City Council Agenda

SAGINAW CITY COUNCIL
NOTICE OF MEETING

Meeting and/or Executive Session Agenda
6:00 PM - Tuesday, April 19, 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 Michael Orr, Saginaw Church of Christ

(3) Audience Participation--On the Video Screen

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

(a) Action regarding Minutes, April 5, 2022--Janice England, City Secretary

(b) Action regarding Acceptance of Various Easements for the Beltmill Development--Rick Trice, P.E., Director of Public Works

(c) Action regarding Approval of a Final Plat for The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey,

Abstract 1497, City of Saginaw, Tarrant County, Texas--Rick Trice, P.E., Director of Public Works

(d) Action regarding Approval of a Preliminary Plat for Beltmill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497--Rick Trice, P.E., Director of Public Works

(e) Action regarding Recommendation for Renewal of Highway Right-of-Way Mowing--Keith Rinehart, Director of Community & Economic Development

(f) Action regarding Aquatic Center Repairs and Renovations--Keith Rinehart, Director of Community & Economic Development

(5) PUBLIC HEARING--Consideration and Action regarding Ordinance No. 2022-05, Continuation of Curfew for Minors--Russell Ragsdale, Chief of Police

(6) PUBLIC HEARING - Consideration and Action regarding Resolution No. 2022-11, Readopting Guidelines and Criteria for Tax Abatement Agreements--Janice England, City Secretary

(7) PUBLIC HEARING - Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)--Rick Trice, P.E., Director of Public Works

(8) Consideration and Action regarding Re-Naming the Saginaw Community Center--Kelly Stewart

(9) Consideration and Action regarding Approval of 5-year Contract with Axon for the Purchase of Body Worn Cameras, Mobile Video Units, Tasers and Interview Room Recording Hardware--Russell Ragsdale, Chief of Police

(10) Staffing Update--Melanie McManus, Director of Human Resources

(11) Open Government Training--Bryn Meredith, City Attorney

(12) 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

(13) Adjournment---Todd Flippo, Mayor

City of Saginaw

Meeting Date: 4/19/2022

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
Action regarding Minutes, April 5, 2022

BACKGROUND/DISCUSSION:
The minutes of the City Council Meeting held on April 5th are being presented for consideration.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Minutes, 4-05-2022

CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND PUBLIC HEARING
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
APRIL 5, 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 Manager	Gabe Reaume
Asst. City Manager	Lee Howell
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Russell Ragsdale
Fire Chief	Doug Spears
Asst. Fire Chief	Scott Craver
Director of Public Works	Rick Trice, P.E.
Dir. of Comm. & Eco. Dev.	Keith Rinehart
Human Resources Director	Melanie McManus
Library Director	Ellen Ritchie
Finance Manager	Jennifer Garrett
Director of Communications	Pedro Zambrano
Management Analyst	Ayoub Kahondogoro
Police Sergeant	James Crippen
Police Jailer	Marion Bailey

Absent from the meeting:

None

Visitors at the meeting:

Brack St. Clair	Kelly Stewart
Deb Vopal	Lyndsi Price
Katie Johnson	Katherine Utecht
B. D. Richardson	Paul Felegy
Laura Presley	Andrew Friedman
Abra Nusser	Matt Zavadsky
Ken Simpson	

(1) Call to Order

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

Members of local Scout Troop 151 led the pledges.

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

In the absence of Pastor Ronnie Mills, Councilmember Lawson gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Minutes, March 15, 2022

b. Action regarding Execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for a Green Ribbon Program On-System and Resolution Adoption (Resolution No. 2022-09)
Summary: On August 25, 2020 the City through Kimley-Horn and Associates, Inc. (KHA) submitted an application to the Texas Department of Transportation (TXDOT) for the Fiscal Year 2021 Green Ribbon Landscape Funds. The Green Ribbon Program allows city governments to apply for State and Federal Funds for landscaping along highway corridors with participation by the local government. The scope of the project will include landscaping identified areas along the east right-of-way of Saginaw Blvd. (Business 287) from Minton Rd. to the northern city limits. On November 19, 2021 the City was notified by TXDOT that the application was approved. On January 18, 2022, the City Council authorized an Individual Project Order (IPO) with KHA for the design of the project for a total fee of $58,000. The fee will be the City's share of the project. Resolution No. 2022-09 authorizes the execution of the AFA for a Green Ribbon Program On-System.

c. Action regarding Geotechnical Services Agreement with CMJ Engineering for Library/Senior Center Design
Summary: CMJ Engineering Inc. has successfully provided geotechnical engineering services to the City for many projects over the last twenty years. The proposed agreement includes the soil borings and analysis to assist the design team in determining foundation and paving designs for the new library/senior center project. The contract estimate is $14,300 which will be funded from the 2021 Bond Program.

d. Action regarding Retail Retention, Recruitment and Development Services Proposal with the Retail Coach
Summary: In March 2020, the City of Saginaw entered into a contract with The Retail Coach to provide assistance with Retail Retention, Recruitment and Development Services. It was a one-year agreement with the option to renew for up to two additional one-year agreements. While considering the Pandemic our country has been in the past two years that began in March 2020, significant progress has been made with the recruitment of potential commercial retail and restaurants. The proposal will renew the agreement with The Retail Coach to continue to provide assistance for one additional year. The financial impact will be $20,000, plus reimbursable expenses. Funds for this expenditure are budgeted in the Economic Development Department budget.

e. Action regarding Approval of Ordinance No. 2022-04, Amending the Recreation and Community Service Fees of the Master Fee Schedule

Summary: Ordinance No. 2022-04 addresses the changes in fees related to Summer Camp as discussed at the March 15th City Council Meeting. Changes also include the deletion of fees for rooms/facilities that are not available for rent due to the relocation of the Senior Center to the Recreation Center. The deletion of the rental of the entire Aquatic Facility, and the Blue Pavilion at the Aquatic Center are also included. When the new Senior Center is completed and the Seniors move out of the Recreation Center, a review of the rooms available for rent at the Recreation Center will be done and if needed, an amendment to the fee schedule recommended at that time. The financial impact will be the increase in fees related to Summer Camp.

f. Action regarding Joint Election Agreement and Contract with Tarrant County for Election Services for May 7, 2022 General Election and Bond Election

Summary: The proposed agreement and contract with Tarrant County is for their election services for the May 7, 2022 General Election. As in prior years, Tarrant County Election Administration will provide the services, personnel, and equipment for early voting as well as voting on Election Day. Early voting will be held at multiple Vote Centers throughout Tarrant County from April 25th through May 3rd, 2022. The local Vote Center for early voting will be the Eagle Mountain-Saginaw ISD Administration Building 6-Training Room (1200 Old Decatur Rd.) Voting on Election Day will also be held at multiple Vote Centers. The local Vote Centers on Election Day will be the John Ed Keeter Public Library (355 West McLeroy Blvd.) and the Eagle Mountain-Saginaw ISD Administration Building 6-Training Room (1200 Old Decatur Rd.). A list of all Vote Centers for early voting and Election Day voting is included in the contract. The contract includes election services for a runoff election on June 18, 2022 if needed. The total financial impact is estimated to be $8,687.82 including a deposit of $6,520.00. A total of $10,000 is included in the General Administrative Budget (Account 01-5000-02, Election Expenses) for election expenses. The actual costs could be higher if a runoff election is necessary.

g. Action regarding Authorization of use of Parks Donation Funds for the 2022 4th of July Celebration

Summary: For the past several years the Advisory Recreation and Parks Board has hosted a fireworks display to celebrate Independence Day. This year the Board recommended staff research both a parade and a celebration to complement the fireworks display. After the Board decided not to have a parade, staff researched potential vendors for a celebration. The Board voted to recommend a budget not to exceed $8,500 for music and activities for residents and visitors. Funds are available in the Parks Donation Fund.

h. Action regarding Disposal of City Surplus Items and Agreement with Tommy Lutes Auctioneers for Auction of City Surplus Items

Summary: Periodically the City disposes of surplus items that are either no longer used, are broken, or have been deemed past their useful life. The last auction of surplus items was held in 2021. For many years the City has used the services of Tommy Lutes Auctioneers (Raven Auction Group) to dispose of surplus items. They provide auction services for many local municipalities. The costs of the auction will be covered by the proceeds of the items sold.

Motion was made by Councilmember Copeland with a second by Councilmember Tucker to approve 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

(5) Proclamation – Child Abuse Prevention Month

Mayor Flippo read a proclamation declaring the month of April to be *Child Abuse Prevention Month*. Ms. Lyndsi Price of The Alliance for Children expressed her appreciation for the City's support in promoting awareness of child abuse. Mayor Flippo presented the proclamation to Ms. Price.

(6) EMS Week Proclamation & MedStar Update

MedStar Chief Executive Officer Ken Simpson gave a presentation and update regarding MedStar. Mayor Pro-Tem Junkersfeld read a proclamation declaring the week of May 15-21, 2022 as *Emergency Medical Services Week*. Mayor Pro-Tem Junkersfeld presented the proclamation to representatives of MedStar.

(7) Presentation of Government Finance Officers Association Distinguished Budget Presentation Award to Jennifer Garrett, Finance Manager

Finance Director Quin announced that the City recently received the Government Finance Officers Association Distinguished Budget Presentation Award for the fiscal year beginning October 1, 2021. She briefly explained the award and recognized Finance Manager Garrett for her efforts in achieving this award. Mayor Flippo presented the award to Finance Manager Garrett.

(8) Business Recognition Program/Award – A Keep Saginaw Beautiful Committee Program

Director of Community and Economic Development Rinehart gave a brief presentation regarding the Business Recognition Program sponsored by the Keep Saginaw Beautiful Committee. The purpose of the program is to recognize Saginaw businesses and business owners whose properties reflect pride of ownership and commitment to the beautification of the City.

(9) PUBLIC HEARING – Continuation of Curfew for Minors

Mayor Flippo declared the public hearing for this item opened at 6:41 p.m. Police Chief Ragsdale explained that Section 54-61 of the Saginaw City Code establishes a curfew for minor. The original ordinance was passed in 1994 and has been renewed every three years, most recently in April 2019. Section 270.002 of the Local Government Code requires the ordinance be reviewed every three years and two public hearings be held. He stated that tonight is the first of the two required public hearings. The second public hearing and consideration of the ordinance will be on the April 19th City Council Agenda. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:45 p.m.

(10) PUBLIC HEARING – Consideration and Action regarding Resolution No. 2022-08, FY2021-2022 Mid-Year Budget Revisions

Mayor Flippo declared the public hearing opened at 6:45 p.m. Finance Director Quin briefly explained the purpose of the public hearing and mid-year revisions. Mayor Flippo called for any public input. There was none. Mayor Flippo declared the public hearing closed at 6:48 p.m.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve Resolution No. 2022-08, FY2021-2022 Mid-Year Budget Revisions. 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) PUBLIC HEARING – Consideration and Action regarding Adoption of Saginaw Parks and Recreation Master Plan December 2021

Mayor Flippo declared the public hearing for this item opened at 6:49 p.m. There was a lengthy discussion regarding the purpose of the proposed plan and its contents. Ms. Deb Vopal, a resident of Highland Station, addressed the Council. She expressed her concern regarding issues at current parks and her opposition to an additional parking lot. Mr. Paul Richardson, a resident of Highland Station, expressed his concern regarding the lights from the apartments being built on the southwest corner of E. Bailey Boswell Road and Blue Mound Road. Mayor Flippo called for any additional input. There was none. Mayor Flippo declared the public hearing closed at 7:48 p.m. There was additional discussion regarding slides at Highland Station Park, ponds, sound barriers, and the proposed plan/vision document.

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Copeland to approve the Saginaw Parks and Recreation Master Plan December 2021 as presented with the understanding that it is just a vision, not set in stone, and anything to be set in stone must be presented to the City Council for action. Motion carried. 5-2-0-0

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

Against: Councilmembers Lawson and Bighorse

Abstain: None

Absent: None

(12) Consideration and Action regarding Resolution No. 2022-10, Declaring intention to reimburse an amount not to exceed $23,700,000 for certain capital expenditures with proceeds from debt; and placing time restrictions on the issuance of tax-exempt obligations

Motion was made by Councilmember Copeland with a second by Councilmember Lawson to approve Resolution No. 2022-10, declaring intention to reimburse an amount not to exceed $23,700,000 for certain capital expenditures with proceeds from debt; and placing time restrictions on the issuance of tax-exempt obligations. 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

(13) Consideration and Action regarding Approval of Master Service Agreement with Peloton Land Solutions, Inc. for Planning Services

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to approve the Master Service Agreement with Peleton Land Solutions, Inc. for planning services 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

(14) Consideration and Action regarding Appointment to Library Board

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Bighorse to approve the appointment of Tricia Barbarick to the position vacated by Frances Patty on the Library Board. 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

(15) 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

(16) Adjournment

Motion was made by Mayor Pro-Tem Junkersfeld with a second by Councilmember Beasley to adjourn the 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

Mayor Flippo declared the City Council Meeting of April 5, 2022 adjourned at 8:26 p.m.

ATTEST: APPROVED:

_____ _____

City Secretary Janice England Mayor Todd Flippo

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (4)(b)

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

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action regarding Acceptance of Various Easements for the Beltmill Development

BACKGROUND/DISCUSSION:
On April 20, 2021, City Council approved a preliminary and final plat for the Millstone Road and Beltmill Parkway right-of-ways. The plats allowed construction to commence ahead of the platting and development of the adjacent tracts. The roadway construction projects also require dedication of certain offsite drainage, water, sanitary sewer, pedestrian access, and utility easements to facilitate the construction of public facilities.

The dedication instruments have been executed by Beltmill Saginaw, LLC, the developer of Beltmill. Upon approval by City Council, these easements will be filed for record and will be reflected in the final plats upon the development of the property.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
It is recommended that City Council accept the offsite easements for recordation in the Deeds Records of Tarrant County, Texas.

ATTACHMENTS:

Description

Sanitary Sewer Easement
Pedestrian Access and Utility Easement
Pedestrian Access Easement
Drainage Easement

Water Pipeline Easement

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

CITY OF SAGINAW
SANITARY SEWER FACILITY EASEMENT

DATE: April __, 2022

GRANTOR: Beltmill Saginaw, LLC

GRANTOR'S MAILING ADDRESS: 3045 Lackland Road, Fort Worth, TX 76116

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West McLeroy Blvd., Saginaw, Tarrant County, Tx. 76179

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described as Tracts I and II in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, upgrade, and repair of a Permanent Water-Sewer Facility, hereafter referred to as "Facility". The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, junction boxes in, upon, under and across a portion of the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the easement unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

GRANTOR: Beltmill Saginaw, LLC

By: _____
Don Allen, Secretary

GRANTEE: City of Saginaw

By: _____
Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed 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 in and for the State of Texas

_____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he executed the same as the act of the City of Saginaw 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 in and for the State of Texas

_____**AFTER**

FILING, PLEASE RETURN TO:

_____
_____
_____

EXHIBIT A

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT

TRACT 1

0.381 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 89°12'40" W, 40.15 feet with the South line of said 241.626 acre tract;

THENCE S 00°59'00" E, 735.53 feet to the **POINT OF BEGINNING**;

THENCE S 00°59'00" E, 20.00 feet;

THENCE S 89°01'00" W, 29.65 feet;

THENCE S 00°32'50" E, 296.47 feet;

THENCE WEST, 298.77 feet;

THENCE S 45°34'40" W, 296.90 feet;

THENCE with the arc of a curve to the right having a radius of 650.00 feet, a central angle of 01°45'54" and an arc length of 20.02 feet whose chord bears N 47°09'18" W, 20.02 feet;

THENCE N 45°34'40" E, 306.02 feet;

THENCE EAST, 186.75 feet;

THENCE N 00°32'50" W, 296.13 feet;

THENCE N 89°01'00" E, 49.50 feet to the **POINT OF BEGINNING** and containing approximately 0.381 acres of land.

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



EXHIBIT A

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT

TRACT 2

0.389 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 06°36'26" and an arc length of 91.68 feet whose chord bears S 36°23'08" W, 91.63 feet;

THENCE N 53°55'00" W, 299.62 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 34°40'35" and an arc length of 453.91 feet whose chord bears N 36°34'43" W, 447.02 feet to a point of tangency;

THENCE N 19°14'25" W, 35.17 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 630.00 feet, a central angle of 23°36'16" and an arc length of 259.54 feet whose chord bears N 31°02'33" W, 257.71 feet to the **POINT OF BEGINNING**;

THENCE S 43°47'05" W, 125.00 feet;

THENCE S 48°43'50" W, 272.77 feet;

THENCE S 00°10'50" E, 441.15 feet;

THENCE with the arc of a curve to the left having a radius of 330.00 feet, a central angle of 03°29'50" and an arc length of 20.14 feet whose chord bears N 83°25'38" W, 20.14 feet;

THENCE N 00°10'50" W, 447.87 feet;

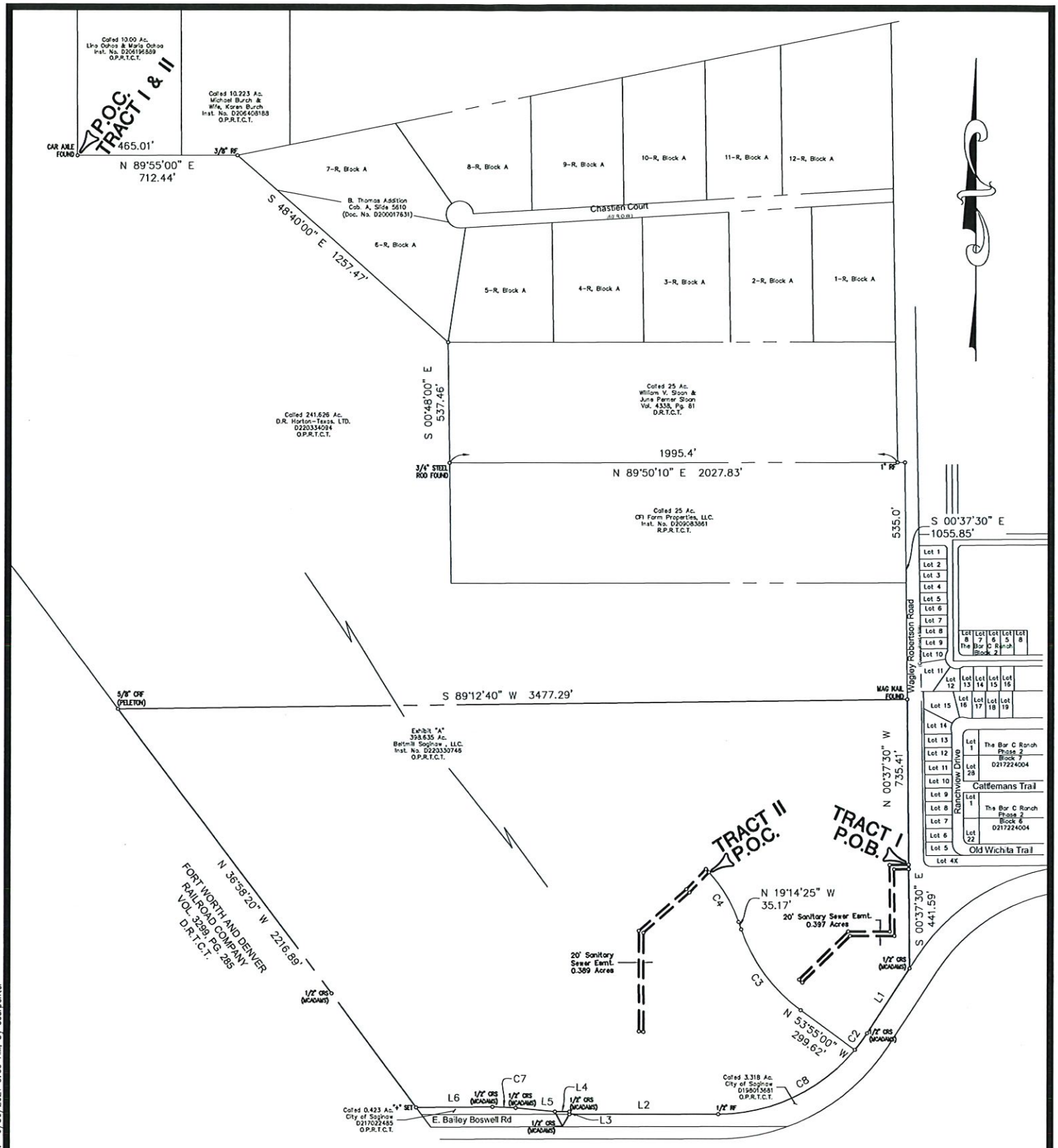
THENCE N 48°43'50" E, 281.00 feet;

THENCE N 43°47'05" E, 125.00 feet;

THENCE with the arc of a curve to the right having a radius of 630.00 feet, a central angle of 01°49'14" and an arc length of 20.02 feet whose chord bears S 43°45'18" E, 20.02 feet to the **POINT OF BEGINNING** and containing approximately 0.389 acres of land.

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





20' SANITARY SEWER EASEMENT EXHIBIT

TRACT I - 0.381 Acres

TRACT II - 0.397 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497

CITY OF SAGINAW

TARRANT COUNTY, TEXAS

McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

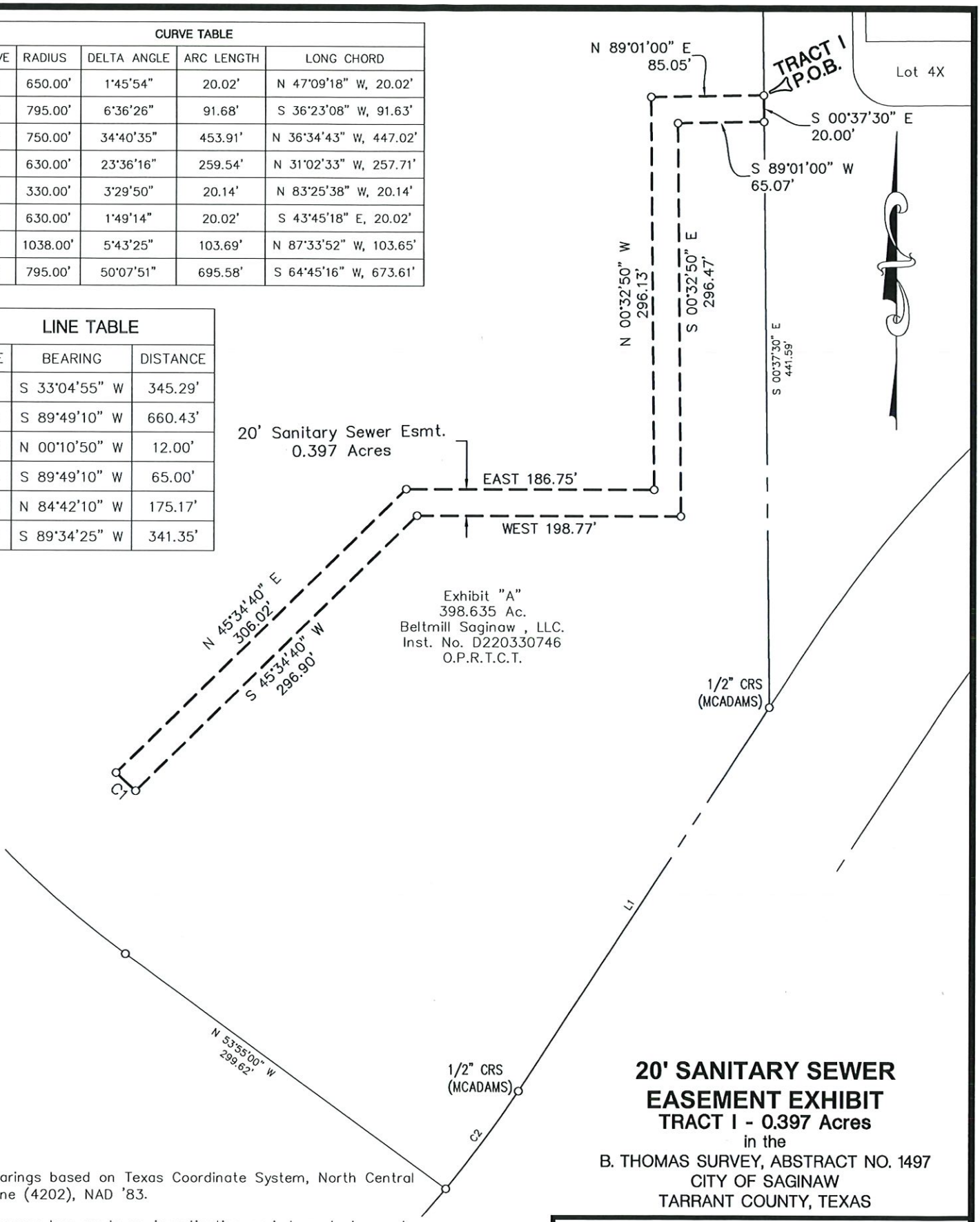
1/3

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 600' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 SSE2
Plotted: 7/7/2021 3:41 PM, by Carpenter, Cole; Saved: 6/30/2021 9:09 AM, by ccarpenter

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	650.00'	1°45'54"	20.02'	N 47°09'18" W, 20.02'
C2	795.00'	6°36'26"	91.68'	S 36°23'08" W, 91.63'
C3	750.00'	34°40'35"	453.91'	N 36°34'43" W, 447.02'
C4	630.00'	23°36'16"	259.54'	N 31°02'33" W, 257.71'
C5	330.00'	3°29'50"	20.14'	N 83°25'38" W, 20.14'
C6	630.00'	1°49'14"	20.02'	S 43°45'18" E, 20.02'
C7	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C8	795.00'	50°07'51"	695.58'	S 64°45'16" W, 673.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°04'55" W	345.29'
L2	S 89°49'10" W	660.43'
L3	N 00°10'50" W	12.00'
L4	S 89°49'10" W	65.00'
L5	N 84°42'10" W	175.17'
L6	S 89°34'25" W	341.35'



NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

20' SANITARY SEWER EASEMENT EXHIBIT

TRACT I - 0.397 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497

CITY OF SAGINAW

TARRANT COUNTY, TEXAS

MCADAMS

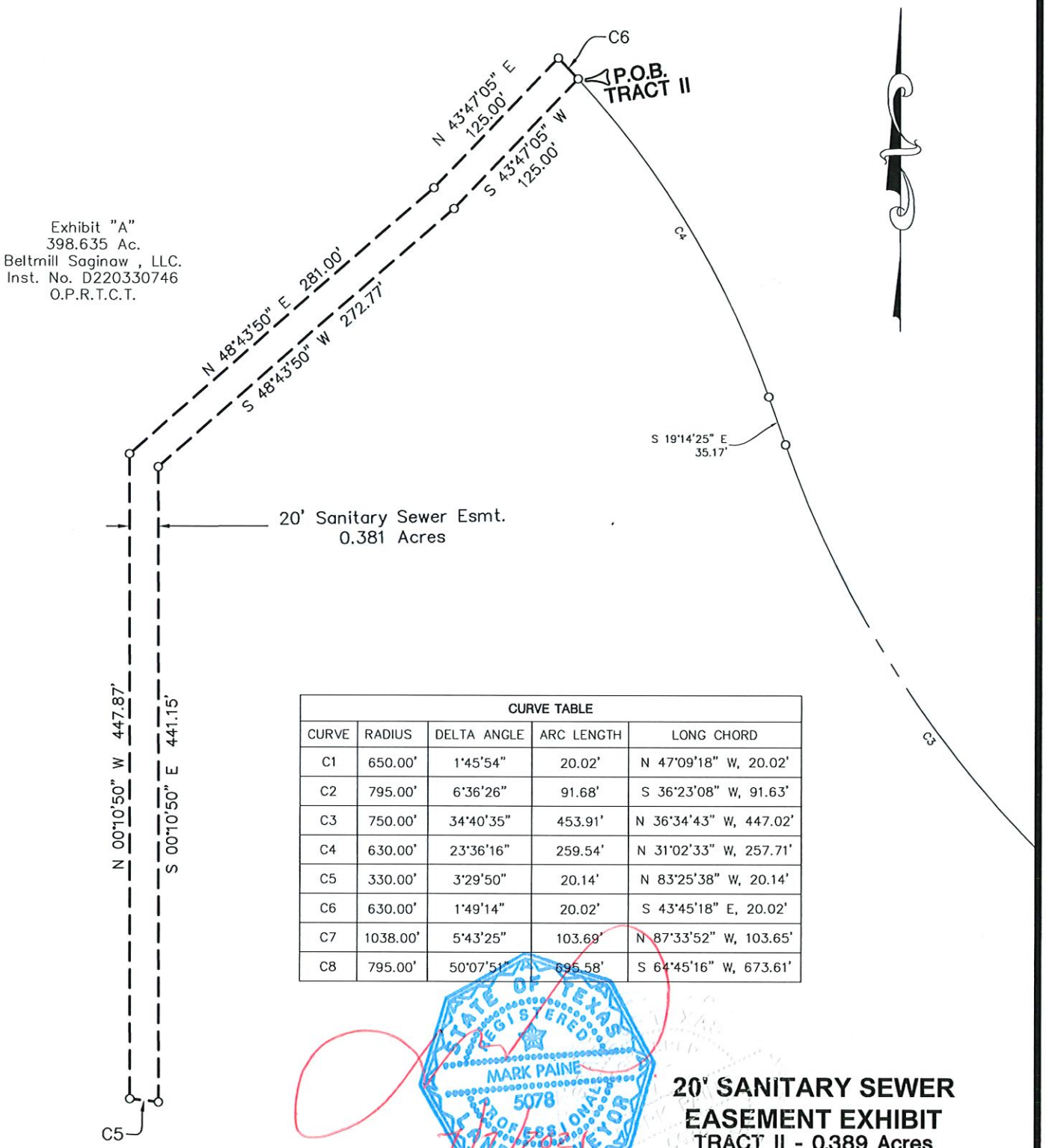
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 100' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 SSE2
Plotted: 7/7/2021 3:42 PM, by Carpenter, Cole; Saved: 6/30/2021 9:09 AM, by ccarpenter



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	650.00'	1°45'54"	20.02'	N 47°09'18" W, 20.02'
C2	795.00'	6°36'26"	91.68'	S 36°23'08" W, 91.63'
C3	750.00'	34°40'35"	453.91'	N 36°34'43" W, 447.02'
C4	630.00'	23°36'16"	259.54'	N 31°02'33" W, 257.71'
C5	330.00'	3°29'50"	20.14'	N 83°25'38" W, 20.14'
C6	630.00'	1°49'14"	20.02'	S 43°45'18" E, 20.02'
C7	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C8	795.00'	50°07'51"	695.58'	S 64°45'16" W, 673.61'

STATE OF TEXAS
REGISTERED
MARK PAINE
5078
PROFESSIONAL
LAND SURVEYOR

20' SANITARY SEWER EASEMENT EXHIBIT

TRACT II - 0.389 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

MCADAMS
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DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 100' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 SSE2
Plotted: 7/7/2021 3:43 PM, by Carpenter, Cole; Saved: 6/30/2021 9:09 AM, by ccarpenter

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

CITY OF SAGINAW
PEDESTRIAN ACCESS AND UTILITY EASEMENT

DATE: April __, 2022

GRANTOR: Beltmill Saginaw, LLC

GRANTOR'S MAILING ADDRESS: 3045 Lackland Road, Fort Worth, TX 76116

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West McLeroy Blvd., Saginaw, Tarrant County, Tx. 76179

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating Utility or Pedestrian Access Facilities, hereafter referred to as "Facility" in, into, upon, over, across, under and through the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility. The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to sidewalks, paths, retaining walls, curbs, manholes, manhole vents, lateral line connections, valves, pipelines, water meters, junction boxes in, upon, under and across a portion of the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the

Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the easement unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

GRANTOR: Beltmill Saginaw, LLC

By: _____
Don Allen, Secretary

GRANTEE: City of Saginaw

By: _____
Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed 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 in and for the State of Texas

_____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he executed the same as the act of the City of Saginaw 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 in and for the State of Texas

_____**AFTER**

FILING, PLEASE RETURN TO:

_____
_____
_____

LEGAL DESCRIPTION

PEDESTRIAN ACCESS AND UTILITY EASEMENT

1.268 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 7.97 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to the **POINT OF BEGINNING**;

THENCE S 89°49'10" W, 80.00 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract;

THENCE N 44°49'10" E, 14.14 feet;

THENCE N 00°10'50" W, 111.82 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 120.00 feet, a central angle of 33°01'55" and an arc length of 137.61 feet, whose chord bears N 33°01'55" W, 130.19 feet to a point of tangency;

THENCE N 65°53'00" W, 133.66 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 270.00 feet, a central angle of 24°18'10" and an arc length of 114.52 feet whose chord bears N 78°02'05" W, 113.67 feet to a point of tangency;

THENCE S 89°48'50" W, 352.72 feet;

THENCE S 44°49'00" W, 14.14 feet;

THENCE N 00°10'50" W, 80.00 feet;

THENCE S 45°11'00" E, 14.14 feet;

THENCE N 89°48'50" E, 352.72 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 330.00 feet, a central angle of 24°18'10" and an arc length of 139.87 feet whose chord bears S 78°02'05" E, 138.93 feet to a point of tangency;

THENCE S 65°53'00" E, 133.66 feet to the beginning of a curve to the right;

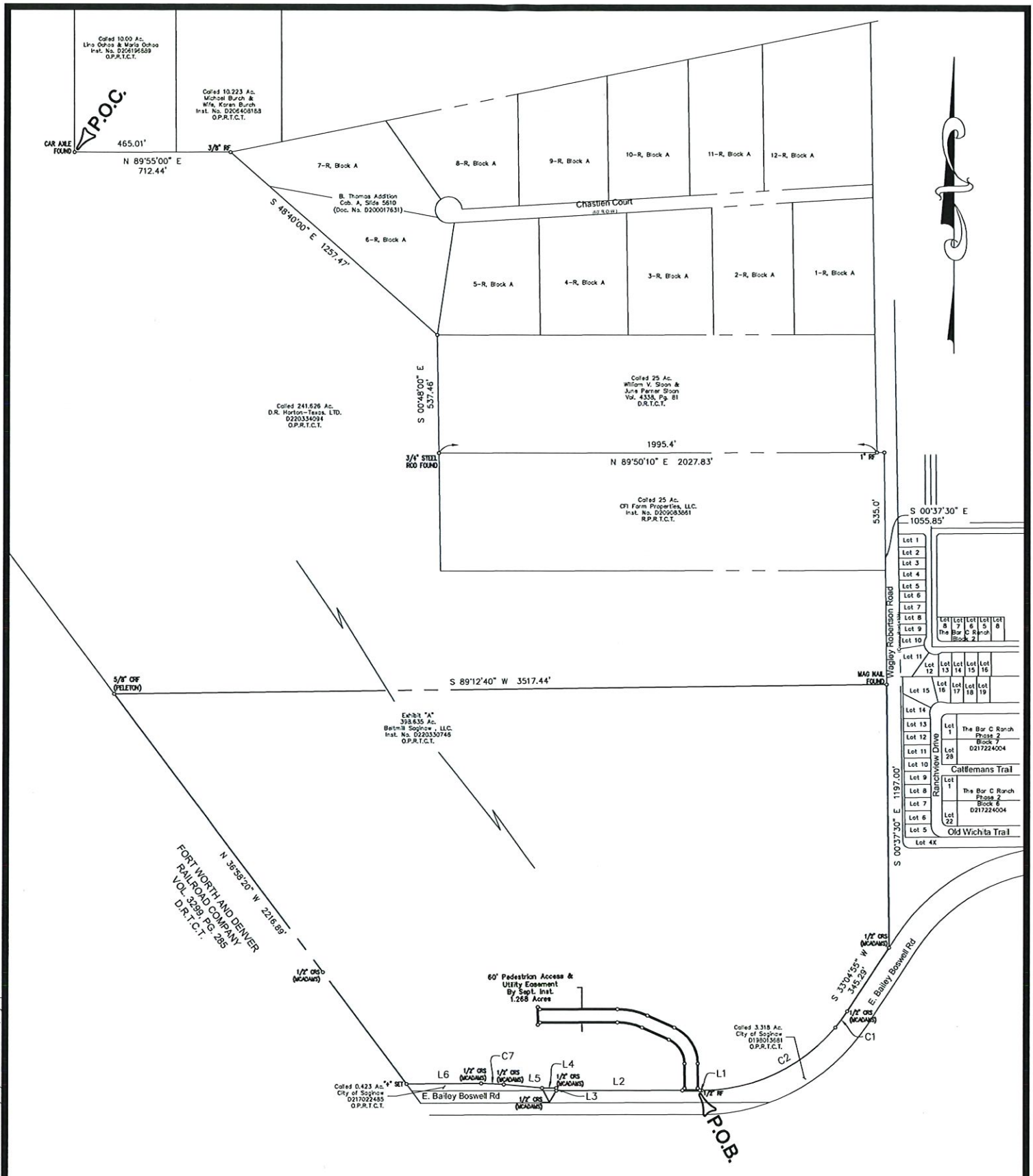
THENCE with the arc of said curve to the right having a radius of 180.00 feet, a central angle of 33°01'55" and an arc length of 206.41 feet, whose chord bears N 33°01'55" W, 195.29 feet to a point of tangency;

THENCE S 00°10'50" E, 111.82 feet;

THENCE S 45°10'50" E, 14.14 feet to the **POINT OF BEGINNING** and containing approximately 1.268 acres of land.

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





60' PEDESTRIAN ACCESS & UTILITY EASEMENT

1.268 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497

CITY OF SAGINAW

TARRANT COUNTY, TEXAS

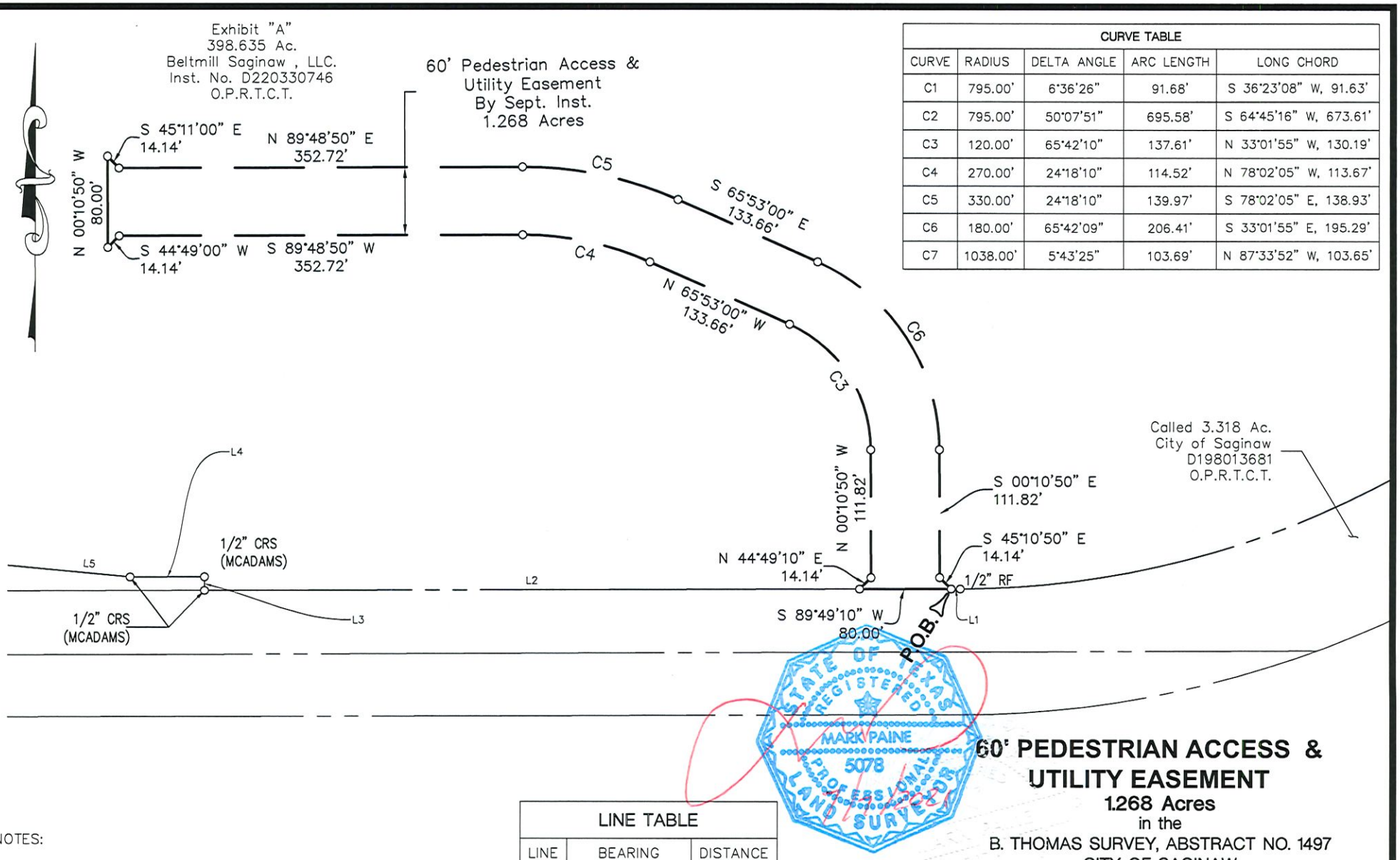
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TBPE: 19762 TBPLS: 10194440
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DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 600' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 60' SIDEWALK EASEMENT
Plotted: 7/7/2021 4:33 PM, by Carpenter, Cole: Saved: 6/30/2021 9:07 AM, by sponce



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	795.00'	6°36'26"	91.68'	S 36°23'08" W, 91.63'
C2	795.00'	50°07'51"	695.58'	S 64°45'16" W, 673.61'
C3	120.00'	65°42'10"	137.61'	N 33°01'55" W, 130.19'
C4	270.00'	24°18'10"	114.52'	N 78°02'05" W, 113.67'
C5	330.00'	24°18'10"	139.97'	S 78°02'05" E, 138.93'
C6	180.00'	65°42'09"	206.41'	S 33°01'55" E, 195.29'
C7	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°49'10" W	7.96'
L2	S 89°49'10" W	572.47'
L3	N 00°10'50" W	12.00'
L4	S 89°49'10" W	65.00'
L5	N 84°42'10" W	175.17'
L6	S 89°34'25" W	341.35'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

60' PEDESTRIAN ACCESS & UTILITY EASEMENT

1.268 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 120' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 60' SIDEWALK EASEMENT
Plotted: 7/7/2021 4:33 PM, by Carpenter, Cole; Saved: 6/30/2021 9:07 AM, by sponce

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

CITY OF SAGINAW
PEDESTRIAN ACCESS EASEMENT

DATE: April __, 2022

GRANTOR: Beltmill Saginaw, LLC

GRANTOR'S MAILING ADDRESS: 3045 Lackland Road, Fort Worth, TX 76116

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West McLeroy Blvd., Saginaw, Tarrant County, Tx. 76179

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating Utility or Pedestrian Access Facilities, hereafter referred to as "Facility" in, into, upon, over, across, under and through the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility. The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to sidewalks, paths, retaining walls, and curbs in, upon, under and across a portion of the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the easement unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

GRANTOR: Beltmill Saginaw, LLC

By: _____
Don Allen, Secretary

GRANTEE: City of Saginaw

By: _____
Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed 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 in and for the State of Texas

_____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he executed the same as the act of the City of Saginaw 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 in and for the State of Texas

_____**AFTER**

FILING, PLEASE RETURN TO:

_____
_____
_____

EXHIBIT A

LEGAL DESCRIPTION

PEDESTRIAN ACCESS EASEMENT

0.138 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 06°36'26" and an arc length of 91.68 feet whose chord bears S 36°23'08" W, 91.63 feet;

THENCE N 53°55'00" W, 299.62 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 04°21'20" and an arc length of 57.01 feet whose chord bears N 51°44'20" W, 57.00 feet to the **POINT OF BEGINNING**;

THENCE with the arc of a non-tangent curve to the right having a radius of 157.00 feet, a central angle of 73°58'58" and an arc length of 202.73 feet whose chord bears S 81°36'04" W, 188.93 feet to a reverse curve;

THENCE with the arc of said curve to the left having a radius of 10.00 feet, a central angle of 94°28'22" and an arc length of 16.49 feet whose chord bears S 71°21'21" W, 14.68 feet to a point of tangency;

THENCE S 24°07'10" W, 253.39 feet;

THENCE S 09°22'55" W, 115.22 feet;

THENCE S 89°49'10" W, 17.57 feet to the beginning of a non-tangent curve to the left;

THENCE with the arc of said curve to the left having a radius of 180.00 feet, a central angle of 03°11'05" and an arc length of 10.01 feet whose chord bears N 01°46'23" W, 10.00 feet;

THENCE N 89°49'10" E, 9.39 feet

THENCE N 09°22'55" E, 108.05 feet;

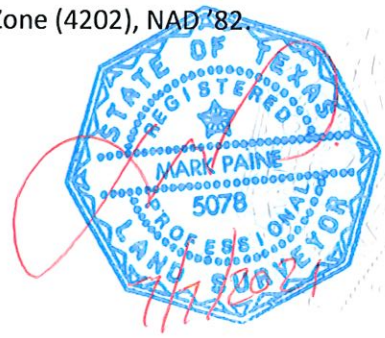
THENCE N 24°07'10" E, 254.68 feet to the beginning of a curve to the right;

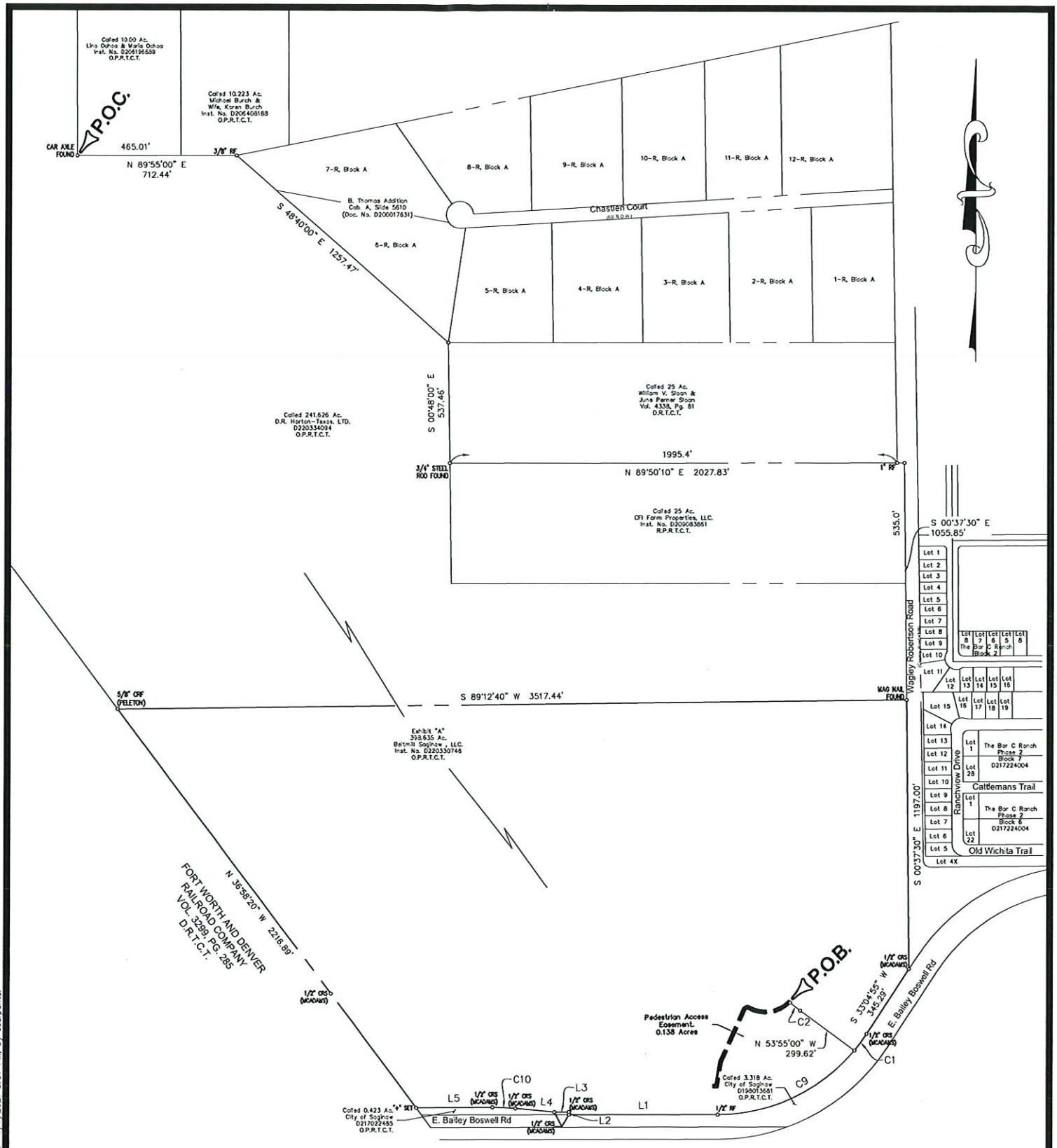
THENCE with the arc of said curve to the right having a radius of 20.00 feet, a central angle of 94°28'22" and an arc length of 32.98 feet whose chord bears N 71°21'21" W, 29.37 feet to a reverse curve;

THENCE with the arc of said curve to the left having a radius of 147.00 feet, a central angle of 73°43'29" and an arc length of 189.15 feet whose chord bears N 81°43'48" E, 176.37 feet to a non-tangent curve to the left;

THENCE with the arc of said curve to the left having a radius of 750 feet, a central angle of 00°45'57" and an arc length of 10.02 feet whose chord bears S 49°10'42" E, 29.37 feet to the **POINT OF BEGINNING** and containing approximately 0.138 acres of land.

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





PEDESTRIAN ACCESS EASEMENT

0.138 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497

CITY OF SAGINAW

TARRANT COUNTY, TEXAS

McAdams

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

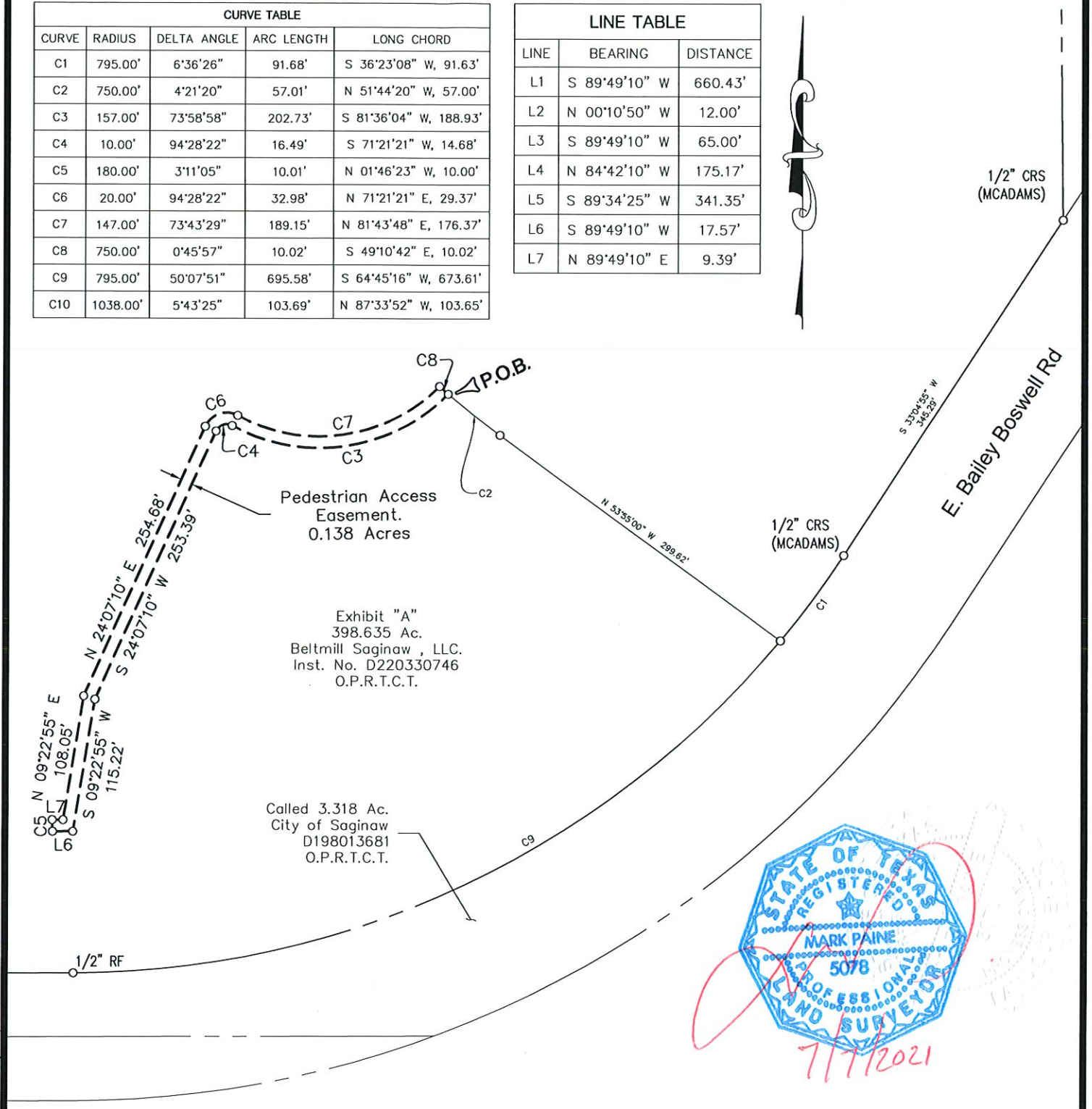
1/2

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 600' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 PAE
Plotted: 7/7/2021 4:11 PM, by Carpenter, Cole; Saved: 7/7/2021 3:37 PM, by ccarpenter

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	795.00'	6°36'26"	91.68'	S 36°23'08" W, 91.63'
C2	750.00'	4°21'20"	57.01'	N 51°44'20" W, 57.00'
C3	157.00'	73°58'58"	202.73'	S 81°36'04" W, 188.93'
C4	10.00'	94°28'22"	16.49'	S 71°21'21" W, 14.68'
C5	180.00'	3°11'05"	10.01'	N 01°46'23" W, 10.00'
C6	20.00'	94°28'22"	32.98'	N 71°21'21" E, 29.37'
C7	147.00'	73°43'29"	189.15'	N 81°43'48" E, 176.37'
C8	750.00'	0°45'57"	10.02'	S 49°10'42" E, 10.02'
C9	795.00'	50°07'51"	695.58'	S 64°45'16" W, 673.61'
C10	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°49'10" W	660.43'
L2	N 00°10'50" W	12.00'
L3	S 89°49'10" W	65.00'
L4	N 84°42'10" W	175.17'
L5	S 89°34'25" W	341.35'
L6	S 89°49'10" W	17.57'
L7	N 89°49'10" E	9.39'



STATE OF TEXAS
REGISTERED
MARK PAINE
5078
PROFESSIONAL
LAND SURVEYOR
7/7/2021

PEDESTRIAN ACCESS EASEMENT

0.138 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
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TBPE: 19762 TBPLS: 10194440
www.gscon.com
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DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 120' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 PAE
Plotted: 7/7/2021 4:12 PM, by Carpenter; Color: Saved: 7/7/2021 3:37 PM, by ccarpenter

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

CITY OF SAGINAW
PERMANENT DRAINAGE EASEMENT

DATE: April ___, 2022

GRANTOR: Beltmill Saginaw, LLC

GRANTOR'S MAILING ADDRESS: 3045 Lackland Road, Fort Worth, TX 76116

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West McLeroy Blvd., Saginaw, Tarrant County, Tx. 76179

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described as Tracts I and II in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells and conveys unto the said Grantee an exclusive perpetual easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities in, into, upon, over, across, under and through the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter the Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

GRANTOR covenants and agrees that GRANTOR and GRANTOR's heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings, trees, shrubs, or other obstructions or growths as may now be found upon said permanent easement.

It is further intended that the Permanent Easement herein granted to the GRANTEE shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns. Except for existing easements, the Permanent Easement, granted therein is exclusive, and GRANTOR covenants that unless GRANTOR has the approval of GRANTEE, it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging

unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs and assigns, to warrant and to forever defend all and singular premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

GRANTOR: Beltmill Saginaw, LLC

By: _____
Don Allen, Secretary

GRANTEE: City of Saginaw

By: _____
Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed 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 in and for the State of Texas

_____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he executed the same as the act of the City of Saginaw 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 in and for the State of Texas

_____**AFTER**

FILING, PLEASE RETURN TO:

_____
_____
_____

EXHIBIT A

LEGAL DESCRIPTION

DRAINAGE EASEMENT TRACT 1

2.741 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1052.84 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road to the **POINT OF BEGINNING**;

THENCE S 00°37'30" E, 144.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract;

THENCE S 46°14'50" W, 19.67 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'55" and an arc length of 48.25 feet whose chord bears S 39°39'52" W, 48.15 feet to a point of tangency;

THENCE S 33°04'55" W, 175.52 feet;

THENCE S 79°34'55" W, 20.65 feet;

THENCE N 53°55'00" W, 274.65 feet to the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 04°20'07" and an arc length of 49.18 feet whose chord bears N 51°44'57" W, 49.17 feet;

THENCE N 01°47'10" W, 13.55 feet;

THENCE N 45°34'10" E. 233.02 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 275.00 feet, a central angle of 11°35'21" and an arc length of 55.62 feet whose chord bears N 39°46'29" E, 55.53 feet;

THENCE EAST, 261.61 feet to the **POINT OF BEGINNING** and containing approximately 2.741 acres of land.

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

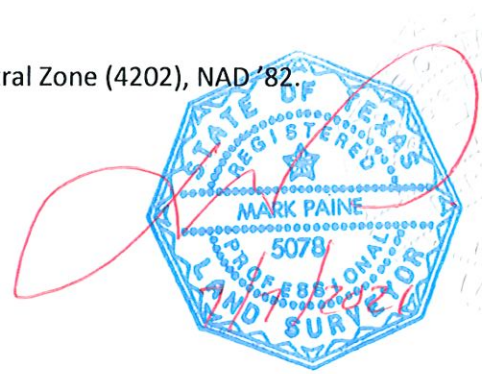


EXHIBIT A

LEGAL DESCRIPTION

DRAINAGE EASEMENT TRACT 2

4.568 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total

distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 07°41'18" and an arc length of 106.68 feet whose chord bears S 36°55'34" W, 106.60 feet to the **POINT OF BEGINNING**;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract continuing with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 49°02'59" and an arc length of 680.58 feet whose chord bears S 65°17'42" W, 659.99 feet to a point of tangency;

THENCE S 89°49'10" W, 7.96 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract;

THENCE N 45°10'50" W, 14.14 feet;

THENCE N 00°10'50" W, 111.82 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 180.00 feet, a central angle of 65°42'10" and an arc length of 206.41 feet whose chord bears N 33°01'55" W, 195.29 feet;

THENCE S 65°53'00" E, 154.11 feet;

THENCE N 09°22'55" E, 13.15 feet;

THENCE N 24°07'10" E, 359.40 feet to the beginning of a curve to the right;

THENEC with the arc of said curve to the right having a radius of 10.00 feet, a central angle of 94°28'22" and an arc length of 16.49 feet whose chord bears N 71°21'21" E, 14.68 feet to a point of reverse curvature;

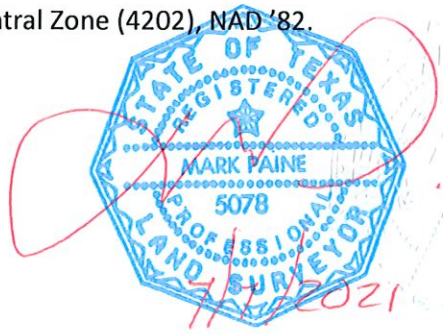
THENCE with the arc of a curve to the left having a radius of 157.00 feet, a central angle of 73°58'58" and an arc length of 202.73 feet whose chord bears N 81°36'04" E, 188.93 feet;

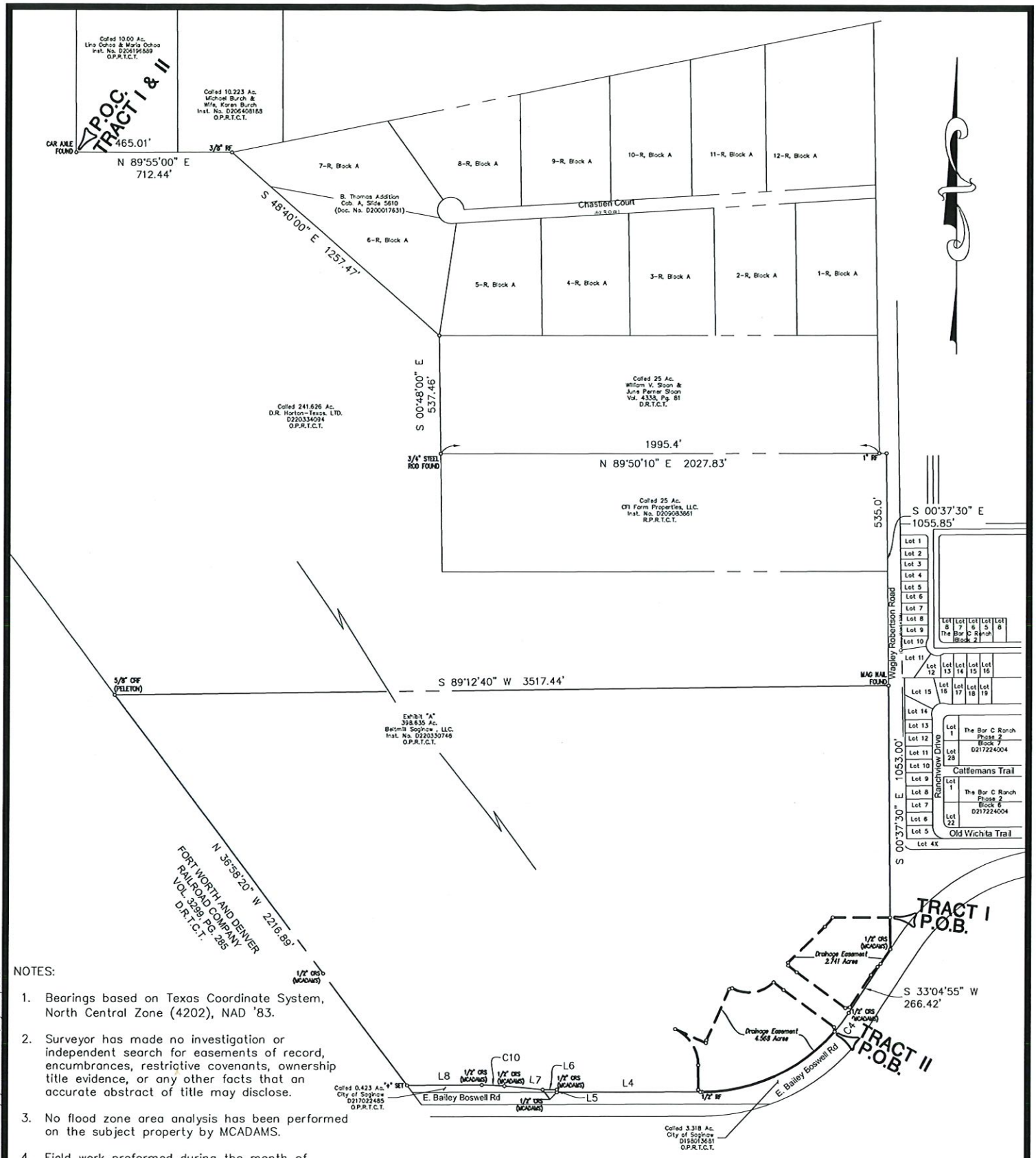
THENCE with the arc of a curve to the left having a radius of 750.00 feet, a central angle of 04°21'20" and an arc length of 57.01 feet whose chord bears S 51°44'20" E, 57.00 feet;

THENCE S 53°55'00" E, 284.62 feet

THENCE S 06°50'35" E, 20.43 feet to the **POINT OF BEGINNING** and containing approximately 4.568 acres of land.

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





NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

DRAINAGE EASEMENT EXHIBIT

TRACT I - 2.741 Acres
TRACT II - 4.568 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

MCADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 600' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 DE
Plotted: 7/7/2021 4:51 PM. by Carpenter. Calc: Saved: 7/7/2021 4:06 PM. by ccarpenter

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	210.00'	13°09'55"	48.25'	S 39°39'52" W, 48.15'
C2	650.00'	4°20'07"	49.18'	N 51°44'57" W, 49.17'
C3	275.00'	11°35'21"	55.62'	N 39°46'29" E, 55.53'
C4	795.00'	7°41'18"	106.68'	S 36°55'34" W, 106.60'
C5	795.00'	49°02'59"	680.58'	S 65°17'42" W, 659.99'
C6	180.00'	65°42'10"	206.41'	N 33°01'55" W, 195.29'
C7	10.00'	94°28'22"	16.49'	N 71°21'21" E, 14.68'
C8	157.00'	73°58'58"	202.73'	N 81°36'04" E, 188.93'
C9	750.00'	4°21'20"	57.01'	S 51°44'20" E, 57.00'
C10	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'

Exhibit "A"
398.635 Ac.
Beltmill Saginaw , LLC.
Inst. No. D220330746
O.P.R.T.C.T.

EAST 261.61'

TRACT I
P.O.B.

S 00°37'30" E
144.00'

1/2" CRS
(MCADAMS)

N 45°34'10" E
233.02'

Drainage Easement
2.741 Acres

S 33°04'55" W
78.87'

S 46°14'50" W
19.67'

N 01°47'10" W
13.55'

N 53°55'00" W
274.65'

S 33°04'55" W
175.52'

S 33°04'55" W
266.42'

S 53°55'00" E
284.62'

S 79°34'55" W
20.65'

1/2" CRS
(MCADAMS)

N 09°22'55" E
13.15'

N 24°07'10" E
253.39'

S 65°53'00" E
154.11'

TRACT II
P.O.B.

L3

Drainage Easement
4.568 Acres

E. Bailey Boswell Rd

N 00°10'50" W
111.82'

1/2" RF

L2

L1

Called 3.318 Ac.
City of Saginaw
D198013681
O.P.R.T.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°49'10" W	7.96'
L2	N 45°10'50" W	14.14'
L3	S 06°50'35" E	20.43'
L4	S 89°49'10" W	652.47'
L5	N 00°10'50" W	12.00'
L6	S 89°49'10" W	65.00'
L7	N 84°42'10" W	175.17'
L8	S 89°34'25" W	341.35'

DRAINAGE EASEMENT EXHIBIT

TRACT I - 2.741 Acres

TRACT II - 4.568 Acres

in the

B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
MARK PAINE
5078
PROFESSIONAL
LAND SURVEYOR

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

DRAWN BY: SP DATE: 06/21/2021 SCALE: 1" = 120' JOB. NO. **LLH-19000**

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 DE
Plotted: 7/7/2021 4:52 PM, by Carpenter, Cole; Saved: 7/7/2021 4:06 PM, by ccarpenter

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

CITY OF SAGINAW
WATER FACILITY EASEMENT

DATE: April __, 2022

GRANTOR: Beltmill Saginaw, LLC

GRANTOR'S MAILING ADDRESS: 3045 Lackland Road, Fort Worth, TX 76116

GRANTEE: City of Saginaw

GRANTEE'S MAILING ADDRESS: 333 West McLeroy Blvd., Saginaw, Tarrant County, Tx. 76179

CONSIDERATION: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being more particularly described in Exhibit "A"

Grantor, for the Consideration paid to Grantor and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the construction, operation, maintenance, replacement, upgrade, and repair of a Permanent Water-Sewer Facility, hereafter referred to as "Facility". The Facility includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, junction boxes in, upon, under and across a portion of the Easement Property and more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing said Facility.

In no event shall Grantor (I) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (II) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, monument sign, pole sign, billboard, brick or masonry fences or walls or other structures that require a building permit. However, Grantor shall be permitted to install and maintain a concrete, asphalt or gravel driveway, road or parking lot across the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property at Grantee's sole cost and expense, including the restoration of any sidewalks, driveways, or similar surface improvements located upon or adjacent to the Easement Property which may have been removed, relocated, altered, damaged, or destroyed as a result of the Grantee's use of the Easement Property granted hereunder. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions and intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the easement unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

GRANTOR: Beltmill Saginaw, LLC

By: _____
Don Allen, Secretary

GRANTEE: City of Saginaw

By: _____
Todd Flippo, Mayor

APPROVED AS TO FORM AND LEGALITY

_____
Bryn Meredith, City Attorney

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of March, 2022.

TINA MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 06-16-2025
Notary ID 125179689

_____

Notary Public in and for the State of Texas

_____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for said County, Texas, on this day personally appeared Todd Flippo, Mayor of the City of Saginaw, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Saginaw and that he executed the same as the act of the City of Saginaw 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 in and for the State of Texas

_____**AFTER**

FILING, PLEASE RETURN TO:

_____
_____
_____

LEGAL DESCRIPTION

WATER PIPELINE EASEMENT

0.148 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

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

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

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

THENCE N 84°42'10" W, 49.89 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract;

THENCE N 44°49'10" E, 12.90 feet;

THENCE N 00°10'50" W, 21.21 feet to the POINT OF BEGINNING;

THENCE S 44°49'10" W, 24.18 feet to the north line of a called 30 foot waterline easement recorded in Document Number D131112747 of the Official Public Records of Tarrant County, Texas;

THENCE S 89°49'10" W, 14.14 feet with the north line of said 30 foot waterline easement;

THENCE N 44°49'10" E, 37.11 feet;

THENCE N 00°10'50" W, 32.91 feet to the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 265.00 feet, a central angle of 20°34'51" and an arc length of 95.19 feet whose chord bears N 10°28'16" W, 94.68 feet to a point of reverse curve;

THENCE with the arc of said curve to the right having a radius of 335.00 feet, a central angle of 20°34'51" and an arc length of 120.33 feet whose chord bears N 10°28'16" W, 119.69 feet to a point of tangency;

THENCE N 00°10'50" W, 975.00 feet;

THENCE S 45°11'00" E, 7.07 feet;

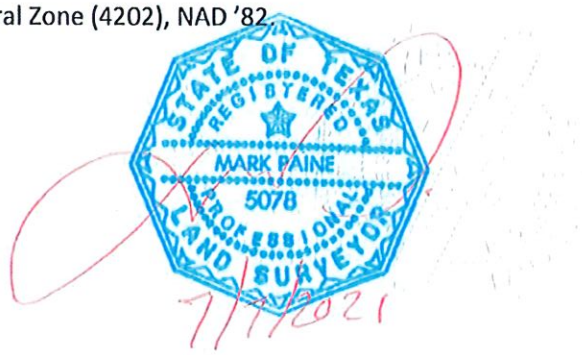
THENCE S 00°10'50" E, 970.00 feet to the beginning of a curve to the left;

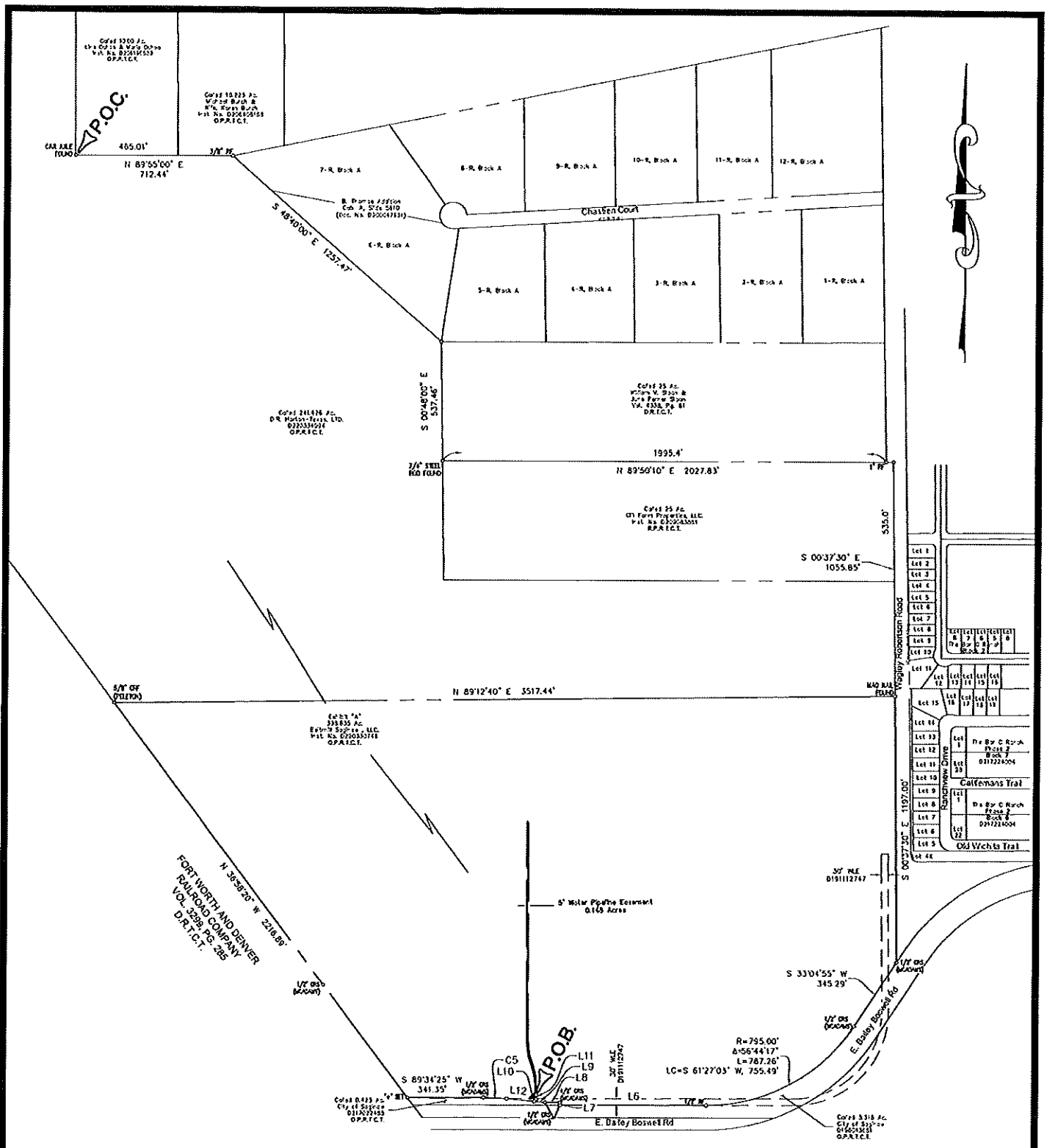
THENCE with the arc of said curve to the left having a radius of 330.00 feet, a central angle of 20°34'51" and an arc length of 118.54 feet whose chord bears S 10°28'16" E, 117.90 feet to a point of reverse curve;

THENCE with the arc of said curve to the right having a radius of 270.00 feet, a central angle of 20°34'51" and an arc length of 96.99 feet whose chord bears S 10°28'16" E, 96.46 feet to a point of tangency;

THENCE S 00°10'50" E, 42.05 feet to the POINT OF BEGINNING and containing approximately 0.148 acres of land.

