William Barngrover
Member	Place No. 4	Malinda Julien
Alternate Member	Alt. No. 2	Brent Wooten
Director Public Works		Rick Trice
City Attorney		Lindsey Hale
City Engineer		Trenton Tidwell
Recording Secretary		Susy Victor-Trevino

Absent from the Meeting:

Chairman	Place No. 3	Matthew Lewis
Member	Place No. 5	Jason LaBruyere
Alternate Member	Alt. No. 1	Randy Villarreal

Visitors at the Meeting:

Carmen Drake
Carlos Franco
Gaye Seay
Jeff Klement
Jon Julien
Josh Eadie

(1) Call to Order

Vice Chairman Haney called the meeting to order at 6:00 p.m.

(2) Roll Call to Establish Quorum

Vice Chairman Haney called roll. The quorum will consist of Vice Chairman Haney, Members Barngrover, Julien, and Alternate Member Wooten.

(3) Audience participation

Vice Chairman Haney explained the procedure to follow to address the Commission.

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on January 11, 2022 were presented for approval. A motion was made by Member Barngrover with a second by Member Julien to approve the minutes for January 11, 2022. Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(5) PZ 0322-01
Consideration and Action Regarding Approval of a Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Preliminary Plat for Hardwick, formerly known as the Villas of Willow Creek.

Resident, Carmen Drake, asked whether anything on the plat has changed since they last spoke. DPW Trice responded by stating that the only thing on the Preliminary Plat that changed was the name of the development and street names.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the Preliminary Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(6) PZ 0322-02
Consideration and Action Regarding Approval of a Final Plat for Hardwick (A.K.A. Villas of Willow Creek), 21.095 Acres Out of Alexander F. Albright Survey, Abstract 1849

DPW Trice reviewed the information in the members' packets and briefly discussed the Final Plat for Hardwick, formerly known as the Villas of Willow Creek.

DPW Trice stated that the Final Plat was still pending revisions regarding blank offsite easement dedication instruments that would be filled in prior to the City filing the plat.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Final Plat for Hardwick (A.K.A. Villas of Willow Creek). Motion carried unanimously.

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(7) PZ 0322-03 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1). The property is located on the Northwest Corner of Bailey Boswell Road and Blue Mound Road (F.M.-156). (Avilla Saginaw)

Vice Chairman Haney opened the public hearing at 6:11 p.m.

DPW Trice reviewed the information in the members' packets, briefly discussed the request, and introduced the development's representative. Josh Eadie, with NexMetro Communities, showed a PowerPoint presentation regarding the concept plans for Avilla Saginaw.

During the public hearing, audience participation included resident Gaye Seay who shared her concerns regarding dirt relocation, drainage, erosion prevention, fencing, and a request to relocate the development's dumpster.

DPW Trice, and Josh Eadie addressed questions and concerns from audience and commission members.

Vice Chairman Haney closed the public hearing at 6:33 p.m.

A motion was made by Member Barngrover with a second by Member Julien to recommend that the City Council approve the Request for a Development Plan and Change in Zoning on 16.430 Acres out of the H. Robertson Survey, Abstract 1798 from Community Commercial to a Planned Development (PD/MF1) concurrent with the dumpster being relocated from the west side to the east side of the development. Motion carried.

For: Vice Chairman Haney, Member Barngrover,
Member Julien

Against: Alternate Member Wooten

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

(8) 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.

(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

No executive session was held.

(10) Adjournment

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

For: Vice Chairman Haney, Member Barngrover, Member Julien, Alternate Member Wooten

Against: None

Absent Chairman Lewis, Member LaBruyere, Alternate Member Villarreal

Vice Chairman Haney declared the meeting of March 08, 2022 closed at 6:47 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

November 4, 2021

Re: Support for Avilla Homes Development at the corner of Bailey Boswell and FM156

Dear Zoning Committee:

Creekwood HOA would like to present our support of the rezoning of the property at the corner of Bailey Boswell and FM156 from CC-Community Commercial to PD-Planned Development of the proposed single family style rental homes. The board has met with the developer and agree to the rezoning pending the following conditions and amendments to the site plan:

1. Developer agrees to try to trap wildlife and release in different area. Creekwood is specifically concerned about 5-6 coyotes that live in the trees by the corner of Bailey Boswell and FM156.

