



**City of Saginaw**  
Planning and Zoning Commission  
Meeting Agenda

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Tuesday, October 14, 2025, 6:00 PM  
Council Chamber  
333 West McLeroy Boulevard  
Saginaw, Texas 76179

**\*\* Revised \*\***

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## **1. Call to Order**

- 1.A. Roll Call to Establish Quorum
- 1.B. Audience Participation
- 1.C. Approval of Minutes  
July 08, 2025
- 1.D. Approval of Minutes  
September 09, 2025

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## **2. Public Hearings**

- 2.A. Consideration and Action Regarding a Request to Amend a Change in the Frontier Settlement Planned Development District, Providing Development Standards and a Development Plan, located at 700 Old Decatur Road (TAD)
- 2.B. Consideration and Action Regarding a Request to Amend a Change in the Saginaw Local Favorite Planned Development District, Providing Development Standards and a Development Plan, located at 400 S. Saginaw Boulevard and 405 S. Belmont Street (TAD)  
Proposed change for a new developmental concept plan.

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## **3. Business**

- 3.A. Presentation for Planning and Zoning Training

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## **4. Staff Report**

- 4.A. Project Updates

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## **5. Adjournment**

- 5.A. Adjournment

Date Posted: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_

Date Retrieved: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_

*Date Posted: October 7, 2025*

## **Planning & Zoning Commission**

Vivian Anderson	Place No. 1	Term Expires July 1, 2027
Benjamin Guttery	Place No. 2	Term Expires July 1, 2026
Peter Drolet	Place No. 3	Term Expires July 1, 2027
Malinda Julien	Place No. 4	Term Expires July 1, 2026
Val Visas	Place No. 5	Term Expires July 1, 2027
John Hardy	1st Alternate	Term Expires July 1, 2027
Daniela Fernandez	2nd Alternate	Term Expires July 1, 2026

## **AUDIENCE PARTICIPATION**

Anyone in the audience who would like to speak on an agenda item and is not listed as a representative for that item; please proceed by filling out an audience participation form to speak on that item. Audience participation forms are located at the front entrance of the chambers. Please turn in your filled out form to the Planning Manager whom will pass it on to the Chairman. The Chairman will call on you at the appropriate time.





## Planning & Zoning Commission Memorandum

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### C. Approval of Minutes

July 08, 2025

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Call to Order Item: 1C.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

The minutes for July 08, 2025 are being presented for approval.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval.

### **Attachments**

[PZ Minutes \(07.08.25\).pdf](#)

## **Minutes for the Planning & Zoning Commission**

333 West McLeroy Boulevard, Saginaw, Texas 76179

July 8, 2025, 6:09 PM - July 8, 2025, 7:07 PM

### **Present at the Meeting:**

- Chairman, Place No. 2, Benjamin Guttery
- Vice-Chairman, Place No. 4, Malinda Julien
- Member, Place No. 5, Val Visas
- Member, First Alternate, John Hardy
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- Deputy Building Official, Chris Dyer
- City Attorney, Bessie Bronstein

### **Absent at the Meeting:**

- Member, Place No. 1, Vivian Anderson
- Member, Place No. 3, Peter Drolet
- Member, Second Alternate, Daniela Fernandez

### **Visitors at the Meeting:**

- Jon Julien
- Ivashant Sapkota
- Arjoon KC
- Larry Rueles
- Naresh Dhungana
- Sneha Sapkota
- Bilip Rai
- Rajesh Reno
- Marcelo Barron

## **1. Call to Order**

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### **1.A. Roll Call to Establish Quorum- 6:09 PM**

Vice-Chairman Guttery called the meeting to order at 6:08 P.M. The quorum will consist of Vice-Chairman Guttery, Members Julien and Visas, and Alternate Member Hardy.

### **1.B. Audience Participation**

Vice-Chairman Guttery explained the protocol for audience participation.

## **2. Business**

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### **2.A. Training Presentation**

Asst. Director of Economic and Community Engagement welcomed new and returning members of the Planning and Zoning Commission. She introduced the Commission to their responsibilities and the requirements regarding the Texas Public Meetings Act. Other key points included: ethics, respect, and formalities.

### **2.B. Consideration and Action Regarding the Election of a Chairman and/or Vice-Chairman**

Assistant Director of Economic and Community Engagement Victor addressed the Commission, noting that, as is customary in July, changes in membership had occurred, including the appointment of new members and the departure of others. She stated that one of the departing members was the former Chairman, thereby requiring the Commission to conduct elections

for a new Chairman and, if necessary, a Vice-Chairman. She further explained that the Chairman is tasked with leading Commission meetings, maintaining fair and orderly conduct, overseeing the review of land use proposals, and ensuring adherence to local zoning regulations and planning policies. In the absence of the Chairman, the Vice-Chairman is responsible for fulfilling these duties.

The Commission discussed nominations of which include the following:

1. Chairman: A motion was made by Member Julien with a second by Member Visas to nominate Member Guttery to serve as the Chairman. Motion carried unanimously, with Member Guttery abstaining from the vote.
2. A motion was made by Member Julien with a second by Member Guttery to nominate Member Visas to serve as the Vice-Chairman. Member Visas denied the nomination. Motion failed.
3. Member Visas nominated Member Julien with a second from Chairman Guttery to nominate Member Julien to serve as the Vice-Chairman. Motion carried unanimously, with Member Julien abstaining from the vote.

#### 2.C. Consideration and Action Regarding Approval of Minutes

A motion was made by Member Julien with a second by Member Visas to approve the minutes of June 10, 2025 as presented. Motion carried unanimously

**Malinda Julien made a motion to Approve that was seconded by Benjamin Guttery with a result of 4-0-0-0-0. passing**

### 3. Public Hearings

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3.A. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Special Event Venue at 620 S. Saginaw Blvd.