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





WATER PIPELINE EASEMENT EXHIBIT

0.148 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

MCADAMS

The John R. McAdams Company, Inc.
1111 W. Main Street
Lewisville, Texas 75067
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940 240 1012

TBPE 12762 TBPLS 10194443
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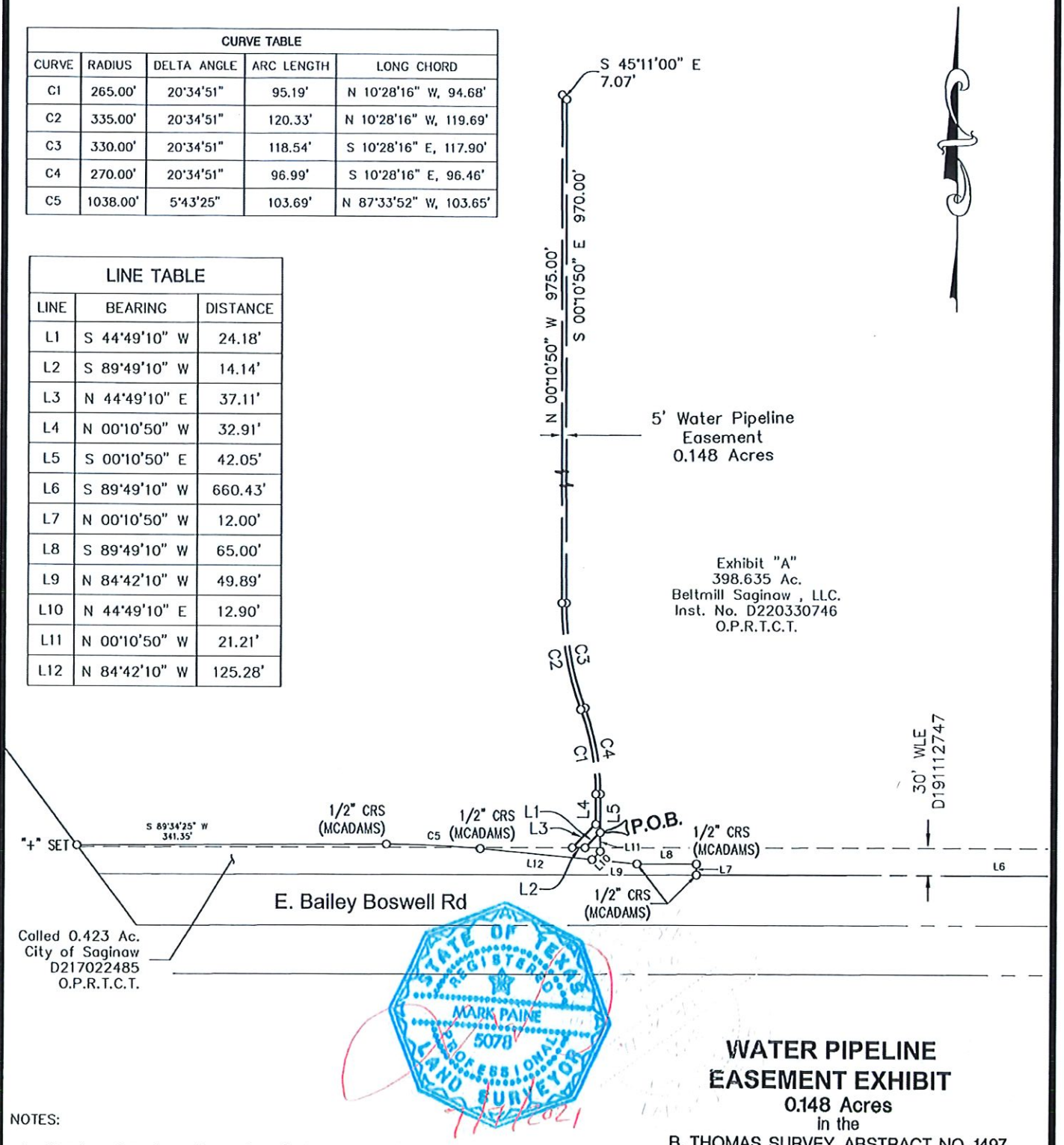
1/2

DRAWN BY: SP DATE: 06/17/2021 SCALE: 1" = 600' JOB. NO. LLH-19000

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 WLE
Plotted: 7/7/2021 4:37 PM, by carpenter. Color. Saved: 7/7/2021 3:40 PM, by carpenter

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	265.00'	20°34'51"	95.19'	N 10°28'16" W, 94.68'
C2	335.00'	20°34'51"	120.33'	N 10°28'16" W, 119.69'
C3	330.00'	20°34'51"	118.54'	S 10°28'16" E, 117.90'
C4	270.00'	20°34'51"	96.99'	S 10°28'16" E, 96.46'
C5	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°49'10" W	24.18'
L2	S 89°49'10" W	14.14'
L3	N 44°49'10" E	37.11'
L4	N 00°10'50" W	32.91'
L5	S 00°10'50" E	42.05'
L6	S 89°49'10" W	660.43'
L7	N 00°10'50" W	12.00'
L8	S 89°49'10" W	65.00'
L9	N 84°42'10" W	49.89'
L10	N 44°49'10" E	12.90'
L11	N 00°10'50" W	21.21'
L12	N 84°42'10" W	125.28'



STATE OF TEXAS
REGISTERED
MARK PAINE
5078
PROFESSIONAL
LAND SURVEYOR
11/1/2021

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. Field work preformed during the month of December 2020.

WATER PIPELINE EASEMENT EXHIBIT

0.148 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

MCADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940 240 1012
TBPE 13762 TBPLS 10194440
www.mcadamsco.com

2/2

DRAWN BY: SP DATE: 06/29/2021 SCALE: 1" = 150' JOB. NO. LLH-19000

File: Z:\Projects\LLH\LLH-19000\Drawings\Survey\EASEMENTS\LLH-19000 WLE
Plotted: 7/7/2021 4:37 PM, by Carpenter. Color Saved: 7/7/2021 3:40 PM, by ccarpenter

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (4)(c)

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 The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:
On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads.

The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

The Preliminary Plat for Beltmill is being considered as a separate item.

Engineer/Surveyor: The John R. McAdams Company, Inc.
Existing Zoning: Planned Development (PD)
Developer: VLMC, Inc.Tricon Residential
The plat consists of the following:

Gross Area – 40.452 Ac.
Right-of-way Area – 8.401 Ac.

196 Residential Lots – 25.732 Ac.
8 Open Space/HOA Lots – 6.319 Ac.
204 Total Lots (Net Area) – 32.052 Ac.

The Planning and Zoning Commission unanimously recommended approval at it's April 12, 2022 meeting.


FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
Staff recommends approval as recommended by the Planning and Zoning Commission.

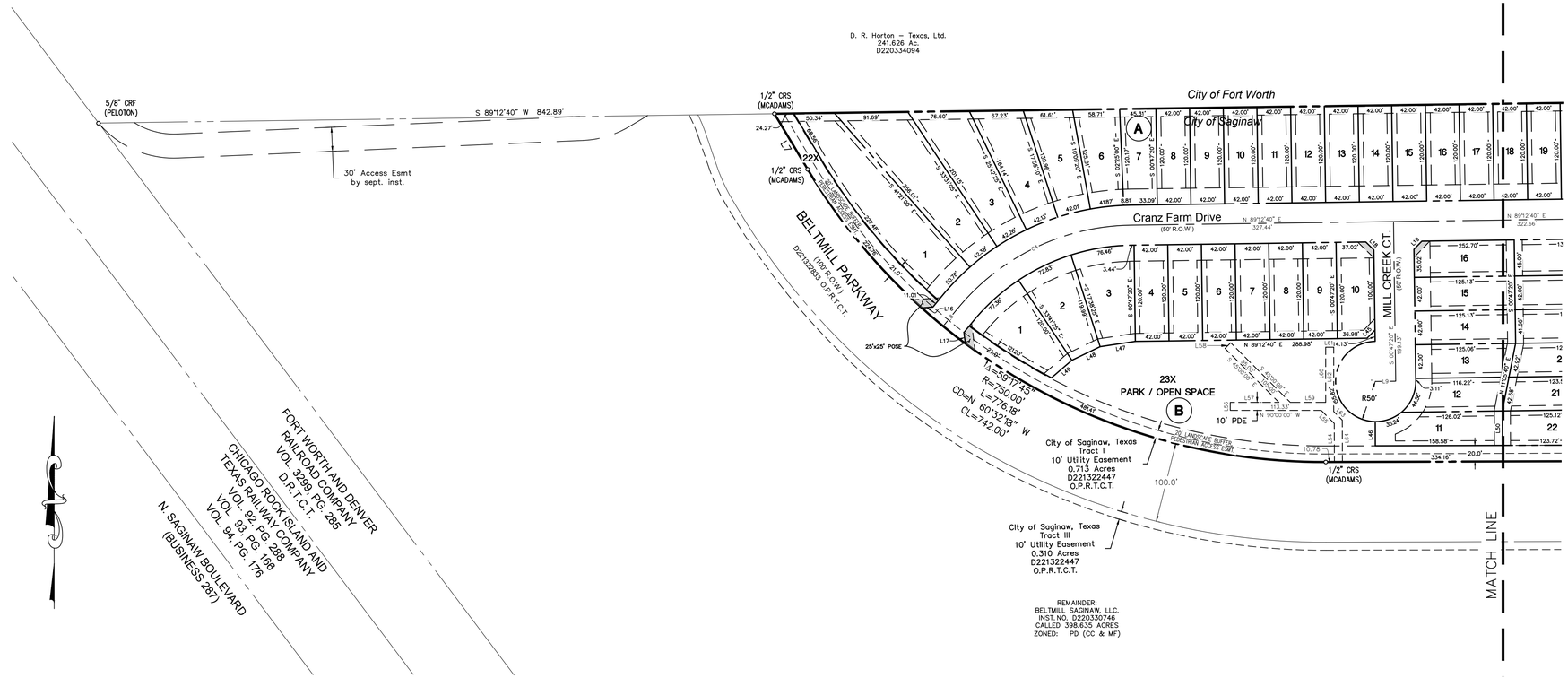
ATTACHMENTS:

Description

Cottages at Beltmill Final Plat
P&Z Packet 4-12-22
P&Z Minutes 4-12-22



File: M:\Projects\BTM\2021310113 Residential\02-Geomatics\Survey\Plats\VLCM 2021310113 FP
Plotted: 4/7/2022 10:11 AM, by Austin Turner; Saved: 4/7/2022 10:02 AM, by aturner



LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	15,678	0.360
2	BLOCK A	13,144	0.302
3	BLOCK A	9,918	0.228
4	BLOCK A	7,923	0.182
5	BLOCK A	6,734	0.155
6	BLOCK A	6,132	0.141
7	BLOCK A	5,233	0.120
8	BLOCK A	5,040	0.116
9	BLOCK A	5,040	0.116
10	BLOCK A	5,040	0.116
11	BLOCK A	5,040	0.116
12	BLOCK A	5,040	0.116
13	BLOCK A	5,040	0.116
14	BLOCK A	5,040	0.116
15	BLOCK A	5,040	0.116
16	BLOCK A	5,040	0.116
17	BLOCK A	5,040	0.116
18	BLOCK A	5,040	0.116
19	BLOCK A	5,040	0.116
20	BLOCK A	5,040	0.116
21	BLOCK A	5,470	0.126
22X	BLOCK A	6,371	0.146
1	BLOCK B	7,265	0.167
2	BLOCK B	6,758	0.155
3	BLOCK B	7,521	0.173

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
4	BLOCK B	5,040	0.116
5	BLOCK B	5,040	0.116
6	BLOCK B	5,040	0.116
7	BLOCK B	5,040	0.116
8	BLOCK B	5,040	0.116
9	BLOCK B	5,040	0.116
10	BLOCK B	5,540	0.127
11	BLOCK B	6,432	0.148
12	BLOCK B	4,915	0.113
13	BLOCK B	5,067	0.116
14	BLOCK B	5,255	0.121
15	BLOCK B	5,255	0.121
16	BLOCK B	5,581	0.128
17	BLOCK B	6,569	0.151
18	BLOCK B	5,907	0.136
19	BLOCK B	5,471	0.126
20	BLOCK B	5,221	0.120
21	BLOCK B	5,203	0.119
22	BLOCK B	5,412	0.124
23X	BLOCK B	55,226	1.268
1	BLOCK C	7,150	0.164
2	BLOCK C	5,040	0.116
3	BLOCK C	5,040	0.116
4	BLOCK C	5,040	0.116
5	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
6	BLOCK C	5,040	0.116
7	BLOCK C	5,040	0.116
8	BLOCK C	5,040	0.116
9	BLOCK C	5,040	0.116
10	BLOCK C	5,040	0.116
11	BLOCK C	5,040	0.116
12	BLOCK C	5,040	0.116
13	BLOCK C	5,040	0.116
14	BLOCK C	5,040	0.116
15	BLOCK C	5,040	0.116
16	BLOCK C	5,040	0.116
17	BLOCK C	5,040	0.116
18	BLOCK C	5,040	0.116
19	BLOCK C	5,040	0.116
20	BLOCK C	5,040	0.116
21	BLOCK C	5,040	0.116
22	BLOCK C	5,040	0.116
23	BLOCK C	5,040	0.116
24	BLOCK C	5,040	0.116
25	BLOCK C	5,040	0.116
26	BLOCK C	5,040	0.116
27	BLOCK C	5,040	0.116
28	BLOCK C	5,040	0.116
29	BLOCK C	5,040	0.116
30	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
31	BLOCK C	6,977	0.160
1	BLOCK D	7,244	0.166
2	BLOCK D	6,730	0.154
3	BLOCK D	6,318	0.145
4	BLOCK D	5,879	0.135
5	BLOCK D	5,452	0.125
6	BLOCK D	5,765	0.132
7	BLOCK D	5,569	0.128
8	BLOCK D	5,040	0.116
9	BLOCK D	5,040	0.116
10	BLOCK D	5,040	0.116
11	BLOCK D	5,040	0.116
12	BLOCK D	5,457	0.125
13	BLOCK D	5,520	0.127
14	BLOCK D	5,040	0.116
15	BLOCK D	5,040	0.116
16	BLOCK D	5,587	0.128
17X	BLOCK D	35,870	0.823
1	BLOCK E	6,300	0.145
2	BLOCK E	5,040	0.116
3	BLOCK E	5,040	0.116
4	BLOCK E	5,040	0.116
5	BLOCK E	5,710	0.131
6	BLOCK E	5,040	0.116
7	BLOCK E	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
8	BLOCK E	5,040	0.116
9	BLOCK E	5,040	0.116
10	BLOCK E	5,040	0.116
11	BLOCK E	5,040	0.116
12	BLOCK E	5,040	0.116
13	BLOCK E	5,040	0.116
14	BLOCK E	5,040	0.116
15	BLOCK E	5,040	0.116
16	BLOCK E	5,040	0.116
17	BLOCK E	5,040	0.116
18	BLOCK E	5,040	0.116
19	BLOCK E	5,040	0.116
20	BLOCK E	5,040	0.116
21	BLOCK E	5,040	0.116
22	BLOCK E	5,040	0.116
23	BLOCK E	5,040	0.116
24	BLOCK E	5,040	0.116
25	BLOCK E	5,040	0.116
26	BLOCK E	9,574	0.220
27	BLOCK E	6,934	0.159
28	BLOCK E	5,040	0.116
29	BLOCK E	5,040	0.116
30	BLOCK E	5,040	0.116
31	BLOCK E	5,040	0.116
32	BLOCK E	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
33	BLOCK E	5,040	0.116
34	BLOCK E	5,040	0.116
35	BLOCK E	5,040	0.116
36	BLOCK E	5,040	0.116
37	BLOCK E	5,040	0.116
38	BLOCK E	5,040	0.116
39	BLOCK E	5,040	0.116
40	BLOCK E	5,040	0.116
41	BLOCK E	5,040	0.116
42	BLOCK E	5,040	0.116
43	BLOCK E	5,040	0.116
44	BLOCK E	5,040	0.116
45	BLOCK E	5,040	0.116
46	BLOCK E	5,040	0.116
47	BLOCK E	5,040	0.116
1	BLOCK F	6,509	0.149
2	BLOCK F	5,926	0.136
3	BLOCK F	5,920	0.136
4	BLOCK F	5,914	0.136
5	BLOCK F	5,808	0.133
6	BLOCK F	5,394	0.124
7	BLOCK F	4,912	0.113
8	BLOCK F	4,696	0.108
9	BLOCK F	4,666	0.107
10	BLOCK F	4,655	0.107

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
11	BLOCK F	4,644	0.107
12	BLOCK F	4,633	0.106
13	BLOCK F	4,642	0.107
14X	BLOCK F	10,996	0.252
1	BLOCK G	8,920	0.205
2	BLOCK G	6,655	0.153
3	BLOCK G	6,684	0.153
4	BLOCK G	6,367	0.146
5	BLOCK G	5,040	0.116
6	BLOCK G	6,544	0.150
7	BLOCK G	5,040	0.116
8	BLOCK G	5,040	0.116
9	BLOCK G	5,040	0.116
10	BLOCK G	5,040	0.116
11	BLOCK G	5,040	0.116
12	BLOCK G	5,040	0.116
13	BLOCK G	8,905	0.204
14	BLOCK G	7,108	0.163
15	BLOCK G	7,510	0.172
16	BLOCK G	8,652	0.199
17	BLOCK G	13,477	0.309
18	BLOCK G	7,550	0.173
19	BLOCK G	6,681	0.153
20	BLOCK G	6,068	0.139
21	BLOCK G	7,462	0.171

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
22	BLOCK G	7,156	0.164
23X	BLOCK G	4,521	0.104
1	BLOCK H	9,151	0.210
2	BLOCK H	7,656	0.176
3	BLOCK H	7,098	0.163
4	BLOCK H	5,169	0.119
5	BLOCK H	10,555	0.242
6	BLOCK H	7,956	0.183
7	BLOCK H	5,040	0.116
8	BLOCK H	5,040	0.116
9	BLOCK H	7,880	0.181
10	BLOCK H	7,525	0.173
11	BLOCK H	5,040	0.116
12	BLOCK H	5,040	0.116
13	BLOCK H	5,040	0.116
14	BLOCK H	5,040	0.116
15	BLOCK H	6,842	0.157
16X	BLOCK H	6,185	0.142
1	BLOCK I	5,517	0.127
2	BLOCK I	5,082	0.117
3	BLOCK I	5,088	0.117
4	BLOCK I	5,094	0.117
5	BLOCK I	5,100	0.117
6	BLOCK I	5,106	0.117
7	BLOCK I	5,112	0.117

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
8	BLOCK I	5,190	0.119
9	BLOCK I	5,519	0.127
10X	BLOCK I	36,697	0.842
11X	BLOCK I	119,400	2.741

Gross Area	–	40.452 Ac.
ROW Area	–	8.401 Ac.
196 Residential Lots	–	25.732 Ac.
8 Open Space/ HOA Lots	–	6.319 Ac.
204 Total Lots (Net Area)	–	32.051 Ac.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C2	210.00'	13°09'55"	48.25'	S 39°39'52" W, 48.15'
C3	730.00'	70°56'45"	903.91'	N 54°42'48" W, 847.27'
C4	285.00'	49°56'40"	248.43'	S 64°14'15" W, 240.64'
C5	300.00'	13°22'10"	70.00'	S 06°30'15" W, 69.84'
C6	200.00'	13°58'40"	48.79'	N 06°12'00" E, 48.67'
C7	775.00'	10°29'25"	141.90'	N 80°07'57" W, 141.70'
C8	170.00'	49°13'00"	146.03'	N 23°49'05" E, 141.58'
C9	150.00'	23°24'10"	61.27'	N 56°56'55" E, 60.84'
C10	150.00'	44°27'50"	116.41'	S 67°28'45" W, 113.51'
C11	250.00'	46°21'30"	202.28'	N 22°23'25" E, 196.80'
C12	150.00'	8°25'08"	22.04'	S 03°25'15" W, 22.02'
C13	150.00'	9°19'48"	24.43'	S 12°17'43" W, 24.40'
C14	150.00'	17°44'56"	46.47'	N 08°05'08" E, 46.28'
C15	250.00'	19°34'52"	85.44'	S 09°00'07" W, 85.02'
C16	250.00'	19°24'58"	84.72'	N 09°05'04" E, 84.31'
C17	751.00'	1°42'23"	22.37'	N 54°42'51" W, 22.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°04'55" W	78.87'
L2	S 46°14'50" W	19.67'
L3	S 33°04'55" W	175.52'
L4	S 79°34'55" W	20.65'
L5	N 19°14'25" W	35.17'
L6	S 89°48'50" W	639.72'
L7	N 30°53'25" W	80.74'
L8	S 39°15'55" W	27.68'
L9	N 89°12'40" E	25.57'
L10	S 00°10'50" E	34.21'
L11	S 00°47'20" E	42.22'
L12	N 48°25'35" E	24.56'
L13	N 00°47'20" W	70.94'
L14	N 00°47'20" W	47.25'
L15	N 89°42'40" E	60.88'
L16	S 85°24'40" W	13.86'
L17	N 06°52'50" W	13.86'
L18	S 45°47'20" E	14.12'
L19	N 44°12'40" E	14.11'
L20	S 44°12'40" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 45°47'20" W	14.14'
L22	S 45°47'20" E	14.10'
L23	N 44°12'40" E	14.14'
L24	S 44°49'00" W	14.14'
L25	N 45°11'00" W	14.14'
L26	S 45°47'20" E	14.14'
L27	N 44°12'40" E	14.14'
L28	N 42°05'20" W	15.03'
L29	S 45°47'20" E	14.14'
L30	N 44°12'40" E	14.14'
L31	N 87°23'50" W	14.34'
L32	N 04°57'30" E	14.52'
L33	N 66°50'00" W	14.27'
L34	N 24°42'15" E	14.41'
L35	N 89°08'20" W	14.07'
L36	N 01°47'10" W	13.55'
L37	S 45°17'20" E	14.58'
L38	S 44°42'40" W	13.71'
L39	N 44°06'50" E	14.17'
L40	N 39°21'30" W	12.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 45°47'20" E	14.14'
L42	S 44°12'40" W	14.14'
L43	S 45°42'25" E	14.12'
L44	S 44°17'35" W	14.16'
L45	N 44°12'40" E	14.17'
L46	S 00°11'10" E	30.21'
L47	N 81°25'50" E	44.42'
L48	N 64°20'10" E	39.09'
L49	S 49°24'40" W	33.63'
L50	S 00°11'10" E	42.98'
L51	S 89°01'00" W	20.00'
L52	S 00°00'00" W	22.21'
L53	S 00°00'00" W	67.66'
L54	N 00°11'10" W	48.05'
L55	N 45°00'00" W	23.10'
L56	N 00°00'00" E	10.00'
L57	N 90°00'00" E	60.61'
L58	S 45°00'00" W	10.00'
L59	N 90°00'00" W	44.20'
L60	N 00°00'00" E	68.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 90°00'00" E	10.00'
L62	N 00°00'00" E	80.24'
L63	N 45°00'00" W	15.14'
L64	N 00°11'10" W	52.17'

OWNER/DEVELOPER
BELTMILL SAGINAW, LLC
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7595
Contact: DON ALLEN

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.
4. According to Community/Panel No. 48113C0635 K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
5. No flood zone area analysis has been performed by McAdams on the subject property.
6. Lots 22X Block A, Lot 23X, Block B, Lot 17X, Block D, Lot 14X, Block F, Lot23X, Block G, Lot 16X, Block H and Lots 10X & 11X, Block I are hereby dedicated to and maintained by the Home Owners Association.

Utility Easements:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, 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, 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.

Drainage Easement Restriction:

No filling or construction, without the written approval of the city, 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 (1) foot above the 100-year flood elevation based on land use.

On the _____ day of _____, this plat was duly approved by the Planning and Zoning Commission of the City of Saginaw, Texas

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

The City Council of Saginaw, Texas on _____, voted affirmitively to adopt this plat and approve it for filing of record.

BY: TODD FLIPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 4/7/22

Mark Paine, RPLS
Texas Registration No. 5078

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

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

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7–R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7–R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7–R and the northwest corner of Lot 6–R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6–R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5–R, Block A of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re–entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre CFI tract and the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a magnetic nail found in asphalt paving at the southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Tarrant County, Texas, and being the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right–of–way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (MCADAMS) at the most easterly northeast corner of Beltmill Boulevard and Millstone Road Right–of–way, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D222036300 of the Official Public Records of Tarrant County, Texas;

THENCE S 46°14'50" W, 19.67 feet with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'55" and an arc length of 48.25 feet whose chord bears S 39°39'52" W, 48.15 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 33°04'55" W, 175.52 feet continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the east end of a corner clip at the intersection of Beltmill Boulevard;

THENCE S 79°34'55" W, 20.65 feet continuing with the northerly line of said addition with said corner clip to a 1/2" capped rebar set (MCADAMS) at the west end of said corner clip, being on the north line of Beltmill Boulevard (called 100' right–of–way);

THENCE N 53°55'00" W, 274.65 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

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

THENCE N 19°14'25" W, 35.17 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

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

THENCE S 89°48'50" W, 638.72 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

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

THENCE N 30°53'25" W, 80.74 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the most northerly northeast corner of said Beltmill Boulevard and Millstone Road Right–of–way and being on the south line of the aforementioned 241.626 acre tract from which a 5/8" capped rebar found (PELETON) at the southeast corner of said 241.626 acre tract bears S 89°12'40" W, 747.49 feet;

THENCE N 89°12'40" E, 2,674.54 feet with the south line of said 241.626 acre tract to the POINT OF BEGINNING and containing approximately 40.452 acres of land and designated herein as the The Cottages at Beltmill, subdivision to the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights–of–way and public places thereon shown for the purpose and consideration therein expressed.

KNOW ALL MEN BY THESE PRESENTS:

That we, Beltmill Saginaw, LLC., do hereby adopt this plat designating the herein described real property as The Cottages at Beltmill an addition located in the City of Saginaw, Tarrant County, Texas, and do hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights–of–way shown hereon.

Witness my hand, this the _____day of _____, 2022.

Don Allen
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE WE, BELTMILL SAGINAW, LLC ARE THE UNDERSIGNED AUTHORITY, personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

FINAL PLAT
THE COTTAGES AT BELTMILL
40.452 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No.**2021310113**

File: M:\Projects\BTM\2021310113 Residential\02-Geomatics\Survey\Plats\MJM 2021310113 FP
Plotted: 4/7/2022 10:11 AM, by Austin Turner; Saved: 4/7/2022 10:02 AM, by stanner

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, April 12, 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 March 8, 2022	Chairman Lewis
(5)	**PZ 0422-01 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)**	Alexandra Johnson Republic Property
(6)	**PZ 0422-02** **Consideration and Action Regarding Approval of a Preliminary Plat For Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.**	Darren Andrews, P.E. McAdams
(7)	**PZ 0422-03** **Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.**	Darren Andrews, P.E. McAdams
(8)	**PZ 0422-04** **Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit For Carports in Residential Districts.**	Rick Trice, P. E. Public Works Director
(9)	**Staff Report**	Rick Trice, P. E.
A.	Discussion of Residential, Commercial and Industrial, and City Projects	Public Works Director
B.	Update Commission of City Council Action on Previous Cases	

(10) EXECUTIVE SESSION

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

a. Any Posted Item

(11) Adjournment Chairman Lewis

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd Alternate	Term Expires May 2022

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

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

Audience Participation

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

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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

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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

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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

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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

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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: April 12, 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 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Planned Development – Saginaw Cottages

Owner: Bourke Harvey, Old Decatur Limited Partnership
Developer: Alexandra Johnson Republic Property Group
Engineer: Jordan V. Marlia, P.E., Huitt-Zollars
Existing Zoning: Community Commercial (CC)
Future Land Use Plan (2022 Comprehensive Plan): Neighborhood Mixed-Use
Proposed Zoning: PD/ZZL

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/ZZL).

The Future Land Use Plan (2022 Comprehensive Plan) shows the property as Ultimate Land Use Plan shows the property as Neighborhood Mixed-Use. Neighborhood Mixed-Use is characterized as:

- Low intensity development with a maximum of two stories.
- Sensitive transitions to adjacent residential uses
- Form should easily blend with the surrounding neighborhood character
- Walkable mixed use development with consistent sidewalk or trial connections connecting adjacent residences to destinations.

The property has existing frontage on Old Decatur Road and McLeroy Boulevard.

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An approximate 1.65 acre tract located at the corner of Old Decatur and McLeroy will remain as Community Commercial zoning and is **not** a part of the Planned Development request.

Adjacent Land Uses
West: Old Decatur Road
East: Willow Creek Elementary (MF2 Zoning)
North: First Baptist Church Saginaw (CF Zoning)
South: McLeroy Boulevard

Saginaw Cottages is proposed as a Single Family for Rent Development. The development will be platted as 96 individual lots providing an effective density of 8.9 dwelling units per acre. The roadways and alleys proposed will be built to City standards. The dwelling units will range in size from 1,303 S.F. to 1,716 S.F. Concepts of the floor plans are provided as a separate attachment.

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.

An analysis is provided on page 3 for your information.

If you have any questions, please let me know.

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04/12/2022 P&Z Packet Page #9

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

CASE NUMBER: PZ 0422-01

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

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

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

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (X) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD-ZLL

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 2C ABSTRACT: NO 1849 SURVEY: ALEXANDER F. ALBRIGHT

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

ADDRESS and/ or LOCATION OF PROPERTY: 700 N OLD DECATUR ROAD

NAME OF PROPOSED DEVELOPMENT: MCLEROY SAGINAW SINGLE-FAMILY RENTAL

TOTAL ACREAGE OF PROPERTY: 11.6

REASON FOR ZONING REQUEST: (please be specific)

REZONE APPROXIMATELY 11.3 ACRES OF THE PARENT TRACT (12.95 ACRES)
FROM COMMUNITY COMMERCIAL TO A 98 LOT RESIDENTIAL DIVISION WITH
PD ZONING WITH BASE ZERO-LOT-LINE STANDARDS

(Use additional sheets and attach if necessary)

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CURRENT ZONING: COMMUNITY COMMERCIAL (CC)

REQUESTED ZONING: PLANNED DEVELOPMENT, BASE ZLL (PD-ZLL)

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: _____ PHONE #: 817-738-9355

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Bourke Harvey

OWNER'S ADDRESS: 1608 Rogers RD. Fort Worth, TX 76107

APPLICANT'S SIGNATURE: _____ PHONE # : 214-292-3410

APPLICANT'S NAME: SETH CARPENTER, REPUBLIC PROPERTY GROUP

APPLICANT'S ADDRESS: 400 S RECORD ST, STE 1200, DALLAS, TX 75208

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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EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest comer of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a ½" iron rod found at the Southwest comer of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89°13'58"E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a ½" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest comer of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00°48'47"E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.

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EXHIBIT "B" – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the "ZLL" – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.

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Saginaw Cottages

Development Standard	Zero Lot Line	NE Corner of Old Decatur and McLeroy
Density		
Minimum Lot Area (s.f.)	4,000	2,700
Minimum Lot Width (ft)	40	32
Minimum Lot Depth	95	78
Front Yards	20	20 ft front entry
		10 ft rear entry (alley)
Minimum Side Yard	10 feet on one side, 1st unit determines lot pattern on block face	
Minimum Building Separation (ft)	N.A.	10
Minimum Rear Yard	10 feet front entry	10 feet front entry
	20 feet rear entry	20 feet rear entry
Corner	10	
Building Height	36 feet or 2-1/2 stories	
Maximum Lot Coverage	50%	
Minimum Floor Area	950 s.f. living area	
	800 s.f. ground floor	
Exterior Construction	75% of exterior shall be masonry with front façade being 100% exclusive of windows, doors and dormers	Front façade = 60%; all other facades = 15%; average of all facades not less than 30%
Landscaping	ZZL requires 3-inch caliper tree planted between the front face of each dwelling unit and the street ROW	10' landscape buffer around perimeter of PD District; Minimum of 1 canopy tree per two lots (inclusive of landscape requirements)

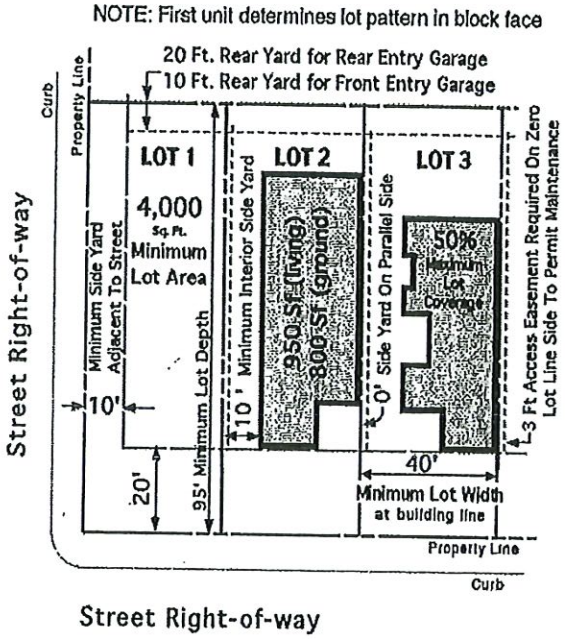
04/12/2022 P&Z Packet Page #14

Sec. 6-6. - ZLL (Zero Lot Line).

A. *Purpose* The "ZLL" district is to provide for compatible land, building and structural uses primarily oriented to medium density residential uses.

B. *Permitted uses* Uses in the "ZLL" district shall be in accordance with section 5-1, Permitted Use Table.

C. *Area requirements* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the ZLL Zoning District.



ZLL – Zoning District Area Requirements	
Minimum Lot Area	4000 s.f.
Minimum Lot Width	40 ft.
Minimum Lot Depth	95 ft.
Minimum Front Yard	20 ft.
Minimum Side Yard	10 ft on one side. First unit determines lot pattern in block face
Minimum Rear Yard	10 ft. – front entry 20 ft. – rear entry
Maximum Lot Coverage	50 %
Maximum Building Height	36 ft. or 2 1/2 stories
Minimum Floor Area	950 s.f. living area 800 s.f. ground floor

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Seventy-five of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

H. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4 Detached Accessory Building Regulations.

I. *Side yard regulations.*

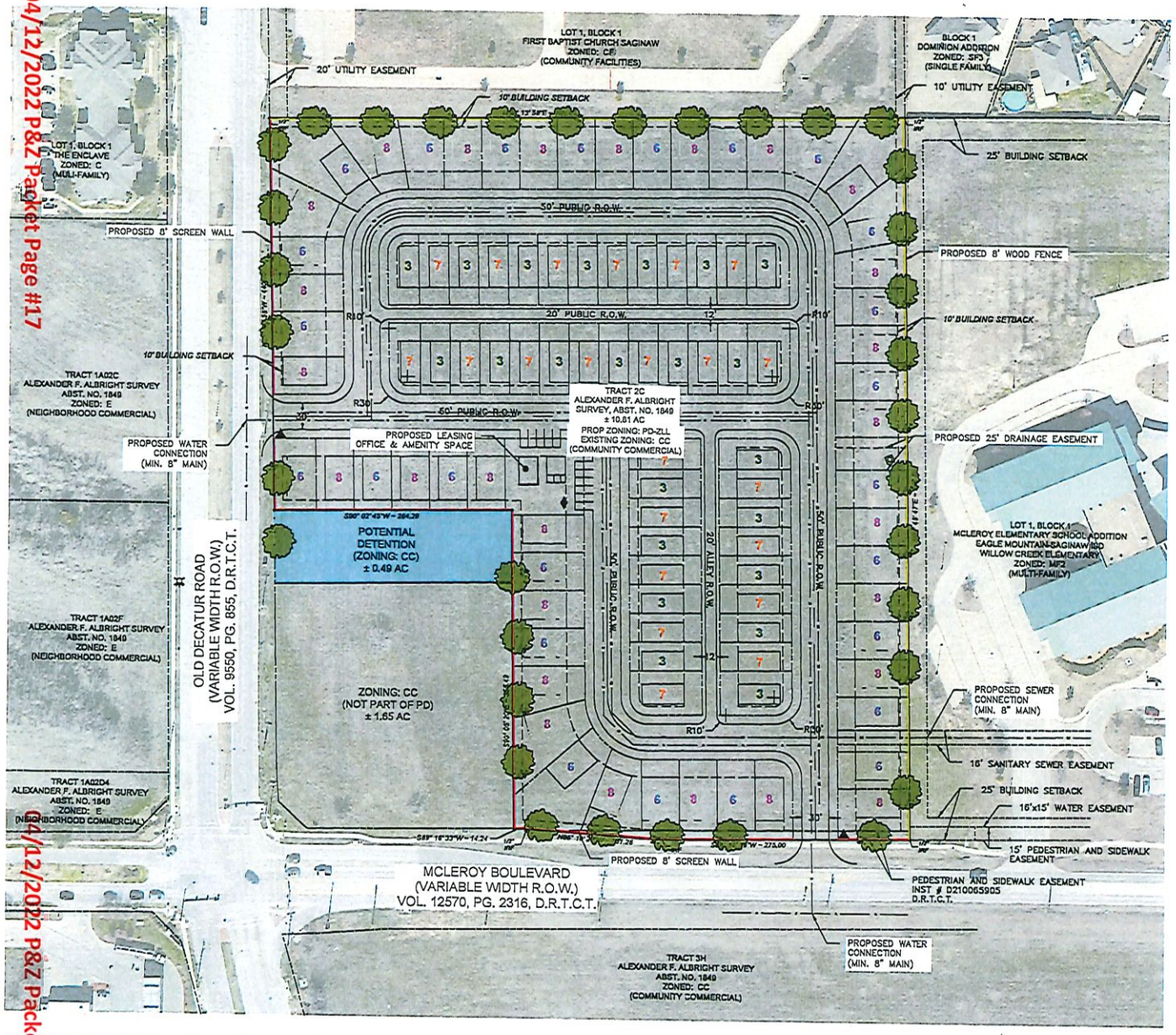
1. Dwellings shall be no closer than ten feet between the faces of exterior walls of neighboring dwelling nits.
2. No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.
3. The closest exterior roofline to an adjacent property shall be storm gutters and the general slope of

the roof falls toward the neighboring property.

4. Each lot shall provide a minimum of three feet to the adjacent lot as an access or use easement. This easement shall be designated in the side yard adjacent to the adjoining lot's zero side yard. The purpose of this easement is to give the adjoining owner access for maintenance of this dwelling.
5. The majority of one side of the structure shall be located within the three feet of one side lot line. The building wall(s) which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.

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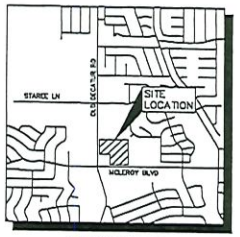
04/12/2022 P&Z Packet Page #17



GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
CRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
DOWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
DIXON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

SAGINAW COTTAGES

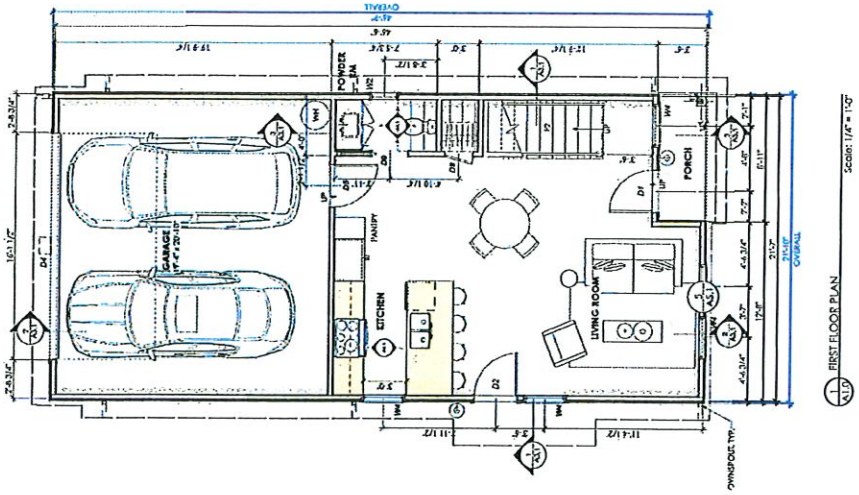
PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

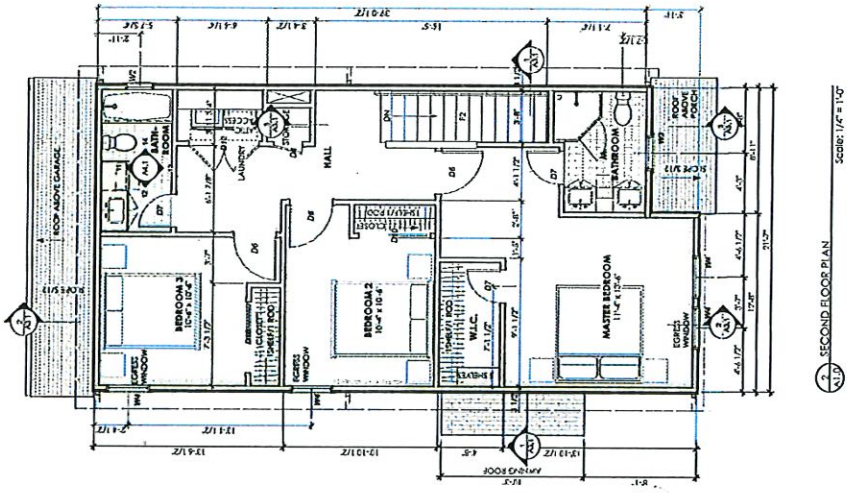
RECORD STREET
RESIDENTIAL

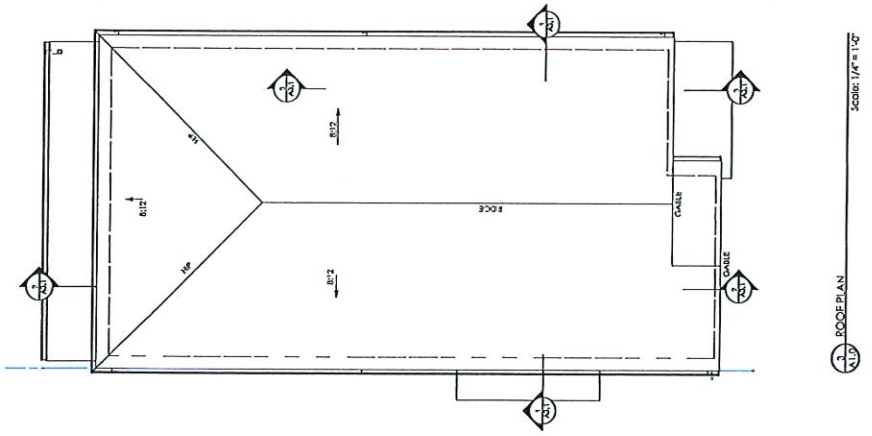
04/12/2022 P&Z Packet Page #17

RESIDENTIAL UNIT TYPE 3

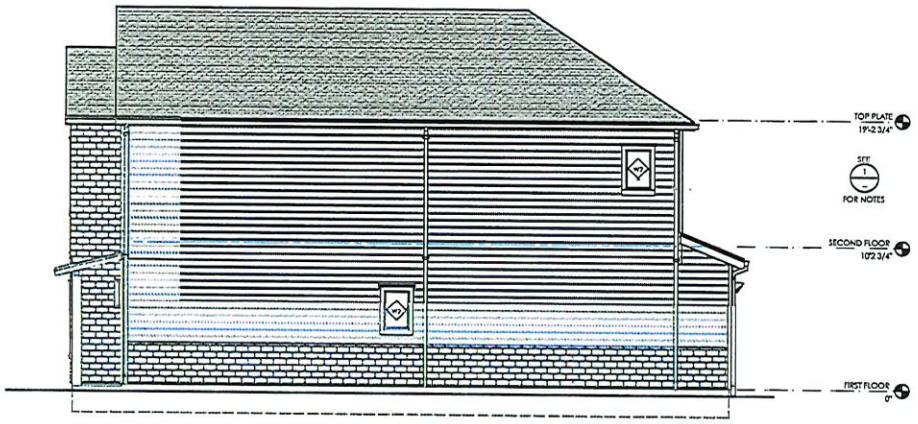
NET FIRST FLOOR 497 SF
NET SECOND FLOOR 805 SF
NET TOTAL 1,302 SF
GARAGE 415 SF



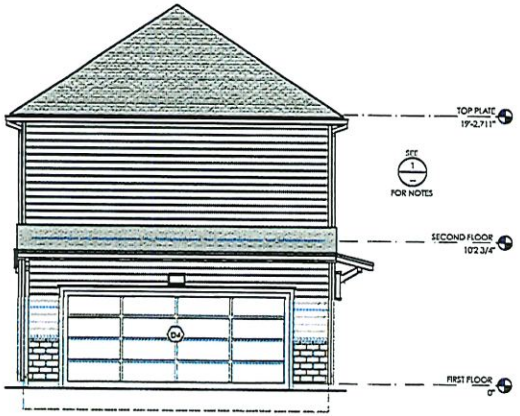




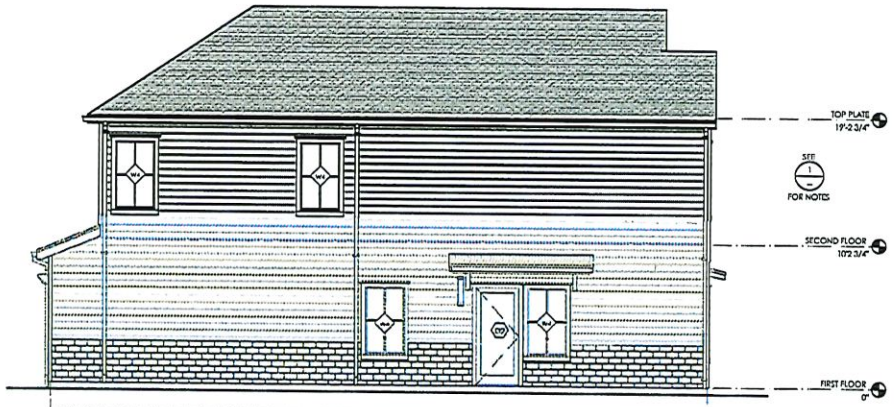
04/12/2022 P&Z Packet Page #18



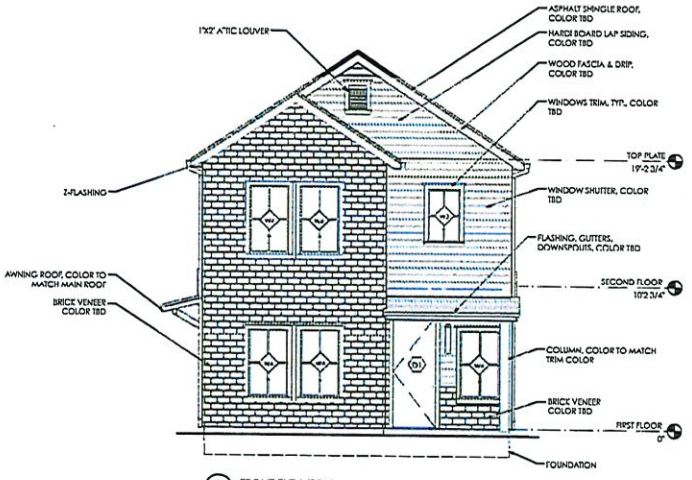
A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

[illegible]
4239 Shorecrest Drive
Dallas, TX. 75209

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Registrations

Unit Type
3 Bedroom Alley

Sheet Title
Elevations

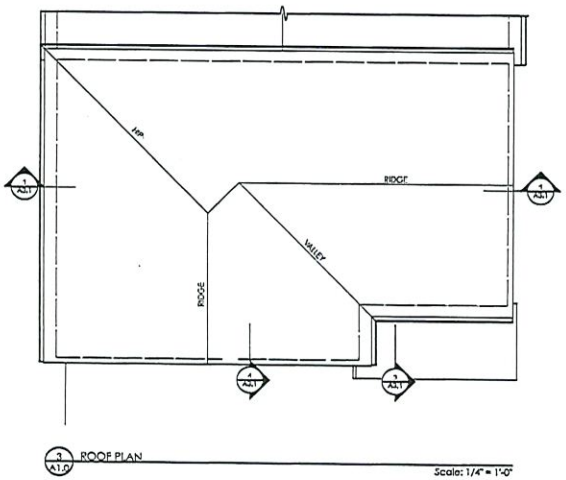
Issue/Revisions
Review Set 2/14/22

Date

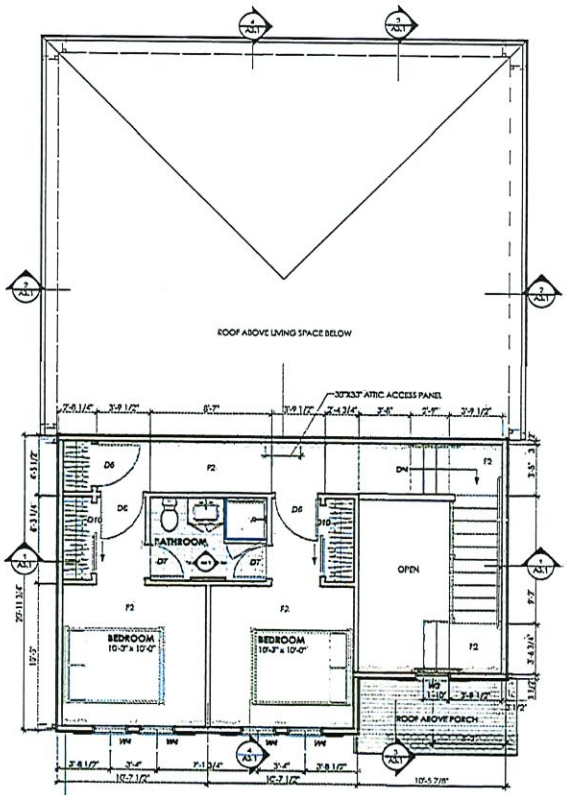
Unit
3

A2.1
Sheet Number

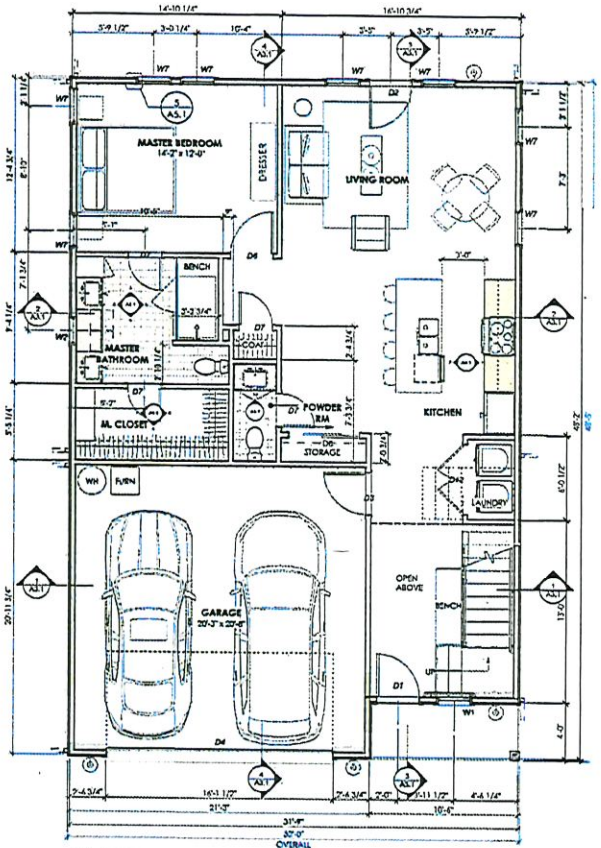
04/12/2022 P&Z Packet Page #19



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

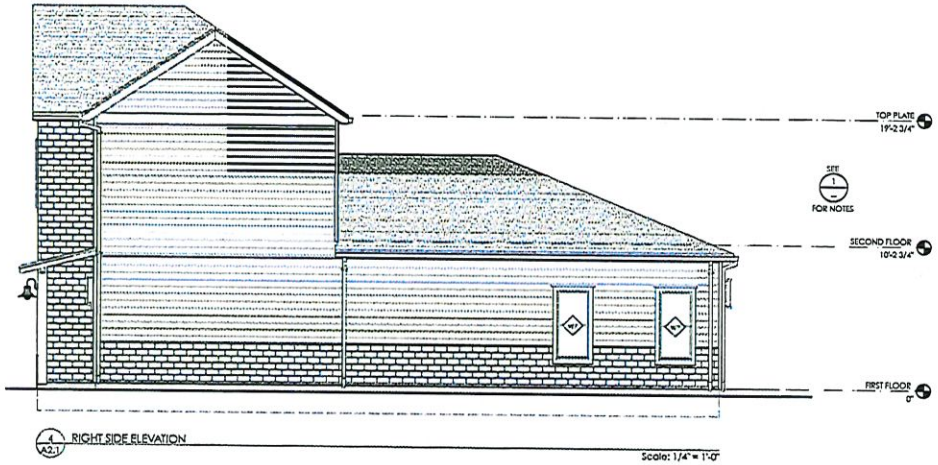
RESIDENTIAL UNIT TYPE 6

NET FIRST FLOOR	1001 SF
NET SECOND FLOOR	435 SF
NET TOTAL	1,436 SF
GARAGE	417 SF

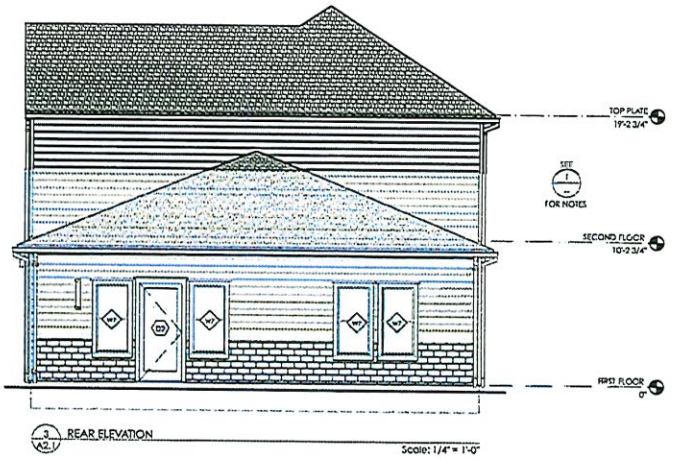
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 3 Bedroom Front
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Unit: 6
A1.0

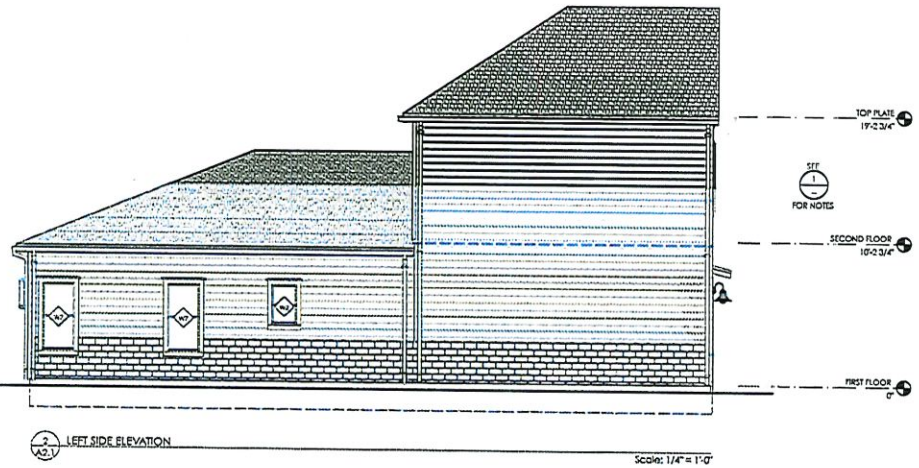
04/12/2022 P&Z Packet Page #20



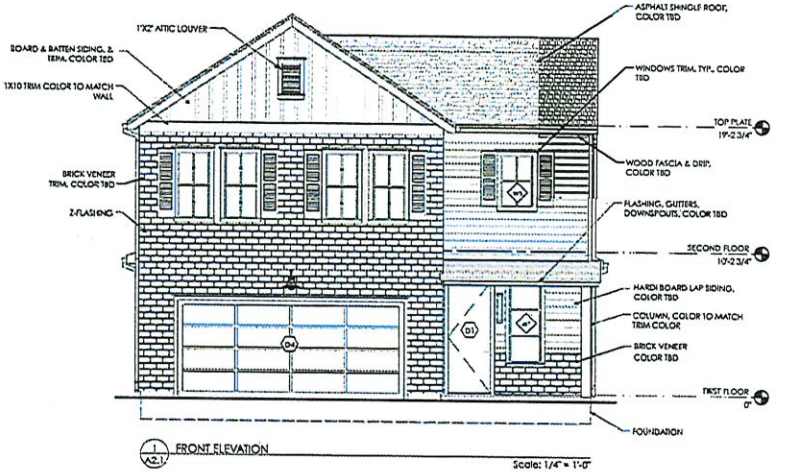
1 RIGHT SIDE ELEVATION
A2.1
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
A2.1
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
A2.1
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTURE
4239 Shearwood Drive
Detroit, TX 75209

MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Jnit Type
3 Bedroom Front

Sheet Title
Elevations

Issue/Revisions
Review Set 2/14/22

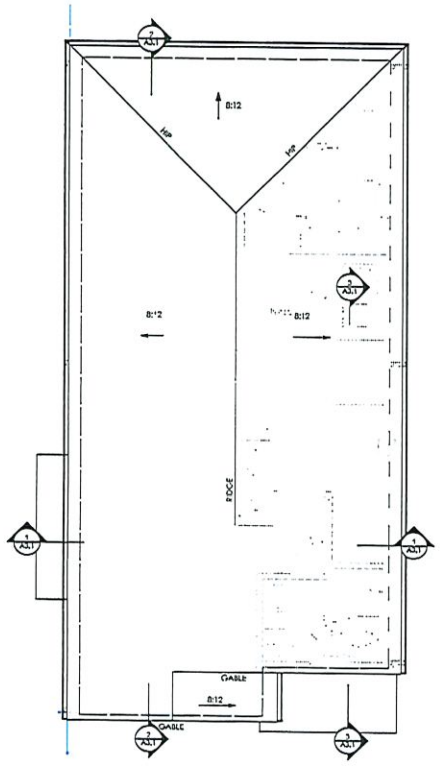
Date

Unit
6

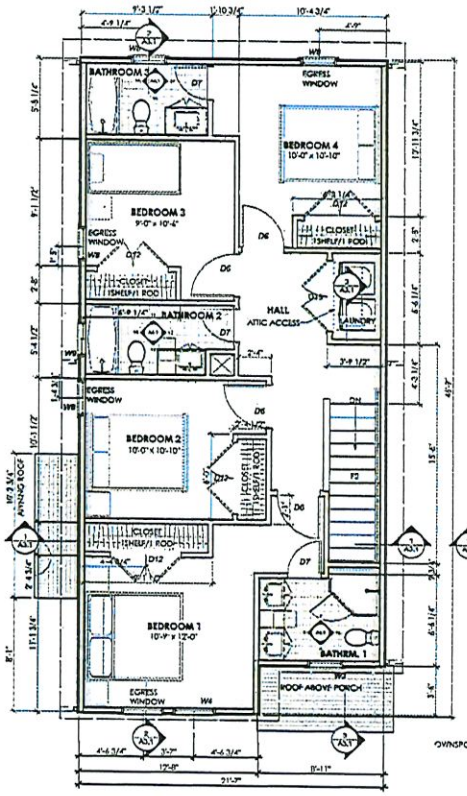
A2.1

04/12/2022 P&Z Packet Page #21

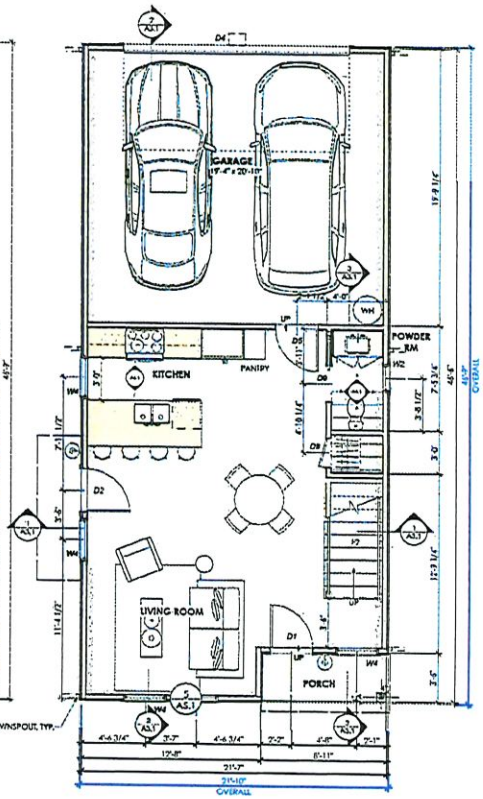
04/12/2022 P&Z Packet Page #22



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

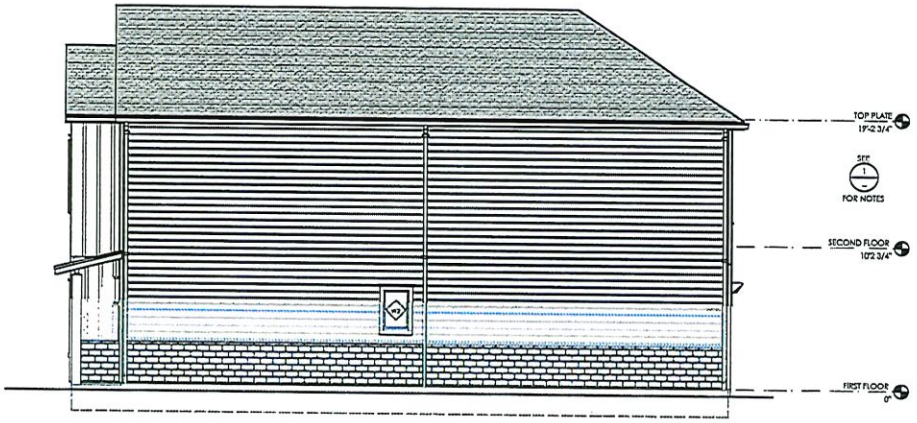
RESIDENTIAL UNIT TYPE 7

NET FIRST FLOOR	514 SF
NET SECOND FLOOR	888 SF
NET TOTAL	1,402 SF
GARAGE	404 SF

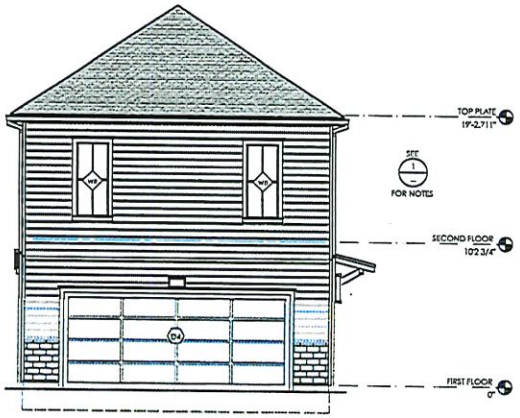
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Date 1/25/22
Unit 7
A1.0

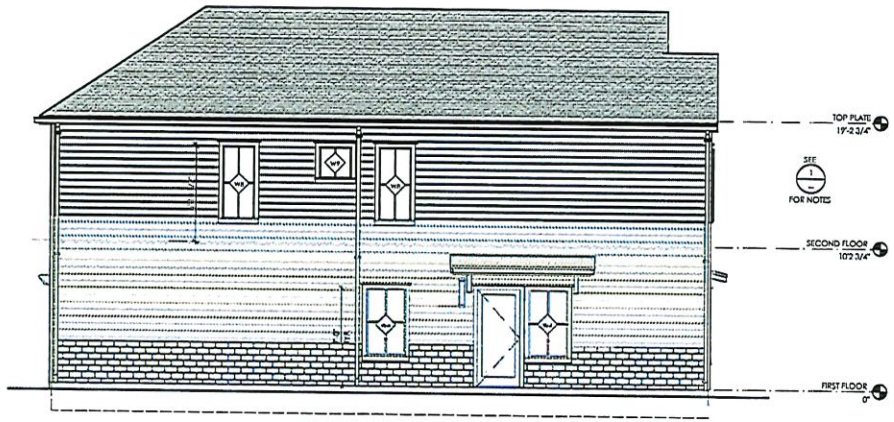
04/12/2022 P&Z Packet Page #22



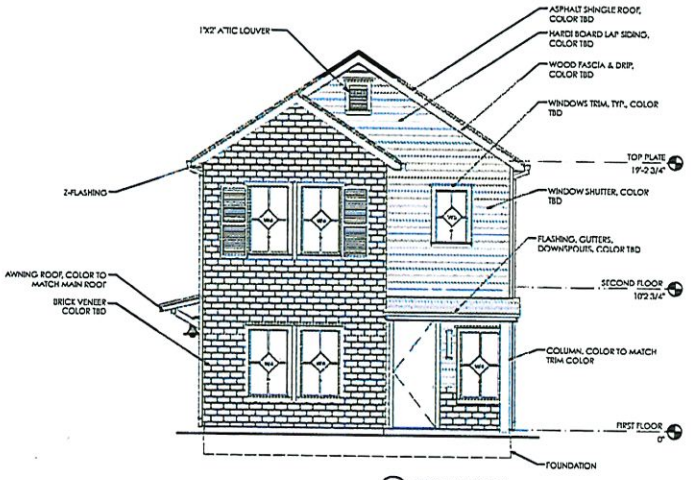
1 A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

4239 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear

Sheet Title: Elevations

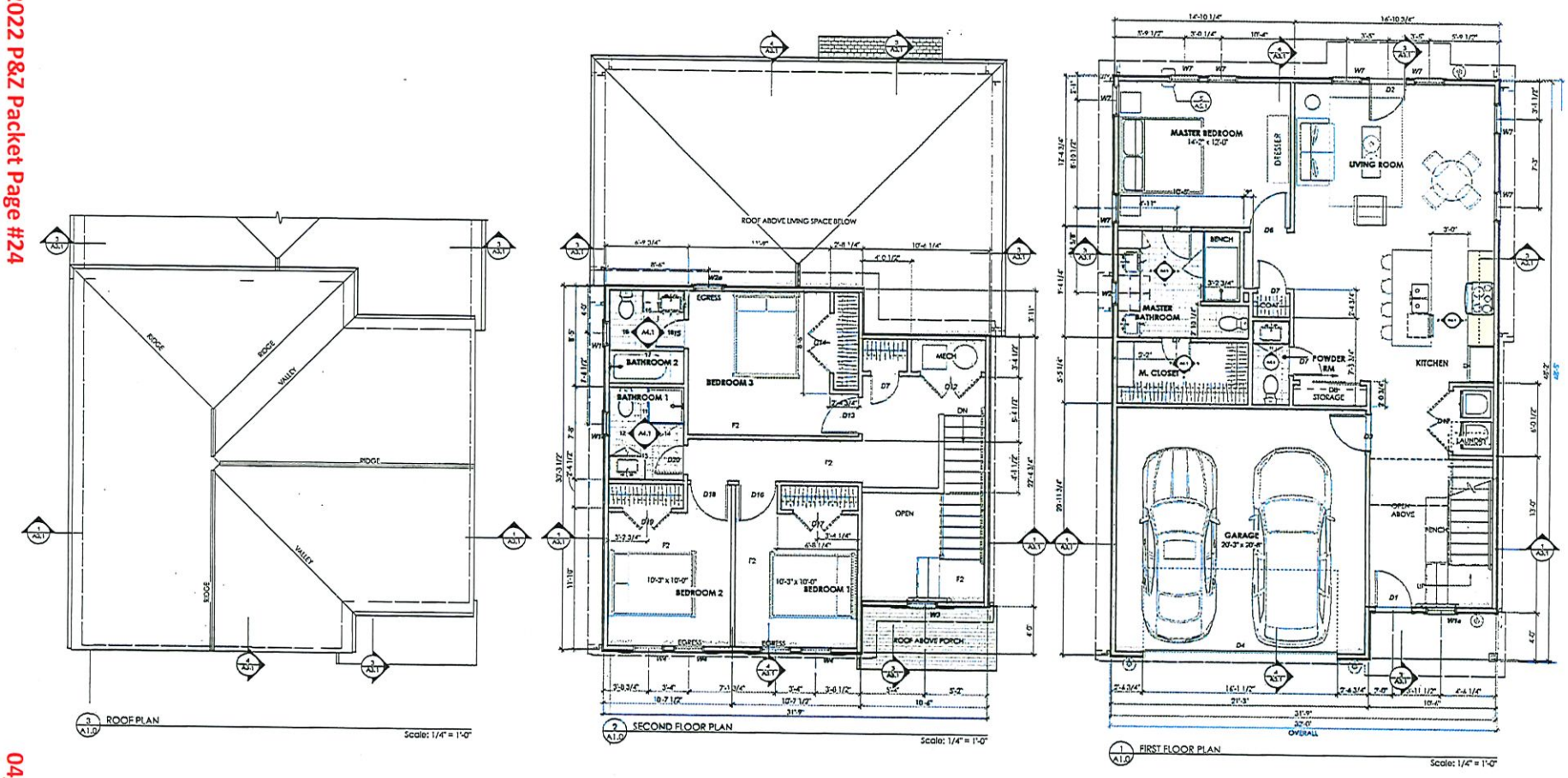
Issue/Revisions
Review Set 2/14/22

Date 1/25/22

Unit 7

Sheet Number A2.1

04/12/2022 P&Z Packet Page #23



RESIDENTIAL UNIT TYPE 8

NET FIRST FLOOR	1020 SF
NET SECOND FLOOR	404 SF
NET TOTAL	1,716 SF
GARAGE	397 SF

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Unit Type: 4 Bedroom Front

Sheet Title: Floor Plans

Issue/Revisions

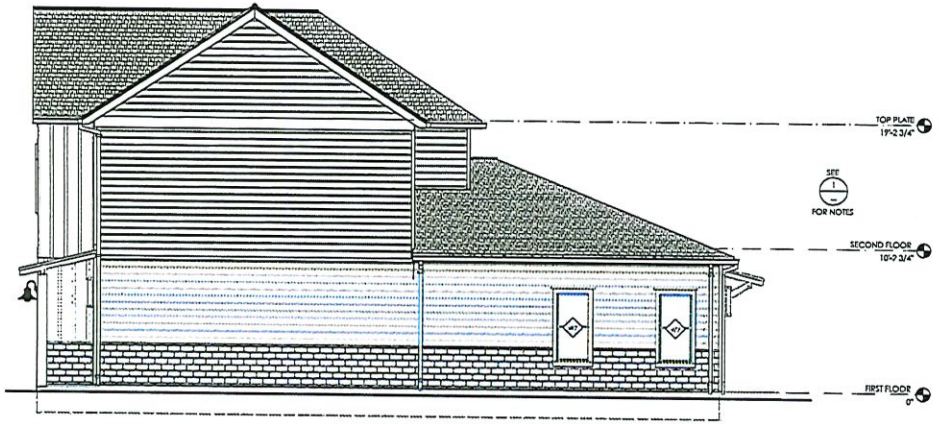
Review Set 2/14/22

Done

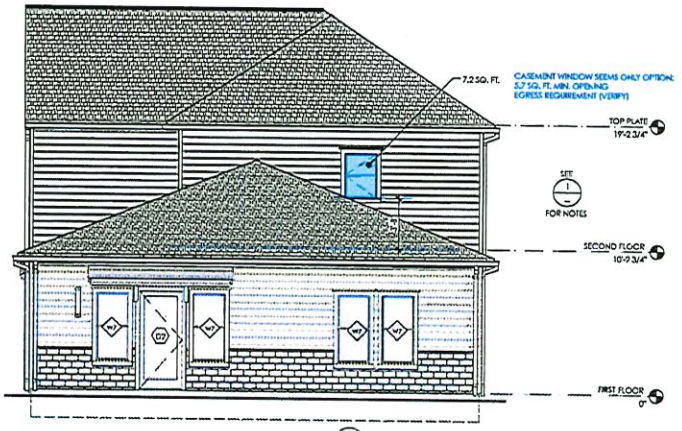
Unit 8

A1.0

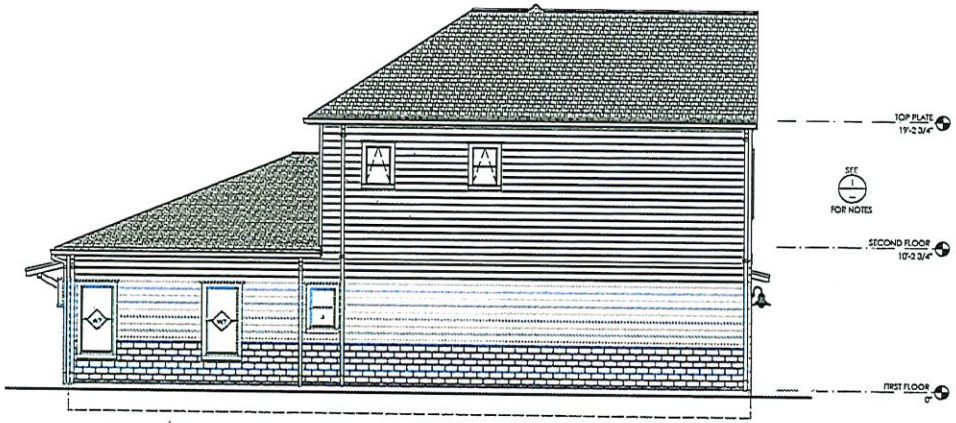
04/12/2022 P&Z Packet Page #24



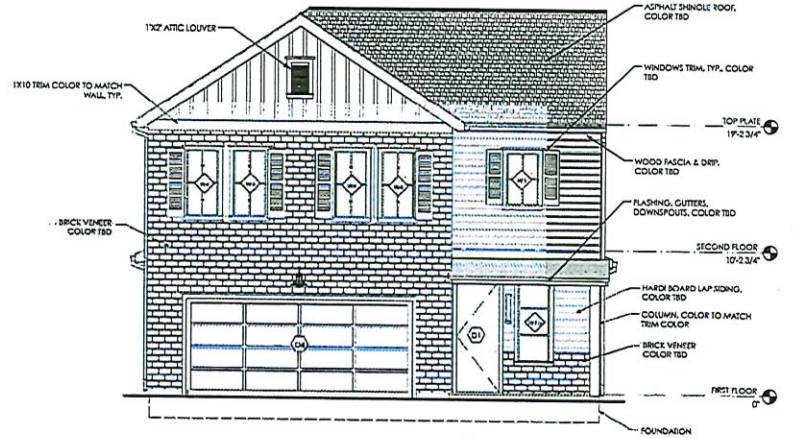
4 A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTS LLC
4258 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
Address: City of SAGINAW
Unit Type: 4 Bedroom Front
Sheet Title: Elevations
Issue/Revisions
Review Set 2/14/22
Date
Unit: 8
Sheet Number: A2.1