2. Developer agrees to move dumpster areas as far away as possible from the Creekwood fence line.

3. Developer agrees to install a masonry wall along Bailey Boswell to tie in with Creekwood's masonry wall to match color scheme, construction and design, so there are no open spaces for anyone to hide. Developer will also continue with landscaping along Bailey Boswell consistent with the look of Creekwood's landscaping along Bailey Boswell (including shrubs and trees).

4. Developer agrees to give companies hired by Creekwood or adjacent homeowners access to maintain their property line from the developer's side if necessary. This access will be coordinated with the developer's Property Management Company.

5. Developer agrees to minimize tree removal directly behind Creekwood homes. Developer agrees to build retaining wall at least 3 feet away from Creekwood property. Developer will be responsible to maintain the area all the way to the Creekwood property line, including the area on top of the retaining wall.

6. Developer agrees to provide a 24/7 emergency number to the Creekwood Board of Directors and to adjacent homeowners to voice potential complaints to.

In addition, in a neighborly gesture, the developer also offered to assist Creekwood with the following:

1. Developer agrees to replace pool furniture consisting of 24 lounges, 22 dining chairs and 10 sand chairs.

2. Developer agreed to add zoysia hydroseeding to the following currently bare areas (see Appendix 1):
    - Along Ash Meadow entrance
    - In Ash Meadow Circle under trees
    - By the Creekwood Pool and playground area

The Creekwood board has met with the developer to review the proposed development. Information was distributed to all homeowners and questions were answered. Additionally, Creekwood organized a meeting with the developer at Highland Middle school to give homeowners the opportunity to meet the developer and voice their concerns and questions.

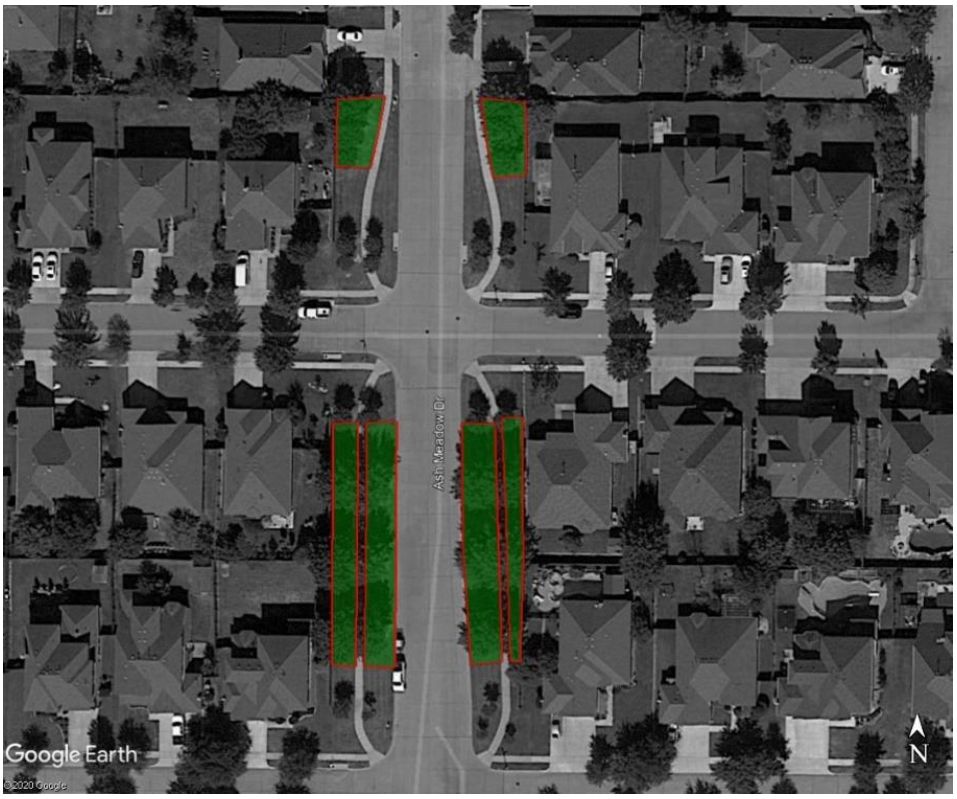
The Creekwood board feels that changing zoning to PD-multifamily is a better fit than the current commercial option with a lot of unknown factors. While we would prefer to leave the land open, we believe that the proposed development will protect the integrity of our homeowner values as opposed to an unknown commercial development causing a lot of additional noise and traffic. When consulting other HOAs who dealt with this developer we have found that the developer has been recommended as a good neighbor.

