MINUTES OF A REGULAR MEETING AND PUBLIC HEARING OF THE CITY OF SAGINAW BOARD OF ADJUSTMENT HELD AT THE SAGINAW, TEXAS, CITY HALL ON OCTOBER 28, 2025

Present at the meeting:

Chairman	Place No. 3	Bethany Sanderson
Vice Chairman	Place No. 5	Derrick Thomas
Member	Place No. 1	Mike Colgrove
Member	Place No. 2	Eric King
Member	Place No. 4	Rodney Lee
Alternate Member	Alt No. 1	Cameron Flippo
Alternate Member	Alt No. 2	Osvaldo Vazquez
Building Official		Larry Little
Deputy Building Official		Chris Dyer
Recording Secretary		Debra Thomas
Permit Technician		Maria Guynes
City Attorney		Jennifer Drysdale

Absent from the meeting:

Visitors: Ann Lawson Nick Lawson Leah Lawson Joy Williams David Williams Doug Spears Cassie Norcutt Juely Norcutt William Harrell

ITEM 1 CALL TO ORDER

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

ITEM 2 CLARIFICATION OF QUORUM

The quorum for tonight's meeting consists of the following: Chairman Sanderson, Vice Chairman Thomas, Member Colegrove, Member King, and Member Lee.

ITEM 3 AUDIENCE PARTICIPATION

CBO Little advised the audience the procedure to follow to address the board.

ITEM 4 ADMINISTRATION OF OATH

Chairman Sanderson administered the Oath to the audience members wanting to address the board.

ITEM 5 APPROVAL OF MINUTES

The minutes of a regular meeting and public hearing on October 22, 2024, were presented for approval.

Motion was made by Member Thomas and seconded by Member Lee to approve the minutes as presented.

Motion carried unanimously.

ITEM 6 BOA 1025-01 PUBLIC HEARING William Harrell

Consideration of a request for a variance to City Zoning Ordinance No. 2002-04 Article 8, Section 8-6 D 1 b and d, to allow a carport to be constructed with relief from the:

a. maximum allowable square footage, from 600 square feet to 760 square feet; and

b. required side yard setback from 7.5 feet to 0 feet,

at 717 Opal Street.

Chairman Sanderson read the request and opened the public hearing at 6:13 p.m.

Ann Lawson of 1056 Iron Horse Dr. addressed the board and explained the variance is being requested for both size and side yard set back to match a previous carport at the property. She explained that the proposed carport would use the same footprint as the previous carport and would also have gutters installed to address any drainage issues.

Board members King and Lee had questions for CBO Little about the specifics of the proposed carport.

CBO Little addressed the board and explained that the previous carport was removed, and the applicant will be building a new carport. He explained that according to his research, the previous carport had been in existence since around 1995. He also explained that the previous carport did not meet the zoning requirements at the time, and that the proposed carport does not meet the current zoning requirements.

Mrs. Lawson addressed the board again to explain that the new carport would have the same footprint as the previous one but would have a gable-style roof instead of a flat roof.

There was discussion among the board members.

Chairman Sanderson closed the public hearing at 6:19 p.m.

Motion was made by Member Colegrove and seconded by Member Lee to deny a variance to allow a carport to be constructed with relief from the

a. maximum allowable square footage, from 600 square feet to 760 square feet; and
b. required side yard setback, from 7.5 feet to 0 feet

at 717 Opal Street.

Motion carried unanimously.

ITEM 7 BOA 1025-02 PUBLIC HEARING Cassie Norcutt

Consideration of a request for a variance to City Zoning Ordinance No. 2002-04 Article 8, Section 8-10 D 3, to allow relief from the:

a. maximum allowable number of signs, from one sign to two signs; and

b. maximum allowable square footage of signs, from 50 square feet to 64.5 square feet;
in a multi-family complex, at 681 Saginaw Blvd. N.

Chairman Sanderson read the request and opened the public hearing at 6:20 p.m.

Cassie Norcutt addressed the board and explained they have applied for a mural for the front façade of the building. They are proposing to use the existing marque sign as a directional sign and would like to include the apartment complex name "The Ashton" on the sign.

She explained that the property is hard to see from the street because it is surrounded by commercial properties.

She also wanted verification of the current zoning of the property.

CBO Little did confirm the zoning of the property is multi-family.

Board Member Thomas had questions about the proposed signs and Board Member King had questions about the existing signs and the proposed mural.

DCBO Dyer addressed the board to clarify the existing monument sign would not be increasing in size. He further explained with the building sign and the complex name on the directional sign would be considered as two signs, and together over the allowable square footage.

Board Members Thomas, Colegrove, and King had questions about the mural, the zoning of the surrounding properties, and other multi-family zoned properties in the area.

DCBO Dyer explained the mural would not be considered as signage and has not been approved. He explained that most of the zoning on Saginaw Blvd. is commercial and there is another property zoned multi-family on the south end of Saginaw Blvd.

Chairman Sanderson closed the public hearing at 6:35 p.m.

Motion was made by Vice Chairman Thomas and seconded by Member King to approve a variance to allow relief from the:

a. maximum allowable number of signs, from one sign to two signs; and
b. maximum allowable square footage of signs, from 50 square feet to 64.5 square feet

in a multi-family complex, with the condition of the city approving the mural, at 681 Saginaw Blvd N.

Motion did not pass: 3-2-0 For: Thomas, King, and Lee,
Against: Sanderson, and Colegrove

No other motion was made.

ITEM 8 EXECUTIVE SESSION

This item was not needed.

ITEM 9 ADJOURNMENT

Motion was made by Member Colegrove and seconded by Member Lee to adjourn the meeting.

Motion carried unanimously.

Meeting was adjourned at 6:41 p.m.

APPROVED:

Bethany Sanderson, BOA Chairman

ATTEST:

Debra Thomas, BOA Recording Secretary