04/12/2022 P&Z Packet Page #25

Legals

PUBLIC HEARING NOTICE
Mansfield Board of Adjustment will hold public hearing on 4/6/2022 at 6PM in Council Chambers at City Hall 1200 E Broad St Mansfield TX to consider:
ZBAA22-002: Request for Special Exceptions under Sec 155.062(E)(6) of the Code of Ordinances to allow an 750sf addition to an existing 737sf accessory building for a total area of approx. 1487sf and a height of approx. 17', and for an existing accessory building with an area of approx. 900sf and a height of approx. 16' at 1678 Cardinal Rd.
IPL0065019
Mar 24 2022

NOTICE
The City of Fort Worth is hereby giving public notice that they are considering the renaming of Echo Lake Park, located at 1000 Echo Lake Dr. The recommended name being considered is:
Ciquio Vasquez Park
In accordance with the Park and Facility Naming Policy, the City of Fort Worth is requesting comment on the proposed name Ciquio Vasquez Park. Comments should be submitted in writing to the Park and Recreation Department at 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, or by email to clintonwyatt@fortworthtexas.gov. Comments must be received by April 4, 2022.
The Park & Recreation Advisory Board is scheduled to take action at the meeting on April 27, 2022.
NOTICIA PÚBLICA
Por la presente, la Ciudad de Fort Worth notifica al público que están considerando cambiar el nombre de Echo Lake Park, ubicado en 1000 Echo Lake Dr. El nombre recomendado que se está considerando es:
Ciquio Vasquez Park
De acuerdo con la Política de denominación de parques e instalaciones, la ciudad de Fort Worth solicita comentarios sobre el nombre propuesto Parque Ciquio Vasquez. Los comentarios deben enviarse por escrito al Departamento de Parques y Recreación en 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, o por correo electrónico a clintonwyatt@fortworthtexas.gov. Los comentarios deben recibirse antes del 4 de abril de 2022.
La Junta Asesora de Parques y Recreación está programada para tomar medidas en la reunión del 27 de abril de 2022.
IPL0065496
Jan 27,Feb 17,Mar 24 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2021 NORTH RIVERSIDE RESURFACING PROJECT, City project No. 102877 will be received by the City of Fort Worth Purchasing Office until 1:00 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
44,000 SY 2" Asphalt Pavement Surface Course, Type D
44,000 SY 2" Surface Milling
200 CY Asphalt Base Repair
3,520 SF Barrier Free Ramp
5,500 LF 4' Sidewalk
5,500 LF 7" Concrete Curb & Gutter
34,060 LF HAS Pavement Marking
4 EA RRFB Assembly Double Sided, Solar
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from TransSystems, 600 W 7 th St #1100, Fort Worth, TX 76102. Bidders shall coordinate the purchase and exchange of any documents by email to KWatt@TransSystems.com and/or telephone at 817-334-4424.
The cost of Bidding and Contract Documents is: Set of Bidding and Contract Documents with full size drawings: $150.00 Set of Bidding and Contract Documents with half size (1 available) drawings: $120.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

CITY OF SAGINAW
PUBLIC NOTICE
REVISED BUDGET PUBLIC HEARING
On Tuesday, April 5, 2022 at 6:00 p.m. the Saginaw City Council will hold a Public Hearing concerning revisions to the 2021-2022 fiscal year budget. This meeting will be held at the Saginaw City Hall, 333 W. Mc Leroy Blvd. Copies of the proposed budget revisions are available for public inspection at the City Secretary's Office at the City Hall, 333 W. Mc Leroy Blvd., Monday-Thursday, 7:30 a.m. until 5:30 p.m. and Friday, 7:30 a.m. until 11:30 a.m.
Todd Flippo, Mayor
City of Saginaw
IPL0065860
Mar 24 2022

Zoning Case PD21-5
CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
CUM_000010
Published Mar 24, 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Proposed Retaining Wall at Vickery Blvd, City Project No. 102446 will be received by the City of Fort Worth Purchasing Office until 1:30 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following: Constructing new retaining wall adjacent to the existing wall on Vickery Blvd to address slope failure.
1362 LF – Drill Shaft (36 in)
2260 SF – Retaining Wall (Drill Shaft) (Fascia)
3160 CY – Embankment (Final) (Density Control) (Ty II)
2260 SY – Excavation (Special)
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from Nikki McLeroy, 817-392-8363, City of Fort Worth, TPW, 200 Texas St., Fort Worth, TX 76102.
The cost of Bidding and Contract Documents is: $30.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) by the City of Fort Worth/Parks & Community Services Dept dba Rockwood Golf Course, to be located at 1851 Jacksboro Highway, Fort Worth, Tarrant, Texas. City officers are Richard Zavala, Director, and David Lewis, Assistant Director.
IPL0065160
Mar 24-25 2022

PUBLIC NOTICE
Competitive sealed proposals for Fire Sprinklers, Security, and Site Utilities, for the Lake Worth Lucyle Collins Middle School Additions are being accepted by Lake Worth Independent School District. Proposers may obtain an electronic copy of contract documents by contacting the Construction Manager, Gallagher Construction Services, 3501 Teken Drive, Suite 100, Richardson, Texas 75082, 682.422.1882. Electronic contract documents will also be furnished to area plan rooms.
Electronically submitted proposals shall be submitted to bids@lwisd.org and received before 2:00 PM, local time, Tuesday, April 5, 2022. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and tabulated by the Construction Manager. A complete proposal tabulation will be made available on the Construction Manager's website as soon as practical after opening of electronic proposals. After proposals are opened and tabulated, post proposal conferences will be conducted as necessary, and recommendations presented to the Owner for consideration of awarding contracts.
IPL0065653
Mar 17,24 2022

CITY OF FORT WORTH
PUBLIC NOTICE
Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, March 8, 2022.
ORDINANCE NO. 25368-03-2022
AN ORDINANCE AMENDING THE FORT WORTH FIRE CODE, CITY CODE CHAPTER 13, BY ADOPTING THE 2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION OF BUILDINGS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
SECTION 5.
Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars ($2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction there of shall be punishable as herein provided.
SECTION 9.
This ordinance shall take effect upon adoption and publication as required by law.
APPROVED AS TO FORM AND LEGALITY:
/s/ Melinda Ramos
St Assistant City Attorney
Adopted: March 8, 2022
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0065729
Mar 23-24 2022

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Due to the COVID19 Emergency declared by the City of Fort Worth and until the emergency declaration, as amended, is rescinded, sealed bids for the construction of East Powell Improvements ("Project") will be received by the City of Fort Worth Purchasing Office until (1:30 P.M. CST, Thursday, April 7th as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers and broadcast through live stream and CFW public television which can be accessed at http://fortworthtexas.gov/tvlive/. The general public will not be allowed in the City Council Chambers.
MBE to be 0% for this project
GENERAL DESCRIPTION OF WORK
Abandoning existing 2" waterline and installing new 8" PVC waterline
Removing existing 6" sanitary sewer line and installing new 8" PVC sewer line
Temporary Water Line
Temporary Pavements
PREQUALIFICATION
The Improvements included in this project must be performed by a contractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 00 21 13 – INSTRUCTIONS TO BIDDERS
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/

NOTICE
Bids are being accepted through 3/31/2022 for food and non-food items served to participants in the CACFP. Send inquiries to linda@lstykechildcare.com.
IPL0064588
Mar 13-18,20-25 2022

The Crowley Independent School District is accepting Request for Qualifications for the following: External Legal Services.
Detailed information on how to submit to the request for qualifications may be obtained from Crowley ISD Purchasing website https://www.crowleyisdtx.org/Page/2393. The proposal will advertise on March 24, 2022. The proposal will close on April 13, 2022 promptly at 2pm CST. This RFQ will not be publicly read aloud during the closing. Please read submittal instructions carefully before responding to any part of the advertised RFQ. Crowley ISD reserves the right to accept or reject any or all Request for Qualifications.
IPL0065976
Mar 24,31 2022

Zoning Case PD21-5
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
IPL0065796
Mar 24 2022

CITY OF SAGINAW
PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 12, 2022 to consider a Development Plan and a change in zoning on approximately 12.849 Acres out of Tract 20, Abstract 1849, Alexander F. Albright Survey from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)). Property is located at the northeast corner of Old Decatur Road and McLeroy Boulevard.
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on April 19, 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, 817-230-0600.
IPL0065995
Mar 24 2022

Invitation for Bid (IFB) – Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)
Types and Estimated Meals Served:
Partner Sites (delivery to individual site locations in DFW)–928 breakfast, 3418 lunches, & 1049 snacks per day; 31550 total breakfast, 116459 total lunches & 35732 total snacks
Mobile Sites (bulk delivery to CitySquare organization address)–150 breakfast & 1200 lunches per day; 7050 total breakfast & 55400 total lunches
Combined totals: 38600 breakfasts, 172859 lunches & 35732 snacks
Bonds: Bid bond of 5% of bid contract value required. A copy of the bid bond must accompany the IFB when submitted to CitySquare. 10% performance bond required of successful bidder.
Due Date of the Bid: 04/08/22 before 11:00am
Bid Opening: 11:00 am on 04/08/22 at CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Contracts are subject to review by the Texas Department of Agriculture, Food and Nutrition Division
USDA is an equal opportunity provider and employer.
Please contact KThomason@CitySquare.org for more information
IPL0065793
Published Mar 24, 2022

Invitation for Bid (IFB) -- Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)

Devon Self Storage: PUBLIC AUCTION NOTICE
Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the tenant name, unit number and property description are itemized by location below. The Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storagetreasures.com. Online bidding for both sites will begin at 10:00am on 3-17-2022 and will continue until 10:00am on 4-1-2022 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storagetreasures.com for all other terms and conditions governing the bidding and auction process.
Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116. 1222 Tessa M Williams-boxes,totes,clothes,coolers 1222 Tessa Williams-boxes,totes,clothes,coolers 4057 Jesse Robles-mirror,clothes,bags 4072 Suany A Rivb Castro-microwave,dresser,chairs 1257 Deborah Cole-bike,bags,chair 014 William Newsom-couch,mattresses,boxes 1209 Katonsha Tave-washer,dryer
Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131
254 Heather C Hammack-cage,decor,boxes 2022 Genevlav D Pitts-table,table 812 Duangporn N Pullum-toys,boxes,tools 2028a Edward G Rodriguez Jr tables,boxes,totes
IPL0064581
Mar 17,24 2022

Animals

Dogs

Pomeranian Pups
2 fem 8wks old $400 ea
817-771-9761

AKC Golden Retriever Pups, $1200, dep. $600, 1st shots & wormed. Ready 4/10. 254-717-6483, Waco, TX.

Pet Misc.

One Size does not fit all!
Are you considering bringing a puppy into your home?
While puppies are cute and adorable, all puppies grow, and some grow a lot.
Before you decide on a puppy, do some research. Meet responsible breeders, find the right dog for your lifestyle and learn about "all things dog". Come to the Fort Worth Dog shows Friday March 25th thru Sunday March 27th at Amon Carter
Sponsored by Texas Combined Specialty Association consisting of 21 AKC Clubs

Real Estate

For Rent

For lease 31 brick south of Benbrook, no children under 18. 817-988-1738 leave phone # with VM

For Sale

New Mexico Ranch for Sale
1,063 Acres in San Miguel County, NM 1 hour from Santa Fe & ready for development!
info@republicranches.com
888-726-2481 $1,378,688

100 Kennedale Sub Unit Rd. Emerald Hills Memorial Park
Kennedale, Texas 76060
2 Cemetery lots side by side for sale
Last 2 in the founders area, premium curb side.
817-919-4175. After 430pm before 9am. $5300.00 for both. Firm. Cashiers check only.

House for sale 2/1, 3018 Sappington Pl, $130,000
817-692-5888

Real Estate Misc.



IF YOU WANT THE BEST CASH OFFER FOR YOUR HOUSE
CALL TODAY
817-506-4259
Eileen Petroski, Realtor
*No Commissions
*No Closing Costs
*No Repairs
Just Quick Cash that means
MORE MONEY FOR YOU!
Buying homes in DFW since 1985
817-506-4259
Househunterstexas.com

Room for rent. Attached bath $600 mo. Utilities paid. Bedford. 817-475-3014

4 Cemetery Lots for sale in BlueBonnet Hills Memorial Park $6500 each in lot 544 Garden of Rainbow 817-565-6354

WE BUY MOBILE HOMES CASH TEXT OR CALL Chris 469-849-8400 mantounited.com/fast-cash-offer

Service Directory

Yard & Exterior Improvement

D-3 Plumbing
Senior and Military Discounts
682-472-3997

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

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

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-6068

Frank's Roofing. Comp, TPO, Gutters, Concrete Work, Constr, co Free Est.45yr exp **817-797-7875**

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

Lawn/Garden/Landscaping/Trees

Yard and Roofing Repair Weeding, mow, flowerbed,Roof leaks,Maid service $160 817-689-4774

Removal,Trimming,Stump Grinding
682-432-2876

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

ROOF LEAKS. Lawn Care, tree trim, handyman, leaf clean-up, haul-off, sod installation. 817-500-2568

Misc. Service

HAULING
No job too small! Usually same day serv. Haul off, demo, clean out Free est. **817-566-4785**

ELECTRICAL & PLUMBING
Res. & Comm'l. Free Est. No job too large or too small. **817-566-4785**

HOME REPAIRS, interior/exterior, no job is small. Free Est., License & Insured **817-566-4785**



AUTO INSURANCE
AMCO INSURANCE
LIABILITY FROM
$39 MONTH
AMCO.NET
713-766-6000
AMCO.NET AMCO.NET

Dignified Hoarding Relief. 18 years experience, Confidential, Complimentary Consult. 817.692.2552

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

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

Miscellaneous

Automotive

WE BUY CARS
Top dollar. Wanted dead or alive. Fast cash, pick up today. 817-284-1819

Garage Sales

Huge Garage Sale
Hurst 632 Bluebonnet Dr 76053 - 3/24, 3/25, 3/26 - Clothes, comics books, records, CDs, housewares, toys, movie posters, games, books, etc.

Antique Roll Top Oak Desk, Mahogany drop front desk 817-457-6600

Moving Sale! 1309 Wade Hampton St., Benbrook 76126. Thur. 12-4 p.m.; Fri/Sat 8a-4p.; Sun. 1p-5p.

Merchandise

PREMIER GUN SHOWS @ TEXAS MOTOR SPEEDWAY
SAT. MAR. 26, 9am-5pm
SUN. MAR. 27, 10am-4pm
3545 Lone Star Circle
Over 200 Tables!
PremierGunShows.com
817-732-1194

Misc.

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

Wanted Dallas Cowboy Season tickets and college Football. Buying all locations. Top $ paid. Please call 940-765-8765

Framed wildlife art by famous wildlife artists. By appointment Louis 817-284-5838

2 burial lots in Bluebonnet Cemetery, Colleyville.

04/12/2022 P&Z Packet Page #25 04/12/2022 P&Z Packet Page #26

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

February 24, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "MCLEROY COTTAGES"

RE: Consideration of a Request to Change the Zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres of Land Out of Tract 2C, Abstract 1849, Alexander F. Albright Survey at the Northeast Corner of Old Decatur Road and McLeroy Boulevard.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 12th day of April, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day of April, 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 Bourke Harvey, 1608 Rogers Road, Fort Worth, Texas 76107 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.

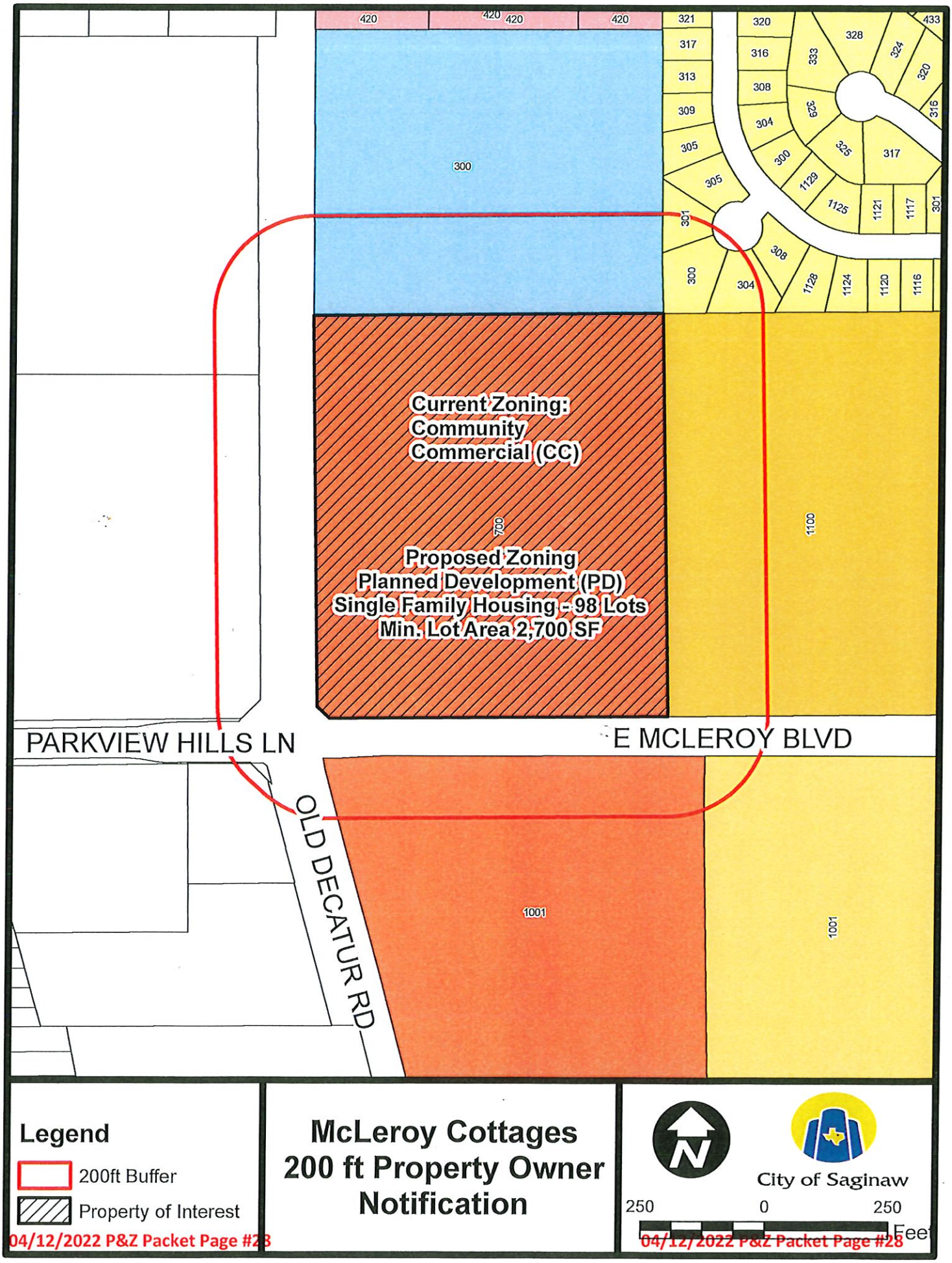
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

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 Manager

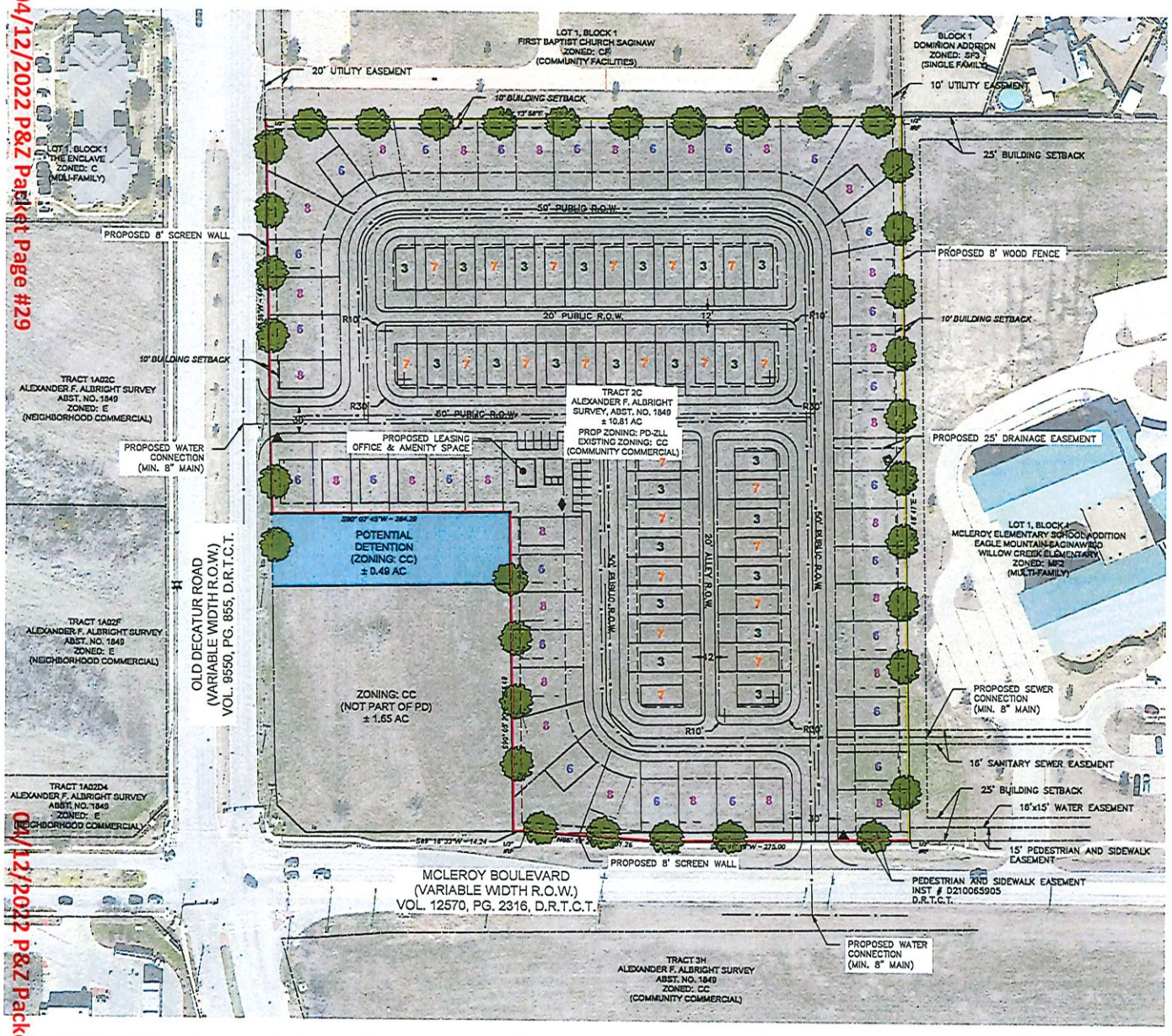
Enclosures: Map of requested property, site plan, and reply form.

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04/12/2022 P&Z Packet Page #29



GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
GRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
BROWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
FULTON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

McLEROY COTTAGES

PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL

04/12/2022 P&Z Packet Page #29

REPLY FORM

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

If you have questions concerning the request, you may call 817-230-0440.

Planning & Zoning Commission Meeting on 04/12/2022 begins at 6:00 p.m. and City Council Meeting on 04/19/2022 at 6:00 p.m. to consider a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres out of Tract 2C, Abstract 1849, Alexander F. Albright Survey northeast corner of Old Decatur Road and McLeroy Boulevard.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

04/12/2022 P&Z Packet Page #30

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: April 12, 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 Beltmill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads. The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

Lot 1, Block B was previously platted for The Grand at Saginaw along with the right-of-ways for Beltmill Parkway and Millstone Parkway. The developer has submitted a Preliminary Plat for consideration that incorporates the previously platted property as well as the currently unplatted property.

Engineer/Surveyor: John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.

The table on page 2 gives an overview of lots and Park/Open Space/Easements.

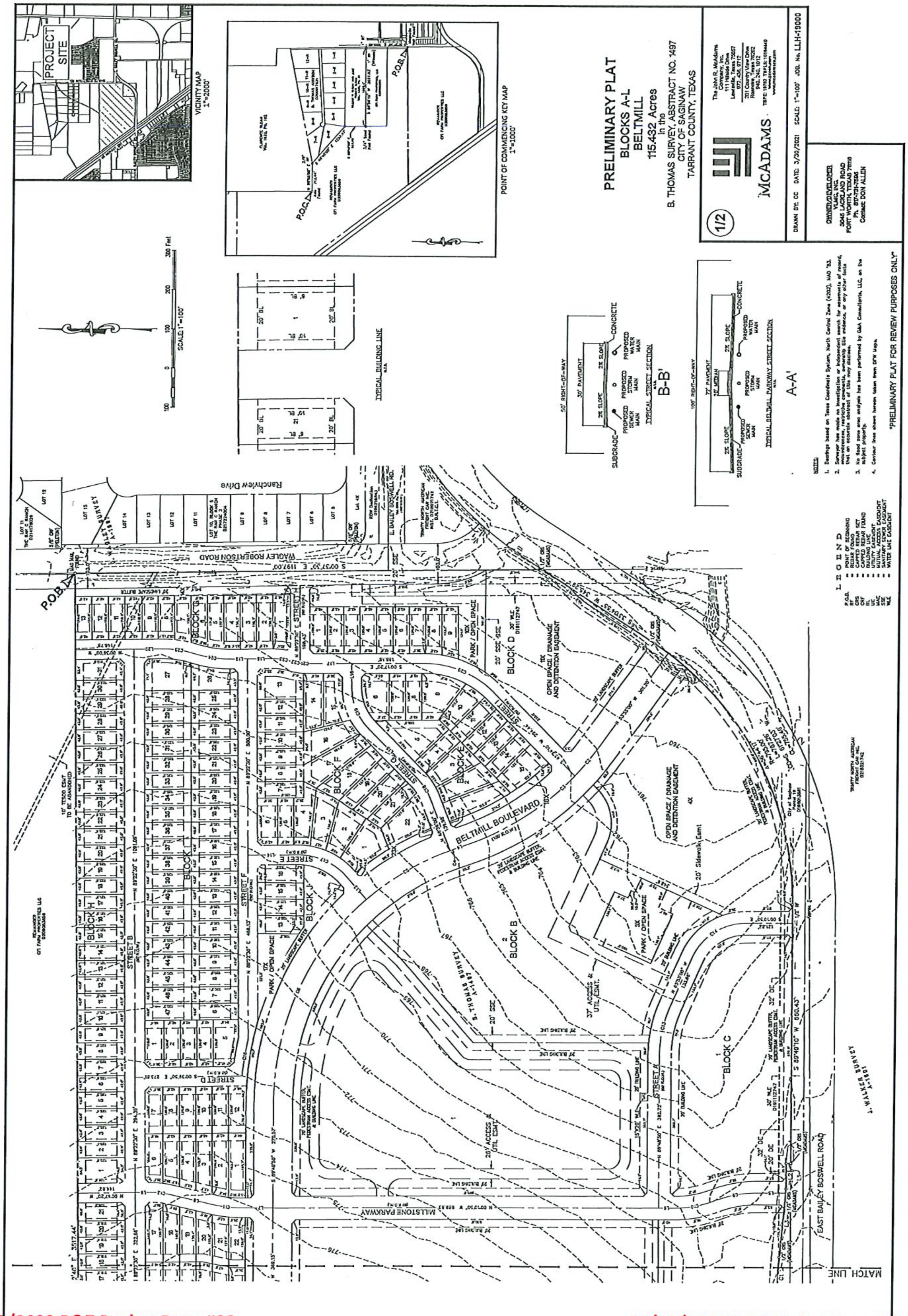
If you have any questions, please let me know.

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Beltmill Preliminary Plat

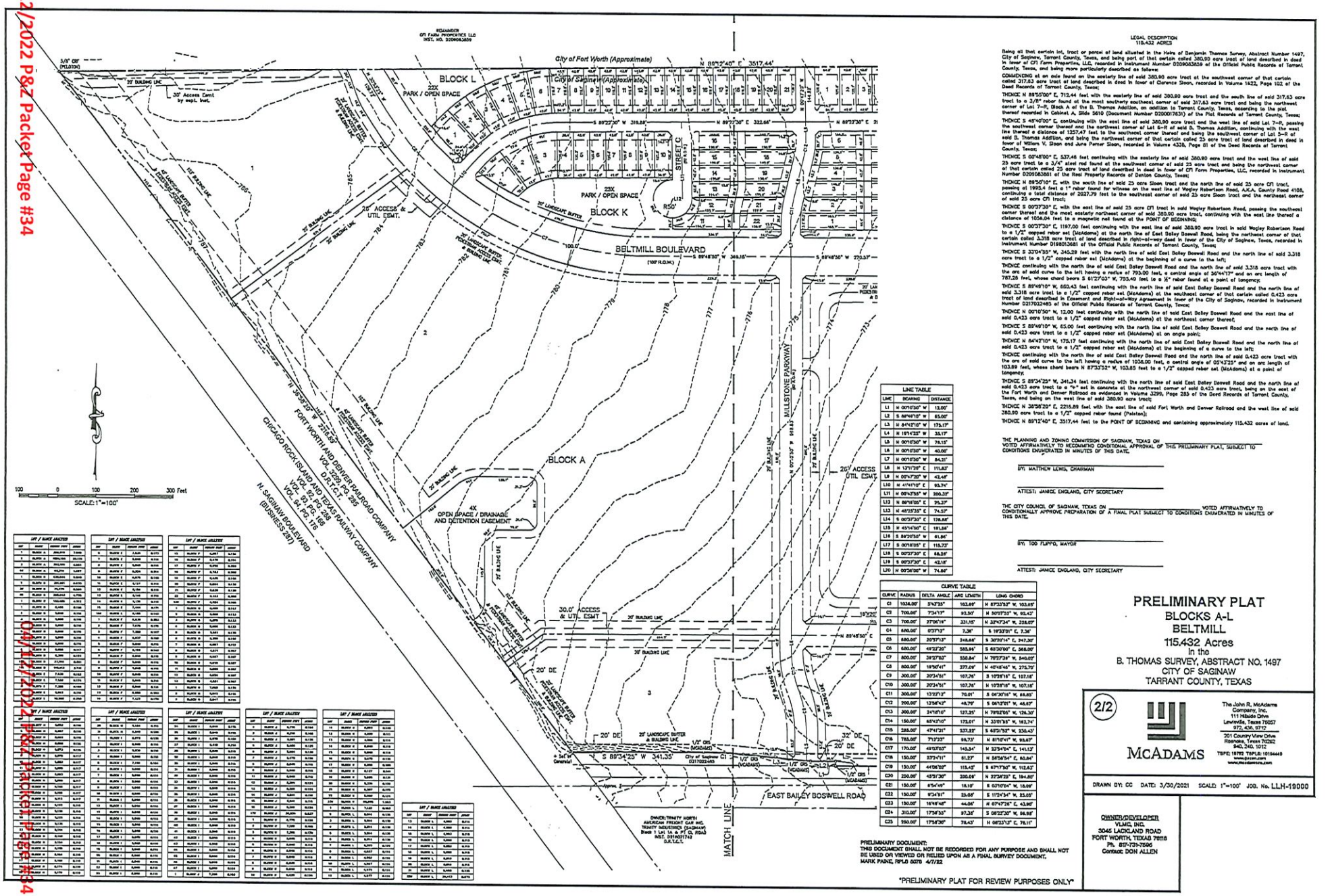
Block	Lot #	Total Acreage	Notes	"x" Acreage
A	4	38.326	Lot 4x Drainage Easement/Open Space	1.497
B	3	22.084	Lot 3x Open Space/Drainage Easement/Detention	4.625
C	1	4.212		
D	11	4.685	Lot 10x Park/Open Space	0.881
			Lot 11x Open Space/Drainage Easement/Detention	2.741
E	16	2.434	Lot 16x Park/Open Space (buffer)	0.142
F	23	3.543	Lot 23x Park/Open Space (buffer)	0.105
G	13	1.552		
H	31	3.613		
I	47	5.662		
J	17	2.76	Lot 17x Park/Open Space	0.827
K	23	4.107	Lot 23x Park/Open Space	1.283
L	22	3.253	Lot 22x Park/Open Space	0.675
Totals	211	96.231		12.776

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°07'30" W	13.00'
L2	S 89°48'10" W	65.00'
L3	N 84°42'10" W	175.17'
L4	N 19°14'33" W	35.17'
L5	N 00°07'30" W	78.15'
L6	N 00°07'30" W	40.00'
L7	N 00°07'30" W	84.31'
L8	N 13°11'39" E	111.83'
L9	N 00°47'30" W	42.46'
L10	N 41°41'10" E	93.74'
L11	N 00°43'55" W	200.39'
L12	N 89°16'05" E	35.27'
L13	N 48°37'35" E	74.57'
L14	S 00°37'30" E	128.88'
L15	N 45°14'50" E	181.86'
L16	S 89°20'50" W	61.86'
L17	S 00°16'05" E	115.73'
L18	S 00°37'30" E	86.26'
L19	S 00°37'30" E	42.18'
L20	N 00°26'00" W	74.86'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1034.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C2	700.00'	7°24'17"	90.50'	N 90°07'33" W, 90.43'
C3	700.00'	27°06'19"	331.15'	N 32°47'34" W, 328.07'
C4	580.00'	0°37'12"	7.36'	S 19°33'01" E, 7.36'
C5	580.00'	20°57'13"	340.68'	S 30°19'14" E, 347.30'
C6	580.00'	49°32'26"	501.44'	S 68°30'00" E, 468.00'
C7	800.00'	28°27'03"	550.84'	N 79°23'38" W, 540.03'
C8	800.00'	19°56'41"	277.09'	N 40°48'46" W, 275.70'
C9	300.00'	20°34'51"	107.76'	S 10°38'16" E, 107.16'
C10	300.00'	20°34'51"	107.76'	N 10°38'16" W, 107.16'
C11	300.00'	13°32'13"	70.91'	S 06°36'16" W, 69.85'
C12	200.00'	13°56'42"	48.79'	S 06°13'01" W, 48.67'
C13	300.00'	24°18'16"	127.25'	N 79°02'05" W, 126.30'
C14	150.00'	65°43'16"	173.01'	N 33°01'55" W, 163.74'
C15	285.00'	47°41'21"	237.23'	S 63°31'32" W, 230.43'
C16	785.00'	7°13'33"	98.73'	N 81°01'41" W, 98.67'
C17	170.00'	49°03'03"	145.54'	N 32°54'04" E, 141.13'
C18	150.00'	33°21'11"	87.27'	N 58°56'54" E, 86.04'
C19	130.00'	44°06'02"	115.43'	S 67°17'50" W, 112.62'
C20	230.00'	45°31'30"	200.09'	N 37°36'23" E, 194.80'
C21	150.00'	6°54'48"	18.10'	S 02°07'06" W, 18.09'
C22	150.00'	9°34'31"	25.06'	S 11°54'54" W, 25.03'
C23	150.00'	16°48'48"	44.04'	N 07°47'25" E, 43.89'
C24	310.00'	17°36'33"	97.38'	S 08°22'30" W, 96.98'
C25	350.00'	17°36'30"	98.43'	N 08°23'13" E, 98.11'

LEGAL DESCRIPTION
115.432 ACRES

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

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

THENCE N 89°52'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 317.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200077631) of the Plat Records of Tarrant County, Texas;

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

THENCE S 00°48'00" E, 537.48 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083881 of the Real Property Records of Denton County, Texas;

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

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wegley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1034.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wegley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D188013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'35" W, 345.28 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 793.00 feet, a central angle of 36°41'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 753.49 feet to a ½" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022465 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 13.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°48'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

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

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1034.00 feet, a central angle of 05°43'25" and an arc length of 103.89 feet, whose chord bears N 87°33'52" W, 103.85 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3295, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 35°56'20" E, 2216.83 feet with the west line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Paistan);

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

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: TOD FILIPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
In the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McADAMS
The John R. McAdams Company, Inc.
111 Halsdo Drive
Lewisville, Texas 75057
972.436.1212
201 Country View Drive
Roanoke, Texas 76262
940.240.1212
TBPE: 18793 TBPLS: 10194449
www.jrcm.com
www.mcadamsinc.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. LLH-19000

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7596
Contact: DON ALLEN

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 4/7/22

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

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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: April 15, 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 The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads.

The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

The Preliminary Plat for Beltmill is being considered as a separate item.

Engineer/Surveyor: The John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.Tricon Residential

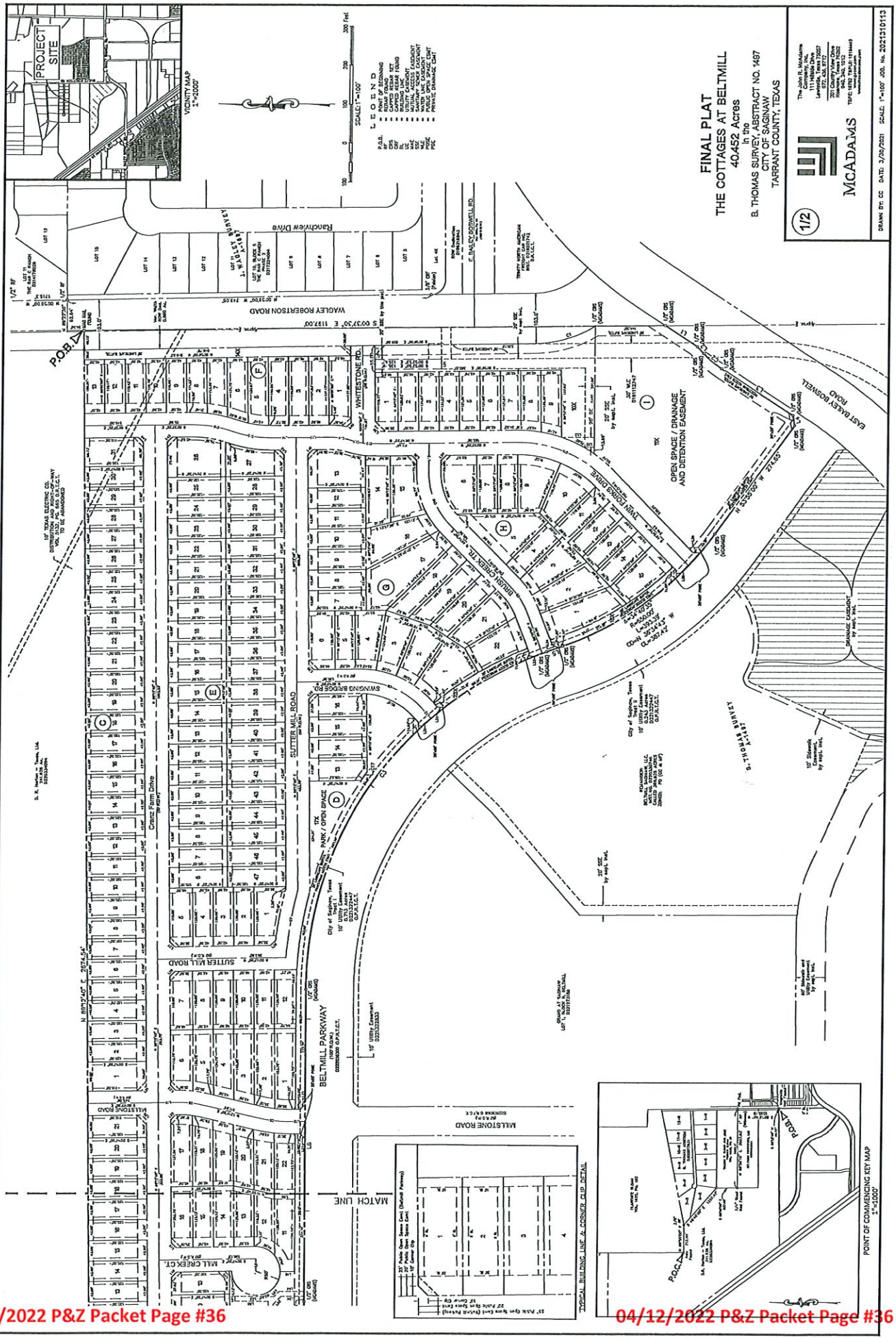
The plat consists of the following:

Gross Area – 40.452 Ac.
Right-of-way Area – 8.401 Ac.

196 Residential Lots – 25.732 Ac.
8 Open Space/HOA Lots – 6.319 Ac.
204 Total Lots (Net Area) – 32.052 Ac.

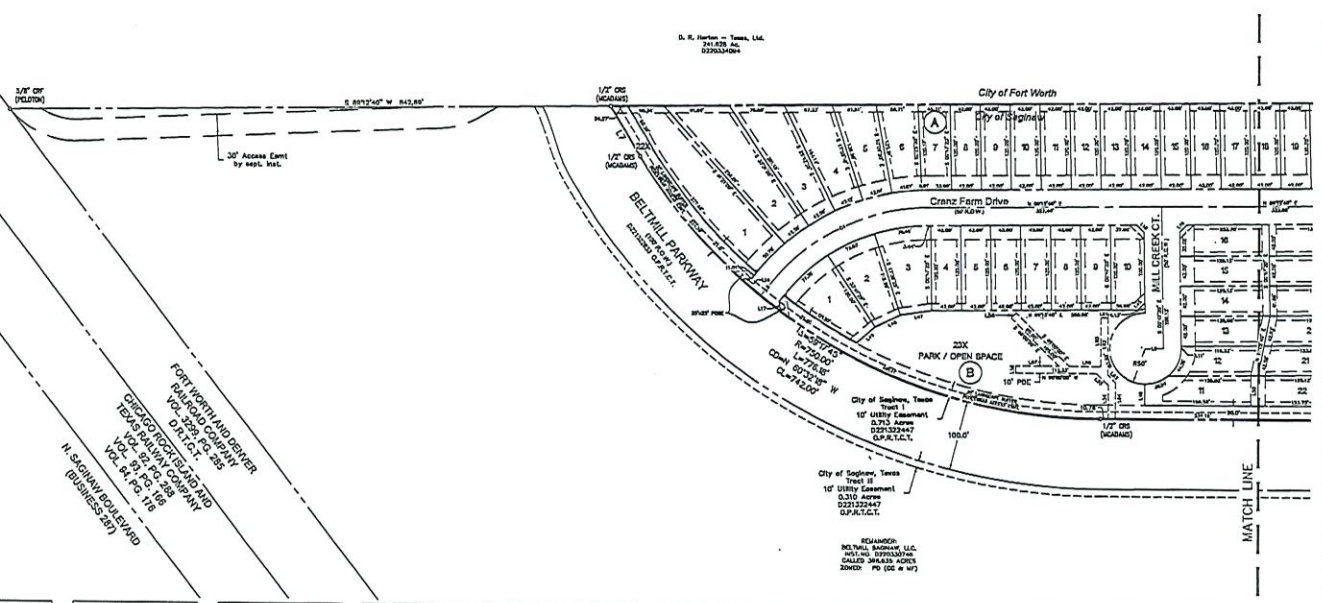
If you have any questions, please let me know.

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LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	15,678	0.360
2	BLOCK A	13,144	0.302
3	BLOCK A	5,918	0.358
4	BLOCK A	7,933	0.182
5	BLOCK A	6,734	0.155
6	BLOCK A	6,122	0.141
7	BLOCK A	5,203	0.120
8	BLOCK A	5,040	0.116
9	BLOCK A	5,040	0.116
10	BLOCK A	5,040	0.116
11	BLOCK A	5,040	0.116
12	BLOCK A	5,040	0.116
13	BLOCK A	5,040	0.116
14	BLOCK A	5,040	0.116
15	BLOCK A	5,040	0.116
16	BLOCK A	5,040	0.116
17	BLOCK A	5,040	0.116
18	BLOCK A	5,040	0.116
19	BLOCK A	5,040	0.116
20	BLOCK A	5,040	0.116
21	BLOCK A	5,470	0.126
22	BLOCK A	6,371	0.146
23	BLOCK B	7,285	0.167
24	BLOCK B	6,734	0.155
25	BLOCK B	7,521	0.173

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
4	BLOCK B	5,040	0.116
5	BLOCK B	5,040	0.116
6	BLOCK B	5,040	0.116
7	BLOCK B	5,040	0.116
8	BLOCK B	5,040	0.116
9	BLOCK B	5,040	0.116
10	BLOCK B	5,040	0.116
11	BLOCK B	5,040	0.116
12	BLOCK B	5,040	0.116
13	BLOCK B	5,040	0.116
14	BLOCK B	5,040	0.116
15	BLOCK B	5,040	0.116
16	BLOCK B	5,040	0.116
17	BLOCK B	5,040	0.116
18	BLOCK B	5,040	0.116
19	BLOCK B	5,040	0.116
20	BLOCK B	5,040	0.116
21	BLOCK B	5,040	0.116
22	BLOCK B	5,412	0.124
23	BLOCK B	55,336	1.268
1	BLOCK C	7,198	0.165
2	BLOCK C	5,040	0.116
3	BLOCK C	5,040	0.116
4	BLOCK C	5,040	0.116
5	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
6	BLOCK C	5,040	0.116
7	BLOCK C	5,040	0.116
8	BLOCK C	5,040	0.116
9	BLOCK C	5,040	0.116
10	BLOCK C	5,040	0.116
11	BLOCK C	5,040	0.116
12	BLOCK C	5,040	0.116
13	BLOCK C	5,040	0.116
14	BLOCK C	5,040	0.116
15	BLOCK C	5,040	0.116
16	BLOCK C	5,040	0.116
17	BLOCK C	5,040	0.116
18	BLOCK C	5,040	0.116
19	BLOCK C	5,040	0.116
20	BLOCK C	5,040	0.116
21	BLOCK C	5,040	0.116
22	BLOCK C	5,040	0.116
23	BLOCK C	5,040	0.116
24	BLOCK C	5,040	0.116
25	BLOCK C	5,040	0.116
26	BLOCK C	5,040	0.116
27	BLOCK C	5,040	0.116
28	BLOCK C	5,040	0.116
29	BLOCK C	5,040	0.116
30	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
31	BLOCK C	6,977	0.160
1	BLOCK D	7,244	0.166
2	BLOCK D	6,720	0.154
3	BLOCK D	6,319	0.145
4	BLOCK D	5,978	0.137
5	BLOCK D	5,462	0.125
6	BLOCK D	5,765	0.132
7	BLOCK D	5,360	0.123
8	BLOCK D	5,040	0.116
9	BLOCK D	5,040	0.116
10	BLOCK D	5,040	0.116
11	BLOCK D	5,040	0.116
12	BLOCK D	5,040	0.116
13	BLOCK D	5,520	0.127
14	BLOCK D	5,040	0.116
15	BLOCK D	5,040	0.116
16	BLOCK D	5,040	0.116
17	BLOCK D	5,040	0.116
18	BLOCK D	5,040	0.116
19	BLOCK D	5,040	0.116
20	BLOCK D	5,040	0.116
21	BLOCK D	5,040	0.116
22	BLOCK D	5,040	0.116
23	BLOCK D	5,040	0.116
24	BLOCK D	5,040	0.116
25	BLOCK D	5,040	0.116
26	BLOCK D	5,040	0.116
27	BLOCK D	5,040	0.116
28	BLOCK D	5,040	0.116
29	BLOCK D	5,040	0.116
30	BLOCK D	5,040	0.116
31	BLOCK D	5,040	0.116
32	BLOCK D	5,040	0.116
33	BLOCK D	5,040	0.116
34	BLOCK D	5,040	0.116
35	BLOCK C	5,040	0.116
36	BLOCK C	5,040	0.116
37	BLOCK C	5,040	0.116
38	BLOCK C	5,040	0.116
39	BLOCK C	5,040	0.116
40	BLOCK C	5,040	0.116
41	BLOCK C	5,040	0.116
42	BLOCK C	5,040	0.116
43	BLOCK C	5,040	0.116
44	BLOCK C	5,040	0.116
45	BLOCK C	5,040	0.116
46	BLOCK C	5,040	0.116
47	BLOCK C	5,040	0.116
1	BLOCK F	6,389	0.146
2	BLOCK F	5,938	0.136
3	BLOCK F	5,830	0.134
4	BLOCK F	5,814	0.134
5	BLOCK F	5,988	0.137
6	BLOCK F	5,364	0.124
7	BLOCK F	6,912	0.159
8	BLOCK F	6,846	0.158
9	BLOCK F	6,846	0.157
10	BLOCK F	6,853	0.157

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
11	BLOCK F	6,844	0.157
12	BLOCK F	6,853	0.157
13	BLOCK F	6,842	0.157
14R	BLOCK F	15,998	0.252
1	BLOCK G	8,930	0.205
2	BLOCK G	6,830	0.157
3	BLOCK G	6,684	0.153
4	BLOCK G	6,367	0.146
5	BLOCK G	5,040	0.116
6	BLOCK G	5,040	0.116
7	BLOCK G	5,040	0.116
8	BLOCK G	5,040	0.116
9	BLOCK G	5,040	0.116
10	BLOCK G	5,040	0.116
11	BLOCK G	5,040	0.116
12	BLOCK G	5,040	0.116
13	BLOCK G	5,040	0.116
14	BLOCK G	5,040	0.116
15	BLOCK G	7,018	0.161
16	BLOCK G	7,210	0.165
17	BLOCK G	6,852	0.157
18	BLOCK G	13,477	0.309
19	BLOCK G	7,350	0.173
20	BLOCK G	6,846	0.157
21	BLOCK G	7,462	0.171

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
22	BLOCK G	7,154	0.164
23R	BLOCK G	6,571	0.151
1	BLOCK H	9,151	0.210
2	BLOCK H	7,838	0.180
3	BLOCK H	7,086	0.163
4	BLOCK H	5,169	0.119
5	BLOCK H	10,550	0.242
6	BLOCK H	7,256	0.183
7	BLOCK H	5,040	0.116
8	BLOCK H	5,040	0.116
9	BLOCK H	7,686	0.181
10	BLOCK H	7,525	0.173
11	BLOCK H	5,040	0.116
12	BLOCK H	5,040	0.116
13	BLOCK H	5,040	0.116
14	BLOCK H	5,040	0.116
15	BLOCK H	6,843	0.157
16R	BLOCK H	6,155	0.143
1	BLOCK I	5,267	0.121
2	BLOCK I	6,082	0.117
3	BLOCK I	5,086	0.117
4	BLOCK I	5,084	0.117
5	BLOCK I	5,100	0.117
6	BLOCK I	5,106	0.117
7	BLOCK I	5,113	0.117

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
A	BLOCK I	5,196	0.119
239	BLOCK I	5,216	0.127
10R	BLOCK I	26,247	0.842
11R	BLOCK I	119,486	3.741

Gross Area	– 40.452 Ac.
ROW Area	– 0.401 Ac.
198 Residential Lots	– 25.732 Ac.
8 Open Space/ HOA Lots	– 6.319 Ac.
204 Total Lots (Net Area)	– 32.051 Ac.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	210.00'	13°09'35"	48.25'	S 39°38'32" W, 48.15'
C2	730.00'	70°94'45"	903.91'	N 54°42'46" W, 847.37'
C3	285.00'	49°56'40"	248.43'	S 84°14'15" W, 240.64'
C4	300.00'	13°23'16"	70.00'	S 08°36'15" W, 68.84'
C5	200.00'	13°56'40"	48.79'	N 06°12'00" E, 48.67'
C6	775.00'	10°29'25"	141.90'	N 80°07'37" W, 141.70'
C7	170.00'	49°13'00"	146.03'	N 23°49'05" E, 141.58'
C8	150.00'	33°24'10"	61.27'	N 36°56'55" E, 60.84'
C9	150.00'	44°27'30"	116.41'	S 67°26'45" W, 113.51'
C10	250.00'	46°21'30"	202.26'	N 37°23'25" E, 196.80'
C11	150.00'	8°23'06"	22.04'	S 03°23'15" W, 22.02'
C12	150.00'	8°19'44"	24.42'	S 12°17'42" W, 24.40'
C13	150.00'	17°44'36"	46.47'	N 08°05'08" E, 46.28'
C14	250.00'	19°34'32"	85.44'	S 09°00'07" W, 85.02'
C15	250.00'	19°34'58"	84.73'	N 09°00'04" E, 84.31'
C16	731.00'	1°42'23"	23.23'	N 54°42'31" W, 23.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°04'55" W	78.87'
L2	S 46°14'50" W	19.67'
L3	S 33°04'55" W	175.33'
L4	S 79°34'55" W	20.65'
L5	N 19°14'25" W	35.17'
L6	S 89°48'50" W	838.72'
L7	N 30°53'25" W	80.74'
L8	S 39°13'50" W	27.66'
L9	N 89°12'40" E	23.23'
L10	S 00°10'50" E	34.31'
L11	S 00°47'20" E	42.22'
L12	N 48°23'10" E	24.56'
L13	N 00°47'20" W	70.94'
L14	N 00°47'20" W	47.25'
L15	N 89°43'40" E	60.86'
L16	S 85°24'40" W	13.86'
L17	N 06°53'50" W	13.96'
L18	S 43°47'20" E	14.12'
L19	N 46°12'40" E	14.11'
L20	S 44°13'40" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 45°47'20" W	14.14'
L22	S 45°47'20" E	14.10'
L23	N 44°12'40" E	14.14'
L24	S 44°47'20" E	14.14'
L25	N 45°11'00" W	14.14'
L26	S 45°47'20" E	14.14'
L27	N 44°12'40" E	14.14'
L28	N 47°05'20" W	15.03'
L29	S 45°47'20" E	14.14'
L30	N 44°12'40" E	14.14'
L31	N 87°32'50" W	14.34'
L32	N 01°57'30" E	14.52'
L33	N 88°50'00" W	14.27'
L34	N 31°42'15" E	14.41'
L35	N 89°08'20" W	14.07'
L36	N 01°47'10" W	13.55'
L37	S 45°17'20" E	14.38'
L38	S 44°42'40" W	13.71'
L39	N 46°08'50" E	14.13'
L40	N 28°31'30" W	13.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 45°47'20" E	14.14'
L42	S 44°12'40" W	14.14'
L43	S 45°47'20" E	14.12'
L44	S 44°17'20" W	14.16'
L45	N 44°12'40" E	14.17'
L46	S 00°11'10" E	30.31'
L47	N 81°28'50" E	44.43'
L48	N 84°20'10" E	39.06'
L49	S 48°24'40" W	33.63'
L50	S 00°11'10" E	42.88'
L51	N 89°59'50" W	20.00'
L52	S 00°00'00" W	22.21'
L53	S 00°00'00" W	67.66'
L54	N 00°11'10" W	48.05'
L55	N 45°00'00" W	23.10'
L56	N 00°00'00" E	10.00'
L57	N 90°00'00" E	60.81'
L58	S 45°00'00" W	10.00'
L59	N 90°00'00" W	44.30'
L60	N 00°00'00" E	68.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 90°00'00" E	10.00'
L62	N 00°00'00" E	90.24'
L63	N 45°00'00" W	13.14'
L64	N 00°11'10" W	53.17'

OWNER/DEVELOPER
BELTMILL SAGINAW, LLC
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7045
Contact: DON ALLEN

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.
4. According to Community/Panel No. 48113C0633 K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
5. No flood zone area analysis has been performed by McAdams on the subject property.
6. Lots 27X Block A, Lot 23X, Block B, Lot 17X, Block D, Lot 14X, Block F, Lot23X, Block G, Lot 16X, Block H and Lots 10X & 11X, Block I are hereby dedicated to and maintained by the Home Owners Association.

Utility Easements:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, 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, 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.

Drainage Easement Restriction:

No filling or construction, without the written approval of the city, 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 (1) foot above the 100-year flood elevation based on land use.

On the _____ day of _____, this plat was duly approved by the Planning and Zoning Commission of the City of Saginaw, Texas

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

The City Council of Saginaw, Texas on _____, voted affirmitively to adopt this plat and approve it for filing of record.

BY: TODD TIPPIE, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS #5076 4/7/22

Mark Paine, RPLS
Texas Registration No. 5076

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A- to deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220033074A of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly ne-entrant corner in the east line of said 398.635 acre tract at the southeast corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Deluca and Maria Deluca recorded in Instrument Number D208196888 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°53'00" E, with the westerly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 463.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.293 acre tract of land described in deed in favor of Mildred Barsh and wife, Karen Barsh recorded in Instrument Number D208401858 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.293 acre tract a total distance of 719.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.293 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 333.86 feet the southeast corner of said Lot 7-R and the northeast corner of Lot 8-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 8-R a distance of 1257.47 feet to the southeast corner of said Lot 8R, being the southwest corner of Lot 3-R, Block A of said B. Thomas Addition, and being the northeast corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and Jane Parmer Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°46'00" E, 537.48 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southeast corner of said 25 acre tract, being the southerly cornerstont corner in the westerly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209053861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°58'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1915.4 feet a 1" rebar found for witness on the west line of Wegley Robertson Road, A.K.A. County Road 4104, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said CFI tract and the most easterly northwest corner of said 398.635 acre tract;

THENCE S 00°27'30" E, continuing with the west line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wegley Robertson Road, passing at a called distance of 533.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a monument not found in asphalt paving at the southeast corner of that certain called 241.628 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334084 of the Official Public Records of Tarrant County, Texas, and being the POINT OF BEGINNING;

THENCE S 00°27'30" E, 1,167.00 feet continuing with the east line of said 398.635 acre tract, in said Wegley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as addressed by that certain called 3.316 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the north line of said East Bailey Boswell Road and the north line of said 3.316 acre tract to a 1/2" capped rebar set (MCADAMS) at the most easterly northeast corner of BeltmIl Boulevard and Villalona Road Right-of-way, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D229230,300 of the Official Public Records of Tarrant County, Texas;

THENCE S 46°14'50" W, 19.67 feet with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'35" and an arc length of 48.23 feet whose chord bears S 39°38'32" W, 48.15 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 33°04'55" W, 175.33 feet continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the east end of a corner clip at the intersection of Beltmill Boulevard;

THENCE S 79°34'55" W, 20.65 feet continuing with the northerly line of said addition with said corner clip to a 1/2" capped rebar set (MCADAMS) at the west end of said corner clip, being on the north line of Beltmill Boulevard (called 100' right-of-way);

THENCE N 33°58'00" W, 274.85 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 24°40'25" and an arc length of 280.39 feet whose chord bears N 34°34'43" W, 287.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 16°14'25" W, 35.17 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°58'45" and an arc length of 903.91 feet whose chord bears N 54°42'46" W, 847.37 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 838.72 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 58°17'45" and an arc length of 776.10 feet whose chord bears N 60°32'18" W, 743.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the most northerly northwest corner of said Beltmill Boulevard and Villalona Road Right-of-way and being on the south line of the aforementioned 241.628 acre tract from which a 5/8" capped rebar found (FULTON) at the southwest corner of said 241.628 acre tract bears S 89°13'40" W, 747.49 feet;

THENCE N 89°13'40" E, 2,874.26 feet with the south line of said 241.628 acre tract to the POINT OF BEGINNING and containing approximately 40.452 acres of land and designated herein as the Tract Cottages at Beltmill, subdivision to the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places thereon shown for the purposes and consideration therein expressed.

KNOW ALL MEN BY THESE PRESENTS:

That we, Beltmill Saginaw, LLC., do hereby adopt this plat designating the herein described real property as The Cottages at Beltmill an addition located in the City of Saginaw, Tarrant County, Texas, and do hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and right-of-ways shown hereon.

Witness my hand, this the _____ day of _____, 2022.

Don Allen
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, BELTMILL SAGINAW, LLC ARE THE UNDERSIGNED AUTHORITY, personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

FINAL PLAT
THE COTTAGES AT BELTMILL
40.452 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McAdams
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 10762 TBPLS: 10194440
www.jrcon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No.2021310113

04/12/2022 P&Z Packet Page #37

DATE: Meeting April 12, 2022

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and require a Special Use Permit for Carports in Residential Districts

On March 19, 2021, City Council adopted Ordinance 2021-07 allowing carports outside of the overlay district for a Public safety facility, police and fire, located in a Community Facility (CF) zoning district.

On July 20, 2022, City Council adopted Ordinance 2021-16 allowing carports outside of the overlay district for Multi-Family (MF1, MF2) development.

We have received inquiries from the City Council regarding carports in residential areas. The Council would like to consider the evaluation and permitting of carports on a case-by-case basis utilizing a Special Use Permit.

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited.

The Carport Overlay District would be removed and any permit request for a carport other than in Multi-Family (MF1, MF2) and Public safety facility, police and fire, located in a Community Facility (CF) zoning district would require a SUP. Carport in Light and Heavy Industrial (LI, HI) Districts would be subject to Sec. 7-2.C. *Industrial Carport Overlay District*.

Staff and City Council is requesting feedback from the Planning and Zoning Commission.

If you have any questions, please let me know.

04/12/2022 P&Z Packet Page #38

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
APRIL 12, 2022

Present at the Meeting:

Member	Place No. 2	William Barngrover
Chairman	Place No. 3	Matthew Lewis
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
Assistant City Manager		Lee Howell
City Communications Manager		Pedro Zambrano

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney

Visitors at the Meeting:
Alexandra Johnson
Carmen F Drake
Darren Andrews
Dwayne Jones
John Peet
Jordan Marlia
Karen Frankwirth
Karen Taylor
Seth Carpenter

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 p.m.

(2) Roll Call to Establish Quorum

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

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 08, 2022 were presented for approval. A motion was made by Member LaBruyere with a second by Alternate Member Wooten to approve the minutes for March 08, 2022. Motion carried unanimously.

For: Chairman Lewis, Member Barngrover,

Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(5) PZ 0422-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Chairman Lewis opened the Public Hearing at 6:05 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the requests for a development plan and change in zoning. DPW Trice informed the Commission that staff was recommending denial. DPW Trice introduced Alexandra Johnson, from Republic Property, to share further information regarding the requests. Alexandra Johnson shared a PowerPoint presentation with the Commission and audience regarding the zoning request and the proposed planned development. She shared ample details about the vision for the proposed property, including similar projects conducted by Republic Property, both past and present.

During the Public Hearing, audience participation consisted of residents: John Peet, Carmen Drake, and Karen Taylor. They all shared their questions and concerns regarding traffic and the road system, congestion, community disapproval, and overall concern that their community would not benefit from this development. Other comments shared were concerns regarding proposed development notifications, expenses, and Commission-related questions. In addition to audience participation, Chairman Lewis also shared reply forms sent in by six individuals all opposed to the proposed development and change in zoning. These reply forms were sent in by the following: Eagle Mountain Saginaw ISD, Robert Neel, John Dreese, First Baptist Church, Sarena Smith, and John Peet.

DPW Trice, and Alexandra Johnson answered the member's and audience's questions and addressed their concerns. Questions regarding masonry requirements comparing past approved planned developments were shared. Ms. Johnson mentioned that they did not adopt that standard due to aesthetic-like concerns but that the group would be willing to adopt the seventy-five percent (75%) standard if need be. Ms. Johnson also highlighted that the current zoning use would have more of an impact on traffic than their proposed change in zoning would create after conducting traffic studies. However, an additional concern identifying that the proposed zoning change was not reflective of the recently adopted Comprehensive Plan was also brought up with the recommendation that the Commission not deviate from that vision.

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

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council deny the request for a development plan and change in zoning on 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from community commercial to a planned development (PD/ZLL).

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(6) PZ 0422-02

Consideration and Action Regarding Approval of a Preliminary Plat for Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.

DPW Trice reviewed the information in the members' packets and briefly discussed the preliminary plat for Beltmill, blocks A-L.

A request to speak on the items was made by John Peet; however, City Attorney Hale noted that since the item did not consist of a public hearing the request was up to the Chairman. The Chairman proceeded with allowing Mr. Peet to share his concerns solely regarding the item.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the preliminary plat for Beltmill, blocks A-L, 115.432 acres out of B. Thomas Survey, Abstract 1497.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(7) PZ 0422-03
Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

DPW Trice reviewed the information in the members' packets and briefly discussed the final plat for the Cottages at Beltmill, blocks A-I.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the final plat for the Cottages at Beltmill, blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(8) PZ 0422-04
Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit for Carports in Residential Districts.

DPW Trice reviewed the information in the members' packets and briefly discussed the inquiries from City Council regarding carports in residential areas on a case-by-case basis utilizing a special use permit. Some major discussion points shared by the Commission consisted of the following: the fact that there may not be a true need to move forward with the discussion if only one resident has contacted the City Council, questioning why the carport restrictions were initially put into place and why the City should deter from this standard, and lastly questioning how many special use permits to expect from this decision if implemented. DPW Trice answered the members' questions and concerns regarding these questions and shared that staff would try and have a text amendment for them to review by the next meeting regarding this discussion.

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held.

(11) Adjournment

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

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

Chairman Lewis declared the meeting of April 12, 2022 closed at 6:51 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

City of Saginaw

Meeting Date: 4/19/2022

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

Agenda Items: (4)(d)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:
Action regarding Approval of a Preliminary Plat for Beltmill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497

BACKGROUND/DISCUSSION:
On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads. The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

Lot 1, Block B was previously platted for The Grand at Saginaw along with the right-of-ways for Beltmill Parkway and Millstone Parkway. The developer has submitted a Preliminary Plat for consideration that incorporates the previously platted property as well as the currently unplatted property.

Engineer/Surveyor: John R. McAdams Company, Inc.
Existing Zoning: Planned Development (PD)
Developer: VLMC, Inc.

The table on page 2 gives an overview of lots and Park/Open Space/Easements.

The Planning and Zoning Commission unanimously recommended approval at it's April 12, 2022 meeting.

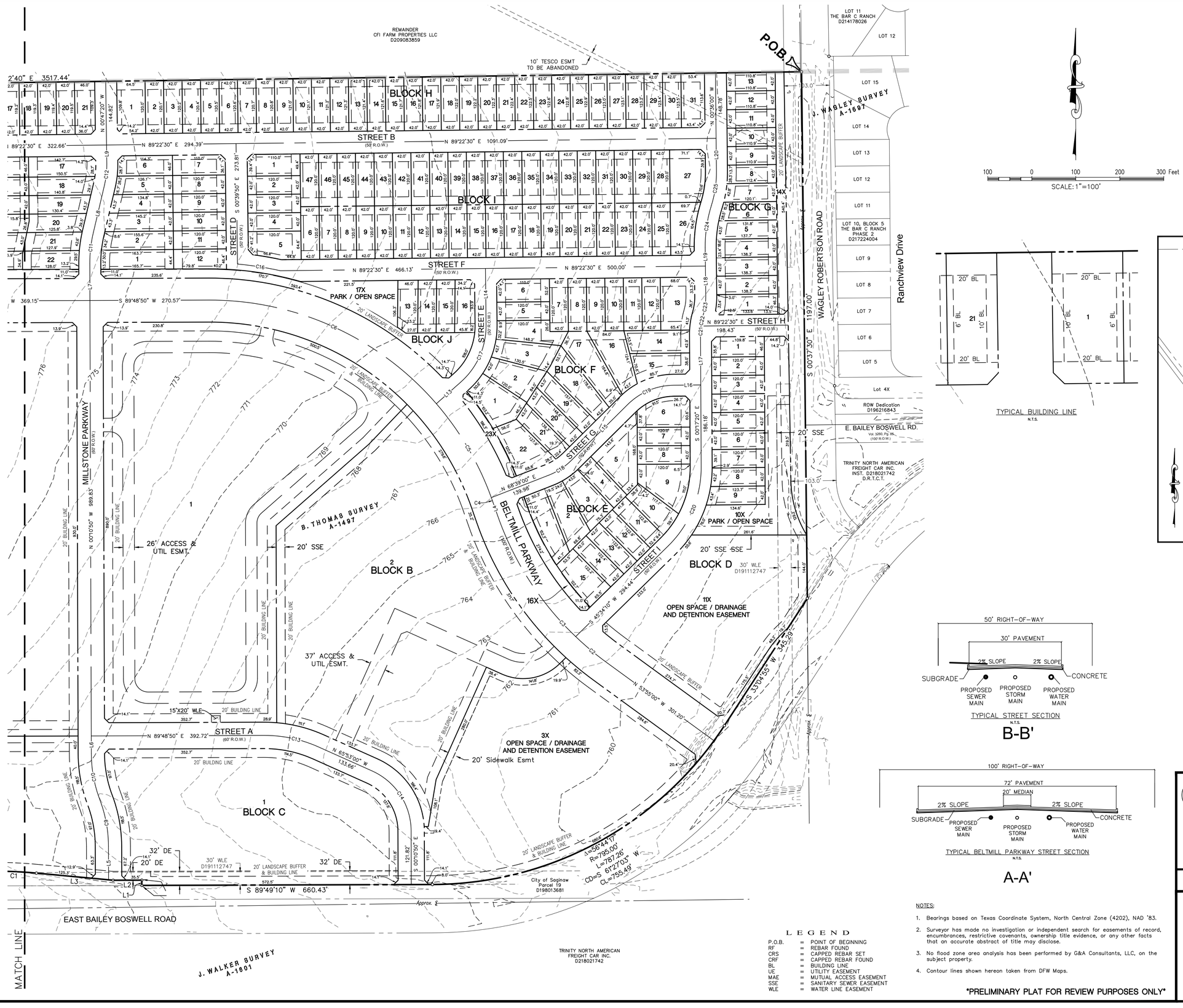
FINANCIAL IMPACT:
N.A.