Sincerely,
Creekwood Board of Directors:
Carmen Davis
Darrell Smith
Johnathan Sanders
Prisca Kirk
Shane Rager

Appendix 1

Maps of areas to be hydro mulched

Ash Meadow Entrance:



Ash Meadow Circle:



Pool Area:



City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (10)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
Consideration and Action regarding Resolution No. 2022-07, Adopting FY2022 Work Plan

BACKGROUND/DISCUSSION:
Resolution No. 2022-07 adopts the work plan for FY2022. It sets priorities and gives direction for the City Manager to lead staff toward progress on identifed projects.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Proposed Resolution 2022-07

RESOLUTION NO. 2022-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING THE FISCAL YEAR 2021-2022 ANNUAL STRATEGIC PROJECT LIST AND WORK PLAN; 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;

WHEREAS, the City Council desires to establish the Fiscal Year 2021-2022 Annual Strategic Project List and Work Plan and the action points set forth in Exhibit "A" to provide direction to the City Manager and Staff on a common understanding of priorities for the new budget year, 2022.

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

SECTION 1.

The City of Saginaw adopts the following Fiscal Year 2021-2022 Annual Strategic Project List and Work Plan and the action points set forth in Exhibit "A" to provide direction to the City Manager and Staff on a common understanding of priorities for the new budget year, 2022:

CITY COUNCIL
2022 ANNUAL STRATEGIC PROJECT LIST AND WORK PLAN

- **Citywide customer satisfaction survey**
- **Re-establishing a Chamber of Commerce with Tarrant County College Northwest**
- **Code enforcement ordinance review and recommendations for ordinance changes**
- **Development of a formal pavement management system**
- **Cultural Event in Partnership with EMS ISD**
- **Redevelopment planning for the current central fire station site (Restaurant or entertainment)**
- **Code Enforcement Focus Area**
- **Beltmill Public Space Planning**

- **City initiation of undeveloped parcels**
- **Bond Project Delivery: Knowles Phase I and Library/Senior Center**
- **Police Department Accreditation**
- **Feral Cat Pilot Program**
- **Home Renovation Incentive Program**

SECTION 2.

That this resolution shall be effective immediately from and after its adoption.

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2022.

APPROVED: _____
Todd Flippo, Mayor

ATTEST: _____
Janice England, City Secretary

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (11)

Staff Contact: Vickie Weldon
Recreation Services Manager
Jason England
Recreation Services Supervisor

E-mail: vweldon@saginawtx.org
jasengland@saginawtx.org

Phone: 817-230-0354 817-230-0352

SUBJECT:
Workshop Discussion regarding Aquatic and Summer Camp Hiring and Programs

BACKGROUND/DISCUSSION:
The purpose of this item is to discuss Aquatic and Summer Camp staffing and fees.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

ATTACHMENTS:

Description

Staffing and Fee Presentation

2022 Seasonal Staffing and Fee Increase Requests

Camp Kids-R-Awesome 2022

9 weeks- 7:00 AM-6:00PM, Monday-Friday starting June 6th – August 5th (Closed July 4th)

- Increase weekly fee from $120.00 **to $150.00** (week only – **NO drop in day passes**) eliminating day pass drop in option, registration will reflect full week revenue rather than partial days.
- Keep registration at $50.00 after May 1st registration $75.00 (**Non-Refundable**)
- **Late Fee of $10.00 per day** for weekly camp fee not received by Monday 6:00 PM for the camp week.

Salaries

2021 Salaries	**2022 Salary Increase Requests**
Director $15.00 per hour	Director $18-$25 per hour
Assistant Director $12.00 per hour	Lead Counselor #2 $14.00 per hour
	Lead Counselor #1 $13.00 per hour
Counselor $7.25 - $9.00 per hour	Counselor $10-13 per hour
In 2021 we had (2) 4 year return	
(1) 3 year return	
(3) 2 year return	

Saginaw Aquatic Center 2022

Monday, May 30th- September 5th 2022 Open seven days a week through first part of August, then weekends only.

Pool Hours: Sunday- Thursday 12:00 PM-6:00 PM, Friday-Saturday 12:00 PM-8:00 PM

Swim Lessons and Water Aerobics will be offered by Off the Deep End Aquatics.

- Rent out only small green pavilion during business hours **(12:00: PM- 2:30 PM or 3:00 PM-5:30 PM) $40.00 Resident, $80.00 Non-Resident**. No deposit required, rentals must be made 48 hours prior at the Recreation Center. Rental includes 25 guests at resident rate, after 25 guest entries, normal rates will apply (Resident/Non-Resident).
- **$10.00 Snack Pass** available for purchase at entry since credit cards are not currently accepted at the Snack Shack.
- **Membership Sales** for the aquatic center will be on hold until we have adequate staffing to open and operate this season. This will avoid issuing refunds if our hours or season is shortened due to staffing.

- We see no need for further fee increases, the community has waited long enough to use this pool.

Salaries

Currently Offering	2022 Salary Increases
Customer service $8.00 per hour	Customer Service $ 9.00-11.00 per hour
Lifeguard $9.00 per hour	Lifeguard $12.00-14.00 per hour
Head Lifeguard $10.50 per hour	Head Lifeguard $15.00-17.00 per hour
Pool Manager $12.50 per hour	Pool Manager $17.00-20.00 per hour

- After searching competing waterparks / cities within a 25 miles radius, we came up with these salary suggestion in order to compete in this market.
- Job Fair turn out reflects the need for these salary increases.

Our best hope for getting this pool open and operating this season… David Hunter.

Mr. Hunter has the ability to certify and train our lifeguards. He is an adult with management experience that would be able to run the aquatic center with a hands on, daily presence. With the city hiring an all new staff, we have been given a fresh start and the chance to redefine and shine with out of the box thinking to make our aquatic center better than ever. David has high standards and expectations for staff and the safety of our patrons. He has ideas that would add new opportunities and revenue in the future. One suggestion is conducting a junior lifeguard program, much like our fire and police camps. This will promote safety and the excitement for future lifeguards.

- David is looking at getting certified to certify OUR LIFEGUARDS in OUR POOL.
- David could do the job of training and managing the lifeguards and the facility.
- David would handle the day to day maintenance and upkeep of the pool.

We would like to hire David Hunter as a Temporary Full-Time employee which would run through the end of September.

City of Saginaw

Meeting Date: 3/15/2022

Agenda Items: (12)

Staff Contact: Gabe Reaume
City Manager

E-mail: greaume@saginawtx.org

Phone: 817-230-0324

SUBJECT:
FY2022-2023 Budget Workshop

BACKGROUND/DISCUSSION:
Budget preparation has begun for the 2022-2023 fiscal year. Presentations will be made to the City Council throughout the spring and summer to review and discuss issues pertinent to the budget.