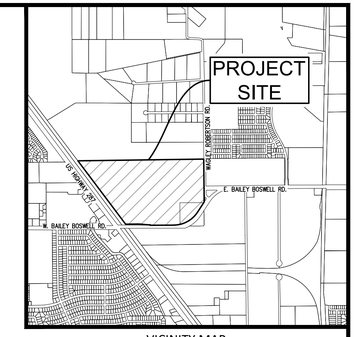
RECOMMENDATION:
Staff recommends approval as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description

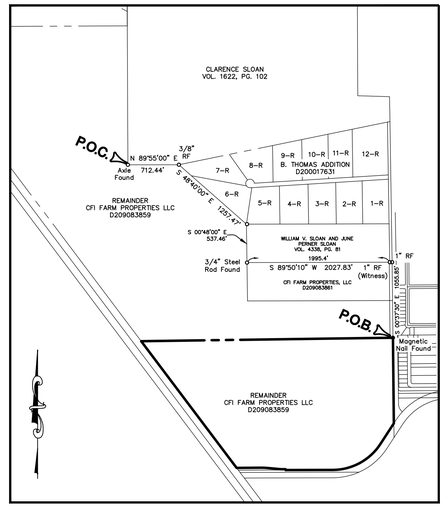
Beltmill Preliminary Plat
Table 2 - Preliminary Plat Data
P&Z Packet 4-12-22
P&Z Minutes 4-12-22





VICINITY MAP
1"=2000'

TYPICAL BUILDING LINE
N.T.S.



POINT OF COMMENCING KEY MAP
1"=1000'

TYPICAL STREET SECTION
N.T.S.

B-B'

TYPICAL BELTMILL PARKWAY STREET SECTION
N.T.S.

A-A'

LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
4. Contour lines shown hereon taken from DFW Maps.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT

BLOCKS A-L
BELTMILL
115.432 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

1/2

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

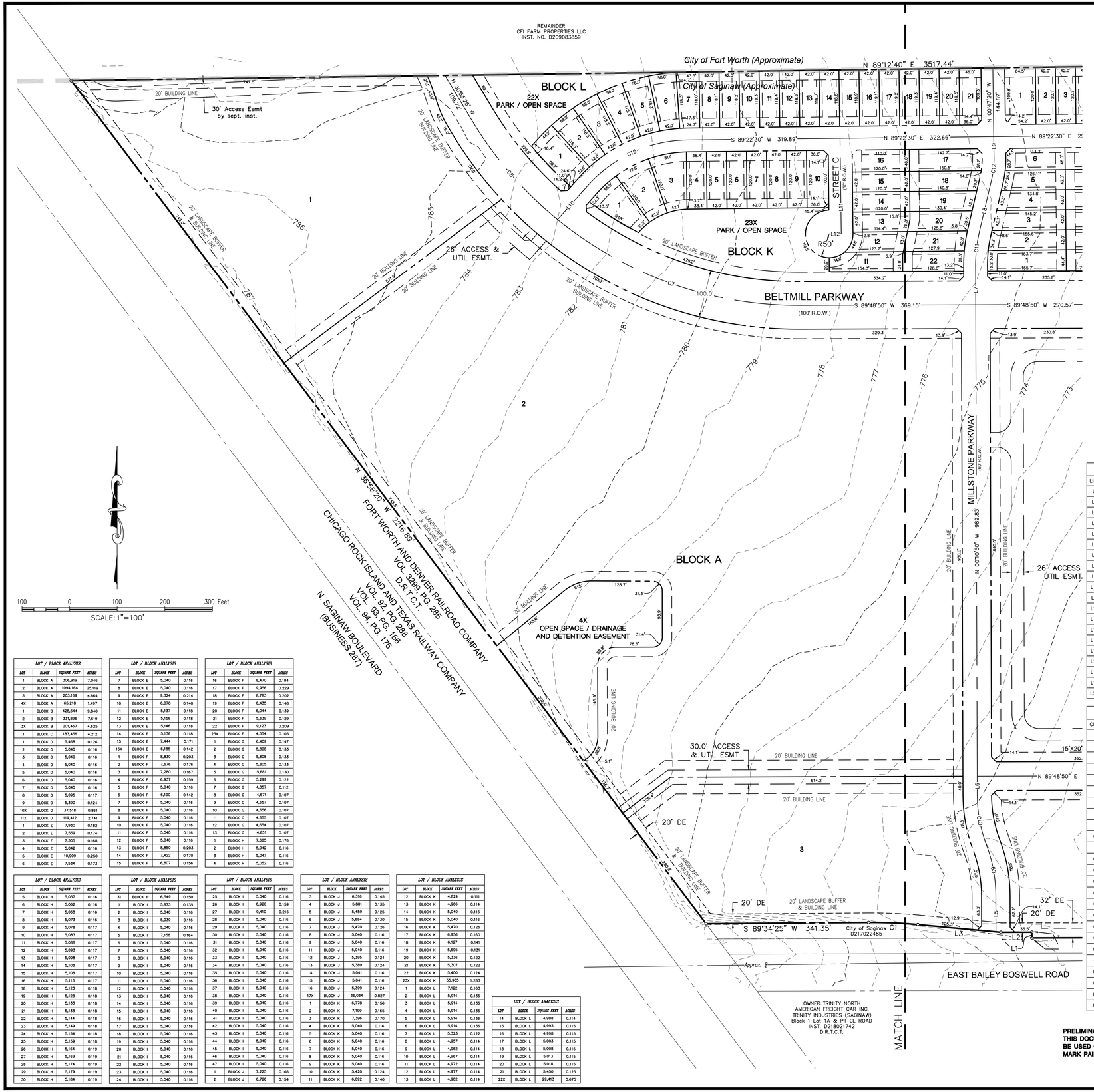
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. **LLH-19000**

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7595
Contact: DON ALLEN

File: Z:\Projects\LLH-19000\Drawings\Prelim Plat\LLH-19000 PP
Plotted: 4/5/2021 3:32 PM, by Carpenter, Cole; Saved: 4/5/2021 11:02 AM, by coopenter



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°10'50" W	12.00'
L2	S 89°49'10" W	65.00'
L3	N 84°42'10" W	175.17'
L4	N 19°14'25" W	35.17'
L5	N 00°10'50" W	76.15'
L6	N 00°10'50" W	40.00'
L7	N 00°10'50" W	84.21'
L8	N 13°11'20" E	111.83'
L9	N 00°47'20" W	42.48'
L10	N 41°41'10" E	95.74'
L11	N 00°43'55" W	200.32'
L12	N 89°16'05" E	25.37'
L13	N 48°25'35" E	74.57'
L14	S 00°37'30" E	128.88'
L15	N 45°14'50" E	181.56'
L16	S 89°20'50" W	61.86'
L17	S 00°18'05" E	115.73'
L18	S 00°37'30" E	68.28'
L19	S 00°37'30" E	42.18'
L20	N 00°36'00" W	74.89'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C2	700.00'	7°34'17"	92.50'	N 50°07'52" W, 92.43'
C3	700.00'	27°06'19"	331.15'	N 32°47'34" W, 328.07'
C4	680.00'	0°37'12"	7.36'	S 19°33'01" E, 7.36'
C5	680.00'	20°57'13"	248.68'	S 30°20'14" E, 247.30'
C6	680.00'	49°22'20"	585.96'	S 65°30'00" E, 568.00'
C7	800.00'	39°27'03"	550.84'	N 70°27'39" W, 540.02'
C8	800.00'	19°50'41"	277.09'	N 40°48'46" W, 275.70'
C9	300.00'	20°34'51"	107.76'	S 10°28'16" E, 107.18'
C10	300.00'	20°34'51"	107.76'	N 10°28'16" W, 107.18'
C11	300.00'	13°22'12"	70.01'	S 06°30'16" W, 69.85'
C12	200.00'	13°58'42"	48.79'	S 06°12'01" W, 48.67'
C13	300.00'	24°18'10"	127.25'	N 78°02'05" W, 126.30'
C14	150.00'	65°42'10"	172.01'	N 33°01'55" W, 162.74'
C15	285.00'	47°41'21"	237.22'	S 65°31'52" W, 230.43'
C16	785.00'	7°12'23"	98.73'	N 81°10'41" W, 98.67'
C17	170.00'	49°03'03"	145.54'	N 23°54'04" E, 141.13'
C18	150.00'	23°24'11"	61.27'	N 56°56'54" E, 60.84'
C19	150.00'	44°06'02"	115.45'	S 67°17'50" W, 112.63'
C20	250.00'	45°51'30"	200.09'	N 22°38'25" E, 194.80'
C21	150.00'	6°54'49"	18.10'	S 03°10'04" W, 18.09'
C22	150.00'	9°34'51"	25.08'	S 11°24'54" W, 25.05'
C23	150.00'	16°49'48"	44.06'	N 07°47'26" E, 43.90'
C24	310.00'	17°59'55"	97.38'	S 08°22'30" W, 96.98'
C25	250.00'	17°58'30"	78.43'	N 08°23'13" E, 78.11'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	306,819	7.046
2	BLOCK A	1094,164	25.119
3	BLOCK A	203,169	4.664
4X	BLOCK A	65,218	1.497
1	BLOCK B	428,644	9.840
2	BLOCK B	331,896	7.619
3X	BLOCK B	201,467	4.625
1	BLOCK C	183,456	4.212
1	BLOCK D	5,468	0.126
2	BLOCK D	5,040	0.116
3	BLOCK D	5,040	0.116
4	BLOCK D	5,040	0.116
5	BLOCK D	5,040	0.116
6	BLOCK D	5,040	0.116
7	BLOCK D	5,040	0.116
8	BLOCK D	5,095	0.117
9	BLOCK D	5,390	0.124
10X	BLOCK D	37,518	0.861
11X	BLOCK D	119,412	2.741
1	BLOCK E	7,930	0.182
2	BLOCK E	7,559	0.174
3	BLOCK E	7,305	0.168
4	BLOCK E	5,042	0.116
5	BLOCK E	10,909	0.250
6	BLOCK E	7,534	0.173

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
7	BLOCK E	5,040	0.116
8	BLOCK E	5,040	0.116
9	BLOCK E	9,324	0.214
10	BLOCK E	6,078	0.140
11	BLOCK E	5,137	0.118
12	BLOCK E	5,156	0.118
13	BLOCK E	5,146	0.118
14	BLOCK E	5,136	0.118
15	BLOCK E	7,444	0.171
16X	BLOCK E	6,185	0.142
1	BLOCK F	8,830	0.203
2	BLOCK F	7,878	0.176
3	BLOCK F	7,280	0.167
4	BLOCK F	6,937	0.159
5	BLOCK F	5,040	0.116
6	BLOCK F	6,190	0.142
7	BLOCK F	5,040	0.116
8	BLOCK F	5,040	0.116
9	BLOCK F	5,040	0.116
10	BLOCK F	5,040	0.116
11	BLOCK F	5,040	0.116
12	BLOCK F	5,040	0.116
13	BLOCK F	8,850	0.203
14	BLOCK F	7,422	0.170
15	BLOCK F	6,807	0.156

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
16	BLOCK F	8,470	0.194
17	BLOCK F	9,956	0.229
18	BLOCK F	8,783	0.202
19	BLOCK F	6,435	0.148
20	BLOCK F	6,044	0.139
21	BLOCK F	5,639	0.129
22	BLOCK F	9,123	0.209
23X	BLOCK F	4,554	0.105
1	BLOCK G	6,409	0.147
2	BLOCK G	5,808	0.133
3	BLOCK G	5,808	0.133
4	BLOCK G	5,805	0.133
5	BLOCK G	5,681	0.130
6	BLOCK G	5,299	0.122
7	BLOCK G	4,857	0.112
8	BLOCK G	4,671	0.107
9	BLOCK G	4,657	0.107
10	BLOCK G	4,656	0.107
11	BLOCK G	4,655	0.107
12	BLOCK G	4,654	0.107
13	BLOCK G	4,651	0.107
1	BLOCK H	7,665	0.176
2	BLOCK H	5,042	0.116
3	BLOCK H	5,047	0.116
4	BLOCK H	5,052	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
5	BLOCK H	5,057	0.116
6	BLOCK H	5,062	0.116
7	BLOCK H	5,068	0.116
8	BLOCK H	5,073	0.116
9	BLOCK H	5,078	0.117
10	BLOCK H	5,083	0.117
11	BLOCK H	5,088	0.117
12	BLOCK H	5,093	0.117
13	BLOCK H	5,098	0.117
14	BLOCK H	5,103	0.117
15	BLOCK H	5,108	0.117
16	BLOCK H	5,113	0.117
18	BLOCK H	5,123	0.118
19	BLOCK H	5,128	0.118
20	BLOCK H	5,133	0.118
21	BLOCK H	5,138	0.118
22	BLOCK H	5,144	0.118
23	BLOCK H	5,149	0.118
24	BLOCK H	5,154	0.118
25	BLOCK H	5,159	0.118
26	BLOCK H	5,164	0.119
27	BLOCK H	5,169	0.119
28	BLOCK H	5,174	0.119
29	BLOCK H	5,179	0.119
30	BLOCK H	5,184	0.119

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
31	BLOCK H	6,549	0.150
1	BLOCK I	5,873	0.135
2	BLOCK I	5,040	0.116
3	BLOCK I	5,039	0.116
4	BLOCK I	5,040	0.116
5	BLOCK I	7,158	0.164
6	BLOCK I	5,040	0.116
7	BLOCK I	5,040	0.116
8	BLOCK I	5,040	0.116
9	BLOCK I	5,040	0.116
10	BLOCK I	5,040	0.116
11	BLOCK I	5,040	0.116
12	BLOCK I	5,040	0.116
13	BLOCK I	5,040	0.116
14	BLOCK I	5,040	0.116
15	BLOCK I	5,040	0.116
16	BLOCK I	5,040	0.116
17	BLOCK I	5,040	0.116
18	BLOCK I	5,040	0.116
19	BLOCK I	5,040	0.116
20	BLOCK I	5,040	0.116
21	BLOCK I	5,040	0.116
22	BLOCK I	5,040	0.116
23	BLOCK I	5,040	0.116
24	BLOCK I	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
25	BLOCK I	5,040	0.116
26	BLOCK I	5,820	0.159
27	BLOCK I	9,410	0.216
28	BLOCK I	5,040	0.116
29	BLOCK I	5,040	0.116
30	BLOCK I	5,040	0.116
31	BLOCK I	5,040	0.116
32	BLOCK I	5,040	0.116
33	BLOCK I	5,040	0.116
34	BLOCK I	5,040	0.116
35	BLOCK I	5,040	0.116
36	BLOCK I	5,040	0.116
37	BLOCK I	5,040	0.116
38	BLOCK I	5,040	0.116
39	BLOCK I	5,040	0.116
40	BLOCK I	5,040	0.116
41	BLOCK I	5,040	0.116
42	BLOCK I	5,040	0.116
43	BLOCK I	5,040	0.116
44	BLOCK I	5,040	0.116
45	BLOCK I	5,040	0.116
46	BLOCK I	5,040	0.116
47	BLOCK I	5,040	0.116
1	BLOCK J	7,225	0.166
2	BLOCK J	6,726	0.154

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
3	BLOCK J	6,316	0.145
4	BLOCK J	5,881	0.135
5	BLOCK J	5,459	0.125
6	BLOCK J	5,684	0.130
7	BLOCK J	5,470	0.126
8	BLOCK J	5,040	0.116
9	BLOCK J	5,040	0.116
11	BLOCK J	5,040	0.116
12	BLOCK J	5,395	0.124
13	BLOCK J	5,389	0.124
14	BLOCK J	5,041	0.116
15	BLOCK J	5,041	0.116
16	BLOCK J	5,399	0.124
17X	BLOCK J	36,034	0.827
1	BLOCK K	6,778	0.156
2	BLOCK K	7,199	0.165
3	BLOCK K	7,396	0.170
4	BLOCK K	5,040	0.116
5	BLOCK K	5,040	0.116
6	BLOCK K	5,040	0.116
7	BLOCK K	5,040	0.116
8	BLOCK K	5,040	0.116
9	BLOCK K	5,040	0.116
10	BLOCK K	5,420	0.124
11	BLOCK K	6,092	0.140

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
12	BLOCK K	4,829	0.111
13	BLOCK K	4,966	0.114
14	BLOCK K	5,040	0.116
15	BLOCK K	5,040	0.116
16	BLOCK K	5,470	0.126
17	BLOCK K	6,956	0.160
18	BLOCK K	6,127	0.141
19	BLOCK K	5,695	0.131
20	BLOCK K	5,336	0.122
21	BLOCK K	5,307	0.122
22	BLOCK K	5,400	0.124
23X	BLOCK K	55,905	1.283
1	BLOCK L	7,122	0.163
2	BLOCK L	5,914	0.136
3	BLOCK L	5,914	0.136
4	BLOCK L	5,914	0.136
5	BLOCK L	5,914	0.136
6	BLOCK L	5,914	0.136
7	BLOCK L	5,323	0.122
8	BLOCK L	4,957	0.114
9	BLOCK L	4,962	0.114
10	BLOCK L	4,967	0.114
11	BLOCK L	4,972	0.114
12	BLOCK L	4,977	0.114
13	BLOCK L	4,982	0.114

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
14	BLOCK L	4,988	0.114
15	BLOCK L	4,993	0.115
16	BLOCK L	4,998	0.115
17	BLOCK L	5,003	0.115
18	BLOCK L	5,008	0.115
19	BLOCK L	5,013	0.115
20	BLOCK L	5,018	0.115
21	BLOCK L	5,450	0.125
22X	BLOCK L	29,413	0.675

LEGAL DESCRIPTION
115.432 ACRES

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

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

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

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

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

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

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

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right–of–way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

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

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

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

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

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

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

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

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

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

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

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: TOM FLIPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 4/6/21

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

2/2

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. **LLH-19000**

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7595
Contact: DON ALLEN

File: Z:\Projects\LLH\LLH-19000\Drawings\Prelim Plat\LLH-19000 PP
Plotted: 4/5/2021 3:32 PM, by Carpenter, Cole; Saved: 4/5/2021 11:02 AM, by carpenter

Table 2
Beltmill Preliminary Plat Data

Block	Lot #	Total Acreage	Notes	"x" Acreage
A	4	38.326	Lot 4x Drainage Easement/Open Space	1.497
B	3	22.084	Lot 3x Open Space/Drainage Easement/Detention	4.625
C	1	4.212		
D	11	4.685	Lot 10x Park/Open Space	0.881
			Lot 11x Open Space/Drainage Easement/Detention	2.741
E	16	2.434	Lot 16x Park/Open Space (buffer)	0.142
F	23	3.543	Lot 23x Park/Open Space (buffer)	0.105
G	13	1.552		
H	31	3.613		
I	47	5.662		
J	17	2.76	Lot 17x Park/Open Space	0.827
K	23	4.107	Lot 23x Park/Open Space	1.283
L	22	3.253	Lot 22x Park/Open Space	0.675
Totals	211	96.231		12.776

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, April 12, 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 March 8, 2022	Chairman Lewis
(5)	**PZ 0422-01 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)**	Alexandra Johnson Republic Property
(6)	**PZ 0422-02** **Consideration and Action Regarding Approval of a Preliminary Plat For Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.**	Darren Andrews, P.E. McAdams
(7)	**PZ 0422-03** **Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.**	Darren Andrews, P.E. McAdams
(8)	**PZ 0422-04** **Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit For Carports in Residential Districts.**	Rick Trice, P. E. Public Works Director
(9)	**Staff Report**	Rick Trice, P. E.
A.	Discussion of Residential, Commercial and Industrial, and City Projects	Public Works Director
B.	Update Commission of City Council Action on Previous Cases	

(10) EXECUTIVE SESSION

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

a. Any Posted Item

(11) Adjournment Chairman Lewis

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd Alternate	Term Expires May 2022

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

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

Audience Participation

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

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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

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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

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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

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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

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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: April 12, 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 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Planned Development – Saginaw Cottages

Owner: Bourke Harvey, Old Decatur Limited Partnership
Developer: Alexandra Johnson Republic Property Group
Engineer: Jordan V. Marlia, P.E., Huitt-Zollars
Existing Zoning: Community Commercial (CC)
Future Land Use Plan (2022 Comprehensive Plan): Neighborhood Mixed-Use
Proposed Zoning: PD/ZZL

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/ZZL).

The Future Land Use Plan (2022 Comprehensive Plan) shows the property as Ultimate Land Use Plan shows the property as Neighborhood Mixed-Use. Neighborhood Mixed-Use is characterized as:

- Low intensity development with a maximum of two stories.
- Sensitive transitions to adjacent residential uses
- Form should easily blend with the surrounding neighborhood character
- Walkable mixed use development with consistent sidewalk or trial connections connecting adjacent residences to destinations.

The property has existing frontage on Old Decatur Road and McLeroy Boulevard.

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An approximate 1.65 acre tract located at the corner of Old Decatur and McLeroy will remain as Community Commercial zoning and is **not** a part of the Planned Development request.

Adjacent Land Uses
West: Old Decatur Road
East: Willow Creek Elementary (MF2 Zoning)
North: First Baptist Church Saginaw (CF Zoning)
South: McLeroy Boulevard

Saginaw Cottages is proposed as a Single Family for Rent Development. The development will be platted as 96 individual lots providing an effective density of 8.9 dwelling units per acre. The roadways and alleys proposed will be built to City standards. The dwelling units will range in size from 1,303 S.F. to 1,716 S.F. Concepts of the floor plans are provided as a separate attachment.

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.

An analysis is provided on page 3 for your information.

If you have any questions, please let me know.

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

CASE NUMBER: PZ 0422-01

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

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

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

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (X) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD-ZLL

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 2C ABSTRACT: NO 1849 SURVEY: ALEXANDER F. ALBRIGHT

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

ADDRESS and/ or LOCATION OF PROPERTY: 700 N OLD DECATUR ROAD

NAME OF PROPOSED DEVELOPMENT: MCLEROY SAGINAW SINGLE-FAMILY RENTAL

TOTAL ACREAGE OF PROPERTY: 11.6

REASON FOR ZONING REQUEST: (please be specific)

REZONE APPROXIMATELY 11.3 ACRES OF THE PARENT TRACT (12.95 ACRES)
FROM COMMUNITY COMMERCIAL TO A 98 LOT RESIDENTIAL DIVISION WITH
PD ZONING WITH BASE ZERO-LOT-LINE STANDARDS

(Use additional sheets and attach if necessary)

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CURRENT ZONING: COMMUNITY COMMERCIAL (CC)

REQUESTED ZONING: PLANNED DEVELOPMENT, BASE ZLL (PD-ZLL)

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: _____ PHONE #: 817-738-9355

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Bourke Harvey

OWNER'S ADDRESS: 1608 Rogers RD. Fort Worth, TX 76107

APPLICANT'S SIGNATURE: _____ PHONE # : 214-292-3410

APPLICANT'S NAME: SETH CARPENTER, REPUBLIC PROPERTY GROUP

APPLICANT'S ADDRESS: 400 S RECORD ST, STE 1200, DALLAS, TX 75208

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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EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest comer of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a ½" iron rod found at the Southwest comer of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89°13'58"E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a ½" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest comer of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00°48'47"E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.

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EXHIBIT "B" – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the "ZLL" – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.

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Saginaw Cottages

Development Standard	Zero Lot Line	NE Corner of Old Decatur and McLeroy
Density		
Minimum Lot Area (s.f.)	4,000	2,700
Minimum Lot Width (ft)	40	32
Minimum Lot Depth	95	78
Front Yards	20	20 ft front entry
		10 ft rear entry (alley)
Minimum Side Yard	10 feet on one side, 1st unit determines lot pattern on block face	
Minimum Building Separation (ft)	N.A.	10
Minimum Rear Yard	10 feet front entry	10 feet front entry
	20 feet rear entry	20 feet rear entry
Corner	10	
Building Height	36 feet or 2-1/2 stories	
Maximum Lot Coverage	50%	
Minimum Floor Area	950 s.f. living area	
	800 s.f. ground floor	
Exterior Construction	75% of exterior shall be masonry with front façade being 100% exclusive of windows, doors and dormers	Front façade = 60%; all other facades = 15%; average of all facades not less than 30%
Landscaping	ZZL requires 3-inch caliper tree planted between the front face of each dwelling unit and the street ROW	10' landscape buffer around perimeter of PD District; Minimum of 1 canopy tree per two lots (inclusive of landscape requirements)

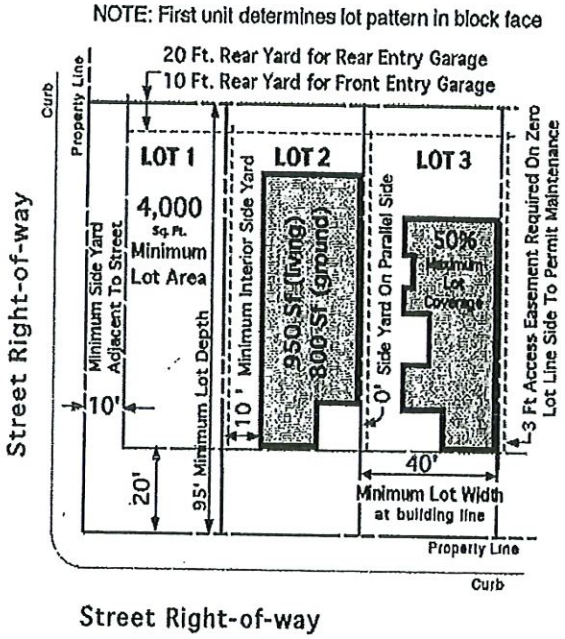
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Sec. 6-6. - ZLL (Zero Lot Line).

A. *Purpose* The "ZLL" district is to provide for compatible land, building and structural uses primarily oriented to medium density residential uses.

B. *Permitted uses* Uses in the "ZLL" district shall be in accordance with section 5-1, Permitted Use Table.

C. *Area requirements* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the ZLL Zoning District.



ZLL – Zoning District Area Requirements	
Minimum Lot Area	4000 s.f.
Minimum Lot Width	40 ft.
Minimum Lot Depth	95 ft.
Minimum Front Yard	20 ft.
Minimum Side Yard	10 ft on one side. First unit determines lot pattern in block face
Minimum Rear Yard	10 ft. – front entry 20 ft. – rear entry
Maximum Lot Coverage	50 %
Maximum Building Height	36 ft. or 2 1/2 stories
Minimum Floor Area	950 s.f. living area 800 s.f. ground floor

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Seventy-five of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

H. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4 Detached Accessory Building Regulations.

I. *Side yard regulations.*

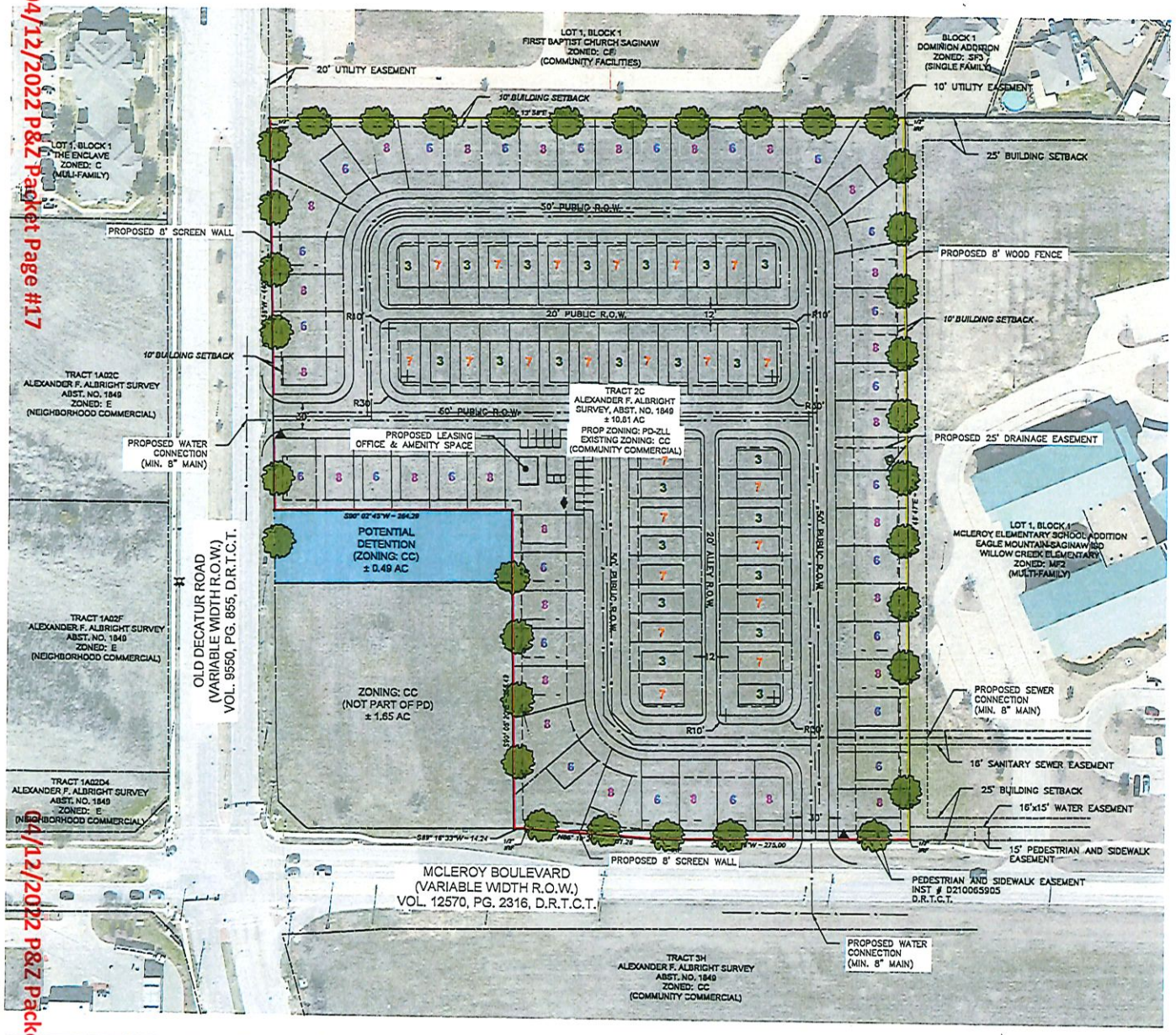
1. Dwellings shall be no closer than ten feet between the faces of exterior walls of neighboring dwelling nits.
2. No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.
3. The closest exterior roofline to an adjacent property shall be storm gutters and the general slope of

the roof falls toward the neighboring property.

4. Each lot shall provide a minimum of three feet to the adjacent lot as an access or use easement. This easement shall be designated in the side yard adjacent to the adjoining lot's zero side yard. The purpose of this easement is to give the adjoining owner access for maintenance of this dwelling.
5. The majority of one side of the structure shall be located within the three feet of one side lot line. The building wall(s) which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.

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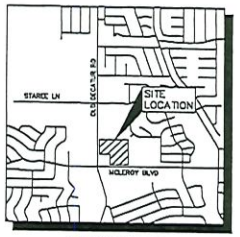
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GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
CRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
DOWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
DIXON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

SAGINAW COTTAGES

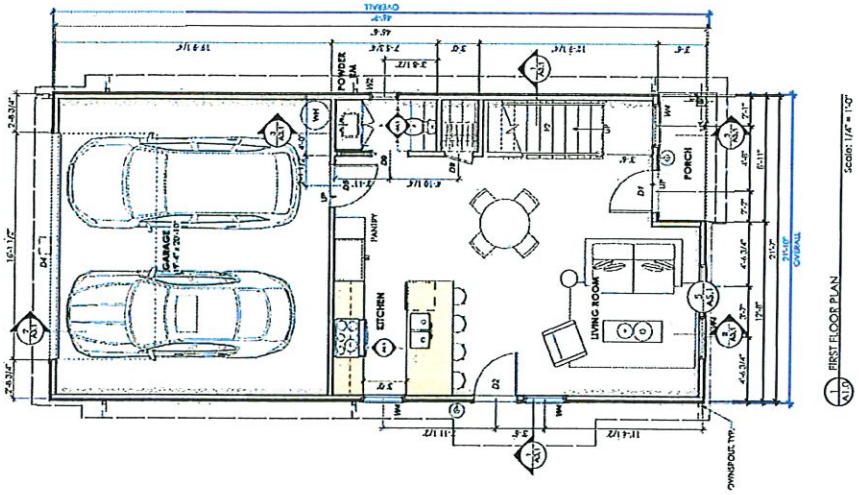
PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

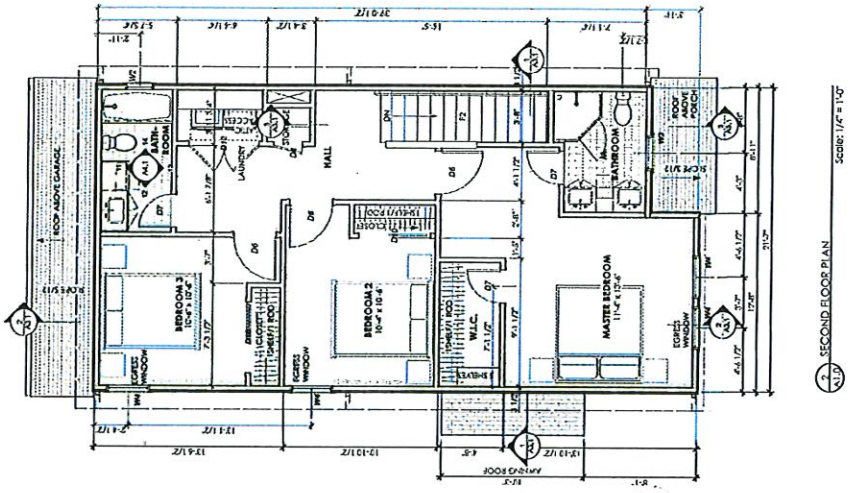
RECORD STREET
RESIDENTIAL

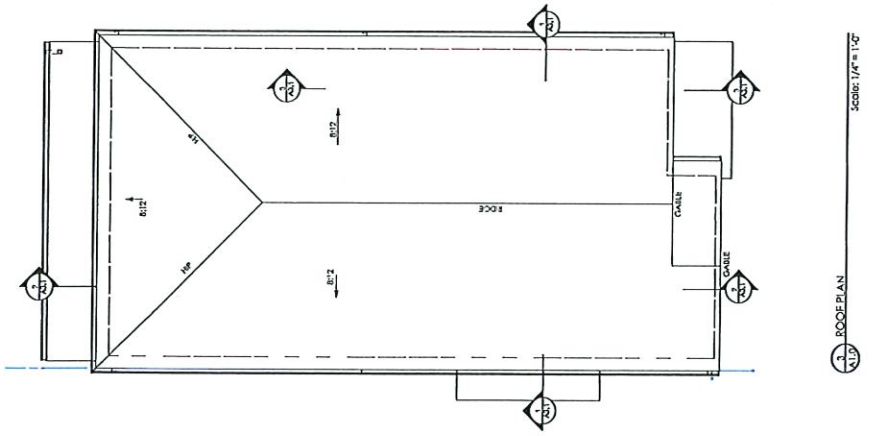
04/12/2022 P&Z Packet Page #17

RESIDENTIAL UNIT TYPE 3

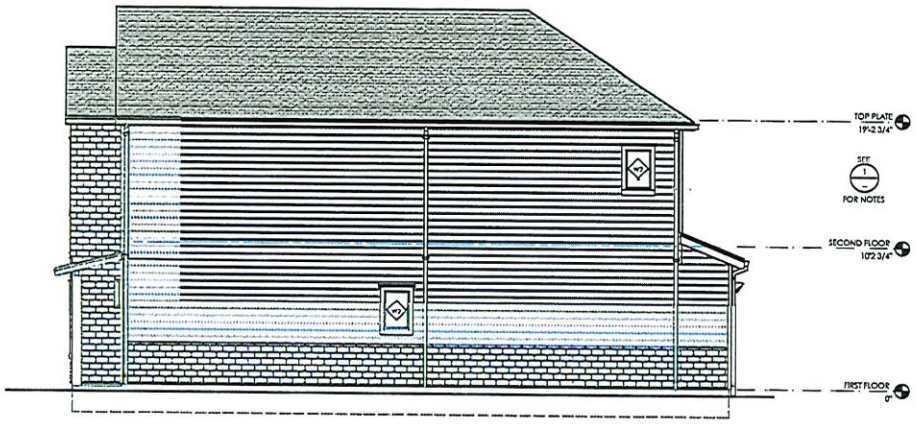
NET FIRST FLOOR 497 SF
NET SECOND FLOOR 805 SF
NET TOTAL 1,302 SF
GARAGE 415 SF



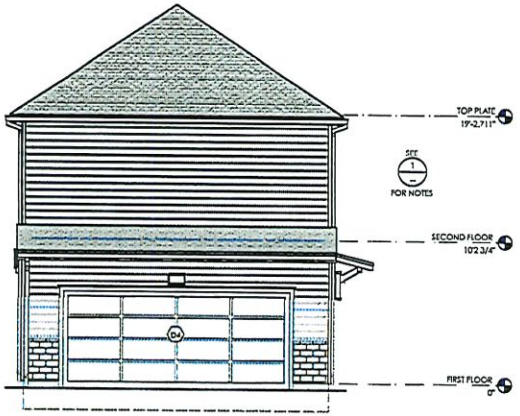




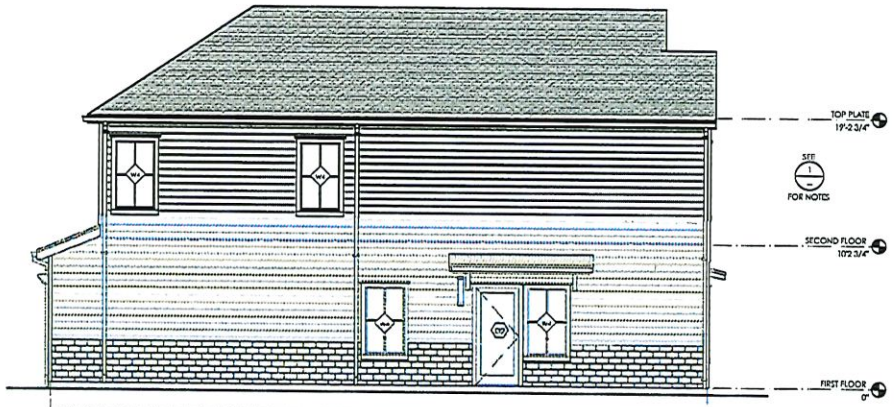
04/12/2022 P&Z Packet Page #18



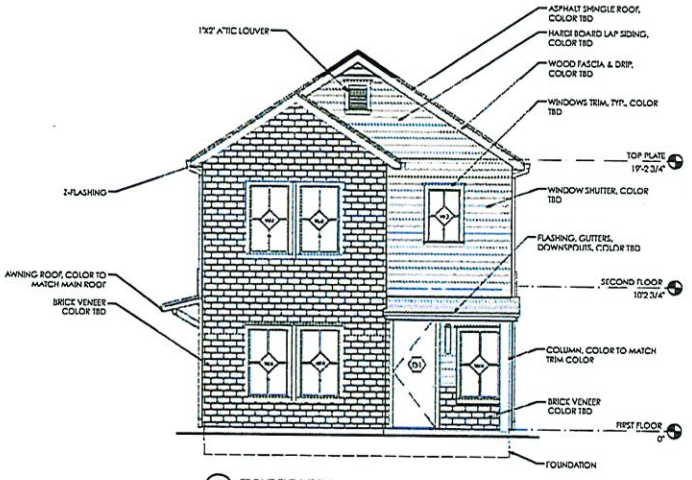
A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

[illegible]
4239 Shorecrest Drive
Dallas, TX. 75209

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Registrations

Unit Type
3 Bedroom Alley

Sheet Title
Elevations

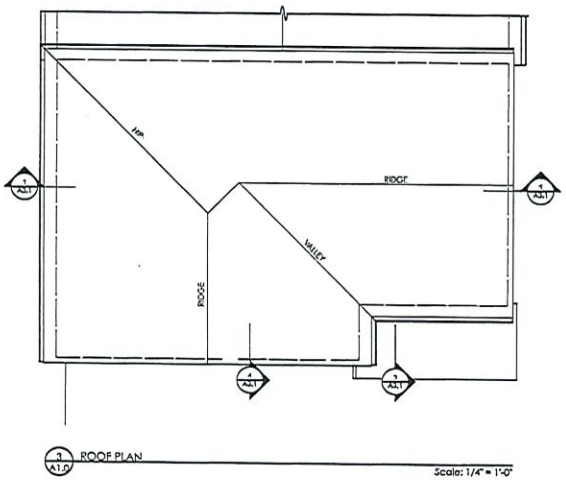
Issue/Revisions
Review Set 2/14/22

Date

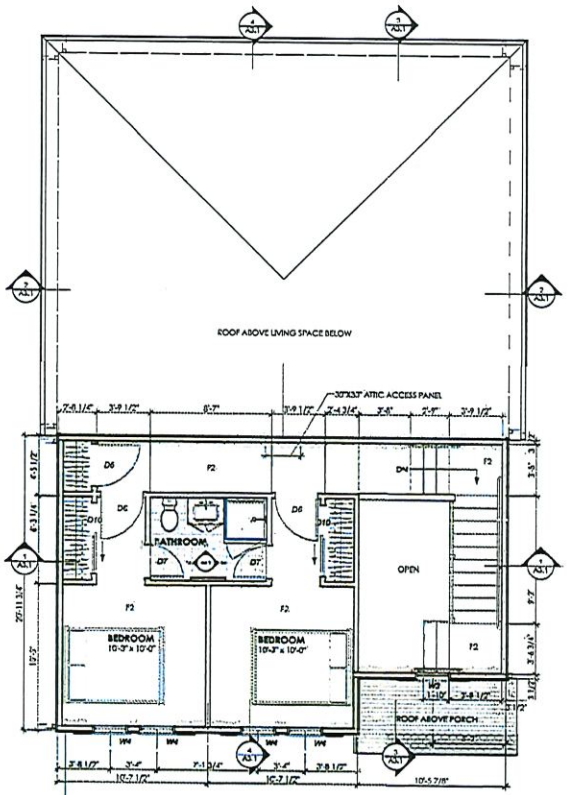
Unit
3

A2.1
Sheet Number

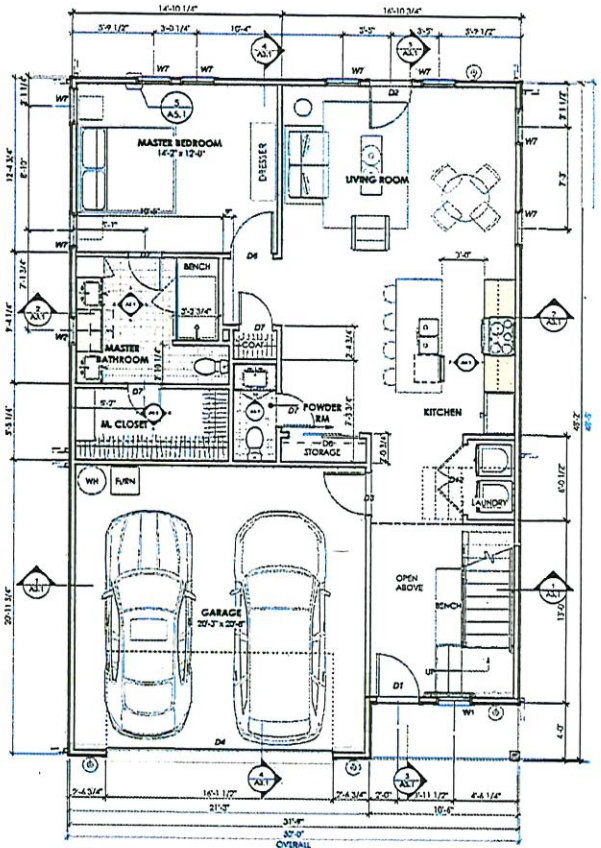
04/12/2022 P&Z Packet Page #19



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

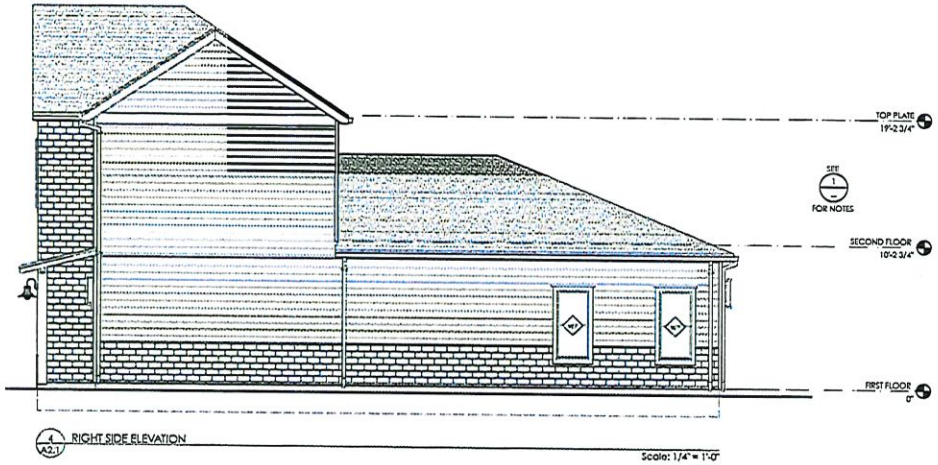
RESIDENTIAL UNIT TYPE 6

NET FIRST FLOOR	1001 SF
NET SECOND FLOOR	435 SF
NET TOTAL	1,436 SF
GARAGE	417 SF

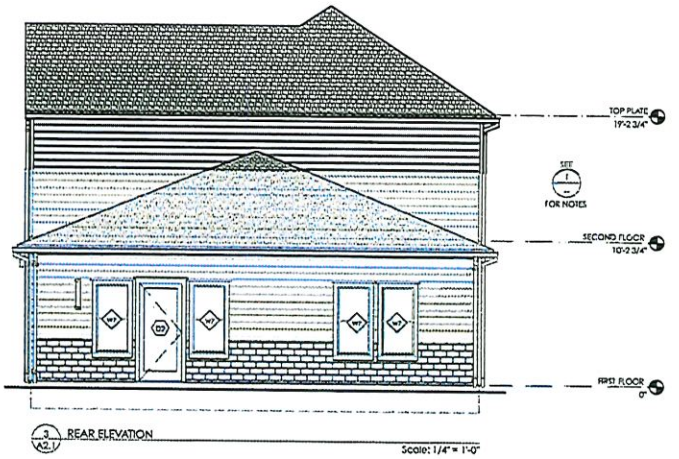
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 3 Bedroom Front
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Unit: 6
A1.0

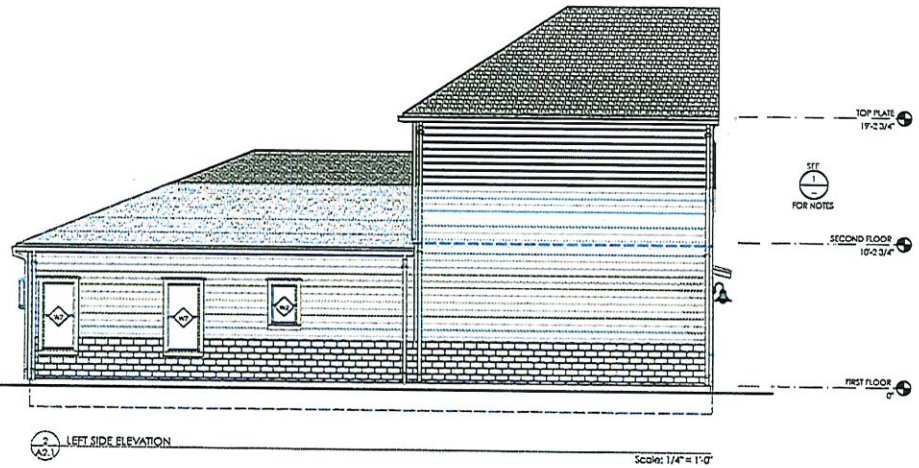
04/12/2022 P&Z Packet Page #20



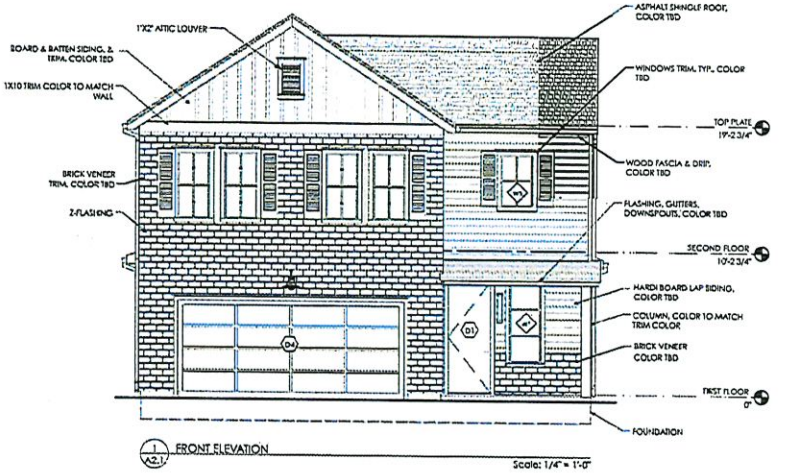
1 RIGHT SIDE ELEVATION
A2.1
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
A2.1
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
A2.1
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTURE
4239 Shearwood Drive
Detroit, TX 75209

MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Jnit Type
3 Bedroom Front

Sheet Title
Elevations

Issue/Revisions
Review Set 2/14/22

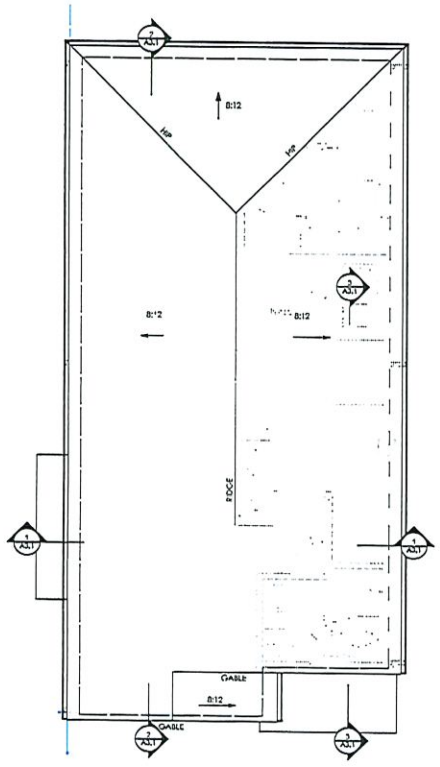
Date

Unit
6

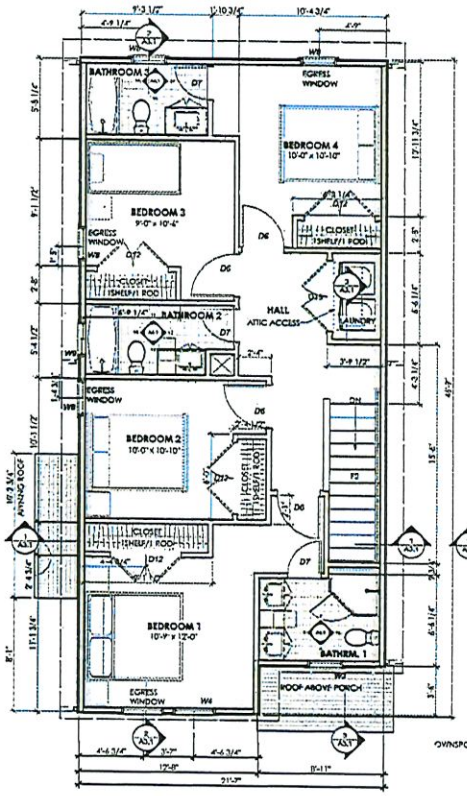
A2.1

04/12/2022 P&Z Packet Page #21

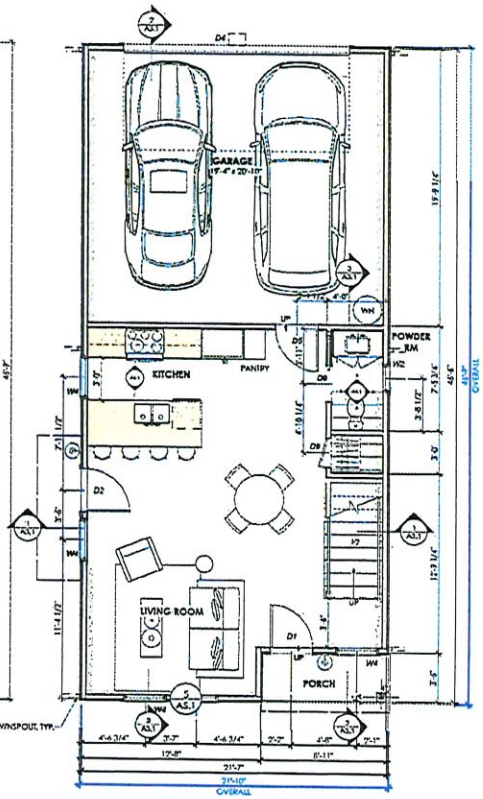
04/12/2022 P&Z Packet Page #22



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

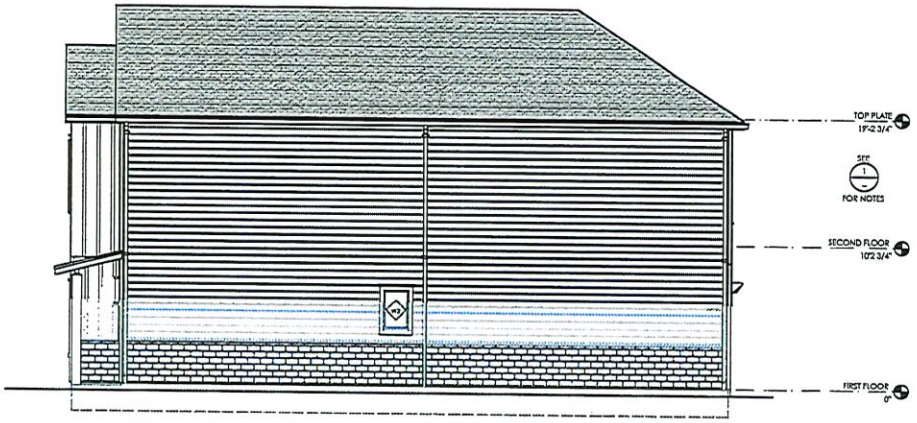
RESIDENTIAL UNIT TYPE 7

NET FIRST FLOOR	514 SF
NET SECOND FLOOR	888 SF
NET TOTAL	1,402 SF
GARAGE	404 SF

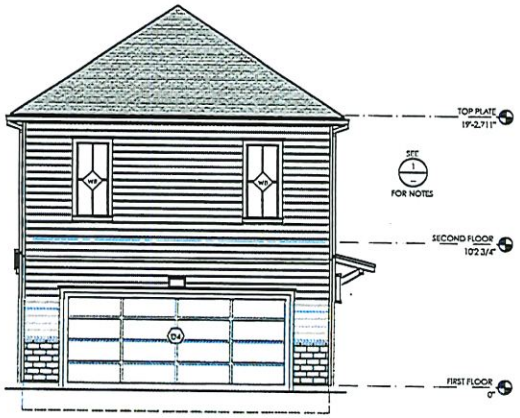
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Date 1/25/22
Unit 7
A1.0

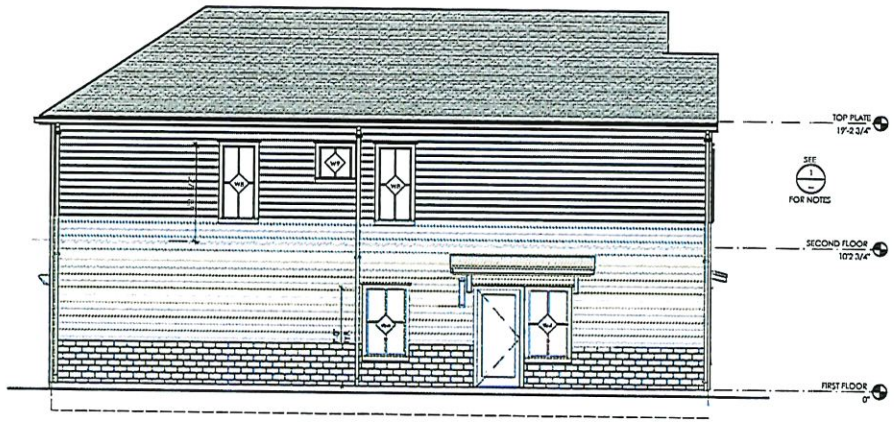
04/12/2022 P&Z Packet Page #22



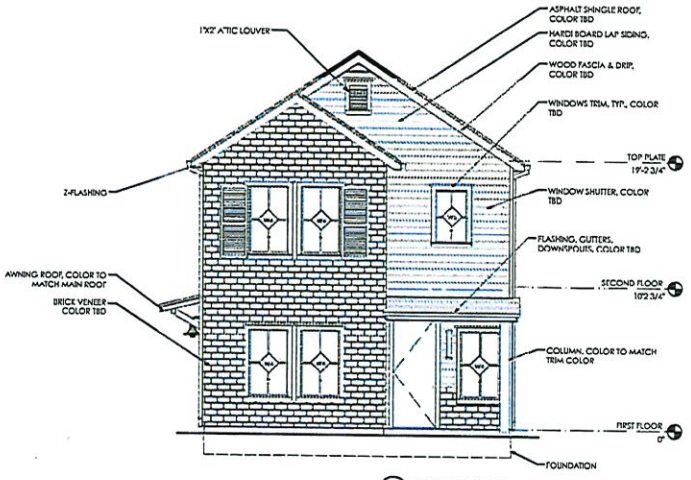
1 A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

4239 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear

Sheet Title: Elevations

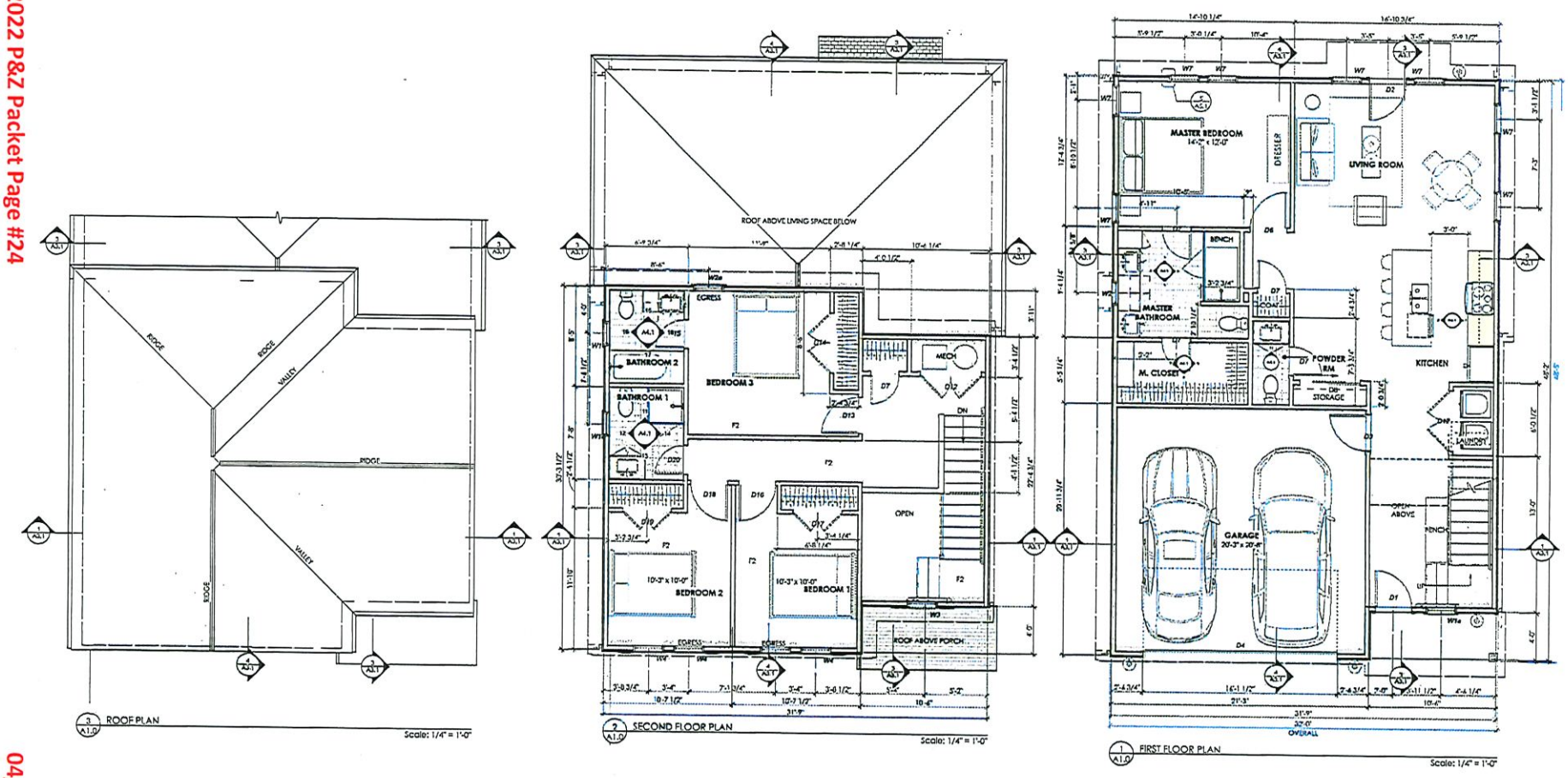
Issue/Revisions
Review Set 2/14/22

Date 1/25/22

Unit 7

Sheet Number A2.1

04/12/2022 P&Z Packet Page #23



RESIDENTIAL UNIT TYPE 8

NET FIRST FLOOR	1020 SF
NET SECOND FLOOR	404 SF
NET TOTAL	1,716 SF
GARAGE	397 SF

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Unit Type: 4 Bedroom Front

Sheet Title: Floor Plans

Issue/Revisions

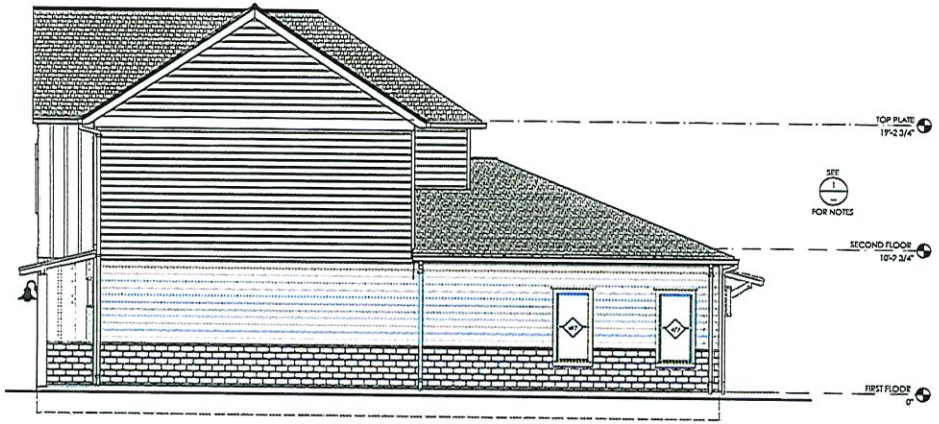
Review Set 2/14/22

Done

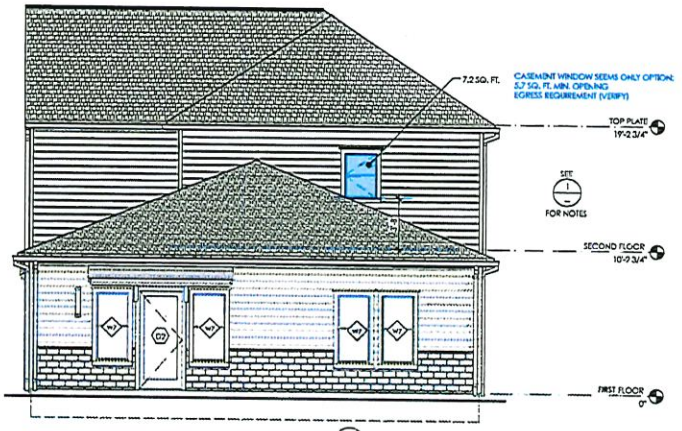
Unit 8

A1.0

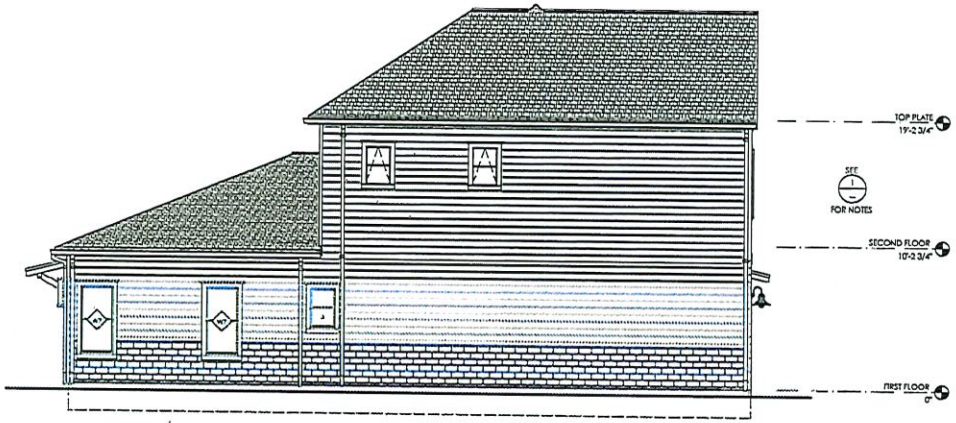
04/12/2022 P&Z Packet Page #24



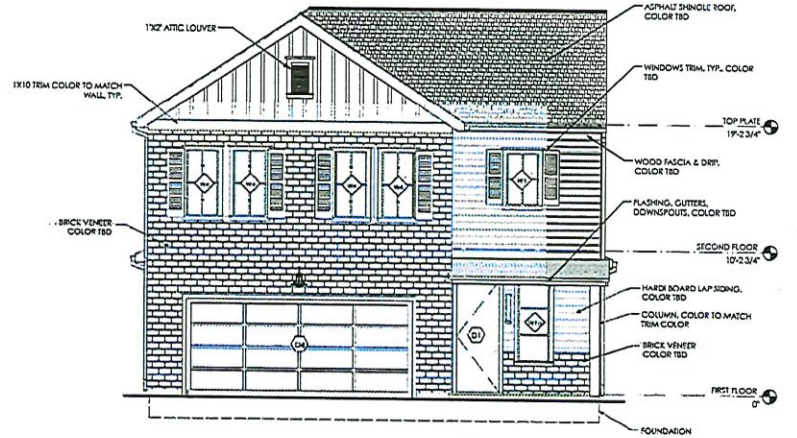
4 A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTS LLC
4258 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
Address: City of SAGINAW
Unit Type: 4 Bedroom Front
Sheet Title: Elevations
Issue/Revisions
Review Set 2/14/22
Date
Unit: 8
Sheet Number: A2.1

04/12/2022 P&Z Packet Page #25

Legals

PUBLIC HEARING NOTICE
Mansfield Board of Adjustment will hold public hearing on 4/6/2022 at 6PM in Council Chambers at City Hall 1200 E Broad St Mansfield TX to consider:
ZBAA22-002: Request for Special Exceptions under Sec 155.062(E)(6) of the Code of Ordinances to allow an 750sf addition to an existing 737sf accessory building for a total area of approx. 1487sf and a height of approx. 17', and for an existing accessory building with an area of approx. 900sf and a height of approx. 16' at 1678 Cardinal Rd.
IPL0065019
Mar 24 2022

NOTICE
The City of Fort Worth is hereby giving public notice that they are considering the renaming of Echo Lake Park, located at 1000 Echo Lake Dr. The recommended name being considered is:
Ciquio Vasquez Park
In accordance with the Park and Facility Naming Policy, the City of Fort Worth is requesting comment on the proposed name Ciquio Vasquez Park. Comments should be submitted in writing to the Park and Recreation Department at 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, or by email to clintonwyatt@fortworthtexas.gov. Comments must be received by April 4, 2022.
The Park & Recreation Advisory Board is scheduled to take action at the meeting on April 27, 2022.
NOTICIA PÚBLICA
Por la presente, la Ciudad de Fort Worth notifica al público que están considerando cambiar el nombre de Echo Lake Park, ubicado en 1000 Echo Lake Dr. El nombre recomendado que se está considerando es:
Ciquio Vasquez Park
De acuerdo con la Política de denominación de parques e instalaciones, la ciudad de Fort Worth solicita comentarios sobre el nombre propuesto Parque Ciquio Vasquez. Los comentarios deben enviarse por escrito al Departamento de Parques y Recreación en 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, o por correo electrónico a clintonwyatt@fortworthtexas.gov. Los comentarios deben recibirse antes del 4 de abril de 2022.
La Junta Asesora de Parques y Recreación está programada para tomar medidas en la reunión del 27 de abril de 2022.
IPL0065496
Jan 27,Feb 17,Mar 24 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2021 NORTH RIVERSIDE RESURFACING PROJECT, City project No. 102877 will be received by the City of Fort Worth Purchasing Office until 1:00 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
44,000 SY 2" Asphalt Pavement Surface Course, Type D
44,000 SY 2" Surface Milling
200 CY Asphalt Base Repair
3,520 SF Barrier Free Ramp
5,500 LF 4' Sidewalk
5,500 LF 7" Concrete Curb & Gutter
34,060 LF HAS Pavement Marking
4 EA RRFB Assembly Double Sided, Solar
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from TransSystems, 600 W 7 th St #1100, Fort Worth, TX 76102. Bidders shall coordinate the purchase and exchange of any documents by email to KWatt@TransSystems.com and/or telephone at 817-334-4424.
The cost of Bidding and Contract Documents is: Set of Bidding and Contract Documents with full size drawings: $150.00 Set of Bidding and Contract Documents with half size (1 available) drawings: $120.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

CITY OF SAGINAW
PUBLIC NOTICE
REVISED BUDGET PUBLIC HEARING
On Tuesday, April 5, 2022 at 6:00 p.m. the Saginaw City Council will hold a Public Hearing concerning revisions to the 2021-2022 fiscal year budget. This meeting will be held at the Saginaw City Hall, 333 W. Mc Leroy Blvd. Copies of the proposed budget revisions are available for public inspection at the City Secretary's Office at the City Hall, 333 W. Mc Leroy Blvd., Monday-Thursday, 7:30 a.m. until 5:30 p.m. and Friday, 7:30 a.m. until 11:30 a.m.
Todd Flippo, Mayor
City of Saginaw
IPL0065860
Mar 24 2022

Zoning Case PD21-5
CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
CUM_000010
Published Mar 24, 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Proposed Retaining Wall at Vickery Blvd, City Project No. 102446 will be received by the City of Fort Worth Purchasing Office until 1:30 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following: Constructing new retaining wall adjacent to the existing wall on Vickery Blvd to address slope failure.
1362 LF – Drill Shaft (36 in)
2260 SF – Retaining Wall (Drill Shaft) (Fascia)
3160 CY – Embankment (Final) (Density Control) (Ty II)
2260 SY – Excavation (Special)
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from Nikki McLeroy, 817-392-8363, City of Fort Worth, TPW, 200 Texas St., Fort Worth, TX 76102.
The cost of Bidding and Contract Documents is: $30.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) by the City of Fort Worth/Parks & Community Services Dept dba Rockwood Golf Course, to be located at 1851 Jacksboro Highway, Fort Worth, Tarrant, Texas. City officers are Richard Zavala, Director, and David Lewis, Assistant Director.
IPL0065160
Mar 24-25 2022

PUBLIC NOTICE
Competitive sealed proposals for Fire Sprinklers, Security, and Site Utilities, for the Lake Worth Lucyle Collins Middle School Additions are being accepted by Lake Worth Independent School District. Proposers may obtain an electronic copy of contract documents by contacting the Construction Manager, Gallagher Construction Services, 3501 Teken Drive, Suite 100, Richardson, Texas 75082, 682.422.1882. Electronic contract documents will also be furnished to area plan rooms.
Electronically submitted proposals shall be submitted to bids@lwisd.org and received before 2:00 PM, local time, Tuesday, April 5, 2022. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and tabulated by the Construction Manager. A complete proposal tabulation will be made available on the Construction Manager's website as soon as practical after opening of electronic proposals. After proposals are opened and tabulated, post proposal conferences will be conducted as necessary, and recommendations presented to the Owner for consideration of awarding contracts.
IPL0065653
Mar 17,24 2022

CITY OF FORT WORTH
PUBLIC NOTICE
Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, March 8, 2022.
ORDINANCE NO. 25368-03-2022
AN ORDINANCE AMENDING THE FORT WORTH FIRE CODE, CITY CODE CHAPTER 13, BY ADOPTING THE 2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION OF BUILDINGS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
SECTION 5.
Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars ($2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction there of shall be punishable as herein provided.
SECTION 9.
This ordinance shall take effect upon adoption and publication as required by law.
APPROVED AS TO FORM AND LEGALITY:
/s/ Melinda Ramos
St Assistant City Attorney
Adopted: March 8, 2022
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0065729
Mar 23-24 2022

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Due to the COVID19 Emergency declared by the City of Fort Worth and until the emergency declaration, as amended, is rescinded, sealed bids for the construction of East Powell Improvements ("Project") will be received by the City of Fort Worth Purchasing Office until (1:30 P.M. CST, Thursday, April 7th as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers and broadcast through live stream and CFW public television which can be accessed at http://fortworthtexas.gov/tvlive/. The general public will not be allowed in the City Council Chambers.
MBE to be 0% for this project
GENERAL DESCRIPTION OF WORK
Abandoning existing 2" waterline and installing new 8" PVC waterline
Removing existing 6" sanitary sewer line and installing new 8" PVC sewer line
Temporary Water Line
Temporary Pavements
PREQUALIFICATION
The Improvements included in this project must be performed by a contractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 00 21 13 – INSTRUCTIONS TO BIDDERS
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/

NOTICE
Bids are being accepted through 3/31/2022 for food and non-food items served to participants in the CACFP. Send inquiries to linda@lstykechildcare.com.
IPL0064588
Mar 13-18,20-25 2022

The Crowley Independent School District is accepting Request for Qualifications for the following: External Legal Services.
Detailed information on how to submit to the request for qualifications may be obtained from Crowley ISD Purchasing website https://www.crowleyisdtx.org/Page/2393. The proposal will advertise on March 24, 2022. The proposal will close on April 13, 2022 promptly at 2pm CST. This RFQ will not be publicly read aloud during the closing. Please read submittal instructions carefully before responding to any part of the advertised RFQ. Crowley ISD reserves the right to accept or reject any or all Request for Qualifications.
IPL0065976
Mar 24,31 2022

Zoning Case PD21-5
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
IPL0065796
Mar 24 2022

CITY OF SAGINAW
PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 12, 2022 to consider a Development Plan and a change in zoning on approximately 12.849 Acres out of Tract 20, Abstract 1849, Alexander F. Albright Survey from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)). Property is located at the northeast corner of Old Decatur Road and McLeroy Boulevard.
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on April 19, 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, 817-230-0600.
IPL0065995
Mar 24 2022

Invitation for Bid (IFB) – Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)
Types and Estimated Meals Served:
Partner Sites (delivery to individual site locations in DFW)–928 breakfast, 3418 lunches, & 1049 snacks per day; 31550 total breakfast, 116459 total lunches & 35732 total snacks
Mobile Sites (bulk delivery to CitySquare organization address)–150 breakfast & 1200 lunches per day; 7050 total breakfast & 55400 total lunches
Combined totals: 38600 breakfasts, 172859 lunches & 35732 snacks
Bonds: Bid bond of 5% of bid contract value required. A copy of the bid bond must accompany the IFB when submitted to CitySquare. 10% performance bond required of successful bidder.
Due Date of the Bid: 04/08/22 before 11:00am
Bid Opening: 11:00 am on 04/08/22 at CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Contracts are subject to review by the Texas Department of Agriculture, Food and Nutrition Division
USDA is an equal opportunity provider and employer.
Please contact KThomason@CitySquare.org for more information
IPL0065793
Published Mar 24, 2022

Invitation for Bid (IFB) -- Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)

Devon Self Storage: PUBLIC AUCTION NOTICE
Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the tenant name, unit number and property description are itemized by location below. The Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storagetreasures.com. Online bidding for both sites will begin at 10:00am on 3-17-2022 and will continue until 10:00am on 4-1-2022 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storagetreasures.com for all other terms and conditions governing the bidding and auction process.
Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116. 1222 Tessa M Williams-boxes,totes,clothes,coolers 1222 Tessa Williams-boxes,totes,clothes,coolers 4057 Jesse Robles-mirror,clothes,bags 4072 Suany A Rivb Castro-microwave,dresser,chairs 1257 Deborah Cole-bike,bags,chair 014 William Newsom-couch,mattresses,boxes 1209 Katonsha Tave-washer,dryer
Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131
254 Heather C Hammack-cage,decor,boxes 2022 Genevlav D Pitts-table,table 812 Duangporn N Pullum-toys,boxes,tools 2028a Edward G Rodriguez Jr tables,boxes,totes
IPL0064581
Mar 17,24 2022

Animals

Dogs

Pomeranian Pups
2 fem 8wks old $400 ea
817-771-9761

AKC Golden Retriever Pups, $1200, dep. $600, 1st shots & wormed. Ready 4/10. 254-717-6483, Waco, TX.