FINANCIAL IMPACT:
The items discussed may impact the FY 2022-2023 Proposed Budget.

RECOMMENDATION:
This is a workshop to discuss budget issues. No action will be taken.

ATTACHMENTS:

Description
Workshop Presentation

FY2022/2023 BUDGET WORKSHOP PRELIMINARY ISSUES

ADMINISTRATION

Competitive salaries and cost of living adjustments

Employee health insurance increases and/or plan Changes

Tax rate impact of issuing $23.7M Library/Sr Center construction

Replacement/conversion of ERP system (9/30/2024)

Saginaw Police Department

- Police Vehicles- our four for the current year have not been built yet and likely will not be delivered until the 22/23 FY. We will need three in 2022/23 budget. We have no cost estimates at this time due to inflation increases and current year models not being built to date.
- Tarrant County College- Our range contract is coming up for renewal. The current estimate is same as in the past ($22,500). The College has not indicated an increase, but it is possible that this fee will increase prior to budgeting. The contract is a three year use contract. We pay in FY22/23 and get three years of range use.

- RMS/CAD

As we indicated last year, our current CAD/RMS system is obsolete and is unable to meet the policing demands for analysis. You can run the same report twice and get different results, making any type of analytical policing approach impossible.

We presented this last year to get on the council's radar of pending needs for replacement.

- Building security system- we recently had a security camera go down, during the repair process we were told that our system is analog and severely outdated. Cameras are not available for the system any longer and the fiber lines are no longer connecting our McLeroy gate camera to the system. They have recommended that we move towards a Wi-fi based system with cloud storage, but we not been able to get a cost estimate as of yet.

- BWC/Mobile video upgrade-

We were told his year that our L3 server is at EOL and must be replaced. The upgrade is not backwards compatible, meaning that all BWC and mobile video system will also need to be upgraded. We are currently looking at Axon to replace the L3 system. Axon is cloud based, so no server required, but components are sold under multiyear contracts. Our cost to replace what we currently have will be roughly $550,000 over a five year period, paid in annual allotments of $110,000.

- Potential loss of TC 9-1-1 Grants-
- We have been informed that allocations will be modified and some grants could go away this next year, however no decisions have been made as to what exact changes will be made. Tarrant County just wanted to put agencies on notice of potential changes. We currently get roughly $18,000 in Radio Assistance grants and $8400 in PSAP assistance each year. If these disappear we will need additional funding to cover Radio usage fees passed down by Fort Worth.

- Personnel-

As presented last year, staffing studies suggest that we are in need of six officers to maintain current call loads. If the school district is able to implement their new police department, we can gain 3 position by reallocating the SRO's, leaving us still 3 officers short.

- Personnel, Cont'-

Last year during our staffing presentation, we identified a severe shortage of police dispatchers. We were allotted 2 additional dispatchers for this mid-year. We anticipate adding those two in April. This will bring us to 7 full time dispatchers and 1 part-timer whose position will be given up once the seventh dispatcher is hired. One of these current dispatchers is still under medical directives from Covid complications and is unable to work alone.

Our goal is still to achieve two dispatchers on the console at any given time. This would require a minimum of 8 dispatchers to accomplish, with the exceptions of vacations, required schools and potential sick leave usage. We would like to add this one additional dispatcher.

- Mentalix-

This system is our jail fingerprint system. As with much of our technology based systems, it has reached EOL. The vendor has given a cost estimate of $14,000-$23,000, depending on options and CJIS compliance/validations that we want the vendor to perform.

Fire Department

Budget Forecast

Shift Firefighter

- Add 1 Shift FF/Paramedic
- Current staffing per 3 duty shifts 9 – 9 – 8
- Minimum daily staffing per shift is unequal at 8 – 8 – 7
- At minimum staffing >90% of the time in any given year
- Recommended target ratio is 1.5 shift FFs per 1000 pop.
- Current ratio is 1.11
- Request for 9 per shift staffing began in 2015
- $95,000 Recurring annually

Fire Engine

- Replace 2003 model
- At 20 year useful life cycle
- Reliability challenges
- Frequent repairs
- Parts availability concern
- 24 month lead time for replacement
- Order in October puts life cycle of existing at 21+ years
- $950,000 One time

Rescue Tools

- Replace 2001 models
- Beyond 20 year life cycle
- 2 Sets hydraulic rescue tools
- Reliability challenges
- Frequent repairs
- $75,000 One time

Records Mgmt.

- Current provider Firehouse bought by competitor
- Significant annual cost increases by all providers/competitors
- Manages
  - Mandated Federal and State Incident Reporting
  - Scheduling
  - Assets and Inventory
  - Personnel Records
  - Training Records
  - Events and Activities
  - Pre-Fire Planning
  - Inspections
- $10,000 Recurring annually

Station 2 Security

- Complete fence of rear employee area
- Electric gated access
- Necessary for staff safety and facility security
- Partially fenced now
- $50,000 One time

LIBRARY

Staffing

- New Full-Time Positions:
  - Circulation Manager
  - Children's Assistant
- New Part-Time Positions:
  - Adult Education Assistant

Technology

- RFID Tag System

SAGINAW PUBLIC LIBRARY
SAGINAW ★ TEXAS

COMMUNITY & ECONOMIC DEVELOPMENT ISSUES – FY 2022/23

- **ANIMAL SERVICES**
  - **Space / New Facility –** Our facility meets the needs of the community in 2006 with a population of 13,000. Now, we have 24,150 and growing. We currently have 33 dog cages and only 16 cat cages and no room for additional animals. We do still receive additional animals which puts us way over capacity but have to house them in temporary crates/cages in hallways to make room for them. We DO NOT put down animals when we are over capacity.
  - **Trap and Release Program**
    - *Facility/Housing.* Converting a 10 x 10 Storage Building to a mini/temporary holding/housing facility complete with electricity, water, insulation, portable/window HVAC, additional cages, other accessories. Current estimates are between $13,000 – 15,000+. We only have 7 cat traps. A significant amount more traps will be needed as some are stolen and/or damaged.
    - *Funding.* Our department will be required to pay for every cat to be spay or neutered at a cost of $25 per animal (includes surgery and rabies shots). We are not budgeted for this and cannot absorb the cost at this time.
    - *Staff.* Everyday this program will take staff off the streets from doing their jobs and requiring them to drive back and forth to Texas Coalition for Animal Protection who perform the spay and neutering. Additional staffing is needed. We are not staffed for this and cannot absorb at this time. When staff are not patrolling and being proactive, complaints from the public increase.
      - **Full-Time Animal Services Technician.** Our current staffing level is reflective of a population 10,000 people less than what we currently have. We are continuing to grow and our staff are very overwhelmed. While the facility is open to the public 6 days a week, staff must clean the facility and take care of the animals (food, water, medicinal needs) seven (7) days a week. We never stop taking care of the animals. This position would be assigned transporting animals to TCAP as well as cleaning the shelter and caring for the animals.
      - **Vehicle/Truck/SUV.** We have three (3) ACO's and three (3) vehicles in the department. To allow the current ACO's to continue doing their job and not spend their day transporting animals back and forth, another vehicle would be needed to perform this almost daily (if not daily) duty.