Pet Misc.

One Size does not fit all!
Are you considering bringing a puppy into your home?
While puppies are cute and adorable, all puppies grow, and some grow a lot.
Before you decide on a puppy, do some research. Meet responsible breeders, find the right dog for your lifestyle and learn about "all things dog". Come to the Fort Worth Dog shows Friday March 25th thru Sunday March 27th at Amon Carter
Sponsored by Texas Combined Specialty Association consisting of 21 AKC Clubs

Real Estate

For Rent

For lease 31 brick south of Benbrook, no children under 18. 817-988-1738 leave phone # with VM

For Sale

New Mexico Ranch for Sale
1,063 Acres in San Miguel County, NM 1 hour from Santa Fe & ready for development!
info@republicranches.com
888-726-2481 $1,378,688

100 Kennedale Sub Unit Rd. Emerald Hills Memorial Park
Kennedale, Texas 76060
2 Cemetery lots side by side for sale
Last 2 in the founders area, premium curb side.
817-919-4175. After 430pm before 9am. $5300.00 for both. Firm. Cashiers check only.

House for sale 2/1, 3018 Sappington Pl, $130,000
817-692-5888

Real Estate Misc.



IF YOU WANT THE BEST CASH OFFER FOR YOUR HOUSE
CALL TODAY
817-506-4259
Eileen Petroski, Realtor
*No Commissions
*No Closing Costs
*No Repairs
Just Quick Cash that means
MORE MONEY FOR YOU!
Buying homes in DFW since 1985
817-506-4259
Househunterstexas.com

Room for rent. Attached bath $600 mo. Utilities paid. Bedford. 817-475-3014

4 Cemetery Lots for sale in BlueBonnet Hills Memorial Park $6500 each in lot 544 Garden of Rainbow 817-565-6354

WE BUY MOBILE HOMES CASH TEXT OR CALL Chris 469-849-8400 mantounited.com/fast-cash-offer

Service Directory

Yard & Exterior Improvement

D-3 Plumbing
Senior and Military Discounts
682-472-3997

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

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

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-6068

Frank's Roofing. Comp, TPO, Gutters, Concrete Work, Constr, co Free Est.45yr exp **817-797-7875**

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

Lawn/Garden/Landscaping/Trees

Yard and Roofing Repair Weeding, mow, flowerbed,Roof leaks,Maid service $160 817-689-4774

Removal,Trimming,Stump Grinding
682-432-2876

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

ROOF LEAKS. Lawn Care, tree trim, handyman, leaf clean-up, haul-off, sod installation. 817-500-2568

Misc. Service

HAULING
No job too small! Usually same day serv. Haul off, demo, clean out Free est. **817-566-4785**

ELECTRICAL & PLUMBING
Res. & Comm'l. Free Est. No job too large or too small. **817-566-4785**

HOME REPAIRS, interior/exterior, no job is small. Free Est., License & Insured **817-566-4785**



AUTO INSURANCE
AMCO INSURANCE
LIABILITY FROM
$39 MONTH
AMCO.NET
713-766-6000
AMCO.NET AMCO.NET

Dignified Hoarding Relief. 18 years experience, Confidential, Complimentary Consult. 817.692.2552

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

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

Miscellaneous

Automotive

WE BUY CARS
Top dollar. Wanted dead or alive. Fast cash, pick up today. 817-284-1819

Garage Sales

Huge Garage Sale
Hurst 632 Bluebonnet Dr 76053 - 3/24, 3/25, 3/26 - Clothes, comics books, records, CDs, housewares, toys, movie posters, games, books, etc.

Antique Roll Top Oak Desk, Mahogany drop front desk 817-457-6600

Moving Sale! 1309 Wade Hampton St., Benbrook 76126. Thur. 12-4 p.m.; Fri/Sat 8a-4p.; Sun. 1p-5p.

Merchandise

PREMIER GUN SHOWS @ TEXAS MOTOR SPEEDWAY
SAT. MAR. 26, 9am-5pm
SUN. MAR. 27, 10am-4pm
3545 Lone Star Circle
Over 200 Tables!
PremierGunShows.com
817-732-1194

Misc.

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

Wanted Dallas Cowboy Season tickets and college Football. Buying all locations. Top $ paid. Please call 940-765-8765

Framed wildlife art by famous wildlife artists. By appointment Louis 817-284-5838

2 burial lots in Bluebonnet Cemetery, Colleyville.

04/12/2022 P&Z Packet Page #25 04/12/2022 P&Z Packet Page #26

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

February 24, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "MCLEROY COTTAGES"

RE: Consideration of a Request to Change the Zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres of Land Out of Tract 2C, Abstract 1849, Alexander F. Albright Survey at the Northeast Corner of Old Decatur Road and McLeroy Boulevard.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 12th day of April, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day of April, 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 Bourke Harvey, 1608 Rogers Road, Fort Worth, Texas 76107 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.

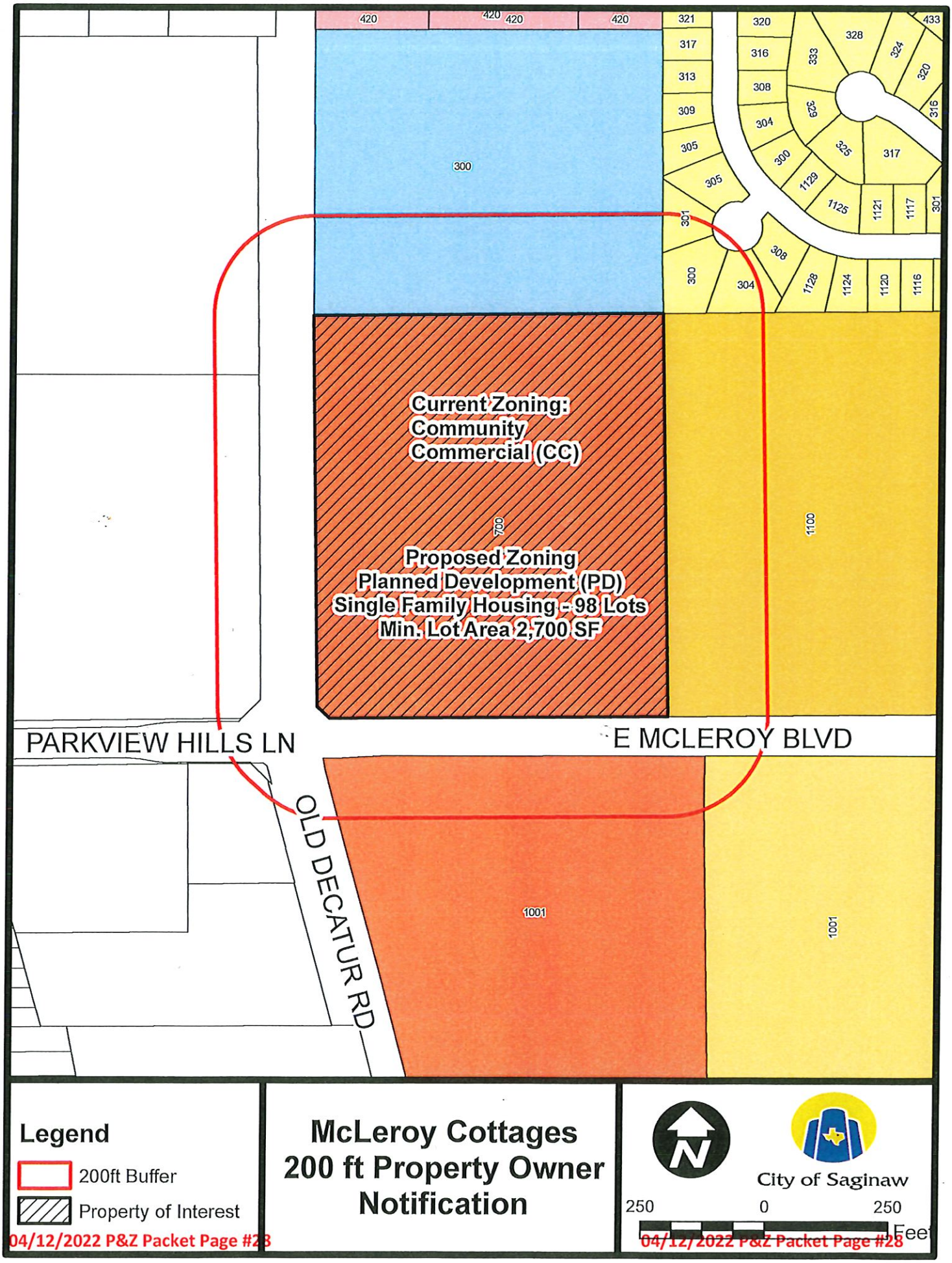
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

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 Manager

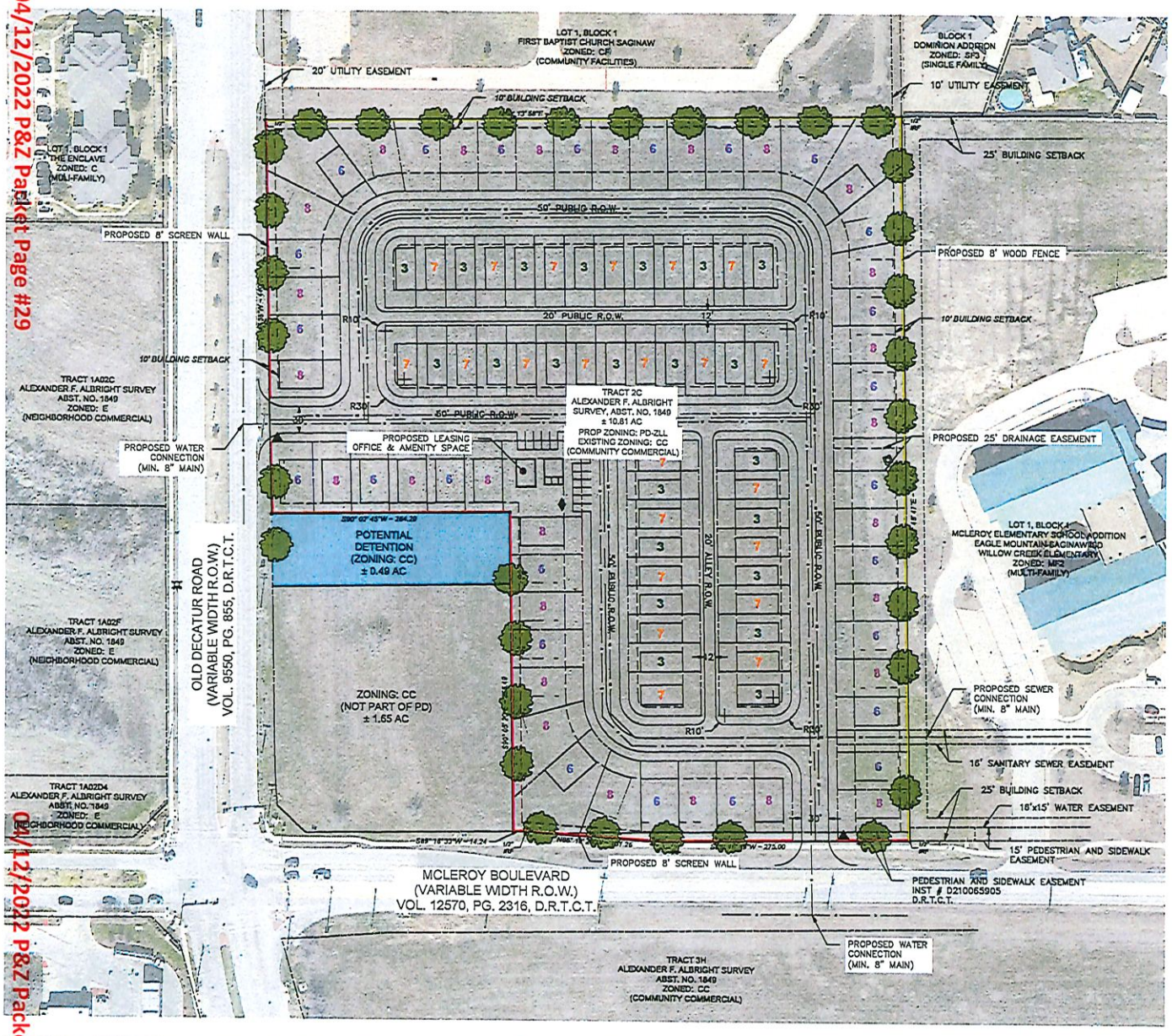
Enclosures: Map of requested property, site plan, and reply form.

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GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
GRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
BROWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
FULTON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

McLEROY COTTAGES

PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL

04/12/2022 P&Z Packet Page #29

REPLY FORM

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

If you have questions concerning the request, you may call 817-230-0440.

Planning & Zoning Commission Meeting on 04/12/2022 begins at 6:00 p.m. and City Council Meeting on 04/19/2022 at 6:00 p.m. to consider a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres out of Tract 2C, Abstract 1849, Alexander F. Albright Survey northeast corner of Old Decatur Road and McLeroy Boulevard.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

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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: April 12, 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 Beltmill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads. The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

Lot 1, Block B was previously platted for The Grand at Saginaw along with the right-of-ways for Beltmill Parkway and Millstone Parkway. The developer has submitted a Preliminary Plat for consideration that incorporates the previously platted property as well as the currently unplatted property.

Engineer/Surveyor: John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.

The table on page 2 gives an overview of lots and Park/Open Space/Easements.

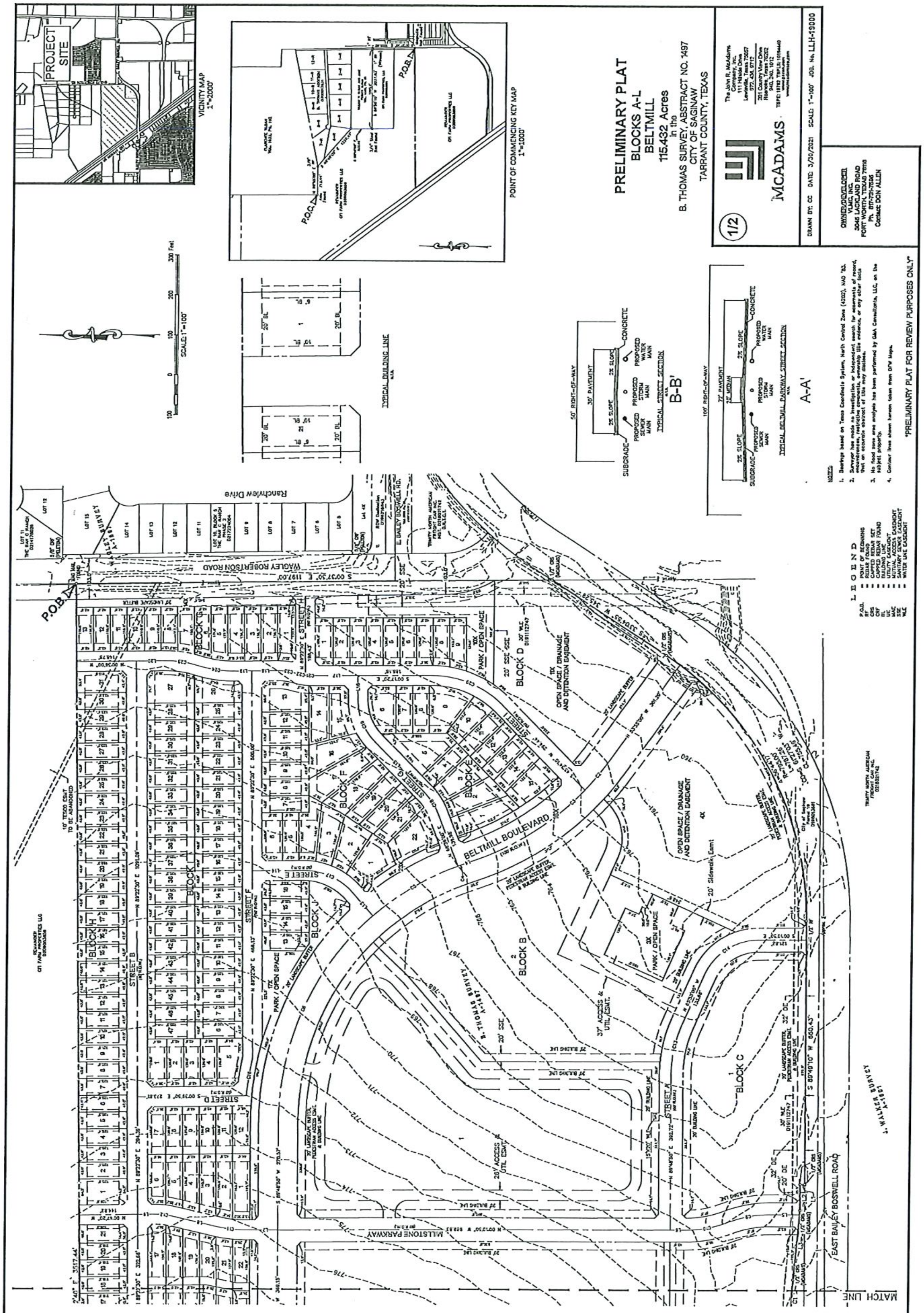
If you have any questions, please let me know.

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Beltmill Preliminary Plat

Block	Lot #	Total Acreage	Notes	"x" Acreage
A	4	38.326	Lot 4x Drainage Easement/Open Space	1.497
B	3	22.084	Lot 3x Open Space/Drainage Easement/Detention	4.625
C	1	4.212		
D	11	4.685	Lot 10x Park/Open Space	0.881
			Lot 11x Open Space/Drainage Easement/Detention	2.741
E	16	2.434	Lot 16x Park/Open Space (buffer)	0.142
F	23	3.543	Lot 23x Park/Open Space (buffer)	0.105
G	13	1.552		
H	31	3.613		
I	47	5.662		
J	17	2.76	Lot 17x Park/Open Space	0.827
K	23	4.107	Lot 23x Park/Open Space	1.283
L	22	3.253	Lot 22x Park/Open Space	0.675
Totals	211	96.231		12.776

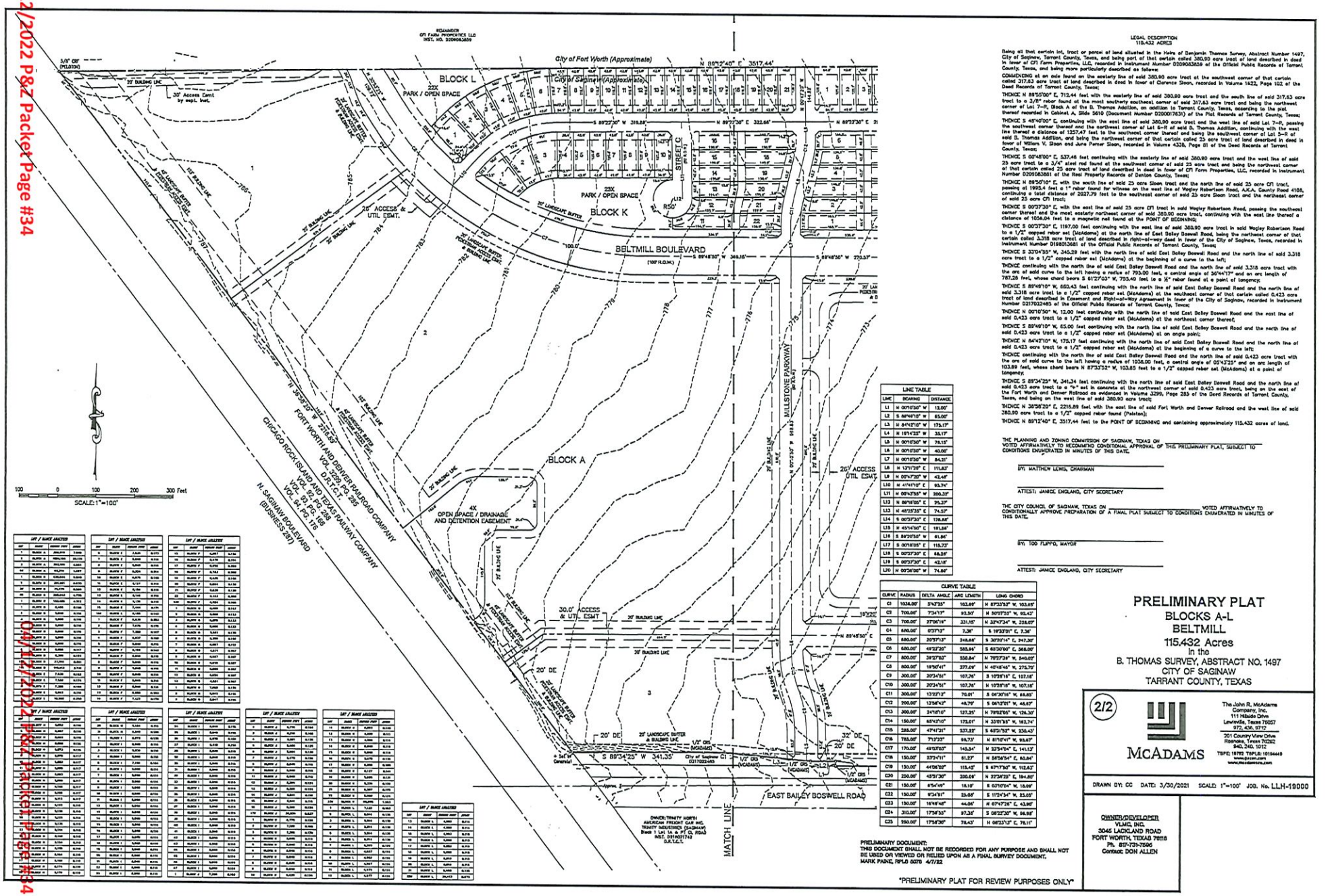
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04/12/2022 P&Z Packet Page #33

04/12/2022 P&Z Packet Page #33

04/12/2022 P&Z Packet Page #34



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°07'30" W	13.00'
L2	S 89°48'10" W	65.00'
L3	N 84°42'10" W	175.17'
L4	N 19°14'33" W	35.17'
L5	N 00°07'30" W	78.15'
L6	N 00°07'30" W	40.00'
L7	N 00°07'30" W	84.31'
L8	N 13°11'39" E	111.83'
L9	N 00°47'30" W	42.46'
L10	N 41°41'10" E	93.74'
L11	N 00°43'55" W	200.39'
L12	N 89°16'05" E	35.27'
L13	N 48°37'35" E	74.57'
L14	S 00°37'30" E	128.88'
L15	N 45°14'50" E	181.86'
L16	S 89°20'50" W	61.86'
L17	S 00°16'05" E	115.73'
L18	S 00°37'30" E	86.26'
L19	S 00°37'30" E	42.18'
L20	N 00°26'00" W	74.86'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1034.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C2	700.00'	7°24'17"	90.50'	N 90°07'33" W, 90.43'
C3	700.00'	27°06'19"	331.15'	N 32°47'34" W, 328.07'
C4	580.00'	0°37'12"	7.36'	S 19°33'01" E, 7.36'
C5	580.00'	20°57'13"	340.68'	S 30°19'14" E, 347.30'
C6	580.00'	49°32'26"	501.44'	S 68°30'00" E, 468.00'
C7	800.00'	28°27'03"	550.84'	N 79°23'38" W, 540.03'
C8	800.00'	19°56'41"	277.09'	N 40°48'46" W, 275.70'
C9	300.00'	20°34'51"	107.76'	S 10°38'16" E, 107.16'
C10	300.00'	20°34'51"	107.76'	N 10°38'16" W, 107.16'
C11	300.00'	13°32'13"	70.91'	S 06°36'16" W, 69.85'
C12	200.00'	13°56'42"	48.79'	S 06°13'01" W, 48.67'
C13	300.00'	24°18'16"	127.25'	N 79°02'05" W, 126.30'
C14	150.00'	65°43'16"	173.01'	N 33°01'55" W, 163.74'
C15	285.00'	47°41'21"	237.23'	S 63°31'32" W, 230.43'
C16	785.00'	7°13'33"	98.73'	N 81°01'41" W, 98.67'
C17	170.00'	49°03'03"	145.54'	N 32°54'04" E, 141.13'
C18	150.00'	33°21'11"	87.27'	N 58°56'54" E, 86.04'
C19	130.00'	44°06'02"	115.43'	S 67°17'50" W, 112.62'
C20	230.00'	45°31'30"	200.09'	N 37°36'23" E, 194.80'
C21	150.00'	6°54'48"	18.10'	S 02°07'06" W, 18.09'
C22	150.00'	9°34'31"	25.06'	S 11°54'54" W, 25.03'
C23	150.00'	16°48'48"	44.04'	N 07°47'25" E, 43.89'
C24	310.00'	17°36'33"	97.38'	S 08°22'30" W, 96.98'
C25	350.00'	17°36'30"	98.43'	N 08°23'13" E, 98.11'

LEGAL DESCRIPTION
115.432 ACRES

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

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

THENCE N 89°52'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 317.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200077631) of the Plat Records of Tarrant County, Texas;

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

THENCE S 00°48'00" E, 537.48 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083881 of the Real Property Records of Denton County, Texas;

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

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wegley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1034.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wegley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D188013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'35" W, 345.28 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 793.00 feet, a central angle of 36°41'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 753.49 feet to a ½" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022465 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 13.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°48'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

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

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1034.00 feet, a central angle of 05°43'25" and an arc length of 103.89 feet, whose chord bears N 87°33'52" W, 103.85 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3295, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 35°56'20" E, 2216.83 feet with the west line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Paistan);

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

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: TOD FILIPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
In the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McADAMS
The John R. McAdams Company, Inc.
111 Halsdo Drive
Lewisville, Texas 75057
972.436.1212
201 Country View Drive
Roanoke, Texas 76262
940.240.1212
TBPE: 18793 TBPLS: 10194449
www.jrcm.com
www.mcadamsinc.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. LLH-19000

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7596
Contact: DON ALLEN

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 4/7/22

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

04/12/2022 P&Z Packet Page #34

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: April 15, 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 The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads.

The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

The Preliminary Plat for Beltmill is being considered as a separate item.

Engineer/Surveyor: The John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.Tricon Residential

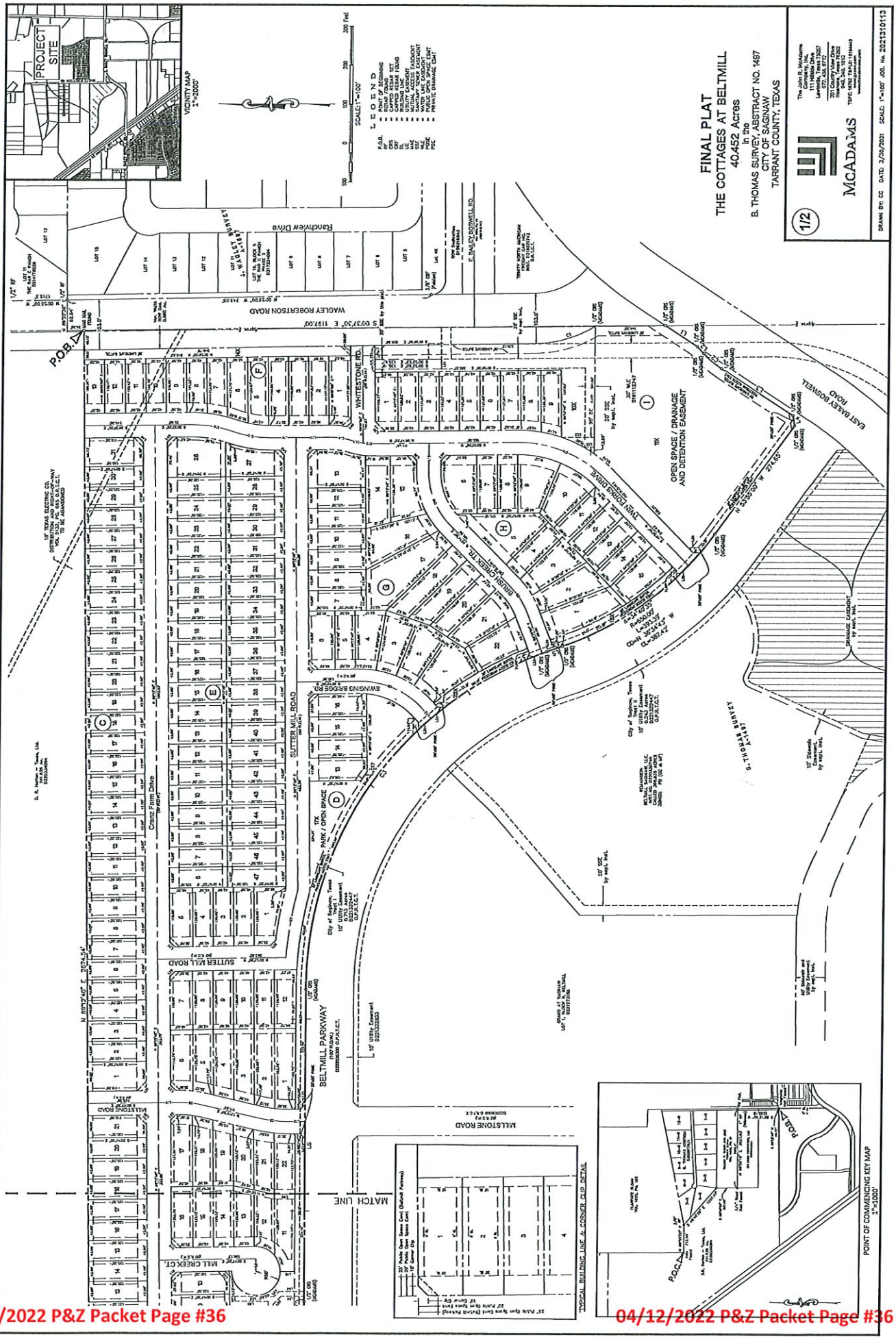
The plat consists of the following:

Gross Area – 40.452 Ac.
Right-of-way Area – 8.401 Ac.

196 Residential Lots – 25.732 Ac.
8 Open Space/HOA Lots – 6.319 Ac.
204 Total Lots (Net Area) – 32.052 Ac.

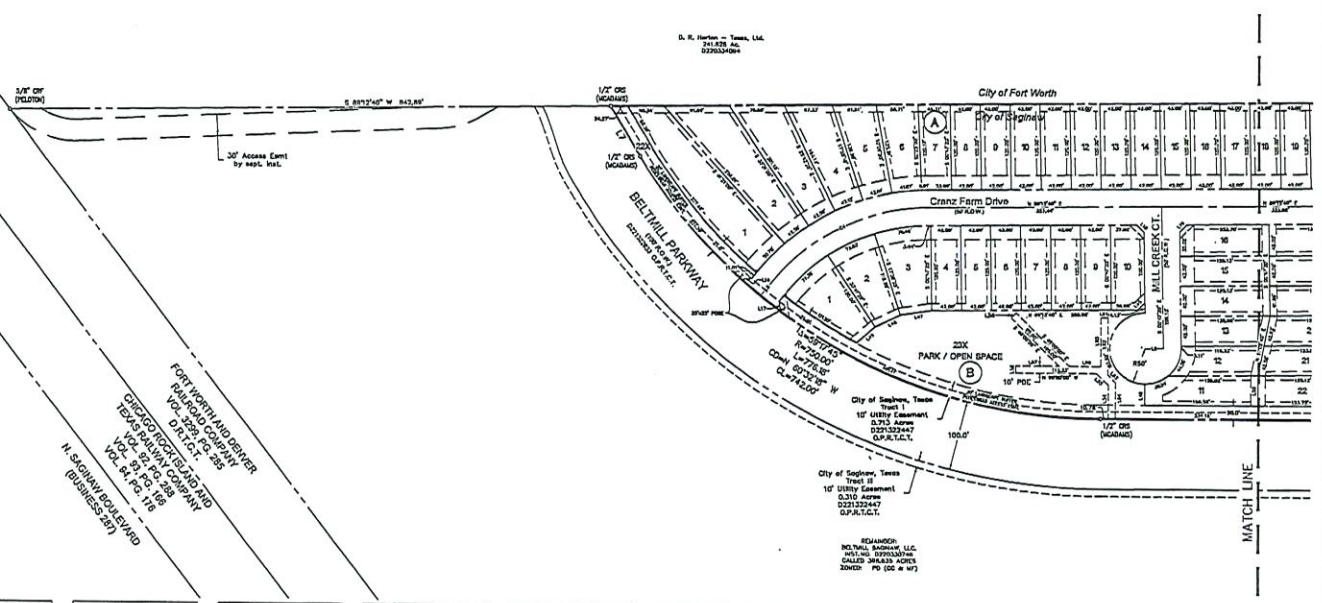
If you have any questions, please let me know.

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04/12/2022 P&Z Packet Page #37



LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	15,678	0.360
2	BLOCK A	13,144	0.302
3	BLOCK A	5,918	0.358
4	BLOCK A	7,933	0.182
5	BLOCK A	6,734	0.155
6	BLOCK A	6,122	0.141
7	BLOCK A	5,203	0.120
8	BLOCK A	5,040	0.116
9	BLOCK A	5,040	0.116
10	BLOCK A	5,040	0.116
11	BLOCK A	5,040	0.116
12	BLOCK A	5,040	0.116
13	BLOCK A	5,040	0.116
14	BLOCK A	5,040	0.116
15	BLOCK A	5,040	0.116
16	BLOCK A	5,040	0.116
17	BLOCK A	5,040	0.116
18	BLOCK A	5,040	0.116
19	BLOCK A	5,040	0.116
20	BLOCK A	5,040	0.116
21	BLOCK A	5,470	0.126
22	BLOCK A	6,371	0.146
23	BLOCK B	7,285	0.167
24	BLOCK B	6,734	0.155
25	BLOCK B	7,521	0.173

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
4	BLOCK B	5,040	0.116
5	BLOCK B	5,040	0.116
6	BLOCK B	5,040	0.116
7	BLOCK B	5,040	0.116
8	BLOCK B	5,040	0.116
9	BLOCK B	5,040	0.116
10	BLOCK B	5,040	0.116
11	BLOCK B	5,040	0.116
12	BLOCK B	5,040	0.116
13	BLOCK B	5,040	0.116
14	BLOCK B	5,040	0.116
15	BLOCK B	5,040	0.116
16	BLOCK B	5,040	0.116
17	BLOCK B	5,040	0.116
18	BLOCK B	5,040	0.116
19	BLOCK B	5,040	0.116
20	BLOCK B	5,040	0.116
21	BLOCK B	5,040	0.116
22	BLOCK B	5,412	0.124
23	BLOCK B	55,336	1.268
1	BLOCK C	7,198	0.165
2	BLOCK C	5,040	0.116
3	BLOCK C	5,040	0.116
4	BLOCK C	5,040	0.116
5	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
6	BLOCK C	5,040	0.116
7	BLOCK C	5,040	0.116
8	BLOCK C	5,040	0.116
9	BLOCK C	5,040	0.116
10	BLOCK C	5,040	0.116
11	BLOCK C	5,040	0.116
12	BLOCK C	5,040	0.116
13	BLOCK C	5,040	0.116
14	BLOCK C	5,040	0.116
15	BLOCK C	5,040	0.116
16	BLOCK C	5,040	0.116
17	BLOCK C	5,040	0.116
18	BLOCK C	5,040	0.116
19	BLOCK C	5,040	0.116
20	BLOCK C	5,040	0.116
21	BLOCK C	5,040	0.116
22	BLOCK C	5,040	0.116
23	BLOCK C	5,040	0.116
24	BLOCK C	5,040	0.116
25	BLOCK C	5,040	0.116
26	BLOCK C	5,040	0.116
27	BLOCK C	5,040	0.116
28	BLOCK C	5,040	0.116
29	BLOCK C	5,040	0.116
30	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
31	BLOCK C	6,977	0.160
1	BLOCK D	7,244	0.166
2	BLOCK D	6,720	0.154
3	BLOCK D	6,319	0.145
4	BLOCK D	5,978	0.137
5	BLOCK D	5,462	0.125
6	BLOCK D	5,765	0.132
7	BLOCK D	5,360	0.123
8	BLOCK D	5,040	0.116
9	BLOCK D	5,040	0.116
10	BLOCK D	5,040	0.116
11	BLOCK D	5,040	0.116
12	BLOCK D	5,040	0.116
13	BLOCK D	5,520	0.127
14	BLOCK D	5,040	0.116
15	BLOCK D	5,040	0.116
16	BLOCK D	5,040	0.116
17	BLOCK D	5,040	0.116
18	BLOCK D	5,040	0.116
19	BLOCK D	5,040	0.116
20	BLOCK D	5,040	0.116
21	BLOCK D	5,040	0.116
22	BLOCK D	5,040	0.116
23	BLOCK D	5,040	0.116
24	BLOCK D	5,040	0.116
25	BLOCK D	5,040	0.116
26	BLOCK D	5,040	0.116
27	BLOCK D	5,040	0.116
28	BLOCK D	5,040	0.116
29	BLOCK D	5,040	0.116
30	BLOCK D	5,040	0.116
31	BLOCK D	5,040	0.116
32	BLOCK D	5,040	0.116
33	BLOCK D	5,040	0.116
34	BLOCK D	5,040	0.116
35	BLOCK C	5,040	0.116
36	BLOCK C	5,040	0.116
37	BLOCK C	5,040	0.116
38	BLOCK C	5,040	0.116
39	BLOCK C	5,040	0.116
40	BLOCK C	5,040	0.116
41	BLOCK C	5,040	0.116
42	BLOCK C	5,040	0.116
43	BLOCK C	5,040	0.116
44	BLOCK C	5,040	0.116
45	BLOCK C	5,040	0.116
46	BLOCK C	5,040	0.116
47	BLOCK C	5,040	0.116
1	BLOCK F	6,389	0.146
2	BLOCK F	5,938	0.136
3	BLOCK F	5,830	0.134
4	BLOCK F	5,814	0.134
5	BLOCK F	5,988	0.137
6	BLOCK F	5,364	0.124
7	BLOCK F	6,912	0.159
8	BLOCK F	6,846	0.158
9	BLOCK F	6,846	0.157
10	BLOCK F	6,853	0.157

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
11	BLOCK F	6,844	0.157
12	BLOCK F	6,853	0.157
13	BLOCK F	6,842	0.157
14R	BLOCK F	15,998	0.252
1	BLOCK G	8,930	0.205
2	BLOCK G	6,830	0.157
3	BLOCK G	6,684	0.153
4	BLOCK G	6,367	0.146
5	BLOCK G	5,040	0.116
6	BLOCK G	5,040	0.116
7	BLOCK G	5,040	0.116
8	BLOCK G	5,040	0.116
9	BLOCK G	5,040	0.116
10	BLOCK G	5,040	0.116
11	BLOCK G	5,040	0.116
12	BLOCK G	5,040	0.116
13	BLOCK G	5,040	0.116
14	BLOCK G	5,040	0.116
15	BLOCK G	7,018	0.161
16	BLOCK G	7,210	0.165
17	BLOCK G	6,852	0.157
18	BLOCK G	13,477	0.309
19	BLOCK G	7,350	0.173
20	BLOCK G	6,846	0.157
21	BLOCK G	7,462	0.171

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
22	BLOCK G	7,154	0.164
23R	BLOCK G	6,571	0.151
1	BLOCK H	9,151	0.210
2	BLOCK H	7,838	0.180
3	BLOCK H	7,086	0.163
4	BLOCK H	5,169	0.119
5	BLOCK H	10,550	0.242
6	BLOCK H	7,256	0.183
7	BLOCK H	5,040	0.116
8	BLOCK H	5,040	0.116
9	BLOCK H	7,686	0.181
10	BLOCK H	7,525	0.173
11	BLOCK H	5,040	0.116
12	BLOCK H	5,040	0.116
13	BLOCK H	5,040	0.116
14	BLOCK H	5,040	0.116
15	BLOCK H	6,843	0.157
16R	BLOCK H	6,155	0.143
1	BLOCK I	5,267	0.121
2	BLOCK I	6,082	0.117
3	BLOCK I	5,086	0.117
4	BLOCK I	5,084	0.117
5	BLOCK I	5,100	0.117
6	BLOCK I	5,106	0.117
7	BLOCK I	5,113	0.117

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
A	BLOCK I	5,196	0.119
239	BLOCK I	5,216	0.127
10R	BLOCK I	26,247	0.842
11R	BLOCK I	119,486	3.741

Gross Area	– 40.452 Ac.
ROW Area	– 0.401 Ac.
198 Residential Lots	– 25.732 Ac.
8 Open Space/ HOA Lots	– 6.319 Ac.
204 Total Lots (Net Area)	– 32.051 Ac.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	210.00'	13°09'35"	48.25'	S 39°38'32" W, 48.15'
C2	730.00'	70°94'45"	903.91'	N 54°42'46" W, 847.37'
C3	285.00'	49°56'40"	248.43'	S 84°14'15" W, 240.64'
C4	300.00'	13°23'16"	70.00'	S 08°36'15" W, 68.84'
C5	200.00'	13°56'40"	48.79'	N 06°12'00" E, 48.67'
C6	775.00'	10°29'25"	141.90'	N 80°07'37" W, 141.70'
C7	170.00'	49°13'00"	146.03'	N 23°49'05" E, 141.58'
C8	150.00'	33°24'10"	61.27'	N 36°56'55" E, 60.84'
C9	150.00'	44°27'30"	116.41'	S 67°26'45" W, 113.51'
C10	250.00'	46°21'30"	202.26'	N 37°23'25" E, 196.80'
C11	150.00'	8°23'06"	22.04'	S 03°23'15" W, 22.02'
C12	150.00'	8°19'44"	24.42'	S 12°17'42" W, 24.40'
C13	150.00'	17°44'36"	46.47'	N 08°05'08" E, 46.28'
C14	250.00'	19°34'32"	85.44'	S 09°00'07" W, 85.02'
C15	250.00'	19°34'58"	84.73'	N 09°00'04" E, 84.31'
C16	731.00'	1°42'23"	23.23'	N 54°42'31" W, 23.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°04'55" W	78.87'
L2	S 46°14'50" W	19.67'
L3	S 33°04'55" W	175.33'
L4	S 79°34'55" W	20.65'
L5	N 19°14'25" W	35.17'
L6	S 89°48'50" W	838.72'
L7	N 30°53'25" W	80.74'
L8	S 39°13'50" W	27.66'
L9	N 89°12'40" E	23.23'
L10	S 00°10'50" E	34.31'
L11	S 00°47'20" E	42.22'
L12	N 48°23'10" E	24.56'
L13	N 00°47'20" W	70.94'
L14	N 00°47'20" W	47.25'
L15	N 89°43'40" E	60.86'
L16	S 85°24'40" W	13.86'
L17	N 06°53'50" W	13.96'
L18	S 43°47'20" E	14.12'
L19	N 46°12'40" E	14.11'
L20	S 44°13'40" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 45°47'20" W	14.14'
L22	S 45°47'20" E	14.10'
L23	N 44°12'40" E	14.14'
L24	S 44°47'20" E	14.14'
L25	N 45°11'00" W	14.14'
L26	S 45°47'20" E	14.14'
L27	N 44°12'40" E	14.14'
L28	N 47°05'20" W	15.03'
L29	S 45°47'20" E	14.14'
L30	N 44°12'40" E	14.14'
L31	N 87°32'50" W	14.34'
L32	N 01°57'30" E	14.52'
L33	N 88°50'00" W	14.27'
L34	N 31°42'15" E	14.41'
L35	N 89°08'20" W	14.07'
L36	N 01°47'10" W	13.55'
L37	S 45°17'20" E	14.38'
L38	S 44°42'40" W	13.71'
L39	N 46°08'50" E	14.13'
L40	N 28°31'30" W	13.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 45°47'20" E	14.14'
L42	S 44°12'40" W	14.14'
L43	S 45°47'20" E	14.12'
L44	S 44°17'20" W	14.16'
L45	N 44°12'40" E	14.17'
L46	S 00°11'10" E	30.31'
L47	N 81°28'50" E	44.43'
L48	N 84°20'10" E	39.06'
L49	S 48°24'40" W	33.63'
L50	S 00°11'10" E	42.88'
L51	N 89°59'50" W	20.00'
L52	S 00°00'00" W	22.21'
L53	S 00°00'00" W	67.66'
L54	N 00°11'10" W	48.05'
L55	N 45°00'00" W	23.10'
L56	N 00°00'00" E	10.00'
L57	N 90°00'00" E	60.81'
L58	S 45°00'00" W	10.00'
L59	N 90°00'00" W	44.30'
L60	N 00°00'00" E	68.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 90°00'00" E	10.00'
L62	N 00°00'00" E	90.24'
L63	N 45°00'00" W	13.14'
L64	N 00°11'10" W	53.17'

OWNER/DEVELOPER
BELTMILL SAGINAW, LLC
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7045
Contact: DON ALLEN

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.
4. According to Community/Panel No. 48113C0633 K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
5. No flood zone area analysis has been performed by McAdams on the subject property.
6. Lots 27X Block A, Lot 23X, Block B, Lot 17X, Block D, Lot 14X, Block F, Lot23X, Block G, Lot 16X, Block H and Lots 10X & 11X, Block I are hereby dedicated to and maintained by the Home Owners Association.

Utility Easements:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, 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, 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.

Drainage Easement Restriction:

No filling or construction, without the written approval of the city, 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 (1) foot above the 100-year flood elevation based on land use.

On the _____ day of _____, this plat was duly approved by the Planning and Zoning Commission of the City of Saginaw, Texas

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

The City Council of Saginaw, Texas on _____, voted affirmitively to adopt this plat and approve it for filing of record.

BY: TODD TIPPIE, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS #5076 4/7/22

Mark Paine, RPLS
Texas Registration No. 5076

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A- to deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220033074A of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly ne-entrant corner in the east line of said 398.635 acre tract at the southeast corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Deluca and Maria Deluca recorded in Instrument Number D208196888 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°53'00" E, with the westerly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 463.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.293 acre tract of land described in deed in favor of Mildred Barsh and wife, Karen Barsh recorded in Instrument Number D208401858 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.293 acre tract a total distance of 719.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.293 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 333.86 feet the southeast corner of said Lot 7-R and the northeast corner of Lot 8-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 8-R a distance of 1257.47 feet to the southeast corner of said Lot 8R, being the southwest corner of Lot 3-R, Block A of said B. Thomas Addition, and being the northeast corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and Jane Parmer Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°46'00" E, 537.48 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southeast corner of said 25 acre tract, being the southerly cornerstont corner in the westerly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209053861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°58'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1915.4 feet a 1" rebar found for witness on the west line of Wegley Robertson Road, A.K.A. County Road 4104, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said CFI tract and the most easterly northwest corner of said 398.635 acre tract;

THENCE S 00°27'30" E, continuing with the west line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wegley Robertson Road, passing at a called distance of 533.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a monument not found in asphalt paving at the southeast corner of that certain called 241.628 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334084 of the Official Public Records of Tarrant County, Texas, and being the POINT OF BEGINNING;

THENCE S 00°27'30" E, 1,167.00 feet continuing with the east line of said 398.635 acre tract, in said Wegley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as addressed by that certain called 3.316 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the north line of said East Bailey Boswell Road and the north line of said 3.316 acre tract to a 1/2" capped rebar set (MCADAMS) at the most easterly northeast corner of BeltmIl Boulevard and Villalona Road Right-of-way, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D229230,300 of the Official Public Records of Tarrant County, Texas;

THENCE S 46°14'50" W, 19.67 feet with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'35" and an arc length of 48.23 feet whose chord bears S 39°38'32" W, 48.15 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 33°04'55" W, 175.33 feet continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the east end of a corner clip at the intersection of Beltmill Boulevard;

THENCE S 79°34'55" W, 20.65 feet continuing with the northerly line of said addition with said corner clip to a 1/2" capped rebar set (MCADAMS) at the west end of said corner clip, being on the north line of Beltmill Boulevard (called 100' right-of-way);

THENCE N 33°58'00" W, 274.85 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 24°40'25" and an arc length of 280.39 feet whose chord bears N 34°34'43" W, 287.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 16°14'25" W, 35.17 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°58'45" and an arc length of 903.91 feet whose chord bears N 54°42'46" W, 847.37 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 838.72 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 58°17'45" and an arc length of 776.10 feet whose chord bears N 60°32'18" W, 743.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the most northerly northwest corner of said Beltmill Boulevard and Villalona Road Right-of-way and being on the south line of the aforementioned 241.628 acre tract from which a 5/8" capped rebar found (FULTON) at the southwest corner of said 241.628 acre tract bears S 89°13'40" W, 747.49 feet;

THENCE N 89°13'40" E, 2,874.26 feet with the south line of said 241.628 acre tract to the POINT OF BEGINNING and containing approximately 40.452 acres of land and designated herein as the Tract Cottages at Beltmill, subdivision to the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places thereon shown for the purposes and consideration therein expressed.

KNOW ALL MEN BY THESE PRESENTS:

That we, Beltmill Saginaw, LLC., do hereby adopt this plat designating the herein described real property as The Cottages at Beltmill an addition located in the City of Saginaw, Tarrant County, Texas, and do hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and right-of-ways shown hereon.

Witness my hand, this the _____ day of _____, 2022.

Don Allen
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, BELTMILL SAGINAW, LLC ARE THE UNDERSIGNED AUTHORITY, personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

FINAL PLAT
THE COTTAGES AT BELTMILL
40.452 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McAdams
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 10762 TBPLS: 10194440
www.jrcon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No.2021310113

04/12/2022 P&Z Packet Page #37

DATE: Meeting April 12, 2022

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and require a Special Use Permit for Carports in Residential Districts

On March 19, 2021, City Council adopted Ordinance 2021-07 allowing carports outside of the overlay district for a Public safety facility, police and fire, located in a Community Facility (CF) zoning district.

On July 20, 2022, City Council adopted Ordinance 2021-16 allowing carports outside of the overlay district for Multi-Family (MF1, MF2) development.

We have received inquiries from the City Council regarding carports in residential areas. The Council would like to consider the evaluation and permitting of carports on a case-by-case basis utilizing a Special Use Permit.

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited.

The Carport Overlay District would be removed and any permit request for a carport other than in Multi-Family (MF1, MF2) and Public safety facility, police and fire, located in a Community Facility (CF) zoning district would require a SUP. Carport in Light and Heavy Industrial (LI, HI) Districts would be subject to Sec. 7-2.C. *Industrial Carport Overlay District*.

Staff and City Council is requesting feedback from the Planning and Zoning Commission.

If you have any questions, please let me know.

04/12/2022 P&Z Packet Page #38

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
APRIL 12, 2022

Present at the Meeting:

Member	Place No. 2	William Barngrover
Chairman	Place No. 3	Matthew Lewis
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
Assistant City Manager		Lee Howell
City Communications Manager		Pedro Zambrano

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney

Visitors at the Meeting:
Alexandra Johnson
Carmen F Drake
Darren Andrews
Dwayne Jones
John Peet
Jordan Marlia
Karen Frankwirth
Karen Taylor
Seth Carpenter

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 p.m.

(2) Roll Call to Establish Quorum

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

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 08, 2022 were presented for approval. A motion was made by Member LaBruyere with a second by Alternate Member Wooten to approve the minutes for March 08, 2022. Motion carried unanimously.

For: Chairman Lewis, Member Barngrover,

Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(5) PZ 0422-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Chairman Lewis opened the Public Hearing at 6:05 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the requests for a development plan and change in zoning. DPW Trice informed the Commission that staff was recommending denial. DPW Trice introduced Alexandra Johnson, from Republic Property, to share further information regarding the requests. Alexandra Johnson shared a PowerPoint presentation with the Commission and audience regarding the zoning request and the proposed planned development. She shared ample details about the vision for the proposed property, including similar projects conducted by Republic Property, both past and present.

During the Public Hearing, audience participation consisted of residents: John Peet, Carmen Drake, and Karen Taylor. They all shared their questions and concerns regarding traffic and the road system, congestion, community disapproval, and overall concern that their community would not benefit from this development. Other comments shared were concerns regarding proposed development notifications, expenses, and Commission-related questions. In addition to audience participation, Chairman Lewis also shared reply forms sent in by six individuals all opposed to the proposed development and change in zoning. These reply forms were sent in by the following: Eagle Mountain Saginaw ISD, Robert Neel, John Dreese, First Baptist Church, Sarena Smith, and John Peet.

DPW Trice, and Alexandra Johnson answered the member's and audience's questions and addressed their concerns. Questions regarding masonry requirements comparing past approved planned developments were shared. Ms. Johnson mentioned that they did not adopt that standard due to aesthetic-like concerns but that the group would be willing to adopt the seventy-five percent (75%) standard if need be. Ms. Johnson also highlighted that the current zoning use would have more of an impact on traffic than their proposed change in zoning would create after conducting traffic studies. However, an additional concern identifying that the proposed zoning change was not reflective of the recently adopted Comprehensive Plan was also brought up with the recommendation that the Commission not deviate from that vision.

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

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council deny the request for a development plan and change in zoning on 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from community commercial to a planned development (PD/ZLL).

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(6) PZ 0422-02

Consideration and Action Regarding Approval of a Preliminary Plat for Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.

DPW Trice reviewed the information in the members' packets and briefly discussed the preliminary plat for Beltmill, blocks A-L.

A request to speak on the items was made by John Peet; however, City Attorney Hale noted that since the item did not consist of a public hearing the request was up to the Chairman. The Chairman proceeded with allowing Mr. Peet to share his concerns solely regarding the item.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the preliminary plat for Beltmill, blocks A-L, 115.432 acres out of B. Thomas Survey, Abstract 1497.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(7) PZ 0422-03
Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

DPW Trice reviewed the information in the members' packets and briefly discussed the final plat for the Cottages at Beltmill, blocks A-I.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the final plat for the Cottages at Beltmill, blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(8) PZ 0422-04
Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit for Carports in Residential Districts.

DPW Trice reviewed the information in the members' packets and briefly discussed the inquiries from City Council regarding carports in residential areas on a case-by-case basis utilizing a special use permit. Some major discussion points shared by the Commission consisted of the following: the fact that there may not be a true need to move forward with the discussion if only one resident has contacted the City Council, questioning why the carport restrictions were initially put into place and why the City should deter from this standard, and lastly questioning how many special use permits to expect from this decision if implemented. DPW Trice answered the members' questions and concerns regarding these questions and shared that staff would try and have a text amendment for them to review by the next meeting regarding this discussion.

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held.

(11) Adjournment

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

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

Chairman Lewis declared the meeting of April 12, 2022 closed at 6:51 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

City of Saginaw

Meeting Date: 4/19/2022

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

Agenda Items: (4)(e)

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:
Action regarding Recommendation for Renewal of Highway Right-of-Way Mowing

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BACKGROUND/DISCUSSION:
In September 2019, the City of Saginaw went out for bid for Right-of-Way Mowing. Greener Pastures Landscaping (A Yellowstone Landscape Co.) submitted a winning bid of $785 per mowing cycle. The City Council awarded the bid to Greener Pastures.

The term of the original contract is from the date of award through December 31, 2020, with the option to renew the contract for two (2) additional one-year terms.

- ADDITIONAL YEAR ONE: We completed the original contract year ending December 31, 2020. We then requested to continue and the City Council approved to renew the contract for one (1) additional year that ended December 31, 2021. There was no additional charge or increase in fees by the company.
- ADDITIONAL YEAR TWO: We completed the first additional year of the contract year ending December 31, 2021. Now, we are requesting the City Council approve to renew the contract for one (1) additional year that will end December 31, 2022. Yellowstone Landscaping (formerly Greener Pastures) is submitting a 3% increase on the ROW mowing contract. This additional amount would increase the payment per cycle mowing from $785 to $808.55 ($23.55 increase) additional change to the original contract charge. 3% is a standard inflation amount increase for one year. Additional fees for weed abatement as opposed to just pulling weeds would increase from $614.10 maintaining the beds per month, to removing weeds and applying a chemical herbicide every other week to $685.

FINANCIAL IMPACT:
The financial impact will be $808.55 per mowing cycle. Residents, via their monthly water bill, will fund this project from the Keep Saginaw Beautiful voluntary $1.00 donation.

RECOMMENDATION:
Renewal is based on an evaluation by the Owner of the contractor's performance during the previous period,

budget requirements, etc. Staff is recommending the approval of the Right of Way Mowing Contract with Yellowstone Landscaping (formerly Greener Pastures) with a 3% increase on the ROW mowing contract.

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 – April 19, 2022

ITEM:

Consideration and Action regarding Recommendation for Renewal of Highway Right-of-Way Mowing

PRESENTER:

Keith C. Rinehart, Director of Community & Economic Development

DISCUSSION:

In September 2019, the City of Saginaw went out for bid for Right-of-Way Mowing. Greener Pastures Landscaping (A Yellowstone Landscape Co.) submitted a winning bid of $785 per mowing cycle. The City Council awarded the bid to Greener Pastures.

The term of the original contract is from the date of award through December 31, 2020, with the option to renew the contract for two (2) additional one-year terms.

- ADDITIONAL YEAR ONE: We completed the original contract year ending December 31, 2020. We then requested to continue and the City Council approved to renew the contract for one (1) additional year that ended December 31, 2021. There was no additional charge or increase in fees by the company.
- ADDITIONAL YEAR TWO: We completed the first additional year of the contract year ending December 31, 2021. Now, we are requesting the City Council approve to renew the contract for one (1) additional year that will end December 31, 2022. Yellowstone Landscaping (formerly Greener Pastures) is submitting a 3% increase on the ROW mowing

contract. This additional amount would increase the payment per cycle mowing from $785 to $808.55 ($23.55 increase) additional change to the original contract charge. 3% is a standard inflation amount increase for one year. Additional fees for weed abatement as opposed to just pulling weeds would increase from $614.10 maintaining the beds per month, to removing weeds and applying a chemical herbicide every other week to $685.

RECOMMENDATION:

Renewal is based on an evaluation by the Owner of the contractor's performance during the previous period, budget requirements, etc. Staff is recommending the approval of the Right of Way Mowing Contract with Yellowstone Landscaping (formerly Greener Pastures) with a 3% increase on the ROW mowing contract.

FINANCIAL IMPACT:

The financial impact will be $808.55 per mowing cycle. Residents, via their monthly water bill, will fund this project from the Keep Saginaw Beautiful voluntary $1.00 donation.

ATTACHMENTS:

- Original Contract for ROW Mowing
- Map of Areas to Mow

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

Thank you,



Keith C. Rinehart, Director of Community & Economic Development

Contract Documents
and Specifications for

Highway Right-of-Way Mowing

City of Saginaw

April 19, 2022

CONTRACTUAL AGREEMENT

SPECIFICATIONS

A mowing cycle shall include the mowing and trimming of all grass and weeds to a height of 2" within each area shown on the attached map and generally described as follows:

The east side of Saginaw Boulevard (Bus. 287) beginning just north of the intersection with Longhorn Road to 200 feet north of E. Southern Ave., then from 1,000 feet north of E. McLeroy Boulevard north to 2,200 feet north of the Bailey Boswell Road intersection (in and around the trees and shrubs planted by the owner in the TXDOT right-of-way). This represents a mowing area that is approximately 15 feet wide (from the east edge of pavement east to the right-of-way line) by 12,990 feet long. Also the center medians of Bus. 287 north of W.J. Boaz and north of E. Bailey Boswell to the Saginaw City limits. Also the area on the west side of Bus. 287 from Longhorn Rd. north to Hialeah. Also the center medians on Blue Mound Road (Hwy. 156) beginning on the south side of Loop 820 north to Industrial Boulevard and the median north of McLeroy to Western Center Boulevard. (See attached maps).

The mowing cycle shall be completed once every two weeks during the growing season. The owner shall determine the beginning and end of each growing season, however it will generally last from March through October of each year. Additional mowing cycles may be requested at the sole discretion of the Owner.

a) All debris shall be removed by the contractor prior to mowing if shredding of the debris would be detrimental to the appearance of the area. No separate pay item shall be allowed for litter control.

b) Trimming around trees and shrubs, fence lines, poles, posts and other obstructions will be performed using mechanical devices and/or hand labor with each cycle. **Special care shall be taken when trimming around trees and shrubs to avoid damage to them.** Any trees or shrubs damaged by the contractor shall, at the discretion of the Public Services Department representative, be replaced by the contractor at no cost to the owner. Any damage to the irrigation system caused by the contractor shall be immediately repaired by the contractor at no cost to the owner.

c) Clippings shall not be blown into the streets or roadways. Clippings shall not normally be collected and removed from the site after each cycle. However, if excessive clippings occur, these shall be removed by the contractor. In addition, excessive clippings resulting from extended mowing frequencies due to the contractor's delay shall be removed by the contractor.

d) Contractor's personnel working in medians and on roadways shall be required to wear safety vests or other safety garments. Care should be taken to avoid conflicts with oncoming traffic. All work being performed is within the Texas Department of Transportation right-of-way and must conform to the signing requirements specified in the Texas Manual for Uniform Traffic Control Devices (TMUTCD).

e) Areas that are impossible to mow mechanically due to slopes and ditches must be cut with string trimmers or other acceptable method.

f) No payment for partial mowing will be made. Each cycle must be completed in order for payment to be acknowledged.

GENERAL REQUIREMENTS

1. CONTRACT PERIOD

The term of the contract shall be from the date of award through December 31, 2022, with the option to renew the contract for one (1) additional one-year terms. We completed the first additional year of the

contract year ending December 31, 2021, and are requesting the City Council approve to renew the contract for one (1) additional year that will end December 31, 2022. Yellowstone Landscaping (formerly Greener Pastures) is submitting a 3% increase on the ROW mowing contract. This additional amount would increase the payment per cycle mowing from $785 to $808.55 ($23.55 increase) additional change to the original contract charge. Additional fees for weed abatement as opposed to pulling weeds would increase from $614.10 for pulling weeds and maintaining the beds per month, to removing weeds and applying a chemical herbicide every other week to $685.

After the completion of the initial contract term, the Contractor shall submit the renewal proposal with price changes, and justification for price increase to the Owner no later than February 1, 2023. Increases in contract pricing shall not exceed the consumer price index of the Dallas/Fort Worth standard metropolitan area for the previous twelve-month period. Renewal shall be at the sole discretion of the Owner.

2. GENERAL CONDITIONS

Contractors submitting bids certify that they possess all necessary equipment, facilities, personnel and work experience to fulfill the terms of the contract at the time of bid submission, or that they will have the necessary equipment and personnel and be ready to proceed on the starting date.

The Contractor shall be required to keep sufficient equipment and labor on hand to do a complete mowing of the areas specified by contract, as often as may be specified should the growing season demand.

3. METHOD OF OPERATION

The Contractor will work under the direction of the City of Saginaw representative. No payment, on any basis, will be made for unsatisfactory mowing. The determination of this representative shall be final on all work.

The Contractor shall provide a monthly invoice showing the dates the mowing took place to the City. Payment by the City will be made within thirty (30) days of receipt of invoice.

The City of Saginaw reserves the right to cancel the contract at any time without penalty.

All operations and expenses connected with the operations described in these specifications shall be the responsibility of the contractor.

- The Contractor shall provide his/her own equipment, labor, fuel and any other materials necessary to complete the required work. The Contractor shall be responsible for the maintenance and repair of his/her own equipment and the availability and supervision of his/her employees.

- The Contractor is required to have a competent and experienced Supervisor/Foreman with each group at all times. The Supervisor/Foreman referred to herein may be a working Foreman operating a mower.

- The Contractor will perform all handwork required to provide an efficient mowing and trimming operation.

- There shall be no subcontractors used by the Contractor to fulfill any items or conditions of the contract without prior written consent of the City.

4. INSURANCE

A. Types and Amounts. Prior to commencement of work pursuant to this Agreement, the Contractor shall furnish the City with proof of insurance as required by this section. Coverages shall be of the following types and not less than the specified amounts:

1. Workers' compensation as required by Texas law, with the policy endorsed to provide a waiver of subrogation as to the City; employer's liability insurance of not less than the minimum statutory amounts.

2. Commercial general liability .insurance, including premises operations; independent contractor's liability and contractual liability covering, but not limited to, the liability assumed under the indemnification provisions of this Contract, fully insuring Contractor's liability for injury to or death of third parties or City employees, broad form property damage, with minimum limits as set forth below:

Bodily Injury	$500,000 Each Occurrence
Bodily Injury	$1,000,000 Annual Aggregate
Property Damage	$200,000 Each Occurrence
Contractual Liability:	
Bodily Injury	$500,000 each occurrence
Property Damage	$500,000 each occurrence
Personal Injury	$500,000 Annual Aggregate
With employment exclusion deleted	

3. Comprehensive automobile and truck liability insurance, covering owned, hired and non-owned vehicles, with a combined bodily injury and property damage minimum limit of $1,000,000 per occurrence; or separate limits of $500,000 for bodily injury (per person), and $500,000 tor property damage. Such insurance shall include coverage for loading and unloading hazards

B. Policy Endorsements. Each insurance policy to be furnished by Contractor shall include the following conditions by endorsement to the policy:

1. The liability insurance policy shall name City as an additional insured using endorsement GC 2010 or broader; the policy phrase "other insurance" shall not apply to the City where the City is an additional insured; the policy shall specify that it is primary and non-contributory with any of the City's policies and will state that each insured is provided coverage as though a separate policy had been issued to each, except that the insurer's liability will not be increased beyond the amount for which the insurer would have been liable had only one insured been covered.

2. Each policy shall require that 30 days prior to cancellation, non-renewal or any material change in coverage, a notice thereof shall be given to City by certified mail. lf the policy is canceled for nonpayment or premium, only 15 days written notice to City is required;

3. The term 'City" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of the City and individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of the City;

4. All policies are to be written through companies duly licensed to transact that class of insurance in the State of Texas;

5. All liability policies required herein shall be written with an "occurrence" basis coverage trigger; and

6. Prior to the effective date of cancellation of any policy, Bidder shall deliver to the City a replacement certificate of insurance or proof of reinstatement.

5. INDEMNITY

CONTRACTOR COVENANTS AND AGREES TO TNDEMNIFY, AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND C!TY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER NEAL OR ASSERTED, (INCLUDING, WTTHOUT LIMITATION, REASONABLE FEES AND EXPENSES OF ATTORNEYS, EXPERT WITNESSES AND OTHER CONSULTANTS ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF THE SERVICES UNDER THE CONTRACT, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES OF CITY; AND CONTRACTOR HEREBY ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR SUCH CLAIMS OR SUITS. CONTRACTOR SHALL LIKEWISE ASSUME ALL LIABILITY AND RESPONSIBILITY AND SHALL INDEMNIFY CITY FOR ANY AND ALL INJURY OR DAMAGE TO CITY PROPERTY, ARISING OUT OF OR !N CONNECTION WITH ANY AND ALL ACTS OR OMISSIONS OF CONTRACTOR, ITS OFFICERS, AGENTS, S E RVANTS, E M PLOYE ES, CONTRACTORS, S U BCONTRACTORS, LICENSEES, OR INVITEES.

NAME AND ADDRESS OF COMPANY:

_____

_____

_____

_____

Tel. No. _____

AUTHORIZED REPRESENTATIVE:

Signature_____

Date _____

Name _____

Title _____

FAX No. _____

E-Mail Address: _____

AFTER HOURS EMERGENCY CONTACT:

Name: _____ Tel. No. _____

CITY OF SAGINAW:

333 West McLeroy Blvd.

Saginaw, Texas 76179

Phone: 817-232-4640

Fax: 817-232-4644

Email Address: info@saginawtx.org

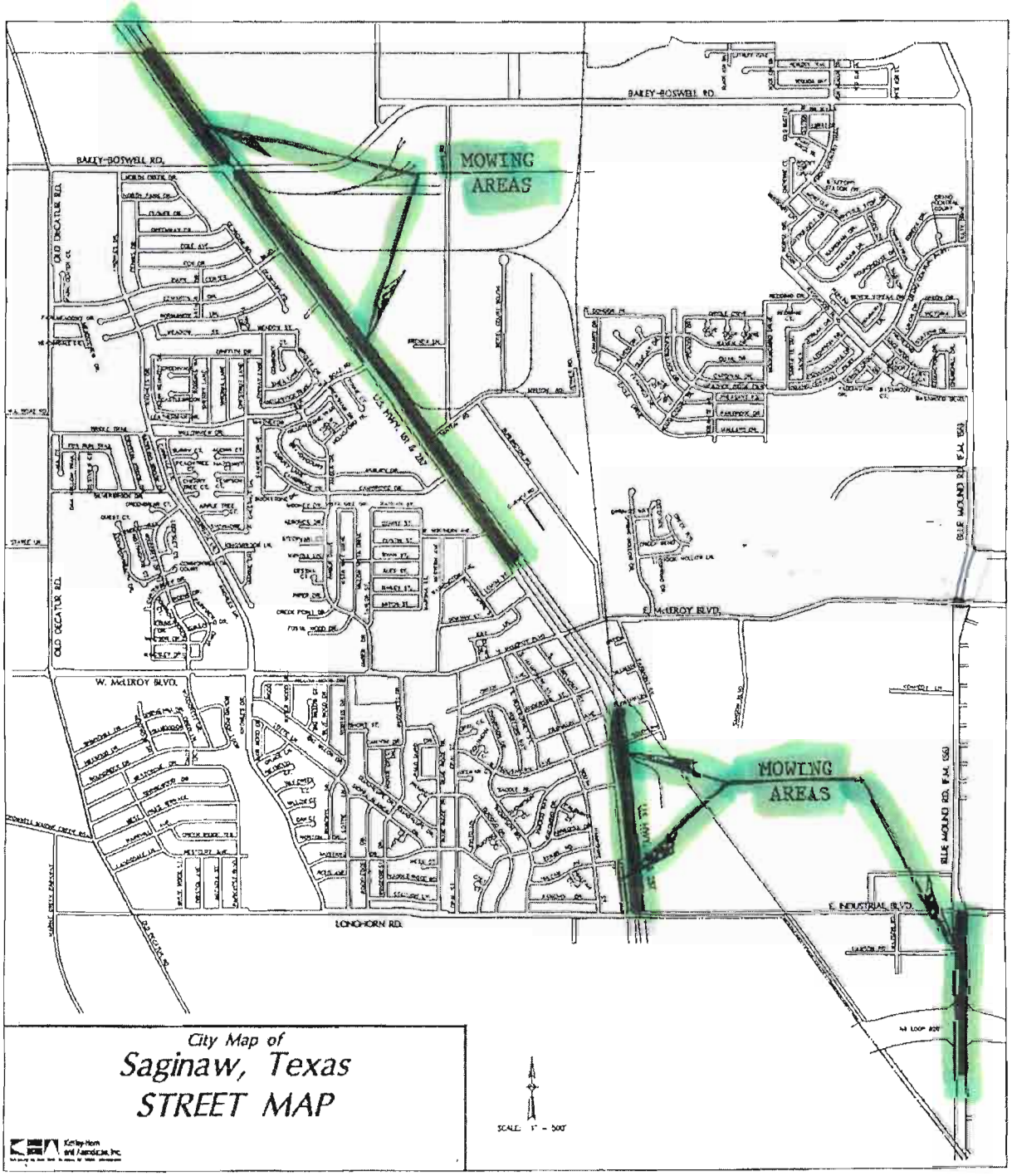
AUTHORIZED REPRESENTATIVE:

Signature_____

Date _____

Name _____

Title _____


MOWING AREAS
MOWING AREAS
BAILEY-BOSWELL RD.
BAILEY-BOSWELL RD.
OLD DECATUR RD.
OLD DECATUR RD.
W. McELROY BLVD.
E. McELROY BLVD.
E. INDUSTRIAL BLVD.
LONGHORN RD.
BLUE MOUND RD. F.M. 1220
BLUE MOUND RD. F.M. 1220
City Map of
Saginaw, Texas
STREET MAP
SCALE: 1" = 500'
Kimley-Horn and Associates, Inc.