COMMUNITY & ECONOMIC DEVELOPMENT ISSUES – FY 2022/23

- **ANIMAL SERVICES continued…**
  - **Replacement of Body Cameras.** Staff currently has outdated body cameras. They don't make parts or the same units anymore and our cameras are breaking due to age and day-after-day use. A new system would run about $2,000 per year/per unit x four (4) = $8,000.
  - **Radios System:** Staff currently has outdated radios that were handed down to Animal Services once the Police Department was placed on the new trunk system. Our radios are on the VHF channel which is a separate system than what PD currently uses. This causes issue when ACO's are calling for Police assistance as they are either not heard or unreadable at times (depending on location) which jeopardizes the safety and well-being of staff. Also staff also has issues hearing each other depending on location they are calling from. Our radios are breaking down due to age and day-after-day use.
  - **Part-Time Staff Increased Hours.** We have zero flexibility with our part-time staff scheduling; one because we are understaffed and two they are only budgeted for 25 hours each. We will be requesting to budget for up to 29 hours each per week.
  - **Overtime Hours.** Staff is currently overwhelmed and understaffed. There is very little to no flexibility for staff scheduling and requires staff to come in after-hours. One (1) Staff is currently on-call to handle emergency situations 24/7.
  - **Contractual Veterinarian Services.** Our shelter is taking in more and more animals that must be taken to the Vet. We have both an increase in vet visits as well as an increase in vet charges and we must adjust.
  - **HVAC System.** Our Animal Services building was built by City staff in 2006 from a kit. It has the same HVAC system. It is in need of replacement due to constant repairs and not heating and cooling the facility properly. The constant humidity causes rust to appear all over the interior of the facility.
  - **Replacing Grass in the Dog Exercise Yard.** A common and changing trend at animal shelters is to replace the natural grass with turf (AstroTurf-like product). Grass and dirt can create divots and holes which collect water and disease. With a dirt/grass yard, disease collects, cannot be cleaned or sanitized, and becomes a muddy mess. The concrete/turf yard CAN be cleaned, sanitized, and will not create a muddy hazard.
  - **Other:** Slight increases in line items Shelter Supplies, replacement Uniforms, Supplies and Equipment due to increased animals and activities at the Shelter.

COMMUNITY & ECONOMIC DEVELOPMENT ISSUES – FY 2022/23

- **COMMUNITY SERVICES (Recreation/Aquatics/Athletics)**
  - **Increase Pay for Staff and Contract Labor.** Every year and especially this year, we have a very difficult time hiring staff. *Bottom line*: People go where they will be paid better and will be appreciated. The Aquatic Center and Summer Camp staff are VERY much appreciated by our Community Services staff, but we cannot compete with all other part-time jobs that pay significantly more. Money talks and people listen. *NOTE:* You can work a fast food job at Taco Casa in Saginaw and make more money and not be certified. Our positions requires that you have certification through American Red Cross (Lifeguards, Head guards, Pool Manager) and pay much less.
    - *Aquatic Center Pay:*
      - Current Pay: $8 – Customer Service Associates, $9 – Lifeguard, $10.50 – Head lifeguards, $12.50 – Pool Manager
      - Suggested Pay: To Be Determined
    - *Summer Camp Pay:*
      - Current Pay: $7.25/$8/$9 – Camp Counselor (1st, 2nd, 3rd Year), $12 – Asst. Camp Counselor, $15 – Camp Counselor
      - Suggested Pay: To Be Determined
  - **Additional Funding for Equipment.** In next year's budget, there will be requests to replace tables, chairs, and gymnasium wall pads.