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (4)(f)

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

E-mail: krinehart@saginawtx.org

Phone: 18172300331

SUBJECT:
Action regarding Aquatic Center Repairs and Renovations

BACKGROUND/DISCUSSION:
In February 2021, the City of Saginaw Texas as well as most of the state of Texas suffered from a debilitating winter storm. Residents and business owners incurred significant damages from temperatures that hovered below zero (0) degrees for one week. The state electrical grid was also offline and not working thus providing no running water or electricity. The City of Saginaw suffered these same symptoms. As a reminder the City of Saginaw was not the only municipality or residential pool that had damage. Most, if not, all municipalities had damage and repairs to make. Parts and service technicians were on short supply.

In October 2021, the City Council approved a contract with DCC to begin repairs and renovations with the feature renovations and the beach entry prior to, and in conjunction with the previously approved replaster & pump room repairs. At that meeting, staff discussed that these were repairs that we knew needed to be made. There was still the unknown once we made the repairs, turned on the electricity and turned on the water.

On April 5, 2022, City Manager Reaume sent an email to the City Council reminding that he Aquatic Center contractor has found additional items to repair/replace. These items include filter media, lateral gaskets, safety grating, and security/facility lighting. The approximated total cost for these repairs, which are required in order to open, totals roughly $25,000. Staff has submitted claims to the insurance adjuster for approximately $20,500 of this amount to be reimbursed. Insurance may or may not approve items as a part of the winter storm claim. Regardless, these items need to be repaired and replaced prior to opening for public use.

The amount for repairs that the contractor found is $24,495.89.

FINANCIAL IMPACT:
The financial impact for the repairs is $24,495.89.

RECOMMENDATION:
The amount for repairs that the contractor found is $24,495.89. These items include filter media, lateral gaskets,

safety grating, and security/facility lighting. These items need to be repaired and replaced prior to opening for public use.

ATTACHMENTS:

Description

Council Communique
DCC Cost Estimate
Tutor Cost Estimate

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 – April 19, 2022

ITEM:

Consideration and Action regarding Aquatic Center Repairs and Renovations

PRESENTER:

Keith C. Rinehart, Director of Community & Economic Development

DISCUSSION:

In February 2021, the City of Saginaw Texas as well as most of the state of Texas suffered from a debilitating winter storm. Residents and business owners incurred significant damages from temperatures that hovered below zero (0) degrees for one week. The state electrical grid was also offline and not working thus providing no running water or electricity. The City of Saginaw suffered these same symptoms. As a reminder the City of Saginaw was not the only municipality or residential pool that had damage. Most, if not, all municipalities had damage and repairs to make. Parts and service technicians were on short supply.

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RECOMMENDATION:

The amount for repairs that the contractor found is $24,495.89. These items include filter media, lateral gaskets, safety grating, and security/facility lighting. These items need to be repaired and replaced prior to opening for public use.

FINANCIAL IMPACT:

The financial impact for the repairs is $24,495.89.

ATTACHMENTS:

- DCC Cost Estimate
- Tutor Electrical Cost Estimate

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

Thank you,

Keith C. Rinehart, Director of Community & Economic Development

DCC Inc.

2929 Storey Ln
Dallas, TX 75220
Office 972-224-1669
Fax 214-352-1049

Date: 4/5/2022

City of Saginaw
Aquatic Center – Safety and Mechanical Repairs required as result of damage in February 2021

SCOPE OF WORK:

- Aquatic Center Renovations
- Safety and Mechanical Repairs
- Project based on 7 to 10 days for completion, weather permitting
- **PROJECT TOTAL: $23,045.89**

Filter Media

- Remove filter media from 2 ea. Stark Filter
- Inspect integrity of laterals and piping
- Dispose of removed filter media and install new sand and gravel per manufacturer's specifications
- Laterals will be inspected and replaced as required and added to final invoice, not to exceed proposed contingency in quote.
- Upon completion refill filters and start filtration system
- Media replacement and lateral inspection was not covered in original renovation and seems laterals may have been damaged by freeze in February since customer is seeing what appears to be filter sand in the swimming pool

- **Media Replacement / Labor - $6450.00**
- **Lateral/Gasket Contingency - $2600.00**

Beach Entry Safety Grating

- Replace 110ft of 12" T-Bar Safety Grating on beach entry gutter.
- Includes 110 ft new grates, hardware, installation labor and factory freight.
- Damaged beach entry grating replacement was proposed at time of previous renovation but not added to the project. Upon further inspections and discussion between contractor and customer it has been determined the grates likely damaged by freeze, have become brittle and require replacement.

- **Grating Supplies & Labor - $9725.00**

Chemical Controller

- CAT 2000 ProPack Chemical Controller
- Controller / Probes / Rotary Flow Switch / Flow Cell / Mounted on PVC Backboard
- Manufacturers Warranty 1 year Parts/5 Year Electronics
- Install and program controller

- **Parts/Factory Freight - $2,320.89**

- **Project Management/Mobilization/Tech Support/Install - $1950.00**

PROJECT COMMENTS

- **Any unknown repairs required and deemed necessary upon inspection will be addressed with customer and quote submitted for approval, prior to being completed.**

Submitted By: **Doug Dean** **Date: 4-5-2022**

Accepted By:_____ **PO#:**_____

Authorized Signature:_____ **Date:**_____

Printed Name:_____

TUTOR ELECTRICAL SERVICE, INC.
201 Willow Creek Ct.
Mansfield, TX 76063
Phone: (817) 516-0064
Fax: (817) 516-0086
www.tutorelectric.com
TECL #17144

Electrical Bid Proposal

Date: March 18, 2022
To: Vickie Weldon
Saginaw Rec. Center

Re: Electrical Pricing

Subject: Aquatics Center Entry LED Lighting
Proposal # 22-1116

Dear Mrs. Weldon

Tutor Electrical Service, Inc. submits the following electrical proposal for facility located in Saginaw, TX. Our proposal is limited to the details of the scope of work specifically contained in the list of clarifications, additions, and considerations that follow.

I. Scope of Work Additions, Exclusions, and Clarifications

1. Convert the (6) existing 2 32W Triple Tube CFL lamp fixtures to LED at the entry of the Aquatics Center.

II. Non-Scope Related Considerations

1. Our State of Texas Electrical Contractor's License is #17144.
2. Unless specifically noted in the scope, we have excluded all plan checks, permits, inspections, utility company and/or other fees that may be required by the Authority/Authorities Having Jurisdiction (AHJ) or utilities over this project.
3. This proposal, and the pricing contained herein, is based upon all work being performed during normal working hours, between the hours of 7:00 a.m. and 3:30 p.m. Mon-Fri, company holidays excluded.
4. We have excluded all concrete work including cutting, removal, patching, pour back, coring and testing.
5. We have excluded all roofing work including penetrations, roof jacks, and sealing thereof unless specifically stated in scope of work.
6. We have excluded all excavation, backfill, compaction, boring, and testing thereof unless specifically stated in the scope of work.
7. We have excluded repair of damages to any unmarked underground utilities, sprinkler systems, etc.
8. We have excluded replacement of any damaged landscaping materials including trees, shrubs, plants, and grass.
9. All materials and wiring methods to be, in accordance with the current edition of the National

Electrical Code, by choice of Tutor Electric Service unless included in project documents referenced as attachment to this proposal or specifically stated in the scope of work.

10. All labor and workmanship to be warrantied for lifetime. Material warranties limited to the extent of the manufacturer's warranty. Lamps and labor/ equipment required for replacement thereof will not be warrantied.
11. Repair or correction of any unknown pre-existing unsafe wiring or code violations not specifically stated in the scope of work will be performed in addition to the pricing in this proposal. Denial of acceptance of work or repair requested by the Authority Having Jurisdiction do to any pre-existing conditions beyond the stated scope of work does not release customer of payment obligations for additional work required and performed.
12. Payment in full will be required upon completion and acceptance of this installation. Projects extending in excess of one month in length will be invoiced on a monthly basis based on percentage of materials and work installed or stored on site.
13. Pricing is based on our standard liability, comprehensive, and workers comp insurance coverages. A certificate of coverages will be provided upon request. Any additional coverage required will be considered as a change order in addition to the pricing in this proposal.
14. Any on site customer specific safety training, orientation, testing, or pre-qualification will be in additions to the pricing on this proposal unless specifically stated in the scope of work.
15. This proposal will remain valid for a period of 30 days from the above date, after which date it is deemed withdrawn unless renewed or reconfirmed in writing by Tutor Electrical Service, Inc.
16. **INDEMNITY:** Each party to this agreement shall indemnify, defend, protect, hold harmless, and release the other, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense, including attorneys' fees arising from, or in connection with, or caused by, any act, failure to act, or negligence of such indemnifying party, to the extent limited in accordance with the laws of the state of Texas. This indemnification shall not be limited in any way, by any limitation on the amount or type of damages or compensation payable to, or for, the indemnifying party under workers' compensation, disability benefits, or other employee benefit acts.

TUTOR ELECTRICAL SERVICE, INC.

201 Willow Creek Ct.
Mansfield, TX 76063
Phone: (817) 516-0064
Fax: (817) 516-0086
www.tutorelectric.com
TECL #17144

III. Pricing # 22-1116

1. Base price for above scope of work: **$1,450.00**

Applicable Sales Taxes are not included in this pricing. Sales taxes for the area point of sale will be in addition to the above listed pricing. If not paying tax please provide resale or exempt certificate.

Thank you for the opportunity to provide you our services.
If you have questions, please do not hesitate to contact me.

Respectfully,

Jason Werry

Jason Werry
Special Projects Manager
O- 817-516-0064
M- 817-919-8774
F- 817-516-0086
Email- Jason.werry@tutorelectric.com

Client:	Contractor:
City of Saginaw	Tutor Electrical Service, Inc.
Accepted by:_____	_____
Title:_____	_____
Date:_____	_____

City of Saginaw

Meeting Date: 4/19/2022

Staff Contact: Russell Ragsdale
Chief of Police

Agenda Items: (5)

E-mail: rragsdale@saginawpolice.org

Phone: (817)232-0311 ext 2372

SUBJECT:
PUBLIC HEARING--Consideration and Action regarding Ordinance No. 2022-05, Continuation of Curfew for Minors

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BACKGROUND/DISCUSSION:
Section 54-61 of the Saginaw City Code establishes a "curfew for minors" ordinance. This ordinance was originally passed on September 20, 1994, and renewed every three years, most recently in April 2019. Section 370.002 of the Local Government Code requires such ordinances to be reviewed every three years, and allow for public input to the council.

The hearing tonight is the second of two hearings for public input regarding the continuation of the curfew ordinance for minors. The second public hearing and consideration of the ordinance will be on the April 19th agenda.

The City of Saginaw adopted a nighttime curfew for minors to give the police a tool in controlling late night juvenile crime. Officers were given the ability to detain minors for a brief period to establish whether they had parental permission to be out late at night, reducing the likelihood of becoming the victim of a crime, and intervening in behavior that could lead to committing crimes.

Officers average sixteen citations per year over the past 10 years, when dealing with juveniles and potential curfew violations. However, during the last three years this average has dropped to only seven violations, with no citations being written so far in 2022. The conclusion could be drawn that the ordinance has been effective in reducing unauthorized late night activity among minors, but this conclusion could also be misleading considering the past two years of shutdowns with the Covid19 pandemic. Officers report making numerous additional contacts with minors resulting in returning them home without a resulting citation.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Family Code
Article III. Curfew for Minors
Curfew Ordinance- 2022

TITLE 2. CHILD IN RELATION TO THE FAMILY

SUBTITLE A. LIMITATIONS OF MINORITY

CHAPTER 31. REMOVAL OF DISABILITIES OF MINORITY

Sec. 31.001. REQUIREMENTS. (a) A minor may petition to have the disabilities of minority removed for limited or general purposes if the minor is:

(1) a resident of this state;

(2) 17 years of age, or at least 16 years of age and living separate and apart from the minor's parents, managing conservator, or guardian; and

(3) self-supporting and managing the minor's own financial affairs.

(b) A minor may file suit under this chapter in the minor's own name. The minor need not be represented by next friend.

Amended by Acts 1995, 74th Leg., ch. 20, Sec. 1, eff. April 20, 1995.

ARTICLE III. - CURFEW FOR MINORS[3]

Editor's note— *Ord. No. 2001-06, §§ I—IV, adopted March 6, 2001, repealed the former Art. III, §§ 54-61—54-65, and enacted a new Art. III as set out herein. The former Art. III pertained to similar subject matter. See the Code Comparative Table. Ord. No. 2019-08, § 1, adopted April 16, 2019, states the following: "That Ordinance No. 2001-06, as continued by official vote of the City Council of the City of Saginaw, Texas on April 16, 2019, is hereby continued in accordance with the requirements of Section 370.002(a) of the Texas Local Government Code."*

State Law reference— *Juvenile curfew, V.T.C.A., Local Government Code § 341.904.*

Sec. 54-61. - Adoption.

That this article establishing curfew regulations for minors in public places in the city, which shall be valid each day of the calendar year, is hereby adopted.

(Ord. No. 2001-06, § I, 3-6-01; Ord. No. 2007-04, § 1, 2-6-07; Ord. No. 2016-03, § 1, 4-5-16)

Sec. 54-62. - Definitions.

That the following words shall have the meaning herein set forth when used in this article.

Curfew hours means:

(1) 11:00 p.m. on any Sunday, Monday, Tuesday, Wednesday and Thursday until 6:00 a.m. of the following day; and

(2) 12:01 a.m. until 6:00 a.m. on any Saturday and Sunday.

Emergency means an unforeseen combination of circumstances or the resulting state that calls for immediate action. The word includes, but is not limited to a fire, natural disaster or automobile accident, or any situation requiring immediate action to prevent serious bodily injury or loss of life.

Establishment means any privately owned place of business operated for profit to which the public is invited, including, but not limited to any place of amusement or entertainment.

Guardian means:

(1) A person who, under court order, is the guardian of the person of a minor; and

(2) A public or private agency with whom a minor has been placed by a court.

Minor means any person under 17 years of age.

Operator means any individual, firm, association, partnership or corporation that is operating, managing or conducting any establishment. The word includes the members or

partners of a partnership or association, and the officers of a corporation, and any adult employee in charge of its operation.

Parent means a person who is:

(1) A natural parent, adoptive parent or step-parent of a minor; and

(2) Anyone else at least 18 years of age who is authorized by a parent or guardian to have the care and custody of a minor.

Public place means any place to which the public or a substantial group of the public has access. The words include, but are not limited to streets, alleys, highways and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities and shops.

Remain means:

(1) To linger or stay on or in premises; and

(2) To fail to leave premises when requested to do so by a police officer or the owner, operator or other person in control of the premises.

Serious bodily injury means bodily injury that creates a substantial risk of death, or that causes death, serious permanent disfigurement or protracted loss or impairment of the function of any bodily member or organ.

(Ord. No. 2001-06, § II, 3-6-01; Ord. No. 2016-03, § 1, 4-5-16)

• Sec. 54-63. - Offenses.

(a) A minor commits an offense if he or she remains in any public place or on the premises of any establishment within the city during curfew hours.

(b) A parent or guardian of a minor, or other adult person having care and custody of a minor, commits an offense if he or she knowingly permits, or by insufficient control allows, the minor to remain in any public place or on the premises of any establishment within the city during curfew hours.

(c) The owner or operator, or any other adult person or employee in charge of an establishment commits an offense if he or she knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

(Ord. No. 2001-06, § III, 3-6-01; Ord. No. 2016-03, § 1, 4-5-16)

• Sec. 54-64. - Defenses.

(a) It is a defense to prosecution under section 54-63 of this article if the minor was:

(1) Accompanied by the minor's parent or guardian;

(2) On an errand at the direction of the minor's parent or guardian, without any detour or stop;

(3) In a motor vehicle involved in interstate travel;

(4) Engaged in an employment activity, or going to or returning home from an employment activity, without any detour or stop;

(5) Involved in an emergency;

(6) On the sidewalk abutting the minor's residence, or abutting the residence of a next-door neighbor, provided the neighbor did not complain to the police department about the minor's presence;

(7) Attending an official school, religious or other recreational activity supervised by adults and sponsored by the city, a civic organization or another similar entity that takes responsibility for the minor, or going to or returning home from such activity, without detour or stop;

(8) Exercising rights protected by the Fifth Amendment of the United States Constitution, such as free exercise of religion, freedom of speech, and the right of peaceable assembly; or

(9) Married or had been married, or had otherwise had the disabilities of minority removed in accordance with V.T.C.A., Family Code, ch. 31.

(b) It is a defense to prosecution under subsection 54-63(c) of this article if the owner, operator or other adult person or employee in charge of an establishment promptly notified the police department that a minor was present on the premises of the establishment during curfew hours and refused to leave.

(Ord. No. 2001-06, § IV, 3-6-01; Ord. No. 2016-03, § 1, 4-5-16)

• Sec. 54-65. - Enforcement.

Before taking any enforcement action under this article, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall not issue a citation or make an arrest under this ordinance unless the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense in section 54-64 of this article is present.

(Ord. No. 2001-06, § V, 3-6-01; Ord. No. 2016-03, § 1, 4-5-16)

• Sec. 54-66. - Penalties.

(a) A person who violates a provision of this article is guilty of a separate offense for each day or part of a day during which the violation is committed, continued or permitted. Each offense, upon conviction, is punishable by a fine not to exceed $500.00.

(b) When required by V.T.C.A., Family Code, § 51.08, as amended, the municipal court shall waive jurisdiction over a minor charged with violation of subsection 54-63(a) of this article, and shall refer the minor to a juvenile court.

(Ord. No. 2001-06, § VI, 3-6-01; Ord. No. 2016-03, § 1, 4-5-16)

- **Secs. 54-67—54-90. - Reserved.**

ORDINANCE NO. 2022-05

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, READOPTING AND CONTINUING ARTICLE III OF CHAPTER 54 OF THE SAGINAW CITY CODE; CONTINUING CURFEW REGULATIONS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council previously adopted Ordinance No. 2001-06 imposing a mandatory curfew for minors; and

WHEREAS, after holding public hearings regarding the need to continue the Ordinance, the same was continued on April 16, 2019; and

WHEREAS, in accordance with Section 370.002(a) of the Texas Local Government Code, on April 5, 2022 and on April 19, 2022, the City Council held public hearings regarding the need to further readopt and continue Ordinance No. 2001-06; and

WHEREAS, the City Council finds that persons under the age of 17 who are allowed to stay out late without adult supervision are particularly susceptible due to their lack of maturity and experience to become involved in unlawful and gang-related activities and to be victims of older perpetrators of crime; and

WHEREAS, the City Council further finds that a curfew for those under the age of 17 is in the interest of the public health, safety and general welfare, and will help to attain the foregoing objectives and diminish the undesirable impact of such conduct on the citizens of the City of Saginaw; and

WHEREAS, after holding public hearings regarding the need for curfew regulations, the City Council desires to further continue the curfew regulations in order to address the community concerns set forth above.

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

SECTION 1.
ORDINANCE READOPTED AND CONTINUED

That Ordinance No. 2022-05, as continued by official vote of the City Council of the City of Saginaw, Texas on April 19, 2022, is hereby readopted and continued in accordance with the requirements of Section 370.002 of the Texas Local Government Code.

SECTION 2.
CUMULATIVE CLAUSE

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

SECTION 3.
SEVERABILITY

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

SECTION 4.
SAVINGS CLAUSE

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance 2001-06 or any ordinances governing curfews for minors which 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 5.
PENALTY

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 Five Hundred Dollars ($500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.
PUBLICATION IN OFFICIAL NEWSPAPER

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 7.
EFFECTIVE DATE

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 19th DAY OF APRIL, 2022.

APPROVED:

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (6)

Staff Contact: Janice England
City Secretary

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:
PUBLIC HEARING - Consideration and Action regarding Resolution No. 2022-11, Re-adopting Guidelines and Criteria for Tax Abatement Agreements

BACKGROUND/DISCUSSION:
Resolution No. 2022-11 re-adopts the guidelines and criteria for tax abatements within the City of Saginaw. The City is required to review and adopt guidelines every two years. Re-adoption of the guidelines and criteria in 2020 was overlooked (possibly due to partial shut down during COVID). Therefore it is necessary to hold a public hearing on this item. There are no changes to the guidelines and criteria adopted in previous years. The resolution and guidelines have been reviewed by the City Attorney.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description

Resolution 2022-11 Readopt Guidelines & Criteria for Tax Abatement Agreements
Application for Tax Abatement Form

RESOLUTION NO. 2022-11

A RESOLUTION TO READOPT GUIDELINES AND CRITERIA FOR TAX ABATEMENT AGREEMENTS WITHIN THE CITY OF SAGINAW; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, economic development through the creation of a new industry and expansion of existing industry that results in new wealth and/or job opportunities is important for the well-being and health of the local economy; and

WHEREAS, the City of Saginaw must compete with other localities throughout the United States currently offering tax incentives to attract new facilities and plant modernization projects; and

WHEREAS, the abatement of property taxes, when offered to attract businesses which bring in money from outside a community instead of merely recirculating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area's economy; and

WHEREAS, Chapter 312 of the Texas Tax Code requires any eligible taxing jurisdiction to establish Guidelines and Criteria as to eligibility for tax abatement agreements prior to granting of any future tax abatement or creation of a reinvestment zone; and

WHEREAS, the City Council has previously adopted appropriate guidelines for the grant of a tax abatement or creation of a reinvestment zone; and

WHEREAS, the City Council now desires to readopt the revised tax abatement Guidelines and Criteria; and

WHEREAS, these Guidelines and Criteria shall not be construed as implying or suggesting the City of Saginaw is under obligation to provide tax abatement or other incentives to any applicant; and all applicants shall be considered on a case-by-case basis.

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

SECTION 1.

The City Council hereby establishes the guidelines and criteria governing property tax abatement agreements as set forth on Exhibit "A" to this resolution as the City of Saginaw Tax Abatement Guidelines and Criteria.

SECTION 2.

The guidelines and criteria shall be effective for two (2) years from the date of adoption, specifically April 19, 2022 through April 19, 2024, and may only be amended or repealed by a three-fourths vote of the City Council.

SECTION 3.

This resolution shall be in full force and effect from and after its passage and it is so resolved.

PASSED AND APPROVED THIS 19th DAY OF APRIL 2022.

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

EFFECTIVE: April 19, 2022

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

Exhibit “A”

CITY OF SAGINAW, TEXAS

TAX ABATEMENT POLICY - GUIDELINES AND CRITERIA

Section 1.
DEFINITIONS

a) "Abatement" means the full or partial exemption from ad valorem taxes of certain improvements to real property in a reinvestment zone designated for economic development purposes.

b) "Agreement" means a contractual agreement between a property owner and/or lessee and an eligible jurisdiction for the purposes of tax abatement.

c) "Base Year Value" means the assessed value of eligible property on January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the agreement.

d) "Deferred Maintenance" means improvements necessary for continued operations, which do not improve productivity or alter the process technology

e) "Economic Life" means the number of years a property improvement is expected to be in service in a facility.

f) Eligible Jurisdiction" means the City of Saginaw, Tarrant County, or other special taxing districts that levy ad valorem taxes upon and provide services to property located within a proposed or existing reinvestment zone.

g) "Expansion" means the addition of buildings, structures, fixed machinery or equipment for purposes of increasing production capacity.

h) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

i) "Manufacturing Facility" means buildings, structures, fixed machinery or equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

j) "Modernization" means the upgrading of existing facilities, which increased the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purposes of reconditioning, refurbishing or repairing.

k) "New Facility" means a property previously undeveloped, which is placed in service, by means other than or in conjunction with expansion or modernization.

l) "Other Basis Industry" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, from which a majority of revenues generated by activity at the facility are derived from outside Tarrant County.

m) "Regional Distribution Center Facility" means buildings and structures including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility, from which a majority of the revenues generated by activity at the facility are derived from outside Tarrant County.

n) "Regional Entertainment/Tourism Facility" means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment and/or tourism related services, from which a majority of revenues generated by activity at the facility are derived from outside Saginaw.

o) "Regional Retail Facility" means buildings and structures including fixed machinery and equipment, used or to be used to provide retail services from which a majority of revenues generated by activity at the facility are derived from outside Saginaw.

p) "Regional Service Facility" means buildings and structures, including fixed machinery and equipment, used or to be used to provide a service from which a majority of revenues generated by activity at the facility are derived from outside Tarrant County.

q) "Reinvestment Zone" means an area designated as such for the purposes of tax abatement as authorized by the City in accordance with The Property Tax Code Annotated Chapter 312.201 et seq., the Property Redevelopment and Tax Abatement Act" (of Subchapter B), as amended.

r) "Research Facility" means buildings and structures, including fixed machinery and equipment used or to be used primarily for research and experimentation to improve or develop new tangible goods or materials or to improve or develop the production process thereto.

s) "Regional Health Care Facility" means buildings and structures, including fixed machinery and equipment, used or to be used to provide health care services, from which a majority of revenues generated by activity at the facility are derived from outside Saginaw.

Section 2.
ABATEMENT AUTHORIZED

a) Authorized Facility. A facility may be eligible for abatement if it is a:

- Regional Health Care Facility
- Manufacturing Facility
- Research Facility
- Regional Distribution Center Facility
- Regional Service Facility
- Regional Entertain/Tourism Facility
- Regional Retail Facility
- Other Basis Industry

b) Authorized Date. A facility shall be eligible for tax abatement if it has applied for such abatement prior to the commencement of construction, provided, that such facility meets the criteria granting tax abatement in reinvestment zones created in the City of Saginaw pursuant to the guidelines and criteria adopted by the City Council.

c) Creation of New Value. Abatement may only be granted for the additional value of eligible property improvements made subsequent to and listed in an abatement agreement between the City of Saginaw and the property owner and/or lessee, subject to such limitations as the City Council may require.

d) New and Existing Facilities. Abatement may be granted to new facilities and improvements to existing facilities for purposes of modernization and expansion.

e) Eligible Property. Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus that office space and related fixed improvements necessary to the operation and administration of the facility.

f) Ineligible Property. The following classes of property shall be fully taxable and ineligible for abatement:

- Land
- Inventories

- Supplies
- Furnishings or other forms of movable personal property
- Vehicles, vessels or aircraft
- Deferred maintenance investments
- Residential property
- Property that is associated with any activity that is illegal under federal, state or local law
- Property owned or used by the State of Texas or its political subdivisions
- Property owned by any organization which is owned, operated or directed by a political subdivision of the State of Texas

g) Leased Facilities. If an authorized facility eligible for tax abatement is leased, the agreement shall be executed with both the lessor and the lessee.

h) Value and Term of Abatement. Abatement shall be granted effective with the January 1 valuation date immediately following the completion of construction of the required improvements; provided, however, that the completion of construction must occur within two years of the effective date of any abatement agreement. The value and term of abatement on new eligible property shall be determined as follows:

The value of the abatement shall be equal to 500 percent (500%) of investment by the business in eligible property described in Section 2(e), above. The City Council or its designated representative, shall work with the applicant, prior to the execution of an abatement agreement, to determine the exact schedule for the abatement.

The exact schedule of the abatement shall be selected by the applicant under one of the below alternatives:

a) 50% of the value of eligible property shall be abated in each of the ten (10) years of the abatement agreement, or;

b) the applicant can select an abatement schedule, not to exceed 100% in any single year, which better meets the financial objectives of the company.

Under no circumstances shall the value of the abatement exceed one-hundred percent (100%) of the value of eligible property in a single year and the duration of an abatement agreement shall not exceed ten (10) years or one-half (1/2) the economic life of the eligible property, whichever is less.

i) Economic Qualification. In order to be eligible to receive tax abatement the applicant must meet the following qualifications.

1) For a new facility (with the exception of a regional retail or regional entertainment/tourism facility), be reasonably expected to invest not less than fifteen million dollars ($15,000,000) in the facility (including both eligible and ineligible property) within three (3) years from the commencement of construction and be expected to create employment for not less than ten (10) persons associated with the production of goods and services at the authorized facility on a full-time permanent basis in the City of Saginaw and/or Tarrant County. The employment of these persons must be accomplished by the completion of the third year of operations based on the below schedule:

Year 1	50%
Year 2	25%
Year 3	25%

2) For an expanded or modernized facility (excluding regional retail facilities), be reasonably expected to invest not less than five million dollars ($5,000,000) in the facility (including both eligible and ineligible property) within three (3) years from the commencement of construction and be expected to create or retain employment for not less than ten (10) persons associated with the production of goods and services at the authorized facility on a full-time, permanent basis in the City of Saginaw and/or Tarrant County. The employment of these persons must be accomplished by the completion of the third year of operations based on the below schedule:

Year 1	50%
Year 2	25%
Year 3	25%

3) For regional retail and regional entertainment/tourism facilities, be reasonably expected to invest not less than ten million dollars ($10,000,000)in the facility (including both eligible and ineligible property) within three (3) years from the commencement of construction, and be expected to create or retain employment for not less than seventy-five (75) persons associated with the operation of the authorized facility on a full-time, permanent basis in the City of Saginaw and/or Tarrant County. The employment of these persons must be accomplished by the completion of the third year of operations based on the below schedule:

Year 1	50%
Year 2	25%
Year 3	25%

4) Two or more part-time, permanent employees totaling an average of not less than forty (40) hours per week, may be considered as one (1) full-time, permanent employee.

5) Companies seeking to qualify for tax abatement on the basis of job retention shall document that without the creation of a reinvestment zone and/or tax abatement, the company will either reduce or cease operation.

6) Not be expected to solely and primarily have the effect of transferring employment from one part of the City of Saginaw to another.

j) Taxability. From the execution of the abatement agreement to the end of the agreement period, taxes shall be payable as follows:

1) the value of ineligible property as provided in Section 2(t) shall be fully taxable.

2) the base year value of existing eligible property as determined each year shall be fully taxable, and

3) the additional value of new eligible property shall be taxable in the manner described in Section 2(h).

k) Conflict of Interest. Property that is in a reinvestment zone and that is owned or leased by a member of the governing body or the Planning and Zoning Commission of the City of Saginaw shall be excluded from property tax abatement.

Section 3.
APPLICATION

a) Any present or potential property owner of taxable property in Saginaw may request the creation of a reinvestment zone and tax abatement by filing a writing request with the Mayor or his/her designated representative.

b) The application shall consist of a completed application form accompanied by the following:

1) A general written description of the proposed use and the general nature and extent of the modernization, expansion or new improvements to be undertaken.

2) A descriptive list of the improvements that will be a part of the facility.

3) A map and property description — including a plat, re-plat or proposed plat of the property.

4) A time schedule for undertaking and completing the planned improvements.

5) A check payable to the City of Saginaw in the amount of $250.00 for filing fees.

6) Such financial and other information as deemed appropriate by the City for purposes of evaluating the application.

c) Upon receipt of a completed application the Mayor, or his/her designated representative, shall notify, in writing, the presiding officer of the governing body of each affected jurisdiction. Before acting upon the application, the City Council shall through public hearing, afford the applicant, designated representatives of any affected taxing jurisdiction and the general public opportunity to show cause why the abatement should or should not be granted. Notice of public hearing shall be clearly identified on a City Council Agenda to be posted in accordance with the Texas property Redevelopment and Tax Abatement Act and the Texas Open Meetings Act.

d) After receipt of an application for creation of a reinvestment zone and application for tax abatement, the City Council, or its designee, shall prepare a feasibility study setting out the impact of the proposed reinvestment zone and tax abatement. The feasibility study shall include, but not be limited to jobs created, an estimate of the economic impact of the creation of the zone and the abatement of taxes and the cost/benefit to the City.

e) A request for a reinvestment zone for the purpose of tax abatement shall not be granted if the City Council finds that the request for abatement was filed after the commencement of construction, alternation, or installation of improvements related to a proposed expansion, modernization or new facility authorized as eligible under these guidelines.

f) Variance. Request for variance from provisions of these guidelines may be made in written form to the Mayor, or his/her designated representative, provided, however, that the term and value of abatement described in Section 2(h) may not be increased. Such request shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires three fourths (3/4) vote of the governing body.

Section 4.
PUBLIC HEARING

a) Should any affected jurisdiction be able to show cause in the public hearing why the grant of abatement will have a substantial adverse effect on its bonds, tax revenue, service capacity or the provision of services, that showing shall be reason for the City to deny any designation of the reinvestment zone, the grant of abatement, or both.

b) Neither a reinvestment zone nor an abatement agreement shall be authorized if it is determined:

1) there would be a substantial adverse effect on the provision of government services or tax base,

2) the applicant has insufficient financial capacity,

3) planned or potential use of the property would constitute a hazard to public safety, health or morals, or,

4) planned or potential use of the property violates other codes or laws.

c) After holding a public hearing, providing notice thereof and considering all of the evidence presented, the City Council may designate a reinvestment zone. The designation of a reinvestment zone must precede the approval of an agreement and may only be made after the City Council finds: that the improvements sought are feasible and would be of benefit to the zone after expiration of the agreement and that the zone meets one of the applicable criteria for reinvestment zones. The findings shall be noted in the minutes of the meeting at which they are made. The designation of the zone must be made by ordinance.

Section 5.
AGREEMENT

a) After approval, the City shall formally pass a resolution and execute an agreement with the owner of the facility and/or lessee, which shall include the following:

1) Estimated value to be abated and the base year value.

2) Percent of value to be abated each year as provided for in Section 2(h) above.

3) The commencement and termination dates of the abatement.

4) The proposed use of the facility, nature of the construction, time schedule for construction and commencement of operations, map, property description, and improvements as listed in the application under Section 3(b).

5) Contractual obligations in the event of default, violation of terms and conditions, delinquent taxes, recapture, administration and assignment as provided for in Section 2(a), 2(h), 6, 7 and 8 or other provisions that may be required for conformity to state law, and

6) Amount of investment in and average number of jobs associated with the facility during the abatement period.

b) Such agreement shall normally be executed within 60 days after the applicant has forwarded all necessary information and documentation for evaluation of the application to the City of Saginaw.

Section 6.
RECAPTURE

a) In the event that the facility is completed and begins producing goods and/or services, but subsequently discontinues such production for any reason excepting fire, explosion or other casualty or accident or natural disaster for a period of one (1) year during the abatement period, then the agreement shall terminate and so shall the abatement of taxes for the calendar year during which the facility no longer produces. The taxes otherwise abated for the calendar year shall be paid the City within sixty (60) days from the date of termination.

b) Should the City determine that the company or individual is in default according to the terms and conditions of the abatement agreement, the City shall notify the company or individual, in writing, at the address stated in the agreement, and if such non-compliance is not resolved within sixty (60) days from the date of such notice, then the agreement shall be terminated.

c) In the event that the company or individual:

1) Allows its ad valorem taxes owed the City or other affected jurisdiction to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or

2) Violates any of the terms and conditions of the abatement agreement and fails to resolve such violations within sixty (60) days from the date of written notice of such violation(s).

The agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.

Section 7.
ADMINISTRATION

a) The Chief Appraiser of the County shall, as a normal consequence of his/her duties annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the assessor with such information as may be necessary for the abatement, including the number of new or retained employees associated with the facility. Once the value has been established, the Chief Appraiser shall notify the affected jurisdictions, which levy taxes of the amount of the assessment.

b) The agreement shall stipulate that employees and/or designated representatives of the City will have access to the reinvestment zone during the term of the abatement agreement to inspect the facility to determine if the company or individual is in compliance with the terms and conditions of the abatement agreement. All inspections will be made only after notification of not less than twenty-four (24) hours and will only be conducted in such manner as not to unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one (1) or more representatives of the company or individual present and in accordance with the company's safety standards.

c) Upon completion of construction, the City shall annually evaluate each facility receiving abatement to ensure compliance with this agreement and report possible violations to the City Council and City Attorney. Abatements approved under previously authorized tax abatement agreements will be monitored for compliance relative to the agreement under which the abatement was approved.

d) All proprietary information required by the City for purposes of monitoring compliance by a company with the terms and conditions of an abatement agreement shall be considered confidential.

Section 8.
ASSIGNMENT

Abatement may not be transferred and assigned by the holder to a new owner or lessee of the same facility.

Section 9.
SEVERABILITY AND LIMITATION

In the event that any section, clause, sentence, paragraph or any part of these Guidelines and Criteria shall, for any reason, be adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, impair, or invalidate the remainder of these Guidelines and Criteria.

Section 10.
SUNSET PROVISIONS

These Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two years, unless amended by three-quarters vote of the City Council of the City of Saginaw, at which time all reinvestment zones and Tax Abatement agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on that review, the Guidelines and Criteria may be modified, renewed, or eliminated.

City of Saginaw, Texas

Application for Tax Abatement

FILING INSTRUCTIONS

This application must be filed prior to the commencement of construction or the installation of equipment associated with the project for which the abatement is being sought. This filing acknowledges that the applicant has read and understands the **Guidelines and Criteria for Granting Tax Abatement,** approved by the Saginaw City Council on April 19, 2022.

This application shall become a part of any tax abatement agreement or contract executed between the applicant and the City of Saginaw. **Knowingly false representations therein shall be grounds for voiding such agreement or contract.**

An original and two (2) copies of this application and attachments shall be submitted to:

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

APPLICANT INFORMATION

Company Name: _____

Address: _____

_____

Phone/Fax: _____

Contact Person/Title _____

Type of Business Corporation _____

Partnership _____

Sole Proprietorship _____

APPLICANT INFORMATION (cont.)

Primary Activity: Manufacturing _____ Research _____ Distribution _____ Health _____

Service _____ Tourism/Entertainment _____ Retail _____ Other _____

Annual Sales at time of application: $ _____

Number of Full-Time Employees at time of application: _____

Number of Permanent Part-Time Employees at time of application: _____

PROJECT INFORMATION

Type: Manufacturing _____ Research _____ Distribution _____ Health _____

Service _____ Tourism Entertainment _____ Retail _____ Other _____

***Note: Applicant must provide evidence that a majority of the revenues generated by this facility are from sources outside the City of Saginaw and Tarrant County.**

Type of Improvement: New Facility _____ Expansion _____ Modernization _____

Total Value of Improvements: $ _____

Date to Commence Construction: _____

Date to Complete Construction: _____

Peak Construction Workforce: _____

Total New Permanent Employment: _____

Total New Part-Time Employment: _____

Total Jobs Retained (modernization): _____

*** Note: Applicant must provide evidence that the company would reduce or cease operations within the City of Saginaw if not for the proposed modernization.**

PUBLIC SERVICE REQUIREMENTS

Volume of Treated Water Required: _____ Gallons/Day

Volume of Effluent to be Treated: _____ Gallons/Day

Est. number of school age children (K-12): _____

OTHER ABATEMENT AGREEMENTS

Does the applicant have other in-place abatement agreements: Yes _____ No _____

If yes, with what municipalities and in which state(s): _____

_____

_____

Has the applicant made application for abatement of the value of real property improvements associated with this project to any other taxing jurisdiction:

Yes _____ No _____

If yes, please provide the following information on each pending application:

Name of Jurisdiction: _____

Date of application: _____

Date of Public Hearing: _____

Action Taken (if any): _____

_____

_____

ATTACHMENTS

The City Council may not review an application until the below information is provided:

(A) A written description of the proposed use and the general nature and extent of the new improvement(s), expansion or modernization to be undertaken.

(B) A description (including estimated costs) of each improvement that will be a part of the facility.

(C) A map and plat or proposed plat of the facility location and property description (including current ownership),

(D) A time schedule for undertaking and completing the planned improvements.

(E) Financial information for the most recent two (2) years of operations or other information as requested by the City, for which such information is available.

ASSURANCES

(1) The information provided above is complete and accurate.

(2) I have received and read a copy of the **Guidelines and Criteria for Granting Tax Abatement** in the City of Saginaw dated April 19, 2022, and I understand the terms and conditions under which tax abatement agreements in the City of Saginaw may be executed.

(3) I understand that employees and/or the designated representative of the City shall have access to the facility during the period of the abatement agreement to determine if the company is in compliance with the terms and conditions of the agreement.

(4) I understand that failure to comply with the terms and conditions of the abatement agreement may result in the recapture by the City of any and all taxes previously in the current year of the abatement agreement.

(5) I understand that participation in an abatement agreement does not remove any obligation to satisfy all codes and ordinances issued by the City or any other affected jurisdiction that may be in effect and applicable at the time this project is implemented.

_____ _____

Signature of Authorized Officer/Title **Date**

_____ _____

Name of Authorized Office (Type or Print) **Title (Type or Print)**

City of Saginaw

Meeting Date: 4/19/2022

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

Agenda Items: (7)

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 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

BACKGROUND/DISCUSSION:
Planned Development – Saginaw Cottages

Owner: Bourke Harvey, Old Decatur Limited Partnership
Developer: Alexandra Johnson Republic Property Group
Engineer: Jordan V. Marlia, P.E., Huitt-Zollars
Existing Zoning: Community Commercial (CC)
Future Land Use Plan (2022 Comprehensive Plan): Neighborhood Mixed-Use
Proposed Zoning: PD/ZZL

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/ZZL).

The Future Land Use Plan (2022 Comprehensive Plan) shows the property as Ultimate Land Use Plan shows the property as Neighborhood Mixed-Use. Neighborhood Mixed-Use is characterized as:

- Low intensity development with a maximum of two stories.
- Sensitive transitions to adjacent residential uses
- Form should easily blend with the surrounding neighborhood character
- Walkable mixed use development with consistent sidewalk or trial connections connecting adjacent residences to destinations.

The property has existing frontage on Old Decatur Road and McLeroy Boulevard.

An approximate 1.65 acre tract located at the corner of Old Decatur and McLeroy will remain as Community Commercial zoning and is **not** a part of the Planned Development request.

Adjacent Land Uses
West: Old Decatur Road
East: Willow Creek Elementary (MF2 Zoning)
North: First Baptist Church Saginaw (CF Zoning)
South: McLeroy Boulevard

Saginaw Cottages is proposed as a Single Family for Rent Development. The development will be platted as 96 individual lots providing an effective density of 8.9 dwelling units per acre. The roadways and alleys proposed will be built to City standards. The dwelling units will range in size from 1,303 S.F. to 1,716 S.F. Concepts of the floor plans are provided as a separate attachment.

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.

An analysis is provided on page 3 for your information.

Upon staff recommendation for denial, the Planning and Zoning Commission considered the item at it 's April 12, 2022 meeting and unanimously recommended denial to the City Council.

FINANCIAL IMPACT:
N.A.

RECOMMENDATION:
Staff recommends denial as recommended by the Planning and Zoning Commission.

ATTACHMENTS:

Description
Exhibit "A" Metes and Bounds
Exhibit "B" Development Standards
Exhibit "C" - Development Plan
Draft Ordinance
P&Z Packet 4-12-22
P&Z Minutes 4-12-22

EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest comer of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a ½" iron rod found at the Southwest comer of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89°13'58"E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a ½" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest comer of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00°48'47"E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.

EXHIBIT "B" – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the "ZLL" – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

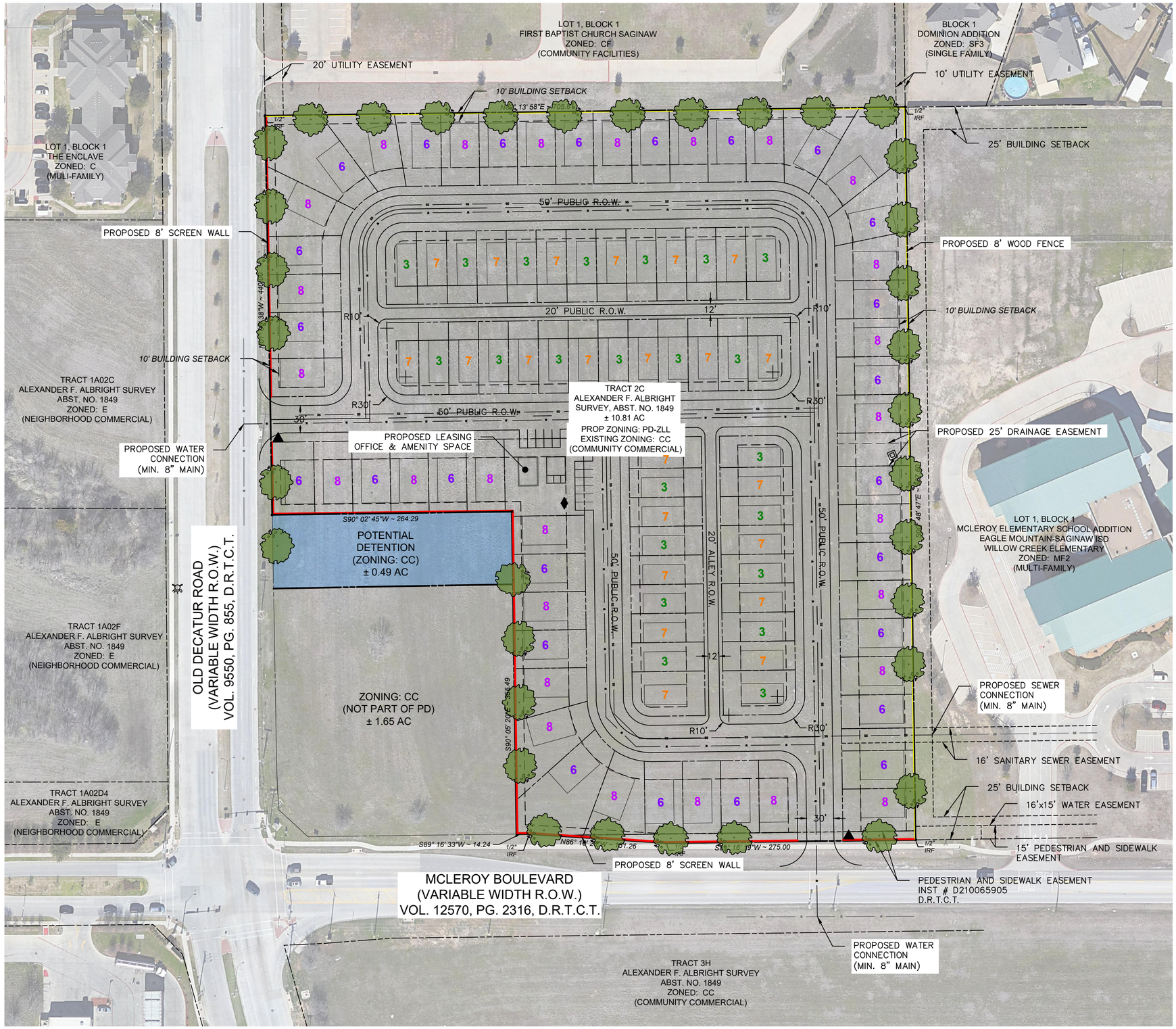
A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

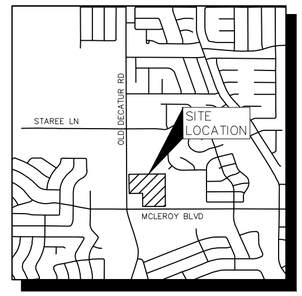
C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.



GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
GRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
DOWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
DUXTON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		**1525**				**96**	**100%**

PARKING SUMMARY

TOTAL =	**203 spaces**
11	*Head-In*
192	*Enclosed Attached Garage*

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

McLEROY COTTAGES

PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL

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 SAGINAW COTTAGES PLANNED DEVELOPMENT DISTRICT FOR ZERO LOT LINE RESIDENTIAL (ZLL) 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 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, and located at the northeast corner of McLeroy Boulevard and Old Decatur Road, has filed an application to establish the Saginaw Cottages Planned Development District for Zero Lot Lone Residential (ZLL) uses; and

WHEREAS the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on April 12, 2022 and the City Council of the City of Saginaw, Texas, held a public hearing on April 19, 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 10.811 acres of land out of Abstract 1849, Alexander F. Albright, Tarrant County, Texas, and located at the northeast corner of McLeroy Boulevard and Old Decatur Road, 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), for Zero Lot Line (ZLL) 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 Saginaw Cottages 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.

DRAFT

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.

DRAFT

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 19TH DAY OF APRIL 19, 2022.

_____
TODD FLIPPO, MAYOR

ATTEST:

_____
JANICE ENGLAND, CITY SECRETARY

EFFECTIVE: _____

APPROVE AS TO FORM AND LEGALITY:

_____
BRYN MEREDITH, CITY ATTORNEY

DRAFT

Exhibit “A”
Property Description

DRAFT

Exhibit "B"
Planned Development District Standards

DRAFT

Exhibit "C"
Development Plan

DRAFT

CITY OF SAGINAW PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING AND PUBLIC HEARING
Saginaw City Hall
333 West McLeroy Boulevard
Tuesday, April 12, 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 March 8, 2022	Chairman Lewis
(5)	**PZ 0422-01 PUBLIC HEARING** **Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)**	Alexandra Johnson Republic Property
(6)	**PZ 0422-02** **Consideration and Action Regarding Approval of a Preliminary Plat For Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.**	Darren Andrews, P.E. McAdams
(7)	**PZ 0422-03** **Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.**	Darren Andrews, P.E. McAdams
(8)	**PZ 0422-04** **Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit For Carports in Residential Districts.**	Rick Trice, P. E. Public Works Director
(9)	**Staff Report**	Rick Trice, P. E.
A.	Discussion of Residential, Commercial and Industrial, and City Projects	Public Works Director
B.	Update Commission of City Council Action on Previous Cases	

(10) EXECUTIVE SESSION

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

a. Any Posted Item

(11) Adjournment Chairman Lewis

PLANNING AND ZONING COMMISSION

Kenneth Haney Vice Chairman	Place No. 1	Term Expires May 2022
William Barngrover	Place No. 2	Term Expires May 2023
Matthew Lewis Chairman	Place No. 3	Term Expires May 2022
Malinda Julien	Place No. 4	Term Expires May 2023
Jason LaBruyere	Place No. 5	Term Expires May 2022
Randy Villarreal	1st Alternate	Term Expires May 2023
Brent Wooten	2nd Alternate	Term Expires May 2022

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

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

Audience Participation

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

04/12/2022 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
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

04/12/2022 P&Z Packet Page #4

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

04/12/2022 P&Z Packet Page #5

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

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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

04/12/2022 P&Z Packet Page #7

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: April 12, 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 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Planned Development – Saginaw Cottages

Owner: Bourke Harvey, Old Decatur Limited Partnership
Developer: Alexandra Johnson Republic Property Group
Engineer: Jordan V. Marlia, P.E., Huitt-Zollars
Existing Zoning: Community Commercial (CC)
Future Land Use Plan (2022 Comprehensive Plan): Neighborhood Mixed-Use
Proposed Zoning: PD/ZZL

Background

The applicant is requesting a zoning change from Community Commercial (CC) to Planned Development (PD/ZZL).

The Future Land Use Plan (2022 Comprehensive Plan) shows the property as Ultimate Land Use Plan shows the property as Neighborhood Mixed-Use. Neighborhood Mixed-Use is characterized as:

- Low intensity development with a maximum of two stories.
- Sensitive transitions to adjacent residential uses
- Form should easily blend with the surrounding neighborhood character
- Walkable mixed use development with consistent sidewalk or trial connections connecting adjacent residences to destinations.

The property has existing frontage on Old Decatur Road and McLeroy Boulevard.

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An approximate 1.65 acre tract located at the corner of Old Decatur and McLeroy will remain as Community Commercial zoning and is **not** a part of the Planned Development request.

Adjacent Land Uses
West: Old Decatur Road
East: Willow Creek Elementary (MF2 Zoning)
North: First Baptist Church Saginaw (CF Zoning)
South: McLeroy Boulevard

Saginaw Cottages is proposed as a Single Family for Rent Development. The development will be platted as 96 individual lots providing an effective density of 8.9 dwelling units per acre. The roadways and alleys proposed will be built to City standards. The dwelling units will range in size from 1,303 S.F. to 1,716 S.F. Concepts of the floor plans are provided as a separate attachment.

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.

An analysis is provided on page 3 for your information.

If you have any questions, please let me know.

04/12/2022 P&Z Packet Page #9

04/12/2022 P&Z Packet Page #9

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

CASE NUMBER: PZ 0422-01

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

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

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

REQUEST FOR CONSIDERATION OF

ZONING CHANGE ( ) PLANNED DEVELOPMENT (X) DEVELOPMENT PLAN ( )

FLOODWAY OR FLOODPLAIN DEVELOPMENT ( )

CURRENT ZONING: CC PROPOSED ZONING: PD-ZLL

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

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT: 2C ABSTRACT: NO 1849 SURVEY: ALEXANDER F. ALBRIGHT

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

ADDRESS and/ or LOCATION OF PROPERTY: 700 N OLD DECATUR ROAD

NAME OF PROPOSED DEVELOPMENT: MCLEROY SAGINAW SINGLE-FAMILY RENTAL

TOTAL ACREAGE OF PROPERTY: 11.6

REASON FOR ZONING REQUEST: (please be specific)

REZONE APPROXIMATELY 11.3 ACRES OF THE PARENT TRACT (12.95 ACRES)
FROM COMMUNITY COMMERCIAL TO A 98 LOT RESIDENTIAL DIVISION WITH
PD ZONING WITH BASE ZERO-LOT-LINE STANDARDS

(Use additional sheets and attach if necessary)

04/12/2022 P&Z Packet Page #10

CURRENT ZONING: COMMUNITY COMMERCIAL (CC)

REQUESTED ZONING: PLANNED DEVELOPMENT, BASE ZLL (PD-ZLL)

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: _____ PHONE #: 817-738-9355

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Bourke Harvey

OWNER'S ADDRESS: 1608 Rogers RD. Fort Worth, TX 76107

APPLICANT'S SIGNATURE: _____ PHONE # : 214-292-3410

APPLICANT'S NAME: SETH CARPENTER, REPUBLIC PROPERTY GROUP

APPLICANT'S ADDRESS: 400 S RECORD ST, STE 1200, DALLAS, TX 75208

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: _____

04/12/2022 P&Z Packet Page #11

EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest comer of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a ½" iron rod found at the Southwest comer of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89°13'58"E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a ½" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest comer of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00°48'47"E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.

04/12/2022 P&Z Packet Page #12

EXHIBIT "B" – DEVELOPMENT STANDARDS

SAGINAW COTTAGES:

I. DEVELOPMENT STANDARDS. Development shall conform to the standards of the "ZLL" – Zero Lot Line District of the Zoning Ordinance, except as otherwise expressly provided in this ordinance.

A. Area requirements.

1. Minimum Lot Area. 2,640 square feet.
2. Minimum Lot Width. 33 feet.
3. Minimum Lot Depth. 80 feet.
4. Minimum Side Yard. 10 feet on one side; first unit determines lot pattern in block face. Dimensions between structures will be a minimum of ten (10) feet from foundation to foundation.
5. Exterior air conditioning equipment shall be located in the rear of the property.
6. Fire protection standards shall meet requirements set forth in NFPA 13R, residential sprinkler design standard focused on low-rise residential occupancies.

B. Landscaping.

1. No buffer yard requirement adjacent to any R.O.W equal to or less than 50 feet in width.
2. A 10 foot landscape buffer will be required around the perimeter of the planned development district. Fencing may be located within the buffer.
3. A minimum eight foot height, wood screening device shall be erected along the north and south PD district perimeter.

C. Architectural Standards. Exterior construction. Sixty percent (60%) of the exterior of the residential structure front façade shall be masonry construction, exclusive of windows, doors, and dormers. All other facades shall be at minimum fifteen percent (15%) masonry construction, with the average of all facades being not less than thirty (30%). 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.

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Saginaw Cottages

Development Standard	Zero Lot Line	NE Corner of Old Decatur and McLeroy
Density		
Minimum Lot Area (s.f.)	4,000	2,700
Minimum Lot Width (ft)	40	32
Minimum Lot Depth	95	78
Front Yards	20	20 ft front entry
		10 ft rear entry (alley)
Minimum Side Yard	10 feet on one side, 1st unit determines lot pattern on block face	
Minimum Building Separation (ft)	N.A.	10
Minimum Rear Yard	10 feet front entry	10 feet front entry
	20 feet rear entry	20 feet rear entry
Corner	10	
Building Height	36 feet or 2-1/2 stories	
Maximum Lot Coverage	50%	
Minimum Floor Area	950 s.f. living area	
	800 s.f. ground floor	
Exterior Construction	75% of exterior shall be masonry with front façade being 100% exclusive of windows, doors and dormers	Front façade = 60%; all other facades = 15%; average of all facades not less than 30%
Landscaping	ZZL requires 3-inch caliper tree planted between the front face of each dwelling unit and the street ROW	10' landscape buffer around perimeter of PD District; Minimum of 1 canopy tree per two lots (inclusive of landscape requirements)

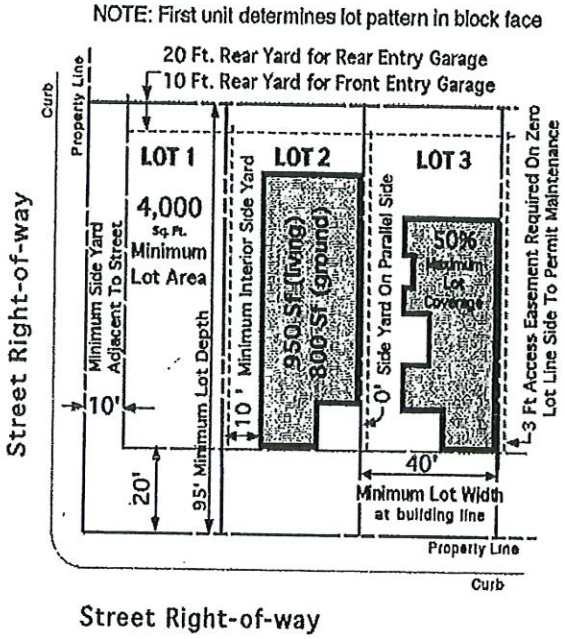
04/12/2022 P&Z Packet Page #14

Sec. 6-6. - ZLL (Zero Lot Line).

A. *Purpose* The "ZLL" district is to provide for compatible land, building and structural uses primarily oriented to medium density residential uses.

B. *Permitted uses* Uses in the "ZLL" district shall be in accordance with section 5-1, Permitted Use Table.

C. *Area requirements* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the ZLL Zoning District.



ZLL – Zoning District Area Requirements	
Minimum Lot Area	4000 s.f.
Minimum Lot Width	40 ft.
Minimum Lot Depth	95 ft.
Minimum Front Yard	20 ft.
Minimum Side Yard	10 ft on one side. First unit determines lot pattern in block face
Minimum Rear Yard	10 ft. – front entry 20 ft. – rear entry
Maximum Lot Coverage	50 %
Maximum Building Height	36 ft. or 2 1/2 stories
Minimum Floor Area	950 s.f. living area 800 s.f. ground floor

Zoning District

D. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off Street Parking and Loading Requirements.

E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

G. *Exterior construction.* Seventy-five of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

H. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4 Detached Accessory Building Regulations.

I. *Side yard regulations.*

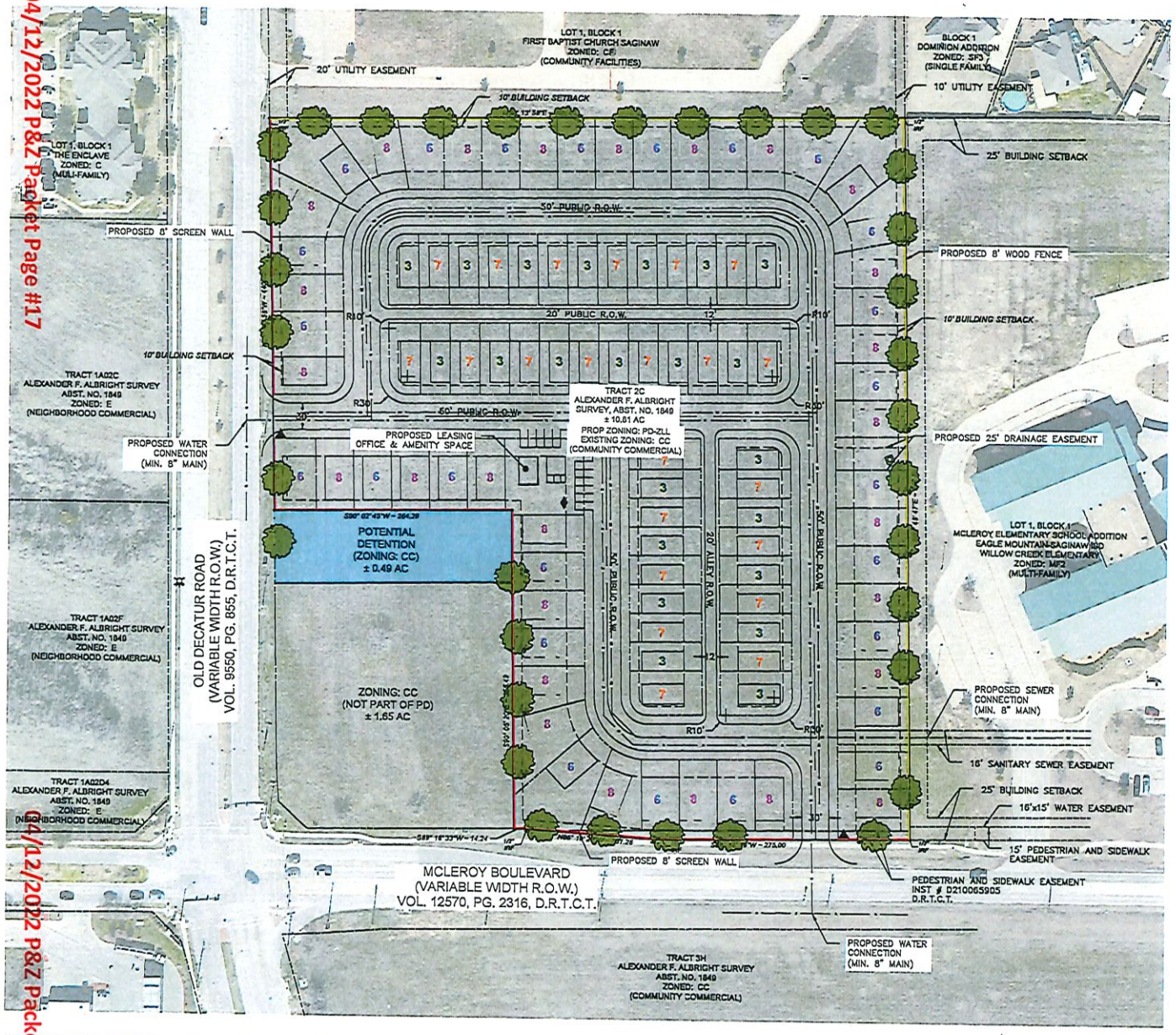
1. Dwellings shall be no closer than ten feet between the faces of exterior walls of neighboring dwelling nits.
2. No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.
3. The closest exterior roofline to an adjacent property shall be storm gutters and the general slope of

the roof falls toward the neighboring property.

4. Each lot shall provide a minimum of three feet to the adjacent lot as an access or use easement. This easement shall be designated in the side yard adjacent to the adjoining lot's zero side yard. The purpose of this easement is to give the adjoining owner access for maintenance of this dwelling.
5. The majority of one side of the structure shall be located within the three feet of one side lot line. The building wall(s) which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.

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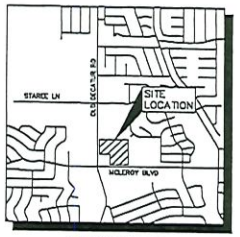
04/12/2022 P&Z Packet Page #17



GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
CRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
DOWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
DIXON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

SAGINAW COTTAGES

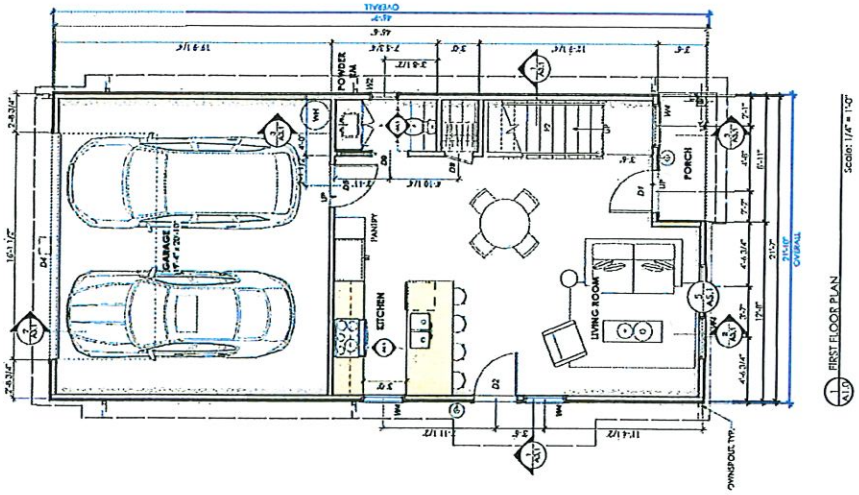
PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

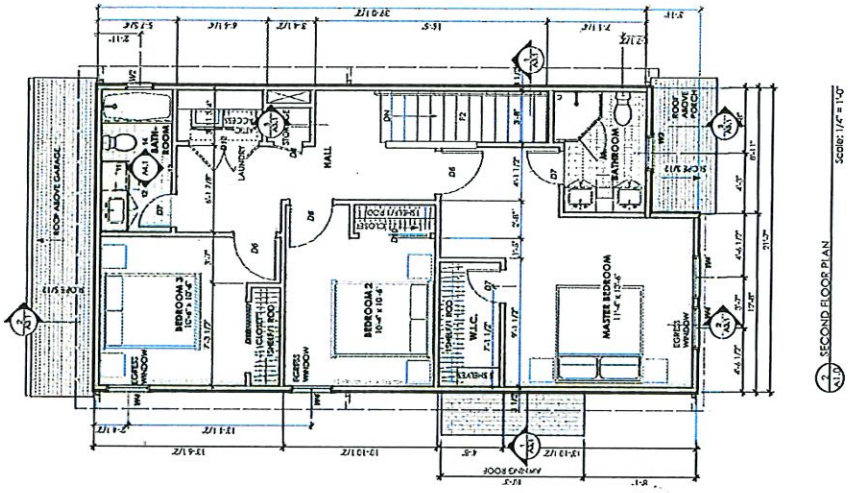
RECORD STREET
RESIDENTIAL

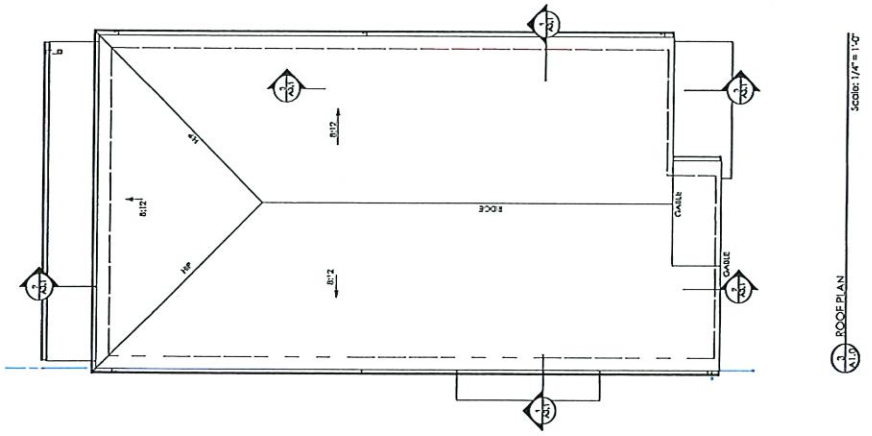
04/12/2022 P&Z Packet Page #17

RESIDENTIAL UNIT TYPE 3

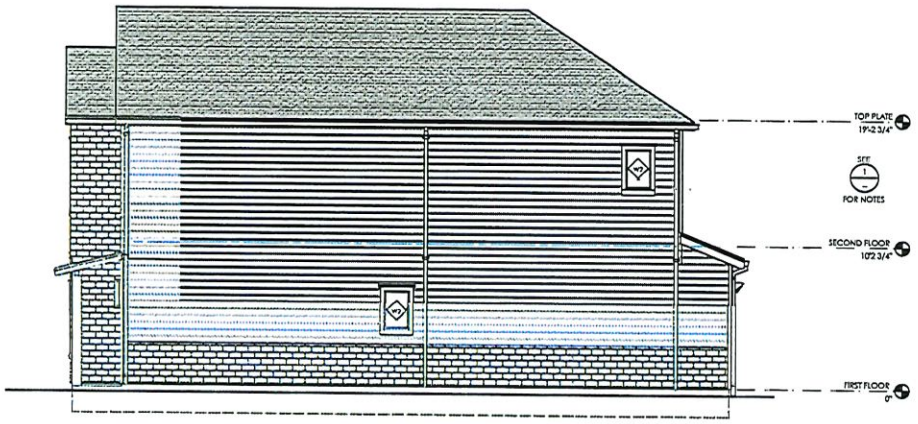
NET FIRST FLOOR 497 SF
NET SECOND FLOOR 805 SF
NET TOTAL 1,302 SF
GARAGE 415 SF



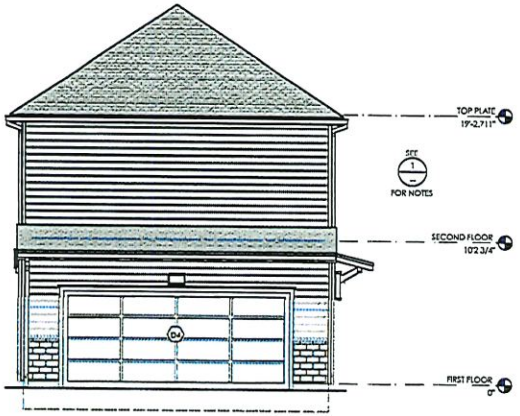




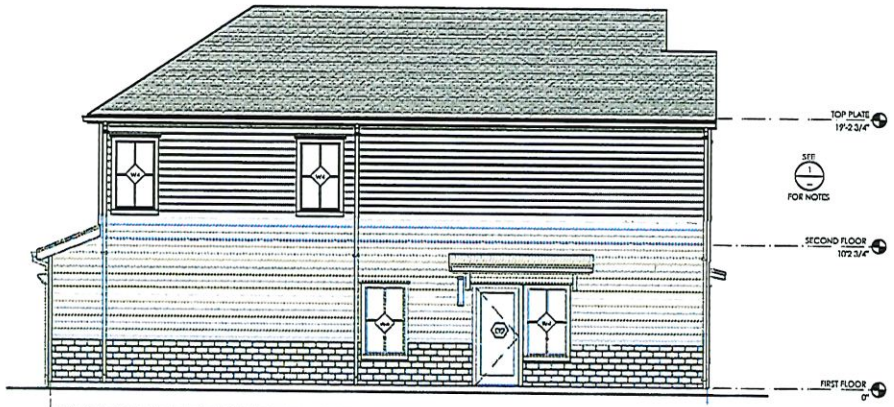
04/12/2022 P&Z Packet Page #18



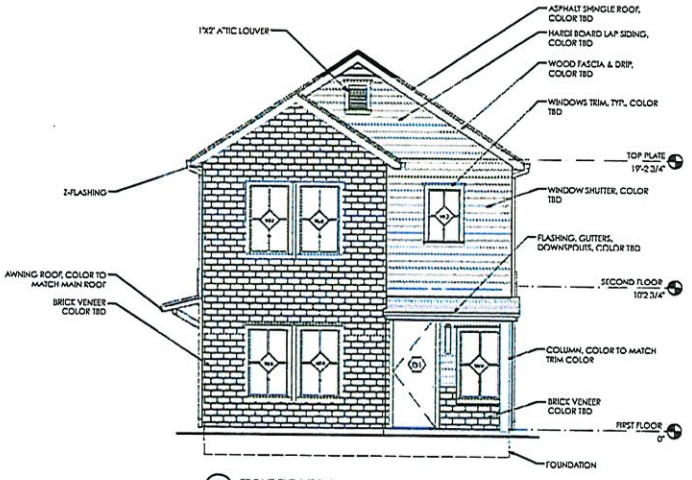
A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

[illegible]
4239 Shorecrest Drive
Dallas, TX. 75209

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Registrations

Unit Type
3 Bedroom Alley

Sheet Title
Elevations

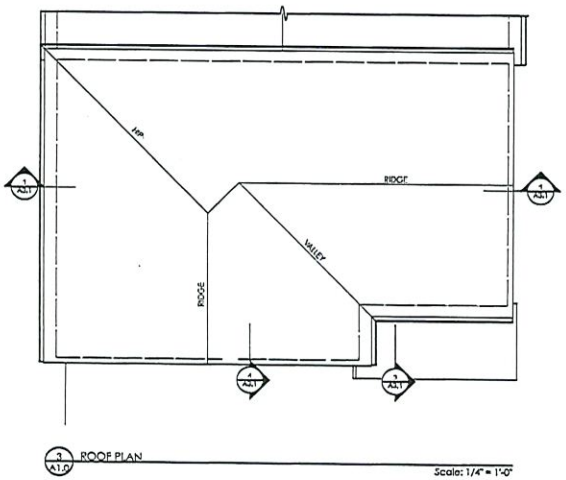
Issue/Revisions
Review Set 2/14/22

Date

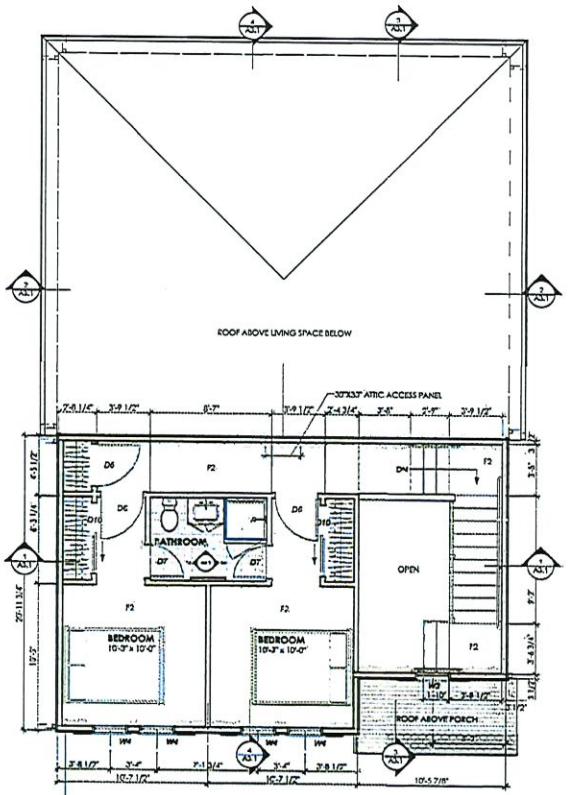
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Sheet Number

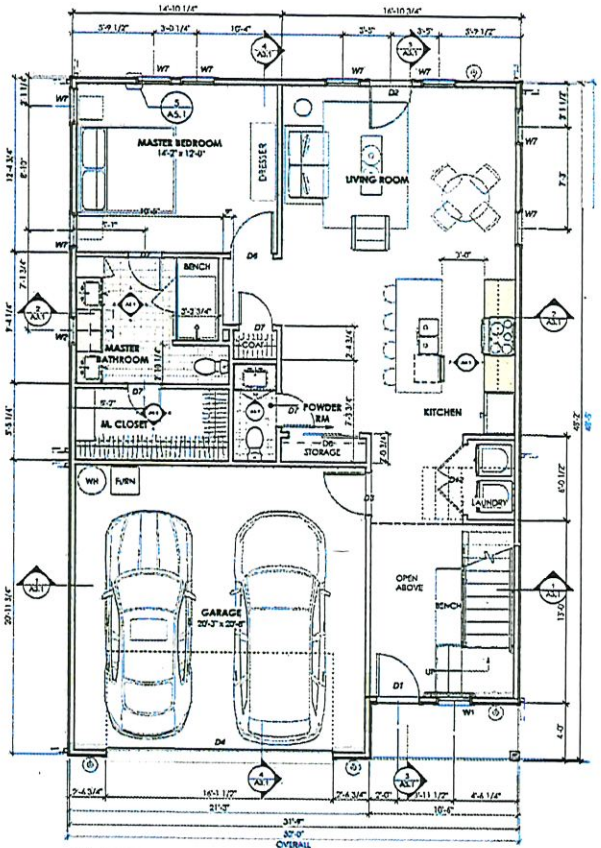
04/12/2022 P&Z Packet Page #19



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

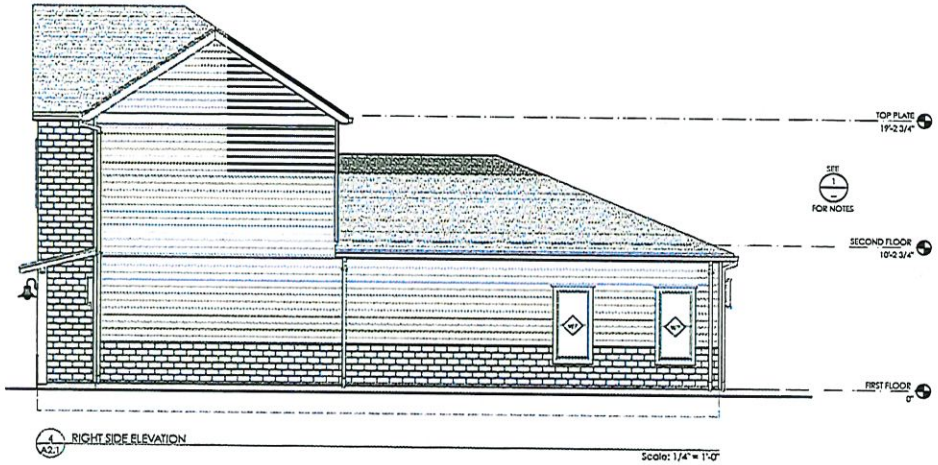
RESIDENTIAL UNIT TYPE 6

NET FIRST FLOOR	1001 SF
NET SECOND FLOOR	435 SF
NET TOTAL	1,436 SF
GARAGE	417 SF

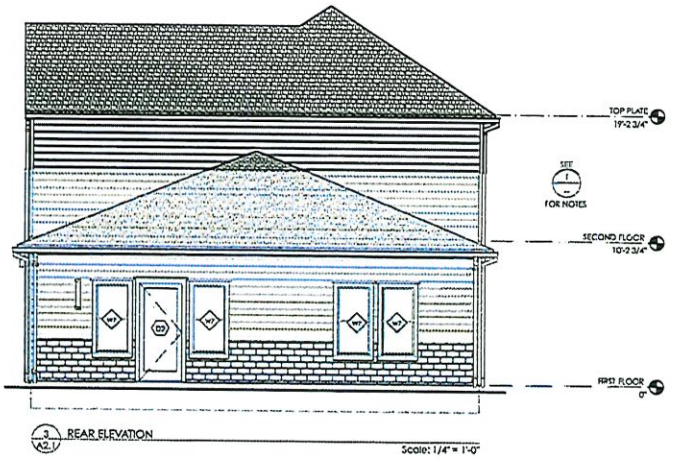
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 3 Bedroom Front
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Unit: 6
A1.0

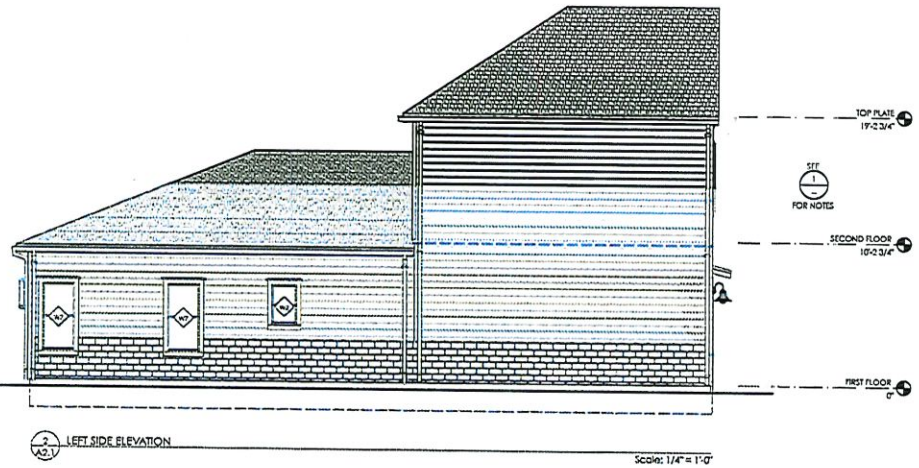
04/12/2022 P&Z Packet Page #20



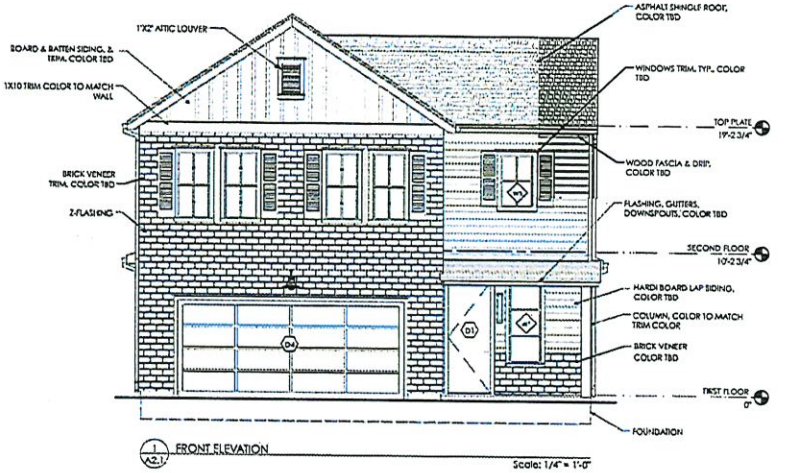
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A2.1
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3 REAR ELEVATION
A2.1
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
A2.1
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTURE
4239 Shearwood Drive
Detroit, TX 75209

MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Jnit Type
3 Bedroom Front

Sheet Title
Elevations

Issue/Revisions
Review Set 2/14/22

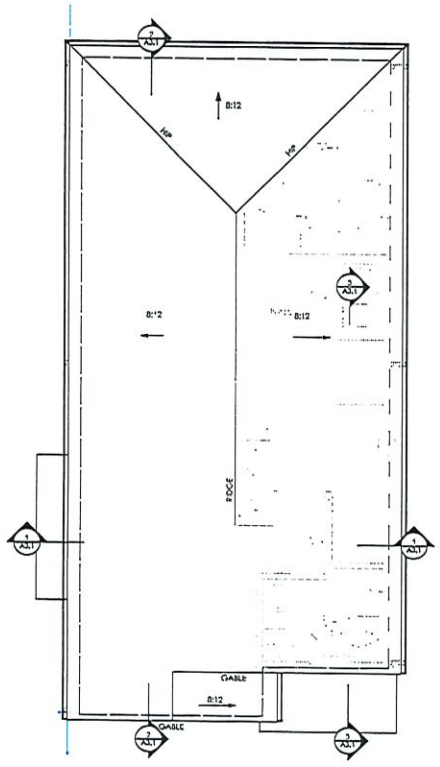
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Unit
6

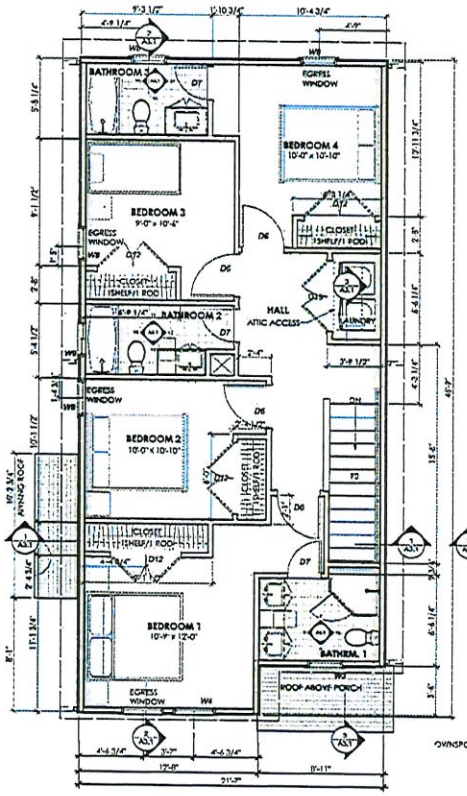
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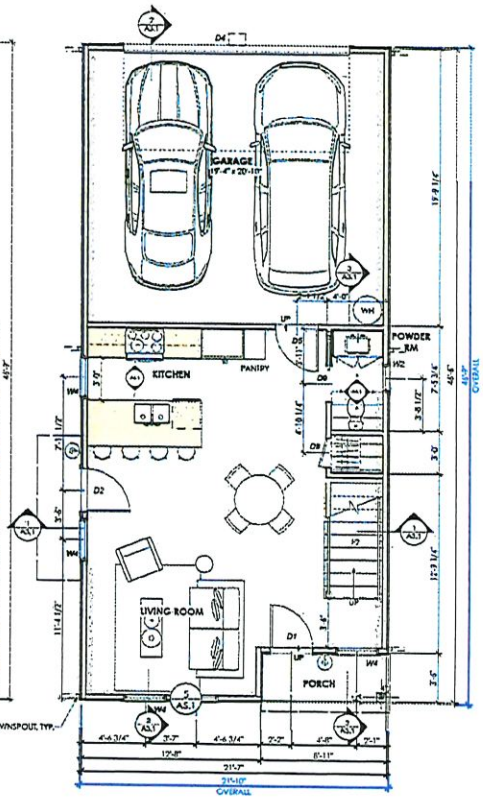
04/12/2022 P&Z Packet Page #22



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

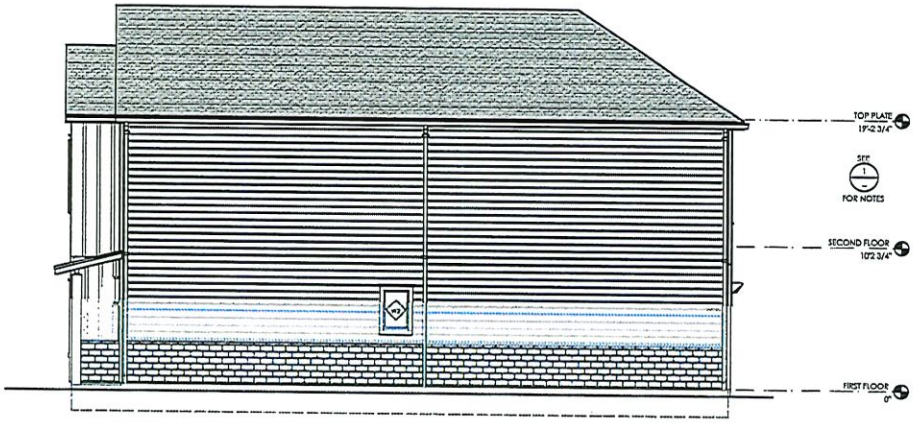
RESIDENTIAL UNIT TYPE 7

NET FIRST FLOOR	514 SF
NET SECOND FLOOR	888 SF
NET TOTAL	1,402 SF
GARAGE	404 SF

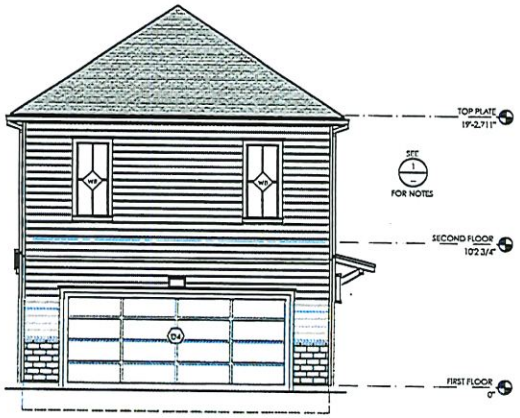
MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear
Sheet Title: Floor Plans
Issue/Revisions
Review Set 2/14/22
Date 1/25/22
Unit 7
A1.0

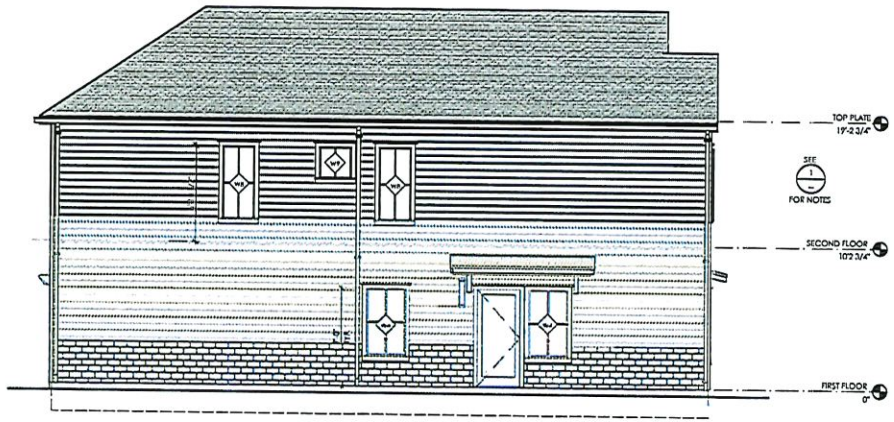
04/12/2022 P&Z Packet Page #22



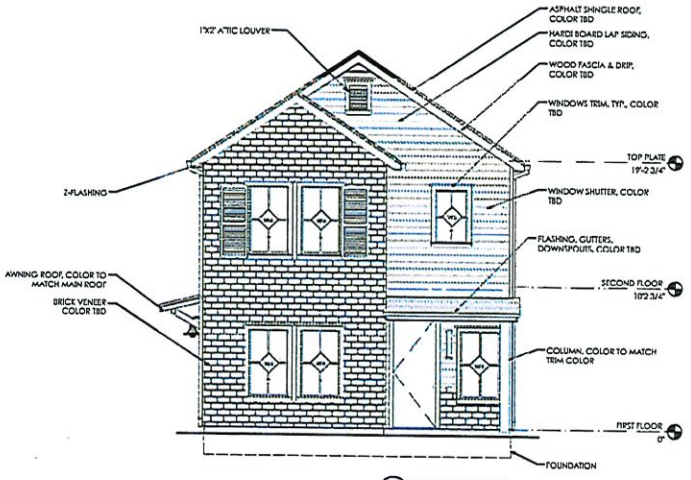
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Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

4239 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
City of SAGINAW

Unit Type: 4 Bedroom Rear

Sheet Title: Elevations

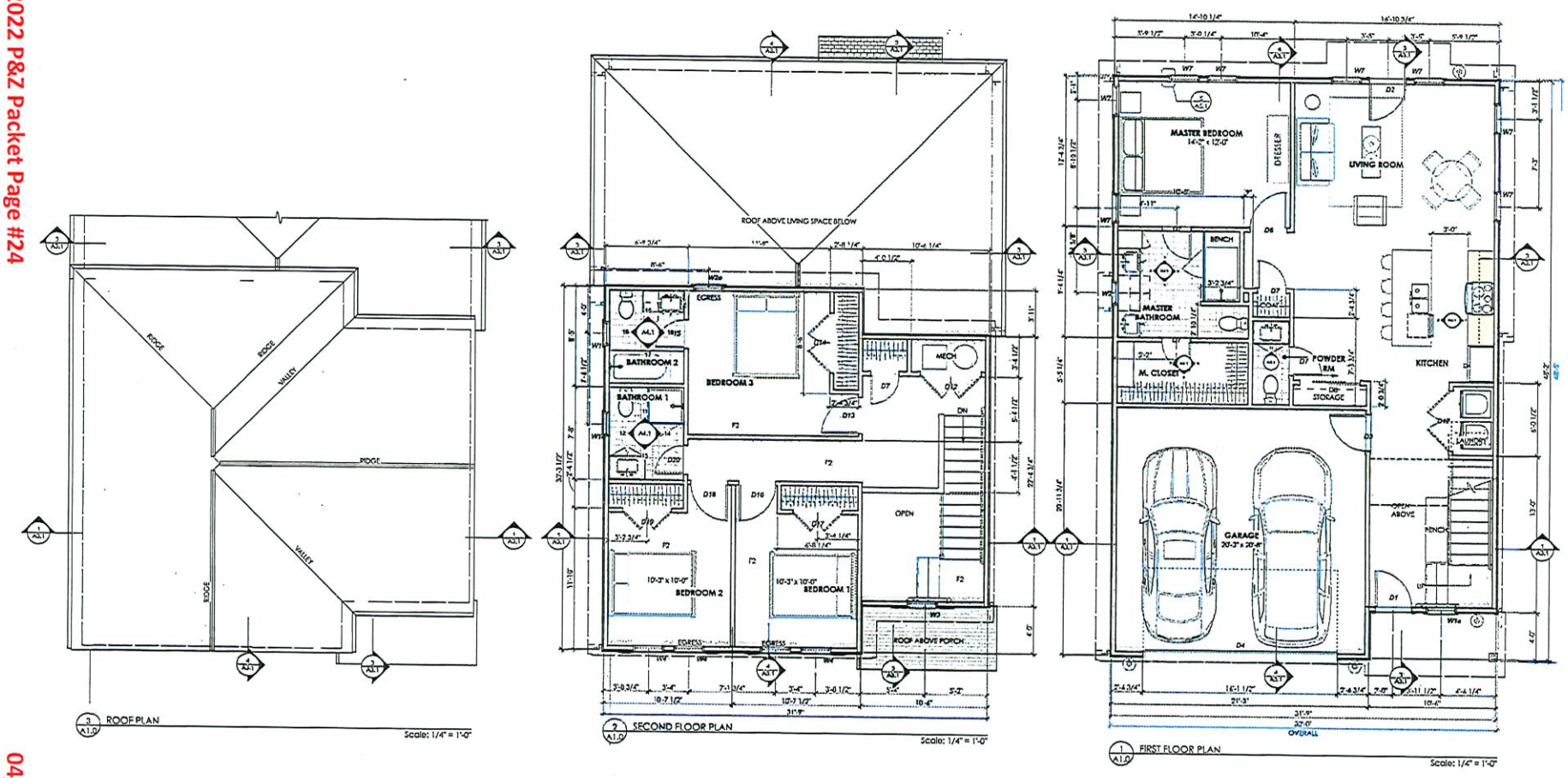
Issue/Revisions
Review Set 2/14/22

Date 1/25/22

Unit 7

Sheet Number A2.1

04/12/2022 P&Z Packet Page #23



RESIDENTIAL UNIT TYPE 8

NET FIRST FLOOR	1020 SF
NET SECOND FLOOR	404 SF
NET TOTAL	1,716 SF
GARAGE	397 SF

MCLEROY SFR - RESIDENTIAL

City of SAGINAW

Unit Type: 4 Bedroom Front

Sheet Title: Floor Plans

Issue/Revisions

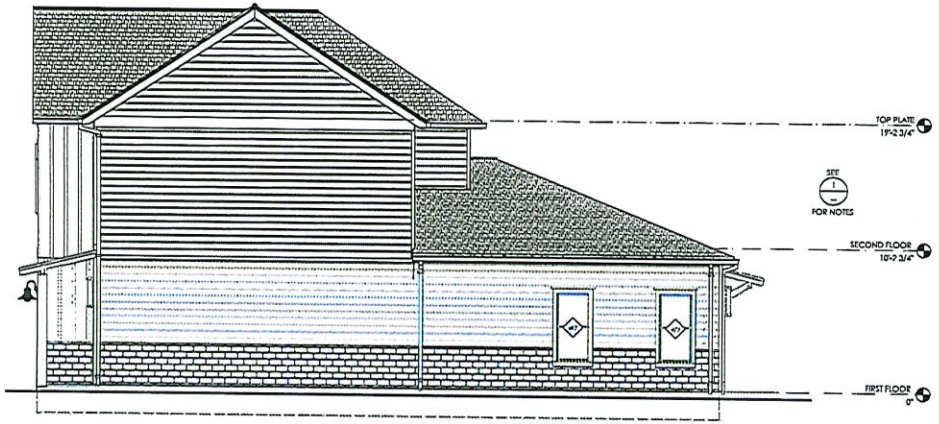
Review Set 2/14/22

Done

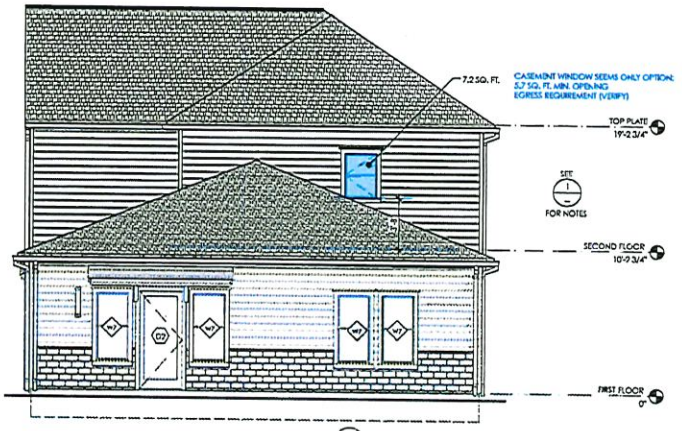
Unit 8

A1.0

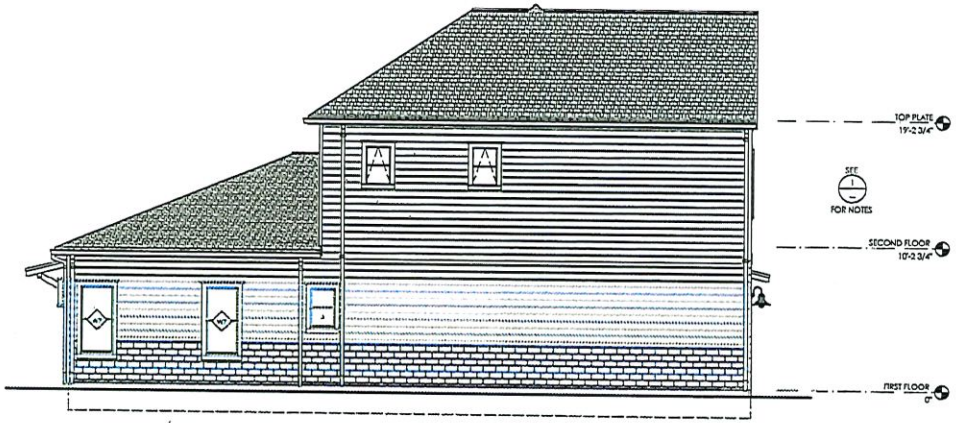
04/12/2022 P&Z Packet Page #24



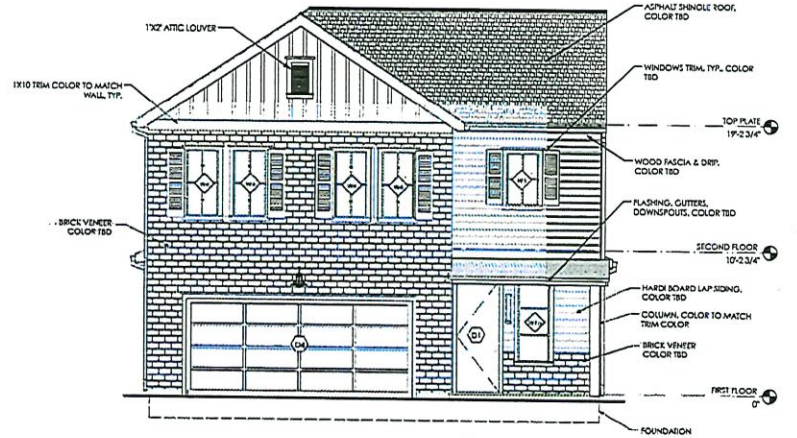
4 A2.1 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 A2.1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 A2.1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

FOR REVIEW ONLY

ARCHITECTS LLC
4258 Shorecrest Drive
Dallas, TX, 75209

Project Name: MCLEROY SFR - RESIDENTIAL
Address: City of SAGINAW
Unit Type: 4 Bedroom Front
Sheet Title: Elevations
Issue/Revisions
Review Set 2/14/22
Date
Unit: 8
Sheet Number: A2.1

04/12/2022 P&Z Packet Page #25

Legals

PUBLIC HEARING NOTICE
Mansfield Board of Adjustment will hold public hearing on 4/6/2022 at 6PM in Council Chambers at City Hall 1200 E Broad St Mansfield TX to consider:
ZBAA22-002: Request for Special Exceptions under Sec 155.062(E)(6) of the Code of Ordinances to allow an 750sf addition to an existing 737sf accessory building for a total area of approx. 1487sf and a height of approx. 17', and for an existing accessory building with an area of approx. 900sf and a height of approx. 16' at 1678 Cardinal Rd.
IPL0065019
Mar 24 2022

NOTICE
The City of Fort Worth is hereby giving public notice that they are considering the renaming of Echo Lake Park, located at 1000 Echo Lake Dr. The recommended name being considered is:
Ciquio Vasquez Park
In accordance with the Park and Facility Naming Policy, the City of Fort Worth is requesting comment on the proposed name Ciquio Vasquez Park. Comments should be submitted in writing to the Park and Recreation Department at 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, or by email to clintonwyatt@fortworthtexas.gov. Comments must be received by April 4, 2022.
The Park & Recreation Advisory Board is scheduled to take action at the meeting on April 27, 2022.
NOTICIA PÚBLICA
Por la presente, la Ciudad de Fort Worth notifica al público que están considerando cambiar el nombre de Echo Lake Park, ubicado en 1000 Echo Lake Dr. El nombre recomendado que se está considerando es:
Ciquio Vasquez Park
De acuerdo con la Política de denominación de parques e instalaciones, la ciudad de Fort Worth solicita comentarios sobre el nombre propuesto Parque Ciquio Vasquez. Los comentarios deben enviarse por escrito al Departamento de Parques y Recreación en 4200 South Freeway, Suite 2200, Fort Worth, TX 76115, o por correo electrónico a clintonwyatt@fortworthtexas.gov. Los comentarios deben recibirse antes del 4 de abril de 2022.
La Junta Asesora de Parques y Recreación está programada para tomar medidas en la reunión del 27 de abril de 2022.
IPL0065496
Jan 27,Feb 17,Mar 24 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2021 NORTH RIVERSIDE RESURFACING PROJECT, City project No. 102877 will be received by the City of Fort Worth Purchasing Office until 1:00 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
44,000 SY 2" Asphalt Pavement Surface Course, Type D
44,000 SY 2" Surface Milling
200 CY Asphalt Base Repair
3,520 SF Barrier Free Ramp
5,500 LF 4' Sidewalk
5,500 LF 7" Concrete Curb & Gutter
34,060 LF HAS Pavement Marking
4 EA RRFB Assembly Double Sided, Solar
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from TransSystems, 600 W 7 th St #1100, Fort Worth, TX 76102. Bidders shall coordinate the purchase and exchange of any documents by email to KWatt@TransSystems.com and/or telephone at 817-334-4424.
The cost of Bidding and Contract Documents is: Set of Bidding and Contract Documents with full size drawings: $150.00 Set of Bidding and Contract Documents with half size (1 available) drawings: $120.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

CITY OF SAGINAW
PUBLIC NOTICE
REVISED BUDGET PUBLIC HEARING
On Tuesday, April 5, 2022 at 6:00 p.m. the Saginaw City Council will hold a Public Hearing concerning revisions to the 2021-2022 fiscal year budget. This meeting will be held at the Saginaw City Hall, 333 W. Mc Leroy Blvd. Copies of the proposed budget revisions are available for public inspection at the City Secretary's Office at the City Hall, 333 W. Mc Leroy Blvd., Monday-Thursday, 7:30 a.m. until 5:30 p.m. and Friday, 7:30 a.m. until 11:30 a.m.
Todd Flippo, Mayor
City of Saginaw
IPL0065860
Mar 24 2022

Zoning Case PD21-5
CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
CUM_000010
Published Mar 24, 2022

INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Proposed Retaining Wall at Vickery Blvd, City Project No. 102446 will be received by the City of Fort Worth Purchasing Office until 1:30 P.M. CST, Thursday, April 14, 2022 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following: Constructing new retaining wall adjacent to the existing wall on Vickery Blvd to address slope failure.
1362 LF – Drill Shaft (36 in)
2260 SF – Retaining Wall (Drill Shaft) (Fascia)
3160 CY – Embankment (Final) (Density Control) (Ty II)
2260 SY – Excavation (Special)
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/ and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Copies of the Bidding and Contract Documents may be purchased from Nikki McLeroy, 817-392-8363, City of Fort Worth, TPW, 200 Texas St., Fort Worth, TX 76102.
The cost of Bidding and Contract Documents is: $30.00
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at http://fortworthtexas.gov/purchasing/
PREBID CONFERENCE -- Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Tuesday, March 29, 2022
TIME: 1:30 PM
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions

TABC
Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) by the City of Fort Worth/Parks & Community Services Dept dba Rockwood Golf Course, to be located at 1851 Jacksboro Highway, Fort Worth, Tarrant, Texas. City officers are Richard Zavala, Director, and David Lewis, Assistant Director.
IPL0065160
Mar 24-25 2022

PUBLIC NOTICE
Competitive sealed proposals for Fire Sprinklers, Security, and Site Utilities, for the Lake Worth Lucyle Collins Middle School Additions are being accepted by Lake Worth Independent School District. Proposers may obtain an electronic copy of contract documents by contacting the Construction Manager, Gallagher Construction Services, 3501 Teken Drive, Suite 100, Richardson, Texas 75082, 682.422.1882. Electronic contract documents will also be furnished to area plan rooms.
Electronically submitted proposals shall be submitted to bids@lwisd.org and received before 2:00 PM, local time, Tuesday, April 5, 2022. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and tabulated by the Construction Manager. A complete proposal tabulation will be made available on the Construction Manager's website as soon as practical after opening of electronic proposals. After proposals are opened and tabulated, post proposal conferences will be conducted as necessary, and recommendations presented to the Owner for consideration of awarding contracts.
IPL0065653
Mar 17,24 2022

CITY OF FORT WORTH
PUBLIC NOTICE
Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, March 8, 2022.
ORDINANCE NO. 25368-03-2022
AN ORDINANCE AMENDING THE FORT WORTH FIRE CODE, CITY CODE CHAPTER 13, BY ADOPTING THE 2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION OF BUILDINGS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
SECTION 5.
Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars ($2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction there of shall be punishable as herein provided.
SECTION 9.
This ordinance shall take effect upon adoption and publication as required by law.
APPROVED AS TO FORM AND LEGALITY:
/s/ Melinda Ramos
St Assistant City Attorney
Adopted: March 8, 2022
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0065729
Mar 23-24 2022

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Due to the COVID19 Emergency declared by the City of Fort Worth and until the emergency declaration, as amended, is rescinded, sealed bids for the construction of East Powell Improvements ("Project") will be received by the City of Fort Worth Purchasing Office until (1:30 P.M. CST, Thursday, April 7th as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers and broadcast through live stream and CFW public television which can be accessed at http://fortworthtexas.gov/tvlive/. The general public will not be allowed in the City Council Chambers.
MBE to be 0% for this project
GENERAL DESCRIPTION OF WORK
Abandoning existing 2" waterline and installing new 8" PVC waterline
Removing existing 6" sanitary sewer line and installing new 8" PVC sewer line
Temporary Water Line
Temporary Pavements
PREQUALIFICATION
The Improvements included in this project must be performed by a contractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 00 21 13 – INSTRUCTIONS TO BIDDERS
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at http://www.fortworthtexas.gov/purchasing/

NOTICE
Bids are being accepted through 3/31/2022 for food and non-food items served to participants in the CACFP. Send inquiries to linda@lstykechildcare.com.
IPL0064588
Mar 13-18,20-25 2022

The Crowley Independent School District is accepting Request for Qualifications for the following: External Legal Services.
Detailed information on how to submit to the request for qualifications may be obtained from Crowley ISD Purchasing website https://www.crowleyisdtx.org/Page/2393. The proposal will advertise on March 24, 2022. The proposal will close on April 13, 2022 promptly at 2pm CST. This RFQ will not be publicly read aloud during the closing. Please read submittal instructions carefully before responding to any part of the advertised RFQ. Crowley ISD reserves the right to accept or reject any or all Request for Qualifications.
IPL0065976
Mar 24,31 2022

Zoning Case PD21-5
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case PD21-5
City Council: 04/12/22
General location: 6900 Matlock Road; generally located at the southwest corner of Matlock Road and Eden Springs.
Application for approval of a Planned Development for Residential Multi-Family-22 (PMF-22) uses, with a Development Plan, on approximately 9.91 acres.
IPL0065796
Mar 24 2022

CITY OF SAGINAW
PUBLIC NOTICE
Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on April 12, 2022 to consider a Development Plan and a change in zoning on approximately 12.849 Acres out of Tract 20, Abstract 1849, Alexander F. Albright Survey from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)). Property is located at the northeast corner of Old Decatur Road and McLeroy Boulevard.
Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on April 19, 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, 817-230-0600.
IPL0065995
Mar 24 2022

Invitation for Bid (IFB) – Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)
Types and Estimated Meals Served:
Partner Sites (delivery to individual site locations in DFW)–928 breakfast, 3418 lunches, & 1049 snacks per day; 31550 total breakfast, 116459 total lunches & 35732 total snacks
Mobile Sites (bulk delivery to CitySquare organization address)–150 breakfast & 1200 lunches per day; 7050 total breakfast & 55400 total lunches
Combined totals: 38600 breakfasts, 172859 lunches & 35732 snacks
Bonds: Bid bond of 5% of bid contract value required. A copy of the bid bond must accompany the IFB when submitted to CitySquare. 10% performance bond required of successful bidder.
Due Date of the Bid: 04/08/22 before 11:00am
Bid Opening: 11:00 am on 04/08/22 at CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Contracts are subject to review by the Texas Department of Agriculture, Food and Nutrition Division
USDA is an equal opportunity provider and employer.
Please contact KThomason@CitySquare.org for more information
IPL0065793
Published Mar 24, 2022

Invitation for Bid (IFB) -- Summer Food Service Program (SFSP)
Organization Requesting Bids: CitySquare, 1610 S Malcolm X Blvd, Ste 250, Dallas, TX 75226
Food Service Dates: 05/23/22-8/31/22 (Mon-Fri)
Locale Where Program Will Operate: Dallas Fort Worth area (DFW)

Devon Self Storage: PUBLIC AUCTION NOTICE
Notice is hereby given that public auctions will be held at 2 self-storage facilities managed by Devon Self Storage. The address for each public auction, the tenant name, unit number and property description are itemized by location below. The Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storagetreasures.com. Online bidding for both sites will begin at 10:00am on 3-17-2022 and will continue until 10:00am on 4-1-2022 at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storagetreasures.com for all other terms and conditions governing the bidding and auction process.
Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth TX 76116. 1222 Tessa M Williams-boxes,totes,clothes,coolers 1222 Tessa Williams-boxes,totes,clothes,coolers 4057 Jesse Robles-mirror,clothes,bags 4072 Suany A Rivb Castro-microwave,dresser,chairs 1257 Deborah Cole-bike,bags,chair 014 William Newsom-couch,mattresses,boxes 1209 Katonsha Tave-washer,dryer
Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131
254 Heather C Hammack-cage,decor,boxes 2022 Genevlav D Pitts-table,table 812 Duangporn N Pullum-toys,boxes,tools 2028a Edward G Rodriguez Jr tables,boxes,totes
IPL0064581
Mar 17,24 2022

Animals

Dogs

Pomeranian Pups
2 fem 8wks old $400 ea
817-771-9761

AKC Golden Retriever Pups, $1200, dep. $600, 1st shots & wormed. Ready 4/10. 254-717-6483, Waco, TX.

Pet Misc.

One Size does not fit all!
Are you considering bringing a puppy into your home?
While puppies are cute and adorable, all puppies grow, and some grow a lot.
Before you decide on a puppy, do some research. Meet responsible breeders, find the right dog for your lifestyle and learn about "all things dog". Come to the Fort Worth Dog shows Friday March 25th thru Sunday March 27th at Amon Carter
Sponsored by Texas Combined Specialty Association consisting of 21 AKC Clubs

Real Estate

For Rent

For lease 31 brick south of Benbrook, no children under 18. 817-988-1738 leave phone # with VM

For Sale

New Mexico Ranch for Sale
1,063 Acres in San Miguel County, NM 1 hour from Santa Fe & ready for development!
info@republicranches.com
888-726-2481 $1,378,688

100 Kennedale Sub Unit Rd. Emerald Hills Memorial Park
Kennedale, Texas 76060
2 Cemetery lots side by side for sale
Last 2 in the founders area, premium curb side.
817-919-4175. After 430pm before 9am. $5300.00 for both. Firm. Cashiers check only.

House for sale 2/1, 3018 Sappington Pl, $130,000
817-692-5888

Real Estate Misc.



IF YOU WANT THE BEST CASH OFFER FOR YOUR HOUSE
CALL TODAY
817-506-4259
Eileen Petroski, Realtor
*No Commissions
*No Closing Costs
*No Repairs
Just Quick Cash that means
MORE MONEY FOR YOU!
Buying homes in DFW since 1985
817-506-4259
Househunterstexas.com

Room for rent. Attached bath $600 mo. Utilities paid. Bedford. 817-475-3014

4 Cemetery Lots for sale in BlueBonnet Hills Memorial Park $6500 each in lot 544 Garden of Rainbow 817-565-6354

WE BUY MOBILE HOMES CASH TEXT OR CALL Chris 469-849-8400 mantounited.com/fast-cash-offer

Service Directory

Yard & Exterior Improvement

D-3 Plumbing
Senior and Military Discounts
682-472-3997

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

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

BRICK, STONE MASONRY
AMJ Masonry - Mailboxes, Repair and Stone Borders 682-558-6068

Frank's Roofing. Comp, TPO, Gutters, Concrete Work, Constr, co Free Est.45yr exp **817-797-7875**

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

Lawn/Garden/Landscaping/Trees

Yard and Roofing Repair Weeding, mow, flowerbed,Roof leaks,Maid service $160 817-689-4774

Removal,Trimming,Stump Grinding
682-432-2876

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

ROOF LEAKS. Lawn Care, tree trim, handyman, leaf clean-up, haul-off, sod installation. 817-500-2568

Misc. Service

HAULING
No job too small! Usually same day serv. Haul off, demo, clean out Free est. **817-566-4785**

ELECTRICAL & PLUMBING
Res. & Comm'l. Free Est. No job too large or too small. **817-566-4785**

HOME REPAIRS, interior/exterior, no job is small. Free Est., License & Insured **817-566-4785**



AUTO INSURANCE
AMCO INSURANCE
LIABILITY FROM
$39 MONTH
AMCO.NET
713-766-6000
AMCO.NET AMCO.NET

Dignified Hoarding Relief. 18 years experience, Confidential, Complimentary Consult. 817.692.2552

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

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

Miscellaneous

Automotive

WE BUY CARS
Top dollar. Wanted dead or alive. Fast cash, pick up today. 817-284-1819

Garage Sales

Huge Garage Sale
Hurst 632 Bluebonnet Dr 76053 - 3/24, 3/25, 3/26 - Clothes, comics books, records, CDs, housewares, toys, movie posters, games, books, etc.

Antique Roll Top Oak Desk, Mahogany drop front desk 817-457-6600

Moving Sale! 1309 Wade Hampton St., Benbrook 76126. Thur. 12-4 p.m.; Fri/Sat 8a-4p.; Sun. 1p-5p.

Merchandise

PREMIER GUN SHOWS @ TEXAS MOTOR SPEEDWAY
SAT. MAR. 26, 9am-5pm
SUN. MAR. 27, 10am-4pm
3545 Lone Star Circle
Over 200 Tables!
PremierGunShows.com
817-732-1194

Misc.

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

Wanted Dallas Cowboy Season tickets and college Football. Buying all locations. Top $ paid. Please call 940-765-8765

Framed wildlife art by famous wildlife artists. By appointment Louis 817-284-5838

2 burial lots in Bluebonnet Cemetery, Colleyville.

04/12/2022 P&Z Packet Page #25 04/12/2022 P&Z Packet Page #26

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

February 24, 2022

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING
FOR THE "MCLEROY COTTAGES"

RE: Consideration of a Request to Change the Zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres of Land Out of Tract 2C, Abstract 1849, Alexander F. Albright Survey at the Northeast Corner of Old Decatur Road and McLeroy Boulevard.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 12th day of April, 2022 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day of April, 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 Bourke Harvey, 1608 Rogers Road, Fort Worth, Texas 76107 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.

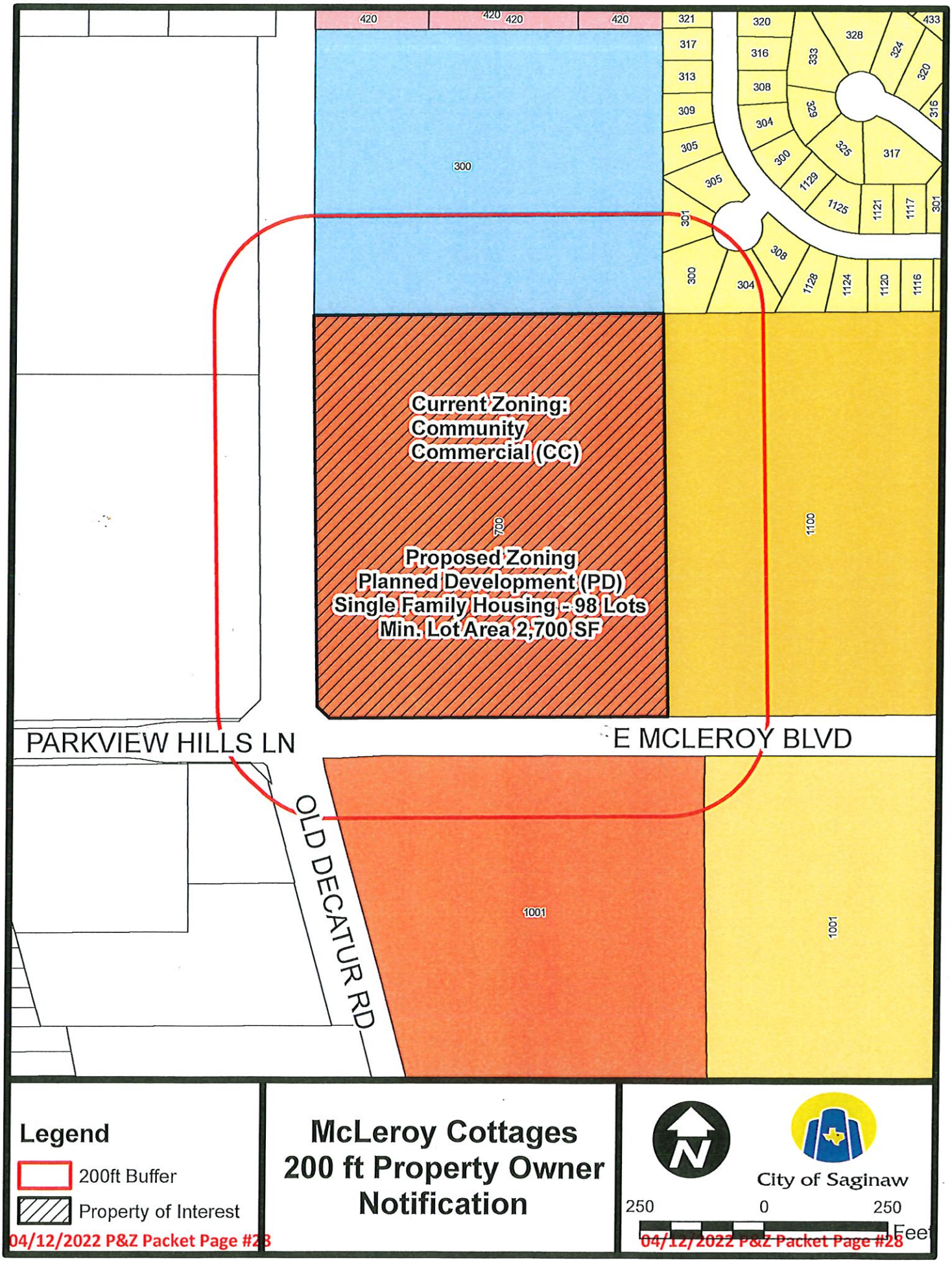
The enclosed map shows the area of request. The circle around the area is that which property owners are required by law to be notified. Only that area that is cross-hatched is the property to be considered. A site plan is also included providing a brief overview of the proposed development.

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 Manager

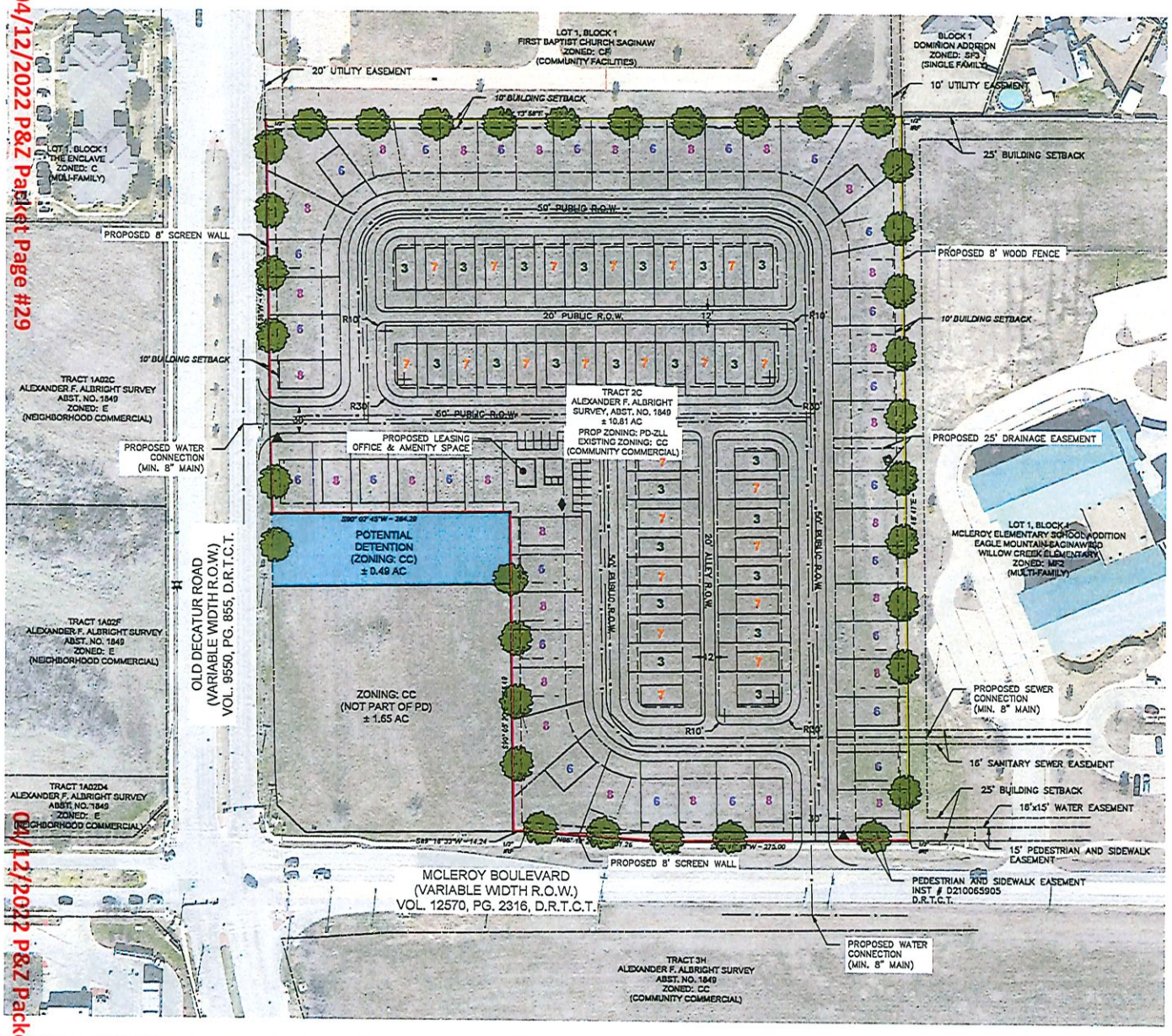
Enclosures: Map of requested property, site plan, and reply form.

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GRAPHIC SCALE IN FEET
0 40 80 160
1"=80' @ 18x24

LEGEND

- PROPERTY BOUNDARY
- MONUMENT SIGN
- MAILBOX KIOSK



VICINITY MAP
N.T.S.

NOTES

1. MINIMUM BUILDING SEPARATION = TEN (10) FEET.
   MINIMUM FRONT SETBACK (STREET-LOADED) = TWENTY (20) FEET.
   MINIMUM FRONT SETBACK (ALLEY-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (STREET-LOADED) = TEN (10) FEET.
   MINIMUM REAR SETBACK (ALLEY-LOADED) = TWENTY (20) FEET.
2. A TEN (10) FOOT LANDSCAPE BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE PLANNED DEVELOPMENT DISTRICT. LANDSCAPE BUFFER WILL INCLUDE ONE CANOPY TREE PER SEVENTY-FIVE (75) LINEAR FEET.
3. A MINIMUM OF ONE CANOPY TREE PER TWO LOTS WILL BE PLANTED (INCLUSIVE OF LANDSCAPE BUFFER REQUIREMENTS).
4. HOME AND AMENITY ELEVATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT.
5. MINIMUM MASONRY REQUIREMENT FOR HOMES:
   FRONT FACADE = SIXTY PERCENT (60%).
   ALL OTHER FACADES = FIFTEEN PERCENT (15%).
   AVERAGE OF ALL FACADES SHALL NOT BE LESS THAN THIRTY PERCENT (30%).

RESIDENTIAL SUMMARY

HOME TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	TYPICAL LOT DIMENSIONS	# OF STORIES	HOMES (+/-)	% OF HOMES
GRAFTON 3	THREE	1303	28'	33' x 80'	TWO	22	22.9%
ORCHARD 6	1436	1435	28'	42' x 80'	TWO	25	26.0%
BROWNING 7	FOUR	1402	28'	33' x 80'	TWO	22	22.9%
FULTON 8	FOUR	1716	28'	42' x 80'	TWO	27	28.1%
TOTALS/ AVERAGE		1525				96	100%

PARKING SUMMARY

TOTAL =	203 spaces
	11 Head-In
	192 Enclosed Attached Garage

OWNER:

BOURKE HARVEY
OLD DECATUR ROAD LIMITED PARTNERHSIP
3905 ALAMO AVENUE
FORT WORTH, TX 76107
817-738-9355

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JORDAN V. MARLIA, PE
HUITT-ZOLLARS
500 WEST 7TH STREET
STE. 300
FORT WORTH, TX 76102-4728
817-335-3000

McLEROY COTTAGES

PD DEVELOPMENT PLAN
SAGINAW, TX
MARCH 2022

RECORD STREET
RESIDENTIAL

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REPLY FORM

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

If you have questions concerning the request, you may call 817-230-0440.

Planning & Zoning Commission Meeting on 04/12/2022 begins at 6:00 p.m. and City Council Meeting on 04/19/2022 at 6:00 p.m. to consider a request to change the zoning from Community Commercial (CC) to a Planned Development (PD for Zero Lot Line Residential (ZLL)) on approximately 10.811 Acres out of Tract 2C, Abstract 1849, Alexander F. Albright Survey northeast corner of Old Decatur Road and McLeroy Boulevard.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

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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: April 12, 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 Beltmill, Blocks A-L, 115.432 Acres Out of B. Thomas Survey, Abstract 1497

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads. The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

Lot 1, Block B was previously platted for The Grand at Saginaw along with the right-of-ways for Beltmill Parkway and Millstone Parkway. The developer has submitted a Preliminary Plat for consideration that incorporates the previously platted property as well as the currently unplatted property.

Engineer/Surveyor: John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.

The table on page 2 gives an overview of lots and Park/Open Space/Easements.

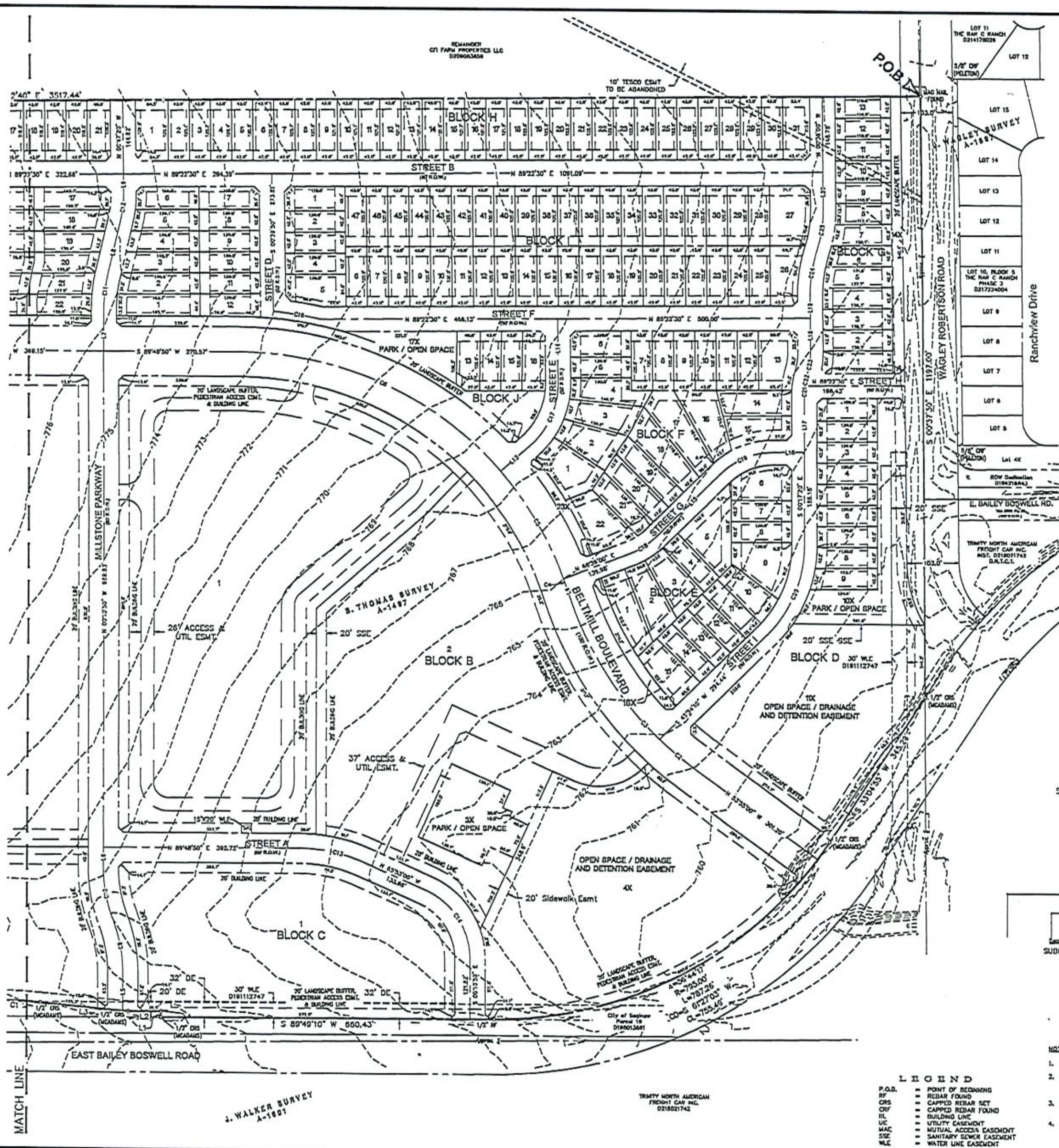
If you have any questions, please let me know.

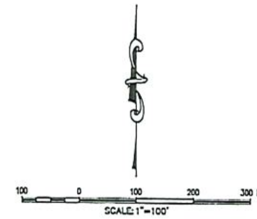
04/12/2022 P&Z Packet Page #31

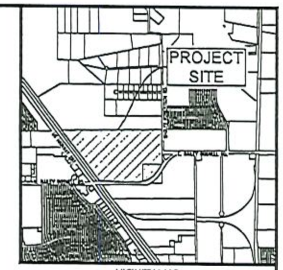
Beltmill Preliminary Plat

Block	Lot #	Total Acreage	Notes	"x" Acreage
A	4	38.326	Lot 4x Drainage Easement/Open Space	1.497
B	3	22.084	Lot 3x Open Space/Drainage Easement/Detention	4.625
C	1	4.212		
D	11	4.685	Lot 10x Park/Open Space	0.881
			Lot 11x Open Space/Drainage Easement/Detention	2.741
E	16	2.434	Lot 16x Park/Open Space (buffer)	0.142
F	23	3.543	Lot 23x Park/Open Space (buffer)	0.105
G	13	1.552		
H	31	3.613		
I	47	5.662		
J	17	2.76	Lot 17x Park/Open Space	0.827
K	23	4.107	Lot 23x Park/Open Space	1.283
L	22	3.253	Lot 22x Park/Open Space	0.675
Totals	211	96.231		12.776

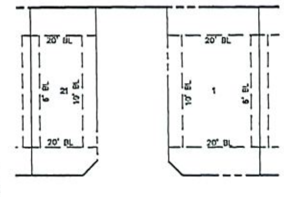
04/12/2022 P&Z Packet Page #32



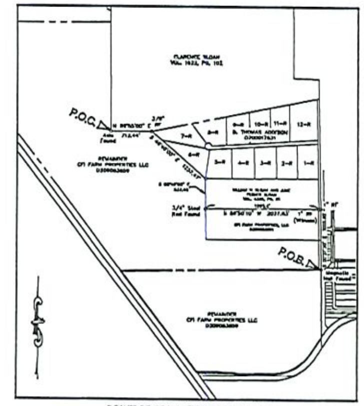




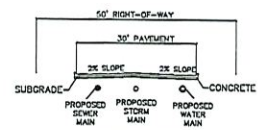
VICINITY MAP
1"=2000'



TYPICAL BUILDING LINE
N.T.S.

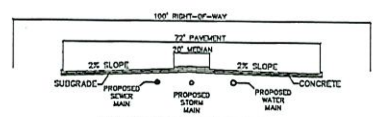


POINT OF COMMENCING KEY MAP
1"=1000'



TYPICAL STREET SECTION
N.T.S.

B-B'



TYPICAL BELTMILL PARKWAY STREET SECTION
N.T.S.

A-A'

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
In the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

1/2

McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.pzcom.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. LLH-19000

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7595
Contact: DON ALLEN

LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

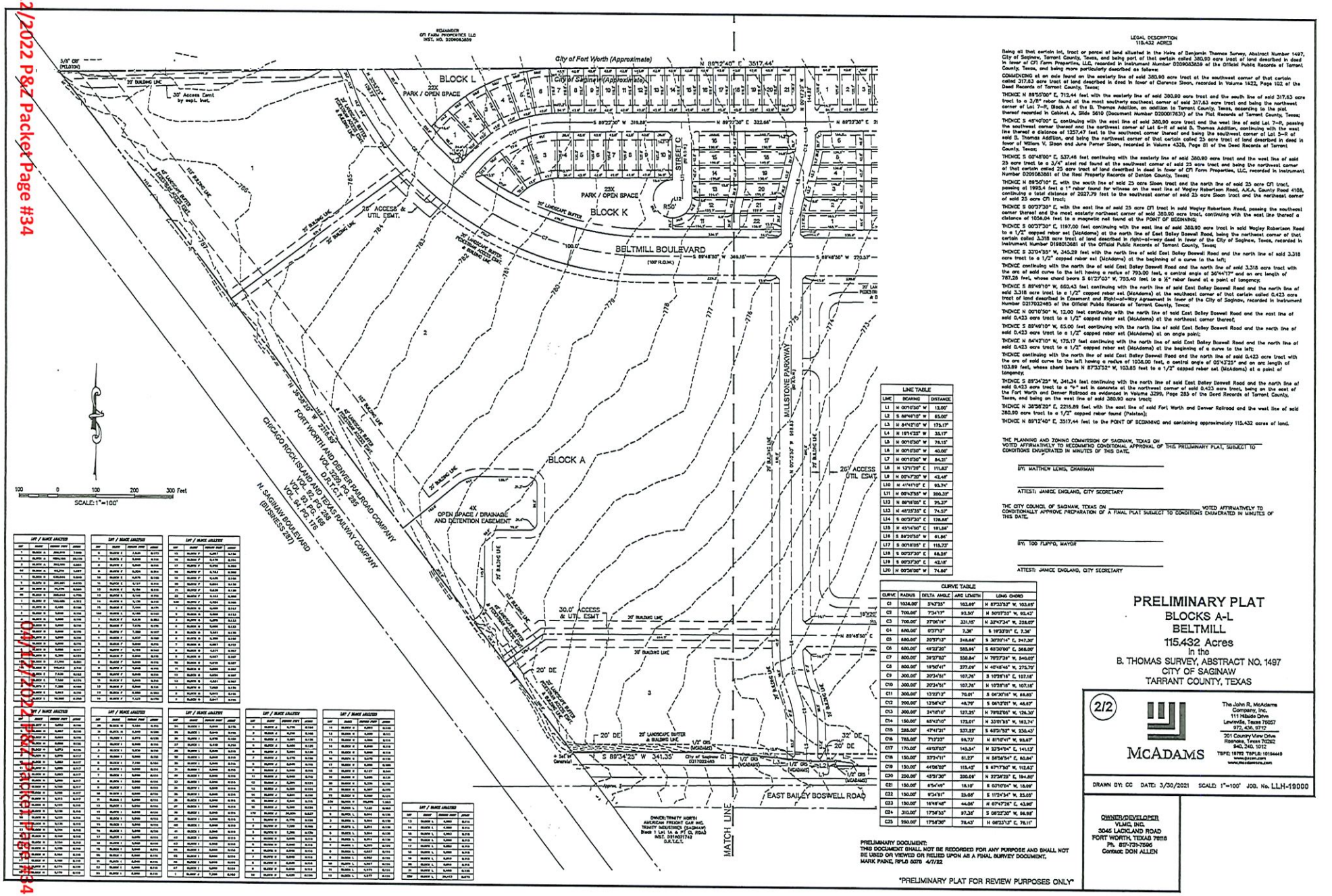
NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
4. Contour lines shown hereon taken from DFW Maps.

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°07'30" W	13.00'
L2	S 89°48'10" W	65.00'
L3	N 84°42'10" W	175.17'
L4	N 19°14'33" W	35.17'
L5	N 00°07'30" W	78.15'
L6	N 00°07'30" W	40.00'
L7	N 00°07'30" W	84.31'
L8	N 13°11'39" E	111.83'
L9	N 00°47'30" W	42.46'
L10	N 41°41'10" E	93.74'
L11	N 00°43'55" W	200.39'
L12	N 89°16'05" E	35.27'
L13	N 48°37'35" E	74.57'
L14	S 00°37'30" E	128.88'
L15	N 45°14'50" E	181.86'
L16	S 89°20'50" W	61.86'
L17	S 00°16'05" E	115.73'
L18	S 00°37'30" E	86.26'
L19	S 00°37'30" E	42.18'
L20	N 00°26'00" W	74.86'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1034.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C2	700.00'	7°24'17"	90.50'	N 90°07'33" W, 90.43'
C3	700.00'	27°06'19"	331.15'	N 32°47'34" W, 328.07'
C4	580.00'	0°37'12"	7.36'	S 19°33'01" E, 7.36'
C5	580.00'	20°57'13"	340.68'	S 30°19'14" E, 347.30'
C6	580.00'	49°32'26"	501.44'	S 68°30'00" E, 468.00'
C7	800.00'	28°27'03"	550.84'	N 79°23'38" W, 540.03'
C8	800.00'	19°56'41"	277.09'	N 40°48'46" W, 275.70'
C9	300.00'	20°34'51"	107.76'	S 10°38'16" E, 107.16'
C10	300.00'	20°34'51"	107.76'	N 10°38'16" W, 107.16'
C11	300.00'	13°32'13"	70.91'	S 06°36'16" W, 69.85'
C12	200.00'	13°56'42"	48.79'	S 06°13'01" W, 48.67'
C13	300.00'	24°18'16"	127.25'	N 79°02'05" W, 126.30'
C14	150.00'	65°43'16"	173.01'	N 33°01'55" W, 163.74'
C15	285.00'	47°41'21"	237.23'	S 63°31'32" W, 230.43'
C16	785.00'	7°13'33"	98.73'	N 81°01'41" W, 98.67'
C17	170.00'	49°03'03"	145.54'	N 32°54'04" E, 141.13'
C18	150.00'	33°21'11"	87.27'	N 58°56'54" E, 86.04'
C19	130.00'	44°06'02"	115.43'	S 67°17'50" W, 112.62'
C20	230.00'	45°31'30"	200.09'	N 37°36'23" E, 194.80'
C21	150.00'	6°54'48"	18.10'	S 02°07'06" W, 18.09'
C22	150.00'	9°34'31"	25.06'	S 11°54'54" W, 25.03'
C23	150.00'	16°48'48"	44.04'	N 07°47'25" E, 43.89'
C24	310.00'	17°36'33"	97.38'	S 08°22'30" W, 96.98'
C25	350.00'	17°36'30"	98.43'	N 08°23'13" E, 98.11'

LEGAL DESCRIPTION
115.432 ACRES

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

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

THENCE N 89°52'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 317.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200077631) of the Plat Records of Tarrant County, Texas;

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

THENCE S 00°48'00" E, 537.48 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083881 of the Real Property Records of Denton County, Texas;

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

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wegley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1034.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wegley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D188013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'35" W, 345.28 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 793.00 feet, a central angle of 36°41'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 753.49 feet to a ½" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022465 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 13.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°48'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

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

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1034.00 feet, a central angle of 05°43'25" and an arc length of 103.89 feet, whose chord bears N 87°33'52" W, 103.85 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3295, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 35°56'20" E, 2216.83 feet with the west line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Paistan);

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

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____ VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: TOD FILIPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
In the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McADAMS
The John R. McAdams Company, Inc.
111 Halsdo Drive
Lewisville, Texas 75057
972.436.1212
201 Country View Drive
Roanoke, Texas 76262
940.240.1212
TBPE: 18793 TBPLS: 10194449
www.jrcm.com
www.mcadamsinc.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No. LLH-19000

OWNER/DEVELOPER
VLMC, INC.
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7596
Contact: DON ALLEN

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 4/7/22

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

04/12/2022 P&Z Packet Page #34

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: April 15, 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 The Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

BACKGROUND/DISCUSSION:

On April 20, 2021, City Council approved a Planned Development for the Beltmill development located north of Bailey-Boswell, west of Wagley-Robertson and east of N. Saginaw Boulevard, BNSF and UP railroads.

The PD was amended on November 16, 2021, 2022 to provide revised development standards in the northwest corner (Tracts 2 & 3) of the development.

The Preliminary Plat for Beltmill is being considered as a separate item.

Engineer/Surveyor: The John R. McAdams Company, Inc.