COMMUNITY & ECONOMIC DEVELOPMENT ISSUES – FY 2022/23

- **COMMUNITY SERVICES (Senior Center)**
  - **Additional Part-time Staff and hours.** We currently have one (1) full-time staff and one (1) part-time staff member. Our part-time staff member is budgeted for only 20 hours per week which gives us zero (0) flexibility in scheduling. If PT staff is out, we have no coverage and the FT staff can not take a lunch or a break unless we use staff from the recreation center, light-duty staff, or the department director. If FT staff is out, we have to use staff from the recreation center, light-duty staff, or the department director. While we all enjoy helping our staff/co-workers and being involved with the seniors, it is not the most efficient nor practical way of doing business. Our Senior Center is now located in the Recreation Center. We went from 1,800 sq ft to over 2,700+ sq ft (not including the kitchen, restrooms, the other 2,300 sq ft space/classrooms that they use), hallways and gymnasium. Our participation has increased dramatically due to superior programming and sincere care by our Senior Center Director and will continue to do so. Staff is thoroughly exhausted and are in need of help and attention.
    - In the next budget year, we will be asking for one (1) additional part-time staff AND to increase the hours for both PT staff from only 20 hours per week each to 29 hours per week each.
  - **Additional Funding for Programming.** A year ago, we reopened operations for the Senior Center and moved to the Recreation Center. The existing facility was damaged almost beyond repair. The existing facility was 1,800 sq ft and had unacceptable and unsafe parking. Moving to the recreation center gave them 2,700 sq ft of daily use plus access to an additional 2,300 sq ft, plus the kitchen and large restrooms. The Recreation Center has more than ample parking. Since the move, our programming has increased and our participation of members have increased significantly. Not all programs can be free for staff, some we have to pay instructors, caterers, supplies, activities, equipment, etc.
    - In the next budget year, we will be asking for additional funding to support these programs as well as increased programs that our members are wanting.

COMMUNITY & ECONOMIC DEVELOPMENT ISSUES – FY 2022/23

- **ECONOMIC DEVELOPMENT**
  - **One Full-time Economic Development Assistant / Food Truck Park Manager.**
    - **½ Economic Development Assistant.** Over two years ago, our existing Recreation & Community Services Director absorbed and took on the additional role of Economic Director. Previously, the City had one full-time department head level Economic Development Director who focused only on Economic Development. That former director also had their own paid intern to help with small and large items. Our current situation is not set up that way. In the past two+ years, we have four (4) mixed-use developments that are approved and mostly moving dirt. Staff is currently working on new development, recruitment of commercial businesses, redevelopment of existing areas and business retention in addition to all other duties/departments as assigned in Animal Services, Community Services (Tourism, Recreation, Beautification, Aquatics, Senior Services), Communications/Social Media, and Janitorial Services divisions. Also provides/manages Animal Services for the City of Blue Mound, Texas. This new position would be of significant help to the department.
    - **½ Food Truck Park Manager.** Over a year and a half ago, our Recreation & Community Services Department (the Recreation Manager) absorbed and took on the additional role of managing the Food Truck Park. This is a full-time position in every other food truck park because of the 7 day a week time commitment…and includes evenings. Because of the superior management by staff and the unpaid intern, we went from begging trucks to give us a chance and having 15-20 trucks per month to trucks begging us to be at our park and having 140 trucks per month. The current workload takes about 12 hours a day to manage. Fortunately, we've had an unpaid Masters Degree student who has worked for FREE and volunteered her time to help make this work and to relieve our Recreation Manager who is overwhelmed, worn out and needs a break. This new position would be of significant help to the department and existing full-time staff.
    - **Bottom Line:** Staff needs help. (See above)

Building

- **1 Permit Technician**
  - Estimated Cost: $58,850.00 *(Including Benefits)*
  - Reason: The Building Department has received a two-weeks notice from their current intern working for the Rental Program. An employee is needed to fill that role.
- **1 Chevy Colorado Crew Cab**
  - Estimated Cost: $35,000.00
  - Reason: A new inspector was added to the Inspections Program in March 2022. A reliable source of transportation is required for the inspector to fulfill his duties.



Public Services

- **1 Backhoe Machine**
  - Estimated Cost: $161,111.00
  - Reason: The current backhoe machine was passed down by the Water Department and has surpassed its life expectancy. Maintenance will no longer be a viable solution due to its severe wear and tear.



Water/Wastewater

- **1 VAC Truck**
  - Estimated Cost: $602,659.00
  - Reason: A VAC truck is a high maintenance vehicle that should be replaced every 5-6 years due to wear and tear issues. It is critical that a VAC truck be available for use at all times as it serves various departments as a vital tool. The current VAC truck has experienced a lot of issues and was recently out of service pending maintenance repairs.