Existing Zoning: Planned Development (PD)

Developer: VLMC, Inc.Tricon Residential

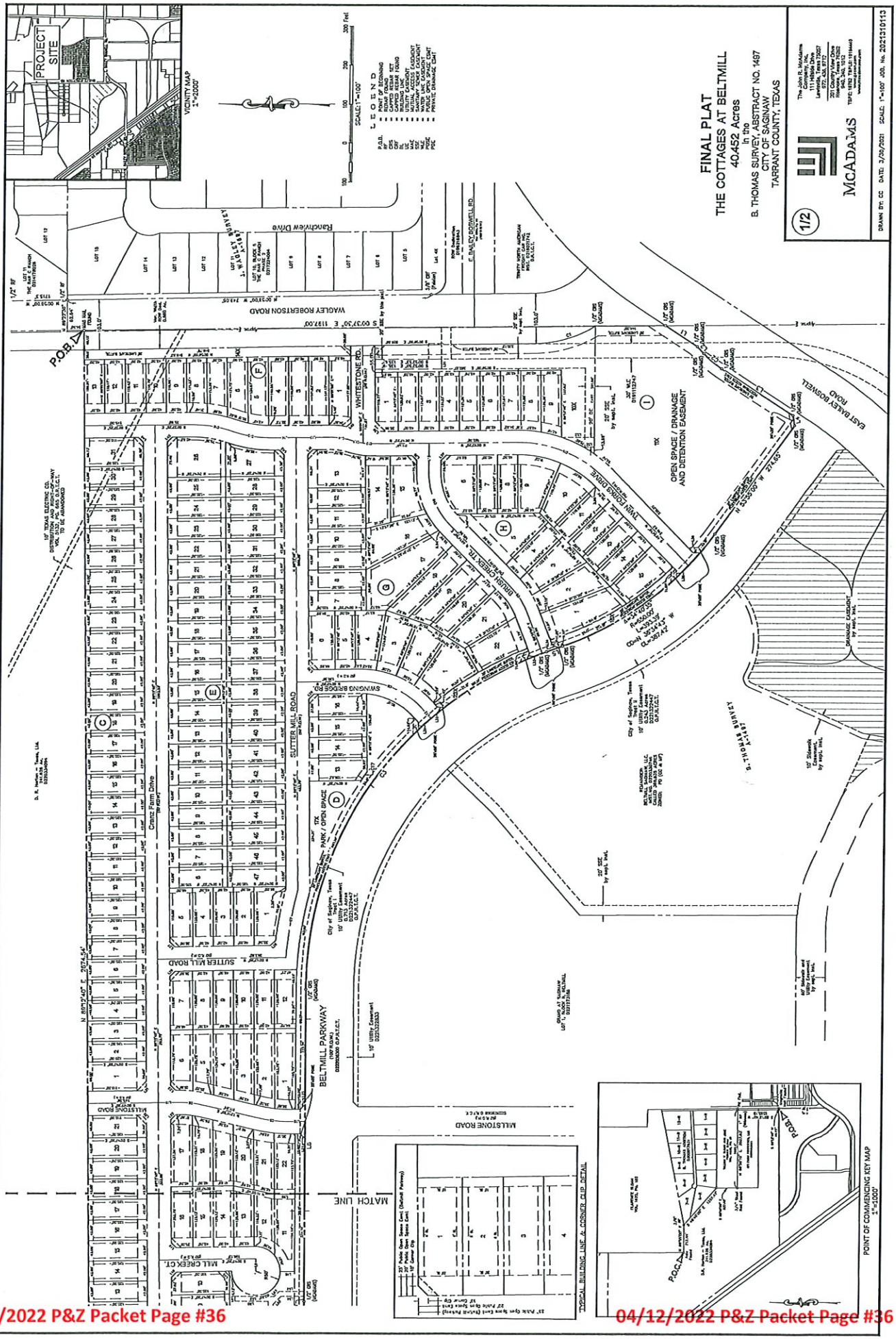
The plat consists of the following:

Gross Area – 40.452 Ac.
Right-of-way Area – 8.401 Ac.

196 Residential Lots – 25.732 Ac.
8 Open Space/HOA Lots – 6.319 Ac.
204 Total Lots (Net Area) – 32.052 Ac.

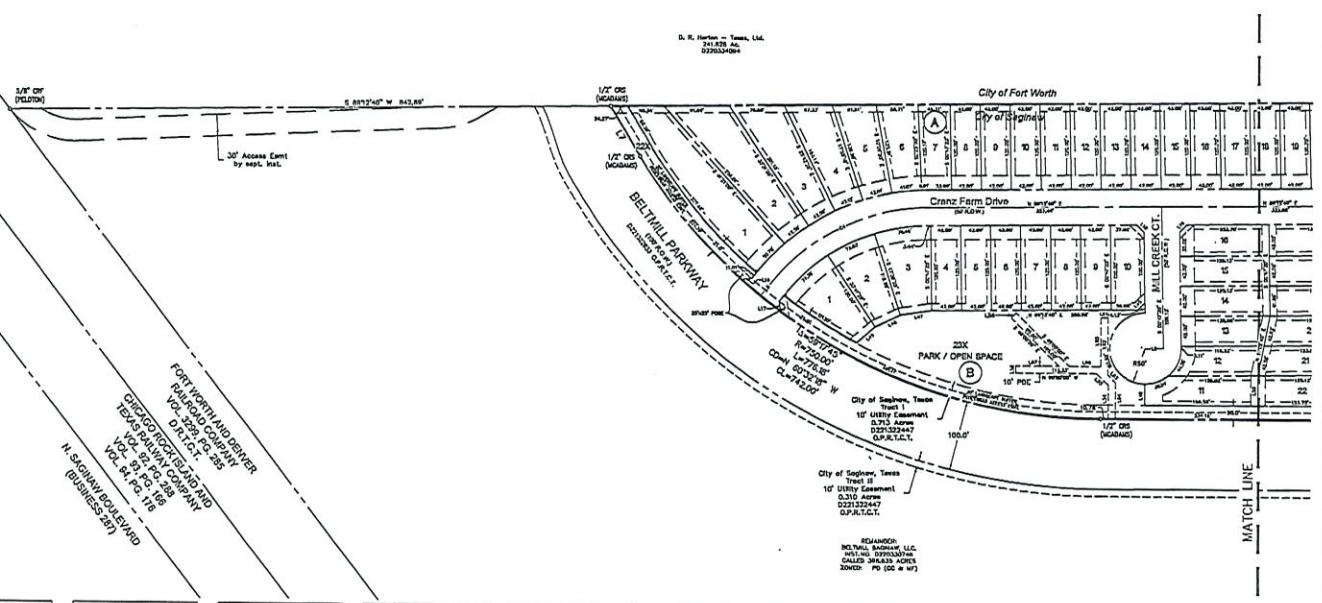
If you have any questions, please let me know.

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LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	15,678	0.360
2	BLOCK A	13,144	0.302
3	BLOCK A	5,918	0.358
4	BLOCK A	7,933	0.182
5	BLOCK A	6,734	0.155
6	BLOCK A	6,122	0.141
7	BLOCK A	5,203	0.120
8	BLOCK A	5,040	0.116
9	BLOCK A	5,040	0.116
10	BLOCK A	5,040	0.116
11	BLOCK A	5,040	0.116
12	BLOCK A	5,040	0.116
13	BLOCK A	5,040	0.116
14	BLOCK A	5,040	0.116
15	BLOCK A	5,040	0.116
16	BLOCK A	5,040	0.116
17	BLOCK A	5,040	0.116
18	BLOCK A	5,040	0.116
19	BLOCK A	5,040	0.116
20	BLOCK A	5,040	0.116
21	BLOCK A	5,470	0.126
22	BLOCK A	6,371	0.146
23	BLOCK B	7,285	0.167
24	BLOCK B	6,734	0.155
25	BLOCK B	7,521	0.173

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
4	BLOCK B	5,040	0.116
5	BLOCK B	5,040	0.116
6	BLOCK B	5,040	0.116
7	BLOCK B	5,040	0.116
8	BLOCK B	5,040	0.116
9	BLOCK B	5,040	0.116
10	BLOCK B	5,040	0.116
11	BLOCK B	5,040	0.116
12	BLOCK B	5,040	0.116
13	BLOCK B	5,040	0.116
14	BLOCK B	5,040	0.116
15	BLOCK B	5,040	0.116
16	BLOCK B	5,040	0.116
17	BLOCK B	5,040	0.116
18	BLOCK B	5,040	0.116
19	BLOCK B	5,040	0.116
20	BLOCK B	5,040	0.116
21	BLOCK B	5,040	0.116
22	BLOCK B	5,412	0.124
23	BLOCK B	55,336	1.268
1	BLOCK C	7,198	0.165
2	BLOCK C	5,040	0.116
3	BLOCK C	5,040	0.116
4	BLOCK C	5,040	0.116
5	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
6	BLOCK C	5,040	0.116
7	BLOCK C	5,040	0.116
8	BLOCK C	5,040	0.116
9	BLOCK C	5,040	0.116
10	BLOCK C	5,040	0.116
11	BLOCK C	5,040	0.116
12	BLOCK C	5,040	0.116
13	BLOCK C	5,040	0.116
14	BLOCK C	5,040	0.116
15	BLOCK C	5,040	0.116
16	BLOCK C	5,040	0.116
17	BLOCK C	5,040	0.116
18	BLOCK C	5,040	0.116
19	BLOCK C	5,040	0.116
20	BLOCK C	5,040	0.116
21	BLOCK C	5,040	0.116
22	BLOCK C	5,040	0.116
23	BLOCK C	5,040	0.116
24	BLOCK C	5,040	0.116
25	BLOCK C	5,040	0.116
26	BLOCK C	5,040	0.116
27	BLOCK C	5,040	0.116
28	BLOCK C	5,040	0.116
29	BLOCK C	5,040	0.116
30	BLOCK C	5,040	0.116

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
31	BLOCK C	6,977	0.160
1	BLOCK D	7,244	0.166
2	BLOCK D	6,720	0.154
3	BLOCK D	6,319	0.145
4	BLOCK D	5,978	0.137
5	BLOCK D	5,462	0.125
6	BLOCK D	5,765	0.132
7	BLOCK D	5,360	0.123
8	BLOCK D	5,040	0.116
9	BLOCK D	5,040	0.116
10	BLOCK D	5,040	0.116
11	BLOCK D	5,040	0.116
12	BLOCK D	5,040	0.116
13	BLOCK D	5,520	0.127
14	BLOCK D	5,040	0.116
15	BLOCK D	5,040	0.116
16	BLOCK D	5,040	0.116
17	BLOCK D	5,040	0.116
18	BLOCK D	5,040	0.116
19	BLOCK D	5,040	0.116
20	BLOCK D	5,040	0.116
21	BLOCK D	5,040	0.116
22	BLOCK D	5,040	0.116
23	BLOCK D	5,040	0.116
24	BLOCK D	5,040	0.116
25	BLOCK D	5,040	0.116
26	BLOCK D	5,040	0.116
27	BLOCK D	5,040	0.116
28	BLOCK D	5,040	0.116
29	BLOCK D	5,040	0.116
30	BLOCK D	5,040	0.116
31	BLOCK D	5,040	0.116
32	BLOCK D	5,040	0.116
33	BLOCK D	5,040	0.116
34	BLOCK D	5,040	0.116
35	BLOCK C	5,040	0.116
36	BLOCK C	5,040	0.116
37	BLOCK C	5,040	0.116
38	BLOCK C	5,040	0.116
39	BLOCK C	5,040	0.116
40	BLOCK C	5,040	0.116
41	BLOCK C	5,040	0.116
42	BLOCK C	5,040	0.116
43	BLOCK C	5,040	0.116
44	BLOCK C	5,040	0.116
45	BLOCK C	5,040	0.116
46	BLOCK C	5,040	0.116
47	BLOCK C	5,040	0.116
1	BLOCK F	6,389	0.146
2	BLOCK F	5,938	0.136
3	BLOCK F	5,830	0.134
4	BLOCK F	5,814	0.134
5	BLOCK F	5,988	0.137
6	BLOCK F	5,364	0.124
7	BLOCK F	6,912	0.159
8	BLOCK F	6,846	0.158
9	BLOCK F	6,846	0.157
10	BLOCK F	6,853	0.157

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
11	BLOCK F	6,844	0.157
12	BLOCK F	6,853	0.157
13	BLOCK F	6,842	0.157
14R	BLOCK F	15,998	0.252
1	BLOCK G	8,930	0.205
2	BLOCK G	6,830	0.157
3	BLOCK G	6,684	0.153
4	BLOCK G	6,367	0.146
5	BLOCK G	5,040	0.116
6	BLOCK G	5,040	0.116
7	BLOCK G	5,040	0.116
8	BLOCK G	5,040	0.116
9	BLOCK G	5,040	0.116
10	BLOCK G	5,040	0.116
11	BLOCK G	5,040	0.116
12	BLOCK G	5,040	0.116
13	BLOCK G	5,040	0.116
14	BLOCK G	5,040	0.116
15	BLOCK G	7,018	0.161
16	BLOCK G	7,210	0.165
17	BLOCK G	6,852	0.157
18	BLOCK G	13,477	0.309
19	BLOCK G	7,350	0.173
20	BLOCK G	6,846	0.157
21	BLOCK G	7,462	0.171

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
22	BLOCK G	7,154	0.164
23R	BLOCK G	6,571	0.151
1	BLOCK H	9,151	0.210
2	BLOCK H	7,838	0.180
3	BLOCK H	7,086	0.163
4	BLOCK H	5,169	0.119
5	BLOCK H	10,550	0.242
6	BLOCK H	7,256	0.183
7	BLOCK H	5,040	0.116
8	BLOCK H	5,040	0.116
9	BLOCK H	7,686	0.181
10	BLOCK H	7,525	0.173
11	BLOCK H	5,040	0.116
12	BLOCK H	5,040	0.116
13	BLOCK H	5,040	0.116
14	BLOCK H	5,040	0.116
15	BLOCK H	6,843	0.157
16R	BLOCK H	6,155	0.143
1	BLOCK I	5,267	0.121
2	BLOCK I	6,082	0.117
3	BLOCK I	5,086	0.117
4	BLOCK I	5,084	0.117
5	BLOCK I	5,100	0.117
6	BLOCK I	5,106	0.117
7	BLOCK I	5,113	0.117

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
A	BLOCK I	5,196	0.119
239	BLOCK I	5,216	0.127
10R	BLOCK I	26,247	0.842
11R	BLOCK I	119,486	3.741

Gross Area	– 40.452 Ac.
ROW Area	– 0.401 Ac.
198 Residential Lots	– 25.732 Ac.
8 Open Space/ HOA Lots	– 6.319 Ac.
204 Total Lots (Net Area)	– 32.051 Ac.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	210.00'	13°09'35"	48.25'	S 39°38'32" W, 48.15'
C2	730.00'	70°94'45"	903.91'	N 54°42'46" W, 847.37'
C3	285.00'	49°56'40"	248.43'	S 84°14'15" W, 240.64'
C4	300.00'	13°23'16"	70.00'	S 08°36'15" W, 68.84'
C5	200.00'	13°56'40"	48.79'	N 06°12'00" E, 48.67'
C6	775.00'	10°29'25"	141.90'	N 80°07'37" W, 141.70'
C7	170.00'	49°13'00"	146.03'	N 23°49'05" E, 141.58'
C8	150.00'	33°24'10"	61.27'	N 36°56'55" E, 60.84'
C9	150.00'	44°27'30"	116.41'	S 67°26'45" W, 113.51'
C10	250.00'	46°21'30"	202.26'	N 37°23'25" E, 196.80'
C11	150.00'	8°23'06"	22.04'	S 03°23'15" W, 22.02'
C12	150.00'	8°19'44"	24.42'	S 12°17'42" W, 24.40'
C13	150.00'	17°44'36"	46.47'	N 08°05'08" E, 46.28'
C14	250.00'	19°34'32"	85.44'	S 09°00'07" W, 85.02'
C15	250.00'	19°34'58"	84.73'	N 09°00'04" E, 84.31'
C16	731.00'	1°42'23"	23.23'	N 54°42'31" W, 23.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°04'55" W	78.87'
L2	S 46°14'50" W	19.67'
L3	S 33°04'55" W	175.33'
L4	S 79°34'55" W	20.65'
L5	N 19°14'25" W	35.17'
L6	S 89°48'50" W	838.72'
L7	N 30°53'25" W	80.74'
L8	S 39°13'50" W	27.66'
L9	N 89°12'40" E	23.23'
L10	S 00°10'50" E	34.31'
L11	S 00°47'20" E	42.22'
L12	N 48°23'10" E	24.56'
L13	N 00°47'20" W	70.94'
L14	N 00°47'20" W	47.25'
L15	N 89°43'40" E	60.86'
L16	S 85°24'40" W	13.86'
L17	N 06°53'50" W	13.96'
L18	S 43°47'20" E	14.12'
L19	N 46°12'40" E	14.11'
L20	S 44°13'40" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 45°47'20" W	14.14'
L22	S 45°47'20" E	14.10'
L23	N 44°12'40" E	14.14'
L24	S 44°47'20" E	14.14'
L25	N 45°11'00" W	14.14'
L26	S 45°47'20" E	14.14'
L27	N 44°12'40" E	14.14'
L28	N 47°05'20" W	15.03'
L29	S 45°47'20" E	14.14'
L30	N 44°12'40" E	14.14'
L31	N 87°32'50" W	14.34'
L32	N 01°57'30" E	14.52'
L33	N 88°50'00" W	14.27'
L34	N 31°42'15" E	14.41'
L35	N 89°08'20" W	14.07'
L36	N 01°47'10" W	13.55'
L37	S 45°17'20" E	14.38'
L38	S 44°42'40" W	13.71'
L39	N 46°08'50" E	14.13'
L40	N 28°31'30" W	13.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 45°47'20" E	14.14'
L42	S 44°12'40" W	14.14'
L43	S 45°47'20" E	14.12'
L44	S 44°17'20" W	14.16'
L45	N 44°12'40" E	14.17'
L46	S 00°11'10" E	30.31'
L47	N 81°28'50" E	44.43'
L48	N 84°20'10" E	39.06'
L49	S 48°24'40" W	33.63'
L50	S 00°11'10" E	42.88'
L51	N 89°59'50" W	20.00'
L52	S 00°00'00" W	22.21'
L53	S 00°00'00" W	67.66'
L54	N 00°11'10" W	48.05'
L55	N 45°00'00" W	23.10'
L56	N 00°00'00" E	10.00'
L57	N 90°00'00" E	60.81'
L58	S 45°00'00" W	10.00'
L59	N 90°00'00" W	44.30'
L60	N 00°00'00" E	68.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 90°00'00" E	10.00'
L62	N 00°00'00" E	90.24'
L63	N 45°00'00" W	13.14'
L64	N 00°11'10" W	53.17'

OWNER/DEVELOPER
BELTMILL SAGINAW, LLC
3045 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7045
Contact: DON ALLEN

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.
4. According to Community/Panel No. 48113C0633 K, effective July 7, 2014, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
5. No flood zone area analysis has been performed by McAdams on the subject property.
6. Lots 27X Block A, Lot 23X, Block B, Lot 17X, Block D, Lot 14X, Block F, Lot23X, Block G, Lot 16X, Block H and Lots 10X & 11X, Block I are hereby dedicated to and maintained by the Home Owners Association.

Utility Easements:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, 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, 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.

Drainage Easement Restriction:

No filling or construction, without the written approval of the city, 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 (1) foot above the 100-year flood elevation based on land use.

On the _____ day of _____, this plat was duly approved by the Planning and Zoning Commission of the City of Saginaw, Texas

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

The City Council of Saginaw, Texas on _____, voted affirmitively to adopt this plat and approve it for filing of record.

BY: TODD TIPPIE, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS #5076 4/7/22

Mark Paine, RPLS
Texas Registration No. 5076

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A- to deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220033074A of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly ne-entrant corner in the east line of said 398.635 acre tract at the southeast corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Deluca and Maria Deluca recorded in Instrument Number D208196888 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°53'00" E, with the westerly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 463.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.293 acre tract of land described in deed in favor of Mildred Barsh and wife, Karen Barsh recorded in Instrument Number D208401858 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.293 acre tract a total distance of 719.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.293 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 333.86 feet the southeast corner of said Lot 7-R and the northeast corner of Lot 8-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 8-R a distance of 1257.47 feet to the southeast corner of said Lot 8R, being the southwest corner of Lot 3-R, Block A of said B. Thomas Addition, and being the northeast corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and Jane Parmer Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°46'00" E, 537.48 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southeast corner of said 25 acre tract, being the southerly cornerstont corner in the westerly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209053861 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°58'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1915.4 feet a 1" rebar found for witness on the west line of Wegley Robertson Road, A.K.A. County Road 4104, continuing a total distance of 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said CFI tract and the most easterly northwest corner of said 398.635 acre tract;

THENCE S 00°27'30" E, continuing with the west line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wegley Robertson Road, passing at a called distance of 533.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1055.85 feet to a monument not found in asphalt paving at the southeast corner of that certain called 241.628 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334084 of the Official Public Records of Tarrant County, Texas, and being the POINT OF BEGINNING;

THENCE S 00°27'30" E, 1,167.00 feet continuing with the east line of said 398.635 acre tract, in said Wegley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as addressed by that certain called 3.316 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 78.87 feet with the north line of said East Bailey Boswell Road and the north line of said 3.316 acre tract to a 1/2" capped rebar set (MCADAMS) at the most easterly northeast corner of BeltmIl Boulevard and Villalona Road Right-of-way, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D229230,300 of the Official Public Records of Tarrant County, Texas;

THENCE S 46°14'50" W, 19.67 feet with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road with the arc of said curve to the left having a radius of 210.00 feet, a central angle of 13°09'35" and an arc length of 48.23 feet whose chord bears S 39°38'32" W, 48.15 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 33°04'55" W, 175.33 feet continuing with the northerly line of said addition and the westerly line of said East Bailey Boswell Road to a 1/2" capped rebar set (MCADAMS) at the east end of a corner clip at the intersection of Beltmill Boulevard;

THENCE S 79°34'55" W, 20.65 feet continuing with the northerly line of said addition with said corner clip to a 1/2" capped rebar set (MCADAMS) at the west end of said corner clip, being on the north line of Beltmill Boulevard (called 100' right-of-way);

THENCE N 33°58'00" W, 274.85 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 24°40'25" and an arc length of 280.39 feet whose chord bears N 34°34'43" W, 287.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 16°14'25" W, 35.17 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°58'45" and an arc length of 903.91 feet whose chord bears N 54°42'46" W, 847.37 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 838.72 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 58°17'45" and an arc length of 776.10 feet whose chord bears N 60°32'18" W, 743.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet continuing with the northerly line of said addition and the northerly line of Beltmill Boulevard to a 1/2" capped rebar set (MCADAMS) at the most northerly northwest corner of said Beltmill Boulevard and Villalona Road Right-of-way and being on the south line of the aforementioned 241.628 acre tract from which a 5/8" capped rebar found (FULTON) at the southwest corner of said 241.628 acre tract bears S 89°13'40" W, 747.49 feet;

THENCE N 89°13'40" E, 2,874.26 feet with the south line of said 241.628 acre tract to the POINT OF BEGINNING and containing approximately 40.452 acres of land and designated herein as the Tract Cottages at Beltmill, subdivision to the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-ways and public places thereon shown for the purposes and consideration therein expressed.

KNOW ALL MEN BY THESE PRESENTS:

That we, Beltmill Saginaw, LLC., do hereby adopt this plat designating the herein described real property as The Cottages at Beltmill an addition located in the City of Saginaw, Tarrant County, Texas, and do hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and right-of-ways shown hereon.

Witness my hand, this the _____ day of _____, 2022.

Don Allen
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, BELTMILL SAGINAW, LLC ARE THE UNDERSIGNED AUTHORITY, personally appeared Don Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

FINAL PLAT
THE COTTAGES AT BELTMILL
40.452 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2

McAdams
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 10762 TBPLS: 10194440
www.jrcon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. No.2021310113

04/12/2022 P&Z Packet Page #37

DATE: Meeting April 12, 2022

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and require a Special Use Permit for Carports in Residential Districts

On March 19, 2021, City Council adopted Ordinance 2021-07 allowing carports outside of the overlay district for a Public safety facility, police and fire, located in a Community Facility (CF) zoning district.

On July 20, 2022, City Council adopted Ordinance 2021-16 allowing carports outside of the overlay district for Multi-Family (MF1, MF2) development.

We have received inquiries from the City Council regarding carports in residential areas. The Council would like to consider the evaluation and permitting of carports on a case-by-case basis utilizing a Special Use Permit.

Sec. 7-2 of the Zoning Ordinance regulates the construction of carports. The section contains a defined "Carport Overlay District" where carports are allowed. Carports outside of the district are expressly prohibited.

The Carport Overlay District would be removed and any permit request for a carport other than in Multi-Family (MF1, MF2) and Public safety facility, police and fire, located in a Community Facility (CF) zoning district would require a SUP. Carport in Light and Heavy Industrial (LI, HI) Districts would be subject to Sec. 7-2.C. *Industrial Carport Overlay District*.

Staff and City Council is requesting feedback from the Planning and Zoning Commission.

If you have any questions, please let me know.

04/12/2022 P&Z Packet Page #38

MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
OF THE CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
HELD AT THE CITY OF SAGINAW CITY HALL
333 WEST MCLEROY BOULEVARD
APRIL 12, 2022

Present at the Meeting:

Member	Place No. 2	William Barngrover
Chairman	Place No. 3	Matthew Lewis
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
Assistant City Manager		Lee Howell
City Communications Manager		Pedro Zambrano

Absent from the Meeting:

Vice Chairman	Place No. 1	Kenneth Haney

Visitors at the Meeting:
Alexandra Johnson
Carmen F Drake
Darren Andrews
Dwayne Jones
John Peet
Jordan Marlia
Karen Frankwirth
Karen Taylor
Seth Carpenter

(1) Call to Order

Chairman Lewis called the meeting to order at 6:02 p.m.

(2) Roll Call to Establish Quorum

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

(3) Audience participation

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

(4) Approval of Minutes

The minutes of a regular meeting and public hearing on March 08, 2022 were presented for approval. A motion was made by Member LaBruyere with a second by Alternate Member Wooten to approve the minutes for March 08, 2022. Motion carried unanimously.

For: Chairman Lewis, Member Barngrover,

Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(5) PZ 0422-01 PUBLIC HEARING

Consideration and Action Regarding a Request for a Development Plan and Change in Zoning on 10.811 Acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from Community Commercial to a Planned Development (PD/ZLL). The property is located on the Northeast Corner of McLeroy Boulevard and Old Decatur Road. (Saginaw Cottages)

Chairman Lewis opened the Public Hearing at 6:05 p.m.

DPW Trice reviewed the information in the members' packets and briefly discussed the requests for a development plan and change in zoning. DPW Trice informed the Commission that staff was recommending denial. DPW Trice introduced Alexandra Johnson, from Republic Property, to share further information regarding the requests. Alexandra Johnson shared a PowerPoint presentation with the Commission and audience regarding the zoning request and the proposed planned development. She shared ample details about the vision for the proposed property, including similar projects conducted by Republic Property, both past and present.

During the Public Hearing, audience participation consisted of residents: John Peet, Carmen Drake, and Karen Taylor. They all shared their questions and concerns regarding traffic and the road system, congestion, community disapproval, and overall concern that their community would not benefit from this development. Other comments shared were concerns regarding proposed development notifications, expenses, and Commission-related questions. In addition to audience participation, Chairman Lewis also shared reply forms sent in by six individuals all opposed to the proposed development and change in zoning. These reply forms were sent in by the following: Eagle Mountain Saginaw ISD, Robert Neel, John Dreese, First Baptist Church, Sarena Smith, and John Peet.

DPW Trice, and Alexandra Johnson answered the member's and audience's questions and addressed their concerns. Questions regarding masonry requirements comparing past approved planned developments were shared. Ms. Johnson mentioned that they did not adopt that standard due to aesthetic-like concerns but that the group would be willing to adopt the seventy-five percent (75%) standard if need be. Ms. Johnson also highlighted that the current zoning use would have more of an impact on traffic than their proposed change in zoning would create after conducting traffic studies. However, an additional concern identifying that the proposed zoning change was not reflective of the recently adopted Comprehensive Plan was also brought up with the recommendation that the Commission not deviate from that vision.

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

A motion was made by Member Barngrover with a second by Member LaBruyere to recommend that the City Council deny the request for a development plan and change in zoning on 10.811 acres of land out of Abstract 1849, Alexander F. Albright Survey, Tarrant County, Texas, from community commercial to a planned development (PD/ZLL).

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(6) PZ 0422-02

Consideration and Action Regarding Approval of a Preliminary Plat for Beltmill, Blocks A-L, 115.432 Acres out of B. Thomas Survey, Abstract 1497.

DPW Trice reviewed the information in the members' packets and briefly discussed the preliminary plat for Beltmill, blocks A-L.

A request to speak on the items was made by John Peet; however, City Attorney Hale noted that since the item did not consist of a public hearing the request was up to the Chairman. The Chairman proceeded with allowing Mr. Peet to share his concerns solely regarding the item.

A motion was made by Member LaBruyere with a second by Member Barngrover to recommend that the City Council approve the preliminary plat for Beltmill, blocks A-L, 115.432 acres out of B. Thomas Survey, Abstract 1497.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(7) PZ 0422-03
Consideration and Action Regarding Approval of a Final Plat for the Cottages at Beltmill, Blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

DPW Trice reviewed the information in the members' packets and briefly discussed the final plat for the Cottages at Beltmill, blocks A-I.

A motion was made by Member Barngrover with a second by Alternate Member Wooten to recommend that the City Council approve the final plat for the Cottages at Beltmill, blocks A-I, 40.452 Acres Out of Heirs of Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas.

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

(8) PZ 0422-04
Discussion Regarding a Zoning Ordinance Text Amendment to Eliminate Section 7-2 – Carport Overlay District and Require a Special Use Permit for Carports in Residential Districts.

DPW Trice reviewed the information in the members' packets and briefly discussed the inquiries from City Council regarding carports in residential areas on a case-by-case basis utilizing a special use permit. Some major discussion points shared by the Commission consisted of the following: the fact that there may not be a true need to move forward with the discussion if only one resident has contacted the City Council, questioning why the carport restrictions were initially put into place and why the City should deter from this standard, and lastly questioning how many special use permits to expect from this decision if implemented. DPW Trice answered the members' questions and concerns regarding these questions and shared that staff would try and have a text amendment for them to review by the next meeting regarding this discussion.

(9) Staff Report

A. Discussion of Residential, Commercial, Industrial, and City Capital Projects
B. Update Commission of City Council Action on Previous Cases

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

(10) EXECUTIVE SESSION

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

a. Any Posted Item

No executive session was held.

(11) Adjournment

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

For: Chairman Lewis, Member Barngrover,
Member LaBruyere, Alternate Member Wooten

Against: None

Absent Vice-Chairman Haney

Chairman Lewis declared the meeting of April 12, 2022 closed at 6:51 p.m.

APPROVED:

_____
Matthew Lewis, Chairman

ATTEST:

_____
Susy Victor-Trevino, Recording Secretary

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (8)

Staff Contact: Kelly Stewart

E-mail:

Phone:

SUBJECT:
Consideration and Action regarding Re-Naming the Saginaw Community Center

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BACKGROUND/DISCUSSION:
At the November 15, 2021 Advisory Recreation and Parks Board Meeting, Ms. Kelly Stewart addressed the board and requested that the Saginaw Community Center be re-named the Joyce Spindor Community Center. The board considered the request and voted unanimously to recommend to the City Council that the Saginaw Community Center be re-named the Joyce Spindor Community Center. Information provided by Ms. Stewart is included in the attachments.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
The Advisory Recreation & Parks Board has recommended that the Saginaw Community Center be re-named the Joyce Spindor Community Center.

ATTACHMENTS:

Description

Info Provided by Kelly Stewart

Advisory Recreation & Parks Board Minutes, 11-15-2021

To: Saginaw City Council

From: Kelly Stewart

Address: 404 Mustang Drive, Saginaw, Texas 76179 (I have lived in Saginaw for 27 years)

Item: Re-naming the Community Center to the Joyce Spindor Community Center.

Saginaw City Council Members,

The information I have attached is to justify renaming the Community Center to the Joyce Spindor Community Center. I presented this proposal to the Parks Advisory Board on November 15, 2021. It was passed unanimously with 5 members present.

I have enclosed the following:

1. 'Resolution No. 2007-06 which establishes the criteria and guidelines for the naming of public parks, facilities, and any parts thereof.' Last page -- Basic Criteria.
2. Letters of Recommendation:
    a. J.D. Johnson (Mayor 1980 – 1988)
    b. David Flory (Mayor Pro-Tem - 2017)
    c. Gary Brinkley (Mayor 2006-2017)
    d. Monte T Nichols (Mayor 1994 – 2000)
    e. United Methodist Church
    f. Kelly Stewart
3. I have summarized 15 articles. The actual articles are in three envelopes.
4. Information from others
5. Just a few more facts
6. Closing

The above information proves that Joyce Spindor deserves this honor.

Thank you for your time,

Kelly Stewart

Kelly Stewart

RESOLUTION NO.2007-06

RESOLUTION NO. 2007-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS ESTABLISHING CRITERIA AND GUIDELINES FOR THE NAMING OF PUBLIC PARKS, FACILITIES AND ANY PARTS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw owns and operates numerous public parks and facilities; and

WHREREAS, in order to recognize exemplary public service, tenure and/or commitment to the community, the City Council desires to establish a program whereby public parks and facilities may be named in honor of individuals of distinction; and

WHEREAS, in order to provide uniformity and instill order in the naming procedure, the City Council desires to develop criteria and guidelines for the naming of parks and facilities after individuals.

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

SECTION 1. PURPOSE

The purpose of this resolution is to provide uniformity and instill order in the procedure of naming City-owned parks and facilities through the adoption of criteria and guidelines governing the same. In furtherance of such purpose it is hereby declared that the naming of City parks, facilities, and any parts thereof shall be governed by the guidelines contained in this Resolution.

SECTION 2. AUTHORITY

The naming of City-owned parks and facilities may be initiated and must be approved by the City Council, either on its own initiative or on the recommendation of a member of the public or the City Manager. With respect to the naming of a City Park, a recommendation of the City Advisory Recreation and Park Board is strongly encouraged.

SECTION 3. CRITERIA

In considering the naming of a City-owned park, facility or any part thereof, the nomination of an individual must be based on one or more of the following criteria:

1. A minimum of twenty-five (25) years service for an employee and a minimum of fifteen (15) years service for a Mayor, Council Member, or volunteer Board, Committee, or Commission Member.

2. Significant service contribution to the City.

3. Outstanding leadership in the City.

SECTION 4. PROCEDURE

The City Council shall consider the naming of a City-owned park, facility, or a part thereof on a case-by-case basis. Where a motion to name a park or facility is made and seconded, the motion shall be put to a formal vote of the entire Council. Upon the affirmative vote of a simple majority of the Council Members present and voting, the motion to name the park, facility or a part thereof shall take effect.

In the event an individual nominated does not meet one or more of the nomination criteria set forth in Section 3 above, the Council may approve the naming only upon the affirmative vote of three-fourths (3/4) of its members present and voting. The Mayor shall be the sole judge of whether a nominated individual satisfies one or more of the criteria set forth in Section 3 above and thus whether a supermajority vote is required.

Once approved, the park, facility or any part thereof shall thereafter be referred to in the official records and correspondence of the City by reference to the honored individual's name.

The selected name of a park, facility, or part thereof shall be memorialized at the site in question in the manner determined suitable by the City Council. In the absence of specific direction from the City Council the City Manager is authorized to erect appropriate signage as he or she deems appropriate.

SECTION 5. RENAMING PROHIBITED

A name, once selected for a public park, facility or a part thereof should be bestowed with the intention that it will be permanent and changes are not permitted pursuant to this Resolution.

SECTION 6. EFFECTIVE DATE

This Resolution shall take effect from and after its date of its passage.

PASSED, APPROVED and ADOPTED THIS 6th day of March 2007.

APPROVED:

Gary Brinkley, Mayor, City of Saginaw, Texas

ATTEST:

Nelda Mays, City Secretary

Approved as to Form and Legality:

Bryn Meredith, City Attorney

RESOLUTION NO. 2007-06

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS ESTABLISHING CRITERIA AND GUIDELINES FOR THE NAMING OF PUBLIC PARKS, FACILITIES AND ANY PARTS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

CRITERA

In considering the naming of a City-owned park, facility or any part thereof, the nomination of an individual must be based on one or more of the following criteria:

1. A minimum of twenty-five years of service for an employee....
2. Significant service contribution to the City.
3. Outstanding leadership in the City.

LETTERS OF RECOMMENDATIONS

TARRANT COUNTY

PRECINCT NUMBER FOUR

J. D. JOHNSON
COUNTY COMMISSIONER
PRECINCT NO. 4

February 22, 2022

The City of Saginaw
Todd Flippo, Mayor
333 West McLeroy
Saginaw, Texas 76179

Mayor Flippo:

It is without hesitation that I wholeheartedly support honoring Mrs. Joyce Spindor in naming the Saginaw Community Center after her. And with the many, newer members to the city council, I would like to share some of the *many* contributions Joyce Spindor has made to the Saginaw community.

As we all know, there are times when it is difficult to get citizens/constituents to see the "big picture" when proposing new projects/endeavors. Mrs. Spindor was always a citizen I could count on to help bring the message to the residents. During my tenure as Mayor, she brought the idea of the Crime Watch program to the City Council and worked hand with the police department to orchestrate it. Not only did the program help deter crime in the community, but it also brought the residents closer to our police officers.

Joyce was on the very first Saginaw Train and Grain Committee; serving as the conductor along with Mrs. Yvonne Flippo. Together, they worked hard to create and organize this very successful annual event. The festival brought the community together in celebration of Saginaw and was a huge fundraiser for the city.

When you drive past the park and ball fields on McLeroy, take a moment to look at the Caboose. Joyce worked tirelessly to get it donated and erected in the park. In fact, getting it placed was not easy; she hit roadblock after roadblock. She was successful in the end; her determination is unmatchable.

As a member of the Saginaw United Methodist Church, she has been the chairperson for their main fundraiser - The Lord's Acre. And when she is not serving as chairperson, she is still instrumental in getting the whole community involved. She works hard for success in every project in which she participates.

Again, please accept this letter of recommendation in support of Mrs. Joyce Spindor. If I can provide any additional information, please do not hesitate to contact me.

Sincerely,

J.D. Johnson
County Commissioner, Tarrant County

JDJ/lg-arb

NORTHWEST SUB-COURTHOUSE, 6713 TELEPHONE ROAD, SUITE 331, FORT WORTH, TX 76135
Administrative Office: (817) 238-4460 Fax: (817) 508-4403
Maintenance Facility: (817) 306-4060 Fax: (817) 508-4023

kp.stewart1213@gmail.com

From: David Flory <flory@sbcglobal.net>
Sent: Sunday, September 19, 2021 9:07 PM
To: Fred & Kelli Stewart
Subject: Joyce Spindor

Joyce Spindor
I have known Joyce Spindor since about 1970. Although my family has roots in Ft Worth since the mid 1800s, our families' paths crossed many times but it was not until we moved into the EMS ISD that I became acquainted through her boys. First it was James who introduced me to 4H, where she and Elmer played a major roll in the start here in Saginaw. I finished school with James, Fred, Rick & Paul (Tom and Suzy were much younger), and moved away for a short period. Moved back in the late 80's, and was asked to serve on the newly formed Parks Board, Joyce was our city liaison. I worked closely with her for several years in the early development of the parks system in Saginaw. After being elected to City Council, I continued to seek out her opinions on many matters within the City until my service ended in 2019.
I've seen Joyce pour her heart and soul into her efforts to better the City and her support of the Saginaw United Methodist Church for as long as I've known her.
I could think of no better honor for her than to name the Community Center for her.

David Flory

Sent from my iPhone

Gary Brinkley

1011 N. 15th // Arkadelphia, Arkansas 71923 // 817.307.7634

September 20, 2021

Saginaw Parks & Recreation Board
333 West McElroy Blvd
Saginaw, Texas 76179

RE: Recognition of Ms. Joyce Spindor

Dear Parks Board;

I have been notified you are performing your due diligence regarding the possibility of recognizing Ms. Joyce Spindor. I have great affection for Ms. Joyce and all she has meant to the city over her lifetime. I served on the City Council for 23 years as a direct response to Ms. Joyce informing me my time as Parks Board Chairman was up and I needed to be on the City Council.

Growing up in Saginaw, you were aware of the Spindor family name for all they did in the community and with 4H in the school system.

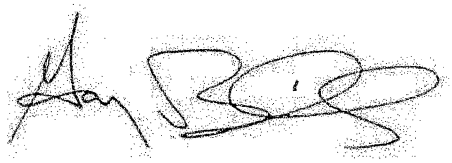
I first became acquainted with Ms. Joyce in the early 1990's when I was placed on the Parks Board and she was the city liaison. We had very little money to work with but that did not deter Ms. Joyce from guiding us to the needs and then helping us to find creative ways, (usually us volunteering!) to find solutions. Her love for the city and making it better always came through.

I can affirm Joyce has always been an advocate for the Community Center. In the early 2000's, when we opened the new Rec Center and had invested money in the Log Cabin for the senior citizens. Some of us on the City Council were contemplating shutting down the Community Center and redirecting those funds. Ms. Joyce had us visit the Community Center to see all the activities she had going on, and what would be displaced if we chose to close it. Not only did we leave it open, we found money to address some long term deferred maintenance issues in the building.

Ms. Joyce Spindor has been a contributor to the Saginaw we enjoy today. Recognizing her for a lifetime of dedication to the city would be an honorable thing to do.

Please accept this letter of support from someone who served with her for over 25 years.

Thank you.



Gary Brinkley

Mayor of Saginaw 2006-2017

November 10, 2021

To Whom it may concern:

This is a note to say a little about Joyce Spindor.
I've known Joyce over 35 years. She has to be one of the most dedicated, busy people that I know. She is loyal to her friends, employer and family.
Joyce doesn't know how to keep her hand down when a volunteer is asked for. And to that end, Annual festivities have to be near the top of her list.

Saginaw days and Grain festivals were blessed with her dedication and participation because she could be found from the presentation, planning and event, working very hard to make the event successful .

I guess Joyce is best known for her many years of work with the Senior Citizens at the Senior Citizen Centers. She always had activities planned for her Seniors and knew them all by name.

I sincerely hope that we can reward Joyce with the dedication of her name to a Building in Saginaw.

The Spindor's have been citizens of Saginaw for many years now and Joyce and her children are very well know here.

Sincerely,

Monte T Nichols

Saginaw City Council
Planning and Zoning Board
Mayor
20 years

This is what we have come up with.

Joyce and her husband Elmer joined with a few other families to start the 4-H in Saginaw.
Joyce was director at the Saginaw Community Center for many years. There she started a quilting group for seniors or anyone who was interested.
She also helped to start a pre-school children's program that later moved to the Saginaw Rec Center.
Joyce was a member of the Sunshine Sunday School Class at Saginaw United Methodist Church.
She served as chairperson for several committees. She serves on Trustees and numerous Administrative Board positions.
Joyce was Chairperson for the annual Lord's Acre and for many of those years donated a handmade set of Raggedy Ann and
Andy dolls as well as many other items she personally made. Her peanut brittle is always a big hit.
Joyce is a member of the quilting group at SUMC. They have made hundreds of quilts for Lord's Acre and quilts for the homeless.
In her earlier years she was The Avon Lady and served in the local schools on the PTA board.

Barbara

(From the United Methodist Church in Saginaw)

December 13, 2021

Saginaw City Council,

Joyce Spindor is the glue that keeps the Thursday Quilters going. She was the President for so long no one knows when she was voted into that position. Two years ago, she told us that it was time for her to step down. She still organizes our Quilt Retreats, and to make 20 or more ladies happy is not easy. We always have a good time and hate to go home. These retreats last approximately four days. She still coordinates many facets of our organization. (I have been a member of the Thursday Quilters since 2014.)

If you need to know something about the Saginaw of yesteryear, Joyce will tell you the story, or knows who to ask. Gabe was trying to find out who the men were in the picture in front of the first volunteer fire station for the mural. He asked me if I could ask around and I did. Joyce immediately knew who two of them were and had a good guess on the third one.

During my research I have found that if Joyce wanted something to happen, she would work very hard to see that it would get done correctly. One of her biggest items was to start a 4-H Club in Saginaw. Joyce and her husband, Elmer along with the Flippos and others got it started. It was an undertaking that they all wanted for the kids of Saginaw to be involved in. If you look at a few of the newspaper articles about the 4-H Club, you will see it was quite successful.

Another huge event was the first 'Train and Grain Festival'. Here again Joyce, along with Yvonne Flippo, Beth Morrison, and Diane Evanger lead the different committees to make the 1st Train and Grain Festival a huge success in 1971. Joyce stayed involved in this event for many years.

Please take time to read the information attached. I have heard from many citizens of Saginaw that Joyce has had a hand in many, many things concerning the city and county.

For all that Joyce Spindor has done for the City of Saginaw, the leadership she has shown, her involvement at the Community Center and beyond, she deserves the honor of the Community Center to be renamed the.....

JOYCE SPINDOR COMMUNITY CENTER

Sincerely,

Kelly Stewart

Kelly Stewart

NEWSPAPER ARTICLES

NEWSPAPER ARTICLES

1) 1979 MAY 3 THE SENTINEL
   Charter member of the Cowtown Cowbellies.
   Member of PTA and Room Mother Chairman
   Avon Representative
   'Mrs. Spendor is an active, concerned woman. As her friends and neighbors will tell you.' "You can always depend on Joyce Spindor to pitch in and help. She has a special enthusiasm"

2) 1982 SEPTEMBER (I was given a copy of this article.)
   Centennial Cookbook Makes Debut. Joyce and four others compiled 800 recipes. The five ladies were all members of the Saginaw Extension Homemakers Club.

3) 1982 SEPTEMBER (I was given a copy of this article.)
   Joyce was Cook of the Week.
   A member of the United Methodist Church where she served on the Board of Trustees and a member of the United Methodist Women, member of the Saginaw Home Demonstration Club for 13 years.
   Active in FFA and 4-H and serves as an Adult Leader.

4) 1984 MAY 17 THE NORTHWEST SENTINEL
   Joyce Spindor, President of the Saginaw Extension Homemakers Club.

5) 1984 OCTOBER 4 THE NORTHWEST SENTINEL
   Mayor Johnson cites Mrs. Joyce Spindor as one of the primary causes of the growth of the Crimewatch program in the Saginaw area.

6) 1985 May 30 THE NORTHWEST SENTINEL
   Volunteered for the for the 1985 Boswell High School Senior Celebration.

7) 1988 FEBUARY 18 THE NORTHWEST SENTINEL
   Joyce Spendor named director of the Community Center.
   *There are several articles attached concerning the Community Center.

8) 1990 FEBUARY 8 LAKE WORTH TIMES-SAGINAW RECORD
   Appointed as the advisor to the newly formed Parks and Recreation Board.

9) 1991 JANUARY 31 TIMES - RECORD
   Joyce got the Caboose at Willow Creek Park donated.

10) 1991 JUNE 6 TIMES – RECORD1991 JUNE 6 TIMES – RECORD
First Train and Grain Festival Joyce, Beth Morrison, Diane Evanger, and Yvonne Flippo were the Steering Committee better known as the 'Engineers'. Chamber of Commerce gave each of the four ladies a plaque of appreciation.

*There are several articles, in a separate envelope, concerning the Train and Grain.

11) 1991 SEPTEMBER 26 TIMES – RECORD
Created the 'Adopt-A-Spot' program.

12) 2002 AUGUST 01 NORTHWEST TARRANT COUNTY TIMES
EM-SISD, August 2002 Election. Joyce was the 'Presiding Judge'

13) 2008 FEBRUARY 8 NORTHWEST TARRANT COUNTY TIMES-RECORD
Joyce joins the Thursday Quilters back in 1987. She was President longer than most can remember. She coordinated the groups Retreats until last year.

14) OCT 4, 1984

Crimewatch Program, Joyce was sited as one of the primary reason of the growth of the Crimewatch program in the Saginaw area by the mayor.

15) Member of the Chamber of Commerce.

INFORMATION FROM OTHERS

INFORMATION FROM OTHERS

1) Began the Father-Daughter Valentine Day Dance.

2) Initiated many classes at the Community Center. Dance, Tae Kwon Do, and exercise classes. As I find more, I will add them.

3) Initiated a 'Christmas Program' at the Community Center.

4) Member of the Tarrant County Program Building Committee. Where she served on various committees and served as secretary

5) Vice-President of the Boswell PTA 1981-2

6) Worked at many school carnivals

7) Helped at Boswell Concession Stands and chaperoned school dances

8) Avon Representative (at least 8 yrs)

9) Fund raiser for equipment/furniture for the Community Center

10) Organized the first annual Auction at her church in 1987 (raised $6,000)

JUST A FEW MORE FACTS ABOUT JOYCE SPENDOR

JUST A FEW MORE FACTS ABOUT JOYCE SPENDOR

4-H Club

County 4-H Committee Chairman 1978-81

Held several projects groups for local 4-H as well as on the County level 1980-1981

Judged method demonstrations on the district level 1979

Tarrant County 4-H and Youth Committee 1980-81

Tarrant County 4-H Leaders Association 1972-1981

Local 4-H Organizational Leader and Crafts Leader 1972-1981

Won National Recognition for 4-H Safety Town as organize

Saginaw Extension Homemakers Club (EHA)

1981 was the 'Woman of the Year'

Member for 18 years

President 1970-1971 and 1980-81

Council Delegate 3 times

Held several offices, Vice – President, Secretary/Treasurer

Chairman of a group who got County Commissioners to give Proclamation for Tarrant County TEHA Week 1981

In Closing.....

THE MORE I SPOKE TO PEOPLE WHO KNOW JOYCE, THE MORE I AM 100% SURE THAT SHE HAS EARNED THE HONOR TO HAVE THE COMMUNITY CENTER NAMED AFTER HER.

It has been hard keeping this a secret from Joyce. Throughout this process I have asked Joyce about things that I have learned about her. And so far, I don't think she suspects anything. I would like to keep it that way.

Mrs. Joyce Spendor of Saginaw, Texas.....

Her life revolves around her family.

She loves her church.

She is an active woman.

She is concerned about Saginaw.

Unsure? Just ask her family, friends, and neighbors.

Thanks again for all you do for Saginaw.

Sincerely,

Kelly Stewart

Kelly Stewart

The minutes of the meetings listed above were presented for approval.

A motion was made by Alternate Member Giles with a second by Member Coble to approve the minutes as presented. Motion carried.

For: Chairman St. Clair, Vice Chairman
Members Young, Coble, Alternate Member Giles

Against: None

Absent: Members Deville, Jolly, Weaver and Alternate Member Johnson

(4) Discussion and Action Regarding Re-Naming the Community Center

Kelly Stewart, 404 Mustang Drive, Saginaw, Tx, addressed the board requesting that the Saginaw Community Center be renamed to the Joyce Spindor Community Center. She reviewed the information that had been included in the members' packets stating that she believes Joyce Spindor meets the criteria that is stipulated in Resolution No. 2007-06 that the city council approved on March 6, 2007 establishing criteria and guidelines for the naming of public parks and facilities.

A motion was made by Member Young with a second by Vice Chairman Nyberg to recommend that the City Council rename the Saginaw Community Center to The Joyce Spindor Community Center. Motion carried.

For: Chairman St. Clair, Vice Chairman
Members Young, Coble, Alternate Member Giles

Against: None

Absent: Members Deville, Jolly, Weaver and Alternate Member Johnson

(5) Update Regarding Parks Master Plan

Laura Presley, with Kimley Horn & Associates, updated the members of the progress made in preparing the Parks Master Plan. She stated they should have the plan completed early next year.

(6) Discussion Regarding Christmas Parade

Assistant Public Works Director Newsom advised the members that only 2 entries had been submitted as of today's date.

There was a discussion regarding extending the deadline date for the entries to be completed.

A motion was made by Vice Chairman Nyberg with a second by Member Young to extend the deadline for entry forms to be complete and payment made to November 24, 2021 at close of business and that if a minimum of 10 floats had not registered by that time to cancel the parade. Motion carried

City of Saginaw

Meeting Date: 4/19/2022

Staff Contact: Russell Ragsdale
Chief of Police

Agenda Items: (9)

E-mail: rragsdale@saginawpolice.org

Phone: (817)232-0311 ext 2372

SUBJECT:
Consideration and Action regarding Approval of 5-year Contract with Axon for the Purchase of Body Worn Cameras, Mobile Video Units, Tasers and Interview Room Recording Hardware

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BACKGROUND/DISCUSSION:

A couple of meetings ago during a budget workshop I presented a specific need within the police department concerning our mobile video, body worn camera and interview room recording equipment. Our hardware, specifically the body worn cameras are no longer manufactured, and are at or past end-of-life for firmware updates and repair. Our provider, L3/Safe Fleet informed us that we would need to replace our server, as it is also at its end-of-life for maintenance and firmware updates. Since that previous workshop we have had an additional four Body Worn Cameras go down.

As part of the fiscal year '21-'22 budgeting process, funds were budgeted to replace: a) a new server for the L3/Safe Fleet camera systems; b) a new DVD printer- a proprietary printer specifically for the L3/Safe Fleet camera system; and, c) 15 new L3/Safe Fleet body worn cameras. After the budgeting process, while trying to get the server ordered, it was brought to our attention by L3/Safe Fleet, that once the server is replaced and updated with the new firmware, it will not be backwards compatible with our existing hardware: specifically with our two interview rooms, 17 mobile video units currently installed in our patrol fleet, or the remaining 30 body worn cameras.

L3/Safe Fleet initially suggested that we maintain two servers, the new one and the old one, as long as it would function. However, L3/Safe Fleet advised they would not be able to maintain or trouble shoot the old server if it encountered operational issues. It is ironic that the server replacement was pointed out to us while on a service call with L3/Safe Fleet due to the current server being down.

Staff decided that now would be a good time to look at other vendors, if everything was going to have to be replaced. We looked at several vendors, many of which require us to maintain our own servers and equipment, however, Axon- the maker of Taser offers a body worn camera, mobile video and the taser itself, that is all cloud based. Several of our surrounding agencies already use the Axon system with minimal complaints, and the DA has the ability to sign in and download video related to cases, without the need for us to print the hundreds of DVD's, or download the hours of video footage that we currently submit with the case file.

The Axon contract is a five-year contract, that breaks down into annual payments. Per the contract, Axon will

provide all the equipment: Mobile Video, Body Worn Cameras and interview room recording hardware on year one, then on year three and year five they replace all body worn cameras. At the end of the contract, the department would own the equipment and could choose to renew the contract or subscribe to an a-la-cart fee for video storage.

If approved, the mobile video systems will be on backorder with an expected delivery time frame of December. The remaining hardware, we are told will be delivered quickly as it is current stocked items.

I should note that mobile video is a required component of our racial profiling reporting. We have also previously obtain grants for Body Worn Camera's which require us to maintain policies on how that video is utilized, accessed, etc...

FINANCIAL IMPACT:

The per year cost of this proposal is $76,807 over the five year term. However, the first year impact will be considerably less due to approvals in the FY21/22 budget to replace the existing Server ($18,000), DVD printer ($12,440), 15 BWC's ($6000) and tasers ($12,920). These previously approved budget items add up to $49,360, leaving a financial impact of roughly $27,500.

Second through fourth year impacts would be roughly $60,000 due to offsetting budget items for annual replacement of 15 BWC ($10,500) and roughly $7,200 in maintenance fees associated with L3/Safe Fleet.

The fifth year impact, based off our historical budgeting process would be roughly $36,000. This is based on historical data of replacing the DVD printer every four years ($12,449), the 15 replacement BWC's budgeted annually ($10,500) and the maintenance fees ($7,200)

RECOMMENDATION:

Staff recommends approving the 5-year contract with Axon for the purchase of Body Worn Camera's, Mobile Video units, Tasers and Interview room recording hardware.

ATTACHMENTS:

Description

BWC- Taser quote
Mobile Video quote
ACO cameras
Interview Room quote

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-372439-44651.973AS

Issued: 03/31/2022
Quote Expiration: 03/31/2022
EST Contract Start Date: 05/01/2022
Account Number: 306011
Payment Terms: N30
Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Delivery-505 W McLeroy Blvd 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA	Saginaw Police Dept. - TX 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Adam Smith Phone: 602-751-1798 Email: asmith@taser.com Fax: (480) 463-2201	Phone: (817) 232-0311 Email: cmcdonald@saginawpolice.org Fax:

Program Length	60 Months
TOTAL COST	$210,314.88
ESTIMATED TOTAL W/ TAX	$210,314.88

Bundle Savings	$22,469.56
Additional Savings	$8,763.12
TOTAL SAVINGS	$31,232.68

PAYMENT PLAN: 5 Year Default

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	Apr, 2022	$42,062.95
Year 2	Apr, 2023	$42,062.98
Year 3	Apr, 2024	$42,062.98
Year 4	Apr, 2025	$42,062.98
Year 5	Apr, 2026	$42,062.99

Quote Details

Bundle: AB3 Camera Bundle	Quantity: 30	Start: 5/1/2022	End: 4/30/2027	Total: 20131.2 USD
Category	**Item**	**Description**		**QTY**
Camera	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK		30
Camera Mount	74020	MAGNET MOUNT, FLEXIBLE, AXON RAPIDLOCK		33
USB	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2		33

Bundle: Basic License Bundle	Quantity: 39	Start: 5/1/2022	End: 4/30/2027	Total: 33696 USD
Category	**Item**	**Description**		**QTY**
E.com License	73840	EVIDENCE.COM BASIC LICENSE		39
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-		39

Bundle: Pro License Bundle	Quantity: 2	Start: 5/1/2022	End: 4/30/2027	Total: 4492.8 USD
Category	**Item**	**Description**		**QTY**
E.com License	73746	PROFESSIONAL EVIDENCE.COM LICENSE		2
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-		6

Bundle: Body Worn Camera TAP Bundle	Quantity: 30	Start: 5/1/2022	End: 4/30/2027	Total: 48384 USD
Category	**Item**	**Description**		**QTY**
Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)		30
Camera Refresh 1 with Spares	73309	AXON CAMERA REFRESH ONE		31
Camera Refresh 2 with Spares	73310	AXON CAMERA REFRESH TWO		31

Bundle: Dynamic Bundle	Quantity: 1	Start: 5/1/2022	End: 4/30/2027	Total: 16464 USD
Category	**Item**	**Description**		**QTY**
Other	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE		10
Other	85144	AXON STARTER		1

Bundle: Dynamic Bundle	Quantity: 1	Start: 5/1/2022	End: 4/30/2027	Total: 42854.4 USD
Category	**Item**	**Description**		**QTY**
Other	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE		31

Bundle: 2021 Taser 7 Basic Bundle	Quantity: 15	Start: 5/1/2022	End: 4/30/2027	Total: 36288.01 USD
Category	**Item**	**Description**		**QTY**
Holsters	20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER		15
Handle & Warranty Bundle	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		15
Handle License	20248	TASER 7 EVIDENCE.COM LICENSE		15
Dock & Warranty Bundle	74200	TASER 7 6-BAY DOCK AND CORE		1
Battery & Warranty Bundle	20018	TASER 7 BATTERY PACK, TACTICAL		18
Dock Mount	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK		1
Dock Power Cord	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK		1
Taser 7 Target	80087	TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)		1
Taser 7 Target Frame	80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7		1
Other	80395	EXT WARRANTY, TASER 7 HANDLE		15
Other	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK		1
Other	80374	EXT WARRANTY, TASER 7 BATTERY PACK		18

Bundle: Dynamic Bundle	Quantity: 1	Start: 5/1/2022	End: 4/30/2027	Total: 8004.48 USD
Category	**Item**	**Description**		**QTY**
Other	20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER		25
Other	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		160

Hardware

Requested Ship Date	Item	Description	QTY
04/01/2022	80464	EXT WARRANTY, CAMERA (TAP)	30
04/01/2022	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2	33
04/01/2022	74020	MAGNET MOUNT, FLEXIBLE, AXON RAPIDLOCK	33
04/01/2022	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	30
05/01/2022	80374	EXT WARRANTY, TASER 7 BATTERY PACK	18
05/01/2022	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1
05/01/2022	80087	TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)	1
05/01/2022	80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7	1
05/01/2022	20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER	25
05/01/2022	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS	160
05/01/2022	80395	EXT WARRANTY, TASER 7 HANDLE	15
05/01/2022	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1
05/01/2022	20018	TASER 7 BATTERY PACK, TACTICAL	18
05/01/2022	74200	TASER 7 6-BAY DOCK AND CORE	1
05/01/2022	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R	15

05/01/2022	20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER	15
05/01/2022	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract BuyBoard Contract 648-21 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Signature

Date Signed

3/31/2022

FLEET STATEMENT OF WORK BETWEEN AXON ENTERPRISE AND AGENCY

Introduction

This Statement of Work ("SOW") has been made and entered into by and between Axon Enterprise, Inc. ("AXON"), and Saginaw Police Dept. - TX the ("AGENCY") for the purchase of the Axon Fleet in-car video solution ("FLEET") and its supporting information, services and training. (AXON Technical Project Manager/The AXON installer)

Purpose and Intent

AGENCY states, and AXON understands and agrees, that Agency's purpose and intent for entering into this SOW is for the AGENCY to obtain from AXON deliverables, which used solely in conjunction with AGENCY's existing systems and equipment, which AGENCY specifically agrees to purchase or provide pursuant to the terms of this SOW.

This SOW contains the entire agreement between the parties. There are no promises, agreements, conditions, inducements, warranties or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in the SOW.

Acceptance

Upon completion of the services outlined in this SOW, AGENCY will be provided a professional services acceptance form ("Acceptance Form"). AGENCY will sign the Acceptance Form acknowledging that services have been completed in substantial conformance with this SOW and the Agreement. If AGENCY reasonably believes AXON did not complete the professional services in conformance with this SOW, AGENCY must notify AXON in writing of the specific reasons within seven (7) calendar days from delivery of the Acceptance Form. AXON will remedy the issues to conform with this SOW and re-present the Acceptance Form for signature. If AXON does not receive the signed Acceptance Form or written notification of the reasons for rejection within 7 calendar days of the delivery of the Acceptance Form, AGENCY will be deemed to have accepted the services in accordance to this SOW.

Force Majeure

Neither party hereto shall be liable for delays or failure to perform with respect to this SOW due to causes beyond the party's reasonable control and not avoidable by diligence.

Schedule Change

Each party shall notify the other as soon as possible regarding any changes to agreed upon dates and times of Axon Fleet in-car Solution installation to be performed pursuant of this Statement of Work.

Axon Fleet Deliverables

Typically, within (30) days of receiving this fully executed SOW, an AXON Technical Project Manager will deliver to AGENCY's primary point of contact via electronic media, controlled documentation, guides, instructions and videos followed by available dates for the initial project review and customer readiness validation. Unless otherwise agreed upon by AXON, AGENCY may print and reproduce said documents for use by its employees only.

Security Clearance and Access

Upon AGENCY's request, AXON will provide the AGENCY a list of AXON employees, agents, installers or representatives which require access to the AGENCY's facilities in order to perform Work pursuant of this Statement of Work. AXON will ensure that each employee, agent or representative has been informed or and consented to a criminal background investigation by AGENCY for the purposes of being allowed access to AGENCY's facilities. AGENCY is responsible for providing AXON with all required instructions and documentation accompanying the security background check's requirements.

Training

AXON will provide training applicable to Axon Evidence, Cradlepoint NetCloud Manager and Axon Fleet application in a train-the-trainer style method unless otherwise agreed upon between the AGENCY and AXON.

Local Computer

AGNECY is responsible for providing a mobile data computer (MDC) with the same software, hardware, and configuration that AGENCY personnel will use with the AXON system being installed. AGENCY is responsible for making certain that any and all security settings (port openings, firewall settings, antivirus software, virtual private network, routing, etc.) are made prior to the installation, configuration and testing of the aforementioned deliverables.

Network

AGENCY is responsible for making certain that any and all network(s) route traffic to appropriate endpoints and AXON is not liable for network breach, data interception, or loss of data due to misconfigured firewall settings or virus infection, except to the extent that such virus or infection is caused, in whole or in part, by defects in the deliverables.

Cradlepoint Router

When applicable, AGENCY must provide AXON Installers with temporary administrative access to Cradlepoint's NetCloud Manager to the extent necessary to perform Work pursuant of this Statement of Work.

Evidence.com

AGENCY must provide AXON Installers with temporary administrative access to Axon Evidence.com to the extent necessary to perform Work pursuant of this SOW.

Wireless Upload System

If purchased by the AGENCY, on such dates and times mutually agreed upon by the parties, AXON will install and configure into AGENCY's existing network a wireless network infrastructure as identified in the AGENCY's binding quote based on conditions of the sale.

VEHICLE INSTALLATION

Preparedness

On such dates and times mutually agreed upon by the parties, the AGENCY will deliver all vehicles to an AXON Installer less weapons and items of evidence. Vehicle(s) will be deemed 'out of service' to the extent necessary to perform Work pursuant of this SOW.

Existing Mobile Video Camera System Removal

On such dates and times mutually agreed upon by the parties, the AGENCY will deliver all vehicles to an AXON Installer which will remove from said vehicles all components of the existing mobile video camera system unless otherwise agreed upon by the AGENCY.

Major components will be salvaged by the AXON Installer for auction by the AGENCY. Wires and cables are ~~not~~ considered expendable and will not be salvaged. Salvaged components will be placed in a designated area by the AGENCY within close proximity of the vehicle in an accessible work space.

Prior to removing the existing mobile video camera systems, it is both the responsibility of the AGENCY and the AXON Installer to test the vehicle's systems' operation to identify and operate, documenting any existing component or system failures and in detail, identify which components of the existing mobile video camera system will be removed by the AXON Installer.

In-Car Hardware/Software Delivery and Installation

On such dates and times mutually agreed upon by the parties, the AGENCY will deliver all vehicles to an AXON Installer, who will install and configure in each vehicle in accordance with the specifications detailed in the system's installation manual and its relevant addendum(s). Applicable in-car hardware will be installed and configured as defined and validated by the AGENCY during the pre-deployment discovery process.

If a specified vehicle is unavailable on the date and time agreed upon by the parties, AGENCY will provide a similar vehicle for the installation process. Delays due to a vehicle, or substitute vehicle, not being available at agreed upon dates and times may results in additional fees to the AGENCY. If the AXON Installer determines that a vehicle is not properly prepared for installation ("Not Fleet Ready"), such as a battery not being properly charged or properly up-fit for in-service, field operations, the issue shall be reported immediately to the AGENCY for resolution and a date and time for the future installation shall be agreed upon by the parties.

Upon completion of installation and configuration, AXON will systematically test all installed and configured in-car hardware and software to ensure that ALL functions of the hardware and software are fully operational and that any deficiencies are corrected unless otherwise agreed upon by the AGENCY, installation, configuration, test and the correct of any deficiencies will be completed in each vehicle accepted for installation.

Prior to installing the Axon Fleet camera systems, it is both the responsibility of the AGENCY and the AXON Installer to test the vehicle's existing systems' operation to identify, document any existing component or vehicle systems' failures. Prior to any vehicle up-fitting the AXON Installer will introduce the system's components, basic functions, integrations and systems overview along with reference to AXON approved, AGENCY manuals, guides, portals and videos. It is both the responsibility of the AGENCY and the AXON Installer to agree on placement of each components, the antenna(s), integration recording trigger sources and customer preferred power, ground and ignition sources prior to permanent or temporary installation of an Axon Fleet camera solution in each vehicle type. Agreed placement will be documented by the AXON Installer.

AXON welcomes up to 5 persons per system operation training session per day, and unless otherwise agreed upon by the AGENCY, the first vehicle will be used for an installation training demonstration. The second vehicle will be used for an assisted installation training demonstration. The installation training session is customary to any AXON Fleet installation service regardless of who performs the continued Axon Fleet system installations.

The customary training session does not ‘certify’ a non-AXON Installer, customer-employed Installer or customer 3rd party Installer, since the AXON Fleet products does not offer an Installer certification program. Any work performed by non-AXON Installer, customer-employed Installer or customer 3rd party Installer is not warrantied by AXON, and AXON is not liable for any damage to the vehicle and its existing systems and AXON Fleet hardware.

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-379341-44651.974AS

Issued: 03/31/2022

Quote Expiration: 01/31/2023

EST Contract Start Date: 02/01/2023

Account Number: 306011

Payment Terms: N30
Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Delivery-505 W McLeroy Blvd 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA	Saginaw Police Dept. - TX 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Adam Smith Phone: 602-751-1798 Email: asmith@taser.com Fax: (480) 463-2201	Phone: (817) 232-0311 Email: cmcdonald@saginawpolice.org Fax:

Program Length	60 Months
TOTAL COST	$117,099.99
ESTIMATED TOTAL W/ TAX	$117,099.99

Bundle Savings	$20,893.21
Additional Savings	$0.00
TOTAL SAVINGS	$20,893.21

PAYMENT PLAN

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	Jan, 2023	$23,419.99
Year 2	Jan, 2024	$23,420.00
Year 3	Jan, 2025	$23,420.00
Year 4	Jan, 2026	$23,420.00
Year 5	Jan, 2027	$23,420.00

Quote Details

Bundle Summary

Item	Description	QTY
Fleet3B	Fleet 3 Basic	15
DynamicBundle	Dynamic Bundle	1

Bundle: Fleet 3 Basic Quantity: 15 Start: 2/1/2023 End: 1/31/2028 Total: 116100 USD

Category	Item	Description	QTY
Storage	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	30
E.com License	80400	FLEET, VEHICLE LICENSE, LICENSE	15
Camera Kit & Warranty	72036	FLEET 3 STANDARD 2 CAMERA KIT	15
SIM	72048	FLEET SIM INSERTION, ATT	15
Router	11634	CRADLEPOINT IBR900-1200M-B-NPS+5YR NETCLOUD	15
Router Antenna	71200	FLEET ANT, AIRGAIN, 5-IN-1, 2LTE, 2WIFI, 1GNSS, BL	15
Vehicle Installation	73391	FLEET 3 NEW INSTALLATION (PER VEHICLE)	15
Axon Signal Unit	70112	AXON SIGNAL UNIT	15
Other	80495	EXT WARRANTY, FLEET 3, 2 CAMERA KIT	15
Other	80379	EXT WARRANTY, FLEET 2 SIGNAL UNIT	15

Individual Items USD

Category	Item	Description	QTY
Other	74066	FLEET INSTALLATION, WI-FI OFFLOAD SERVER	1

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract BuyBoard Contract 648-21 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Signature	Date Signed
	3/31/2022

Software	A la carte (Monthly)	A la carte (Annual)	Count	5 year cost
Basic License	$ 15.00	$ 180.00	4	$ 3,600.00
5 Year Warranty + Tech Assurance Plan	$ 28.00	$ 336.00	4	$ 6,720.00
Unlimited Storage	$ 24.00	$ 288.00	4	$ 5,760.00
Axon Body 3 Camera	One-time fee	$ 699.00	4	$ 2,796.00
Total				$ 18,876.00
Annual				$ 3,775.20

For the 4 additional cameras for the ACOs, below is what it would cost to add them. 4 AB3s with Unlimited Storage, 4 basic licenses and the 4 cameras having TAP(Camera replacement at month 30 and month 60).

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-384193-44651.972AS

Issued: 03/31/2022

Quote Expiration: 05/15/2022

EST Contract Start Date: 06/01/2022

Account Number: 306011

Payment Terms: N30
Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Delivery-505 W McLeroy Blvd 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA	Saginaw Police Dept. - TX 505 W McLeroy Blvd Saginaw, TX 76179-1450 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Adam Smith Phone: 602-751-1798 Email: asmith@taser.com Fax: (480) 463-2201	Phone: (817) 232-0311 Email: jmurillo@saginawpolice.org Fax: (817) 847-5918

Program Length	60 Months
TOTAL COST	$37,740.00
ESTIMATED TOTAL W/ TAX	$37,740.00

Bundle Savings	($30,692.20)
Additional Savings	$37,740.00
TOTAL SAVINGS	$7,047.80

PAYMENT PLAN: 5 Year Payment Plan

PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	May, 2022	$7,548.00
Year 2	May, 2023	$7,548.00
Year 3	May, 2024	$7,548.00
Year 4	May, 2025	$7,548.00
Year 5	May, 2026	$7,548.00

Quote Details

Bundle Summary

Item	Description	QTY
IR1CA	Interview Room 1 Camera Advanced	2

Bundle: Interview Room 1 Camera Advanced Quantity: 2 Start: 6/1/2022 End: 5/31/2027 Total: 37740 USD

Category	Item	Description	QTY
Storage	50045	INTERVIEW - SOFTWARE - UNLMITED E.COM STORAGE (PER CAMERA)	2
Basic E.com License	73840	EVIDENCE.COM BASIC LICENSE	1
Camera Bundles	50298	INTERVIEW - CAMERA - OVERT DOME	2
Installation	85170	INTERVIEW - SERVICE - STANDARD INSTALL AND SETUP (PER ROOM)	2
Extended Warranty	50448	EXT WARRANTY, INTERVIEW ROOM	2
Client Software	50037	INTERVIEW - SOFTWARE - CLIENT (PER TOUCH PANEL-PC)	2
Touch Panel Maintenance	50039	INTERVIEW - SOFTWARE - CLIENT MAINTENANCE (PER TOUCH PANEL-P	2
Hardware	50322	INTERVIEW - TOUCH PANEL PRO	2
Wall Mount	74056	INTERVIEW - TOUCH PANEL WALL MOUNT	2
Servers	50294	INTERVIEW - SERVER - LITE	2
License	50041	INTERVIEW - SOFTWARE - STREAMING SERVER LICENSE (PER SERVER)	2
Maintenance	50043	INTERVIEW - SOFTWARE - STREAMING SERVER MAINTENANCE (PER SER	2
Microphone	50118	INTERVIEW - MIC - WIRED (STANDARD MIC)	2

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract BuyBoard Contract 648-21 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Signature

Date Signed

City of Saginaw

Meeting Date: 4/19/2022

Agenda Items: (10)

Staff Contact: Melanie McManus
Director of Human Resources

E-mail: mmcmanus@saginawtx.org

Phone: 817-230-0330

SUBJECT:
Staffing Update

BACKGROUND/DISCUSSION:
Staff will give an update on hiring for seasonal positions and other vacancies.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A