Public Hearing was opened at 6:54 PM and closed at 6:56 PM

The item was temporarily skipped on the agenda to allow Member Visas time to complete a Conflict of Interest Disclosure Form. Consideration of the item resumed following the conclusion of Item 3B.

City Attorney Bronstein provided clarification regarding Member Visas' disclosure. Member Visas then read the disclosure statement aloud and formally recused himself from the chambers.

Chairman Guttery opened the public hearing at 6:43 p.m.

Assistant Director of Economic and Community Engagement Victor explained that the applicant is proposing the development of a sit-down restaurant at the subject location, which will include a dedicated event room intended for rental purposes. The space is expected to host small-scale events such as micro-weddings, birthday parties, and other private gatherings. She then invited the applicant to provide further details.

Audience participation included: Ivashant Sapkota, Arjoon KC, and Larry Rueles.

Architect Sapkota elaborated on the proposal, describing it as a new cultural dining experience that will feature Nepali cuisine and serve as both a restaurant and a small event venue. He noted that the event hall would accommodate up to 34 seated guests, highlighting the modest scale of the space. Intended uses include birthday celebrations, graduation parties, and wedding functions.

Chairman Guttery requested clarification regarding the event space, specifically whether it would also be available to restaurant patrons outside of scheduled events. Mr. Sapkota responded that the space would be used for restaurant service during non-booking hours. Chairman Guttery also inquired about the inclusion of a stage in the event hall, asking whether entertainment would be offered during daily operations or only for special events. Mr. Sapkota explained that the stage

would be portable and utilized only when required for events, but could also support entertainment during regular dining hours if desired.

Chairman Guttery further asked whether this establishment was part of a chain or a unique location. The owner confirmed that this would be the first of its kind.

Alternate Member Hardy raised a question regarding the applicant's parking plan. Mr. Sapkota explained that parking requirements are calculated based on seating capacity, with the standard being one space per 2.5 seats. With a seating capacity of 34, the requirement would be approximately 14 spaces, though the applicant is proposing 34 spaces to ensure compliance and accommodate both restaurant and event usage. He also confirmed that the event hall would operate only during the restaurant's regular business hours.

Chairman Guttery invited any members of the public to speak. Contractor KC approached the podium and asked whether the Commission had any feedback regarding the design. Chairman Guttery inquired about the existing building façade and whether any structural elevation would be involved. Contractor KC explained that the building would be raised due to elemental concerns brought for from the city, etc.

Larry Rueles, representing Pizza Hut, expressed concerns about parking availability and potential overflow into adjacent properties. He emphasized that while their business wants to be good neighbors, it was important that all patrons park within the designated spaces for the proposed establishment.

Chairman Guttery closed the public hearing at 6:56 p.m.

Chairman Guttery provided context regarding the restaurant's location in relation to surrounding businesses and expressed a positive impression of the proposed building modifications, describing them as clean and visually appealing. He encouraged the applicant to maintain open communication and cooperation with neighboring businesses to effectively manage parking needs. Member Julien also expressed support for the project, noting that the proposed improvements would significantly enhance the appearance of the existing structure. She commented that there appeared to be sufficient nearby space to accommodate parking and potential use by party buses, and stated her belief that the addition of this type of cultural establishment would be a positive asset for the community. Alternate Member Hardy reiterated his concerns regarding parking but expressed relief upon learning that the majority of events would likely take place during the evening or on weekends, when the strip center is generally less busy.

Member Julien made a motion to approve a request of a specific use permit to allow a special event venue at 620 S. Saginaw Boulevard with a second from Chairman Guttery. Motion carried unanimously, with Member Visas abstaining.

**Malinda Julien made a motion to Approve that was seconded by Benjamin Guttery with a result of 3-0-1-0-0. passing Abstained by Val Visas**

**3.B. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Carport at 1004 Greenbriar Ct.**

Planning Technician Hernandez introduced the item and explained that, due to time constraints, digital renderings were not provided. However, printed handouts detailing the design schematics for the proposed carport were distributed to each Commissioner for review.

Chairman Guttery opened the public hearing at 6:31 p.m.

The public hearing included a written response from Sheila Grass, who expressed opposition to the proposed carport, as well as a brief background presentation by Contractor Barron.

City Attorney Bronstein requested clarification from the Contractor regarding a response marked "no" on the application. Contractor Barron explained that he did not personally complete the application. Chairman Guttery emphasized the importance of the 13 application questions, noting that they are necessary to determine whether the proposed item would be beneficial to the city and to allow the Commission to make an informed decision. Mr. Barron affirmed that the proposed carport would not cause harm and would, in fact, be beneficial.

Chairman Guttery closed the public hearing at 6:37 p.m.

Following the discussion, Chairman Guttery stated his support for the carport, noting that it appeared to be constructed from quality materials and that its design was consistent with the character of the surrounding community.

A motion was made by Member Julien with a second by Chairman Guttery to recommend approval of the request for a specific use permit to allow a carport at 1004 Greenbriar Ct. Motion carried unanimously.

**Malinda Julien made a motion to Approve that was seconded by Benjamin Guttery with a result of 4-0-0-0-0. passing**

#### **4. Staff Report**

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##### **4.A. Project Updates for June 2025**

Planning Technician Hernandez provided the Commission with an update regarding projects updates for the month of June 2025.

#### **5. Executive Session**

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#### **6. Adjournment**

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A motion was made by Member Julien with a second by Member Visas to adjourn the meeting. Motion carried unanimously.

Vice-Chairman Guttery declared the meeting of July 08, 2025, closed at 7:07 P.M.

APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Susy Victor-Trevino,  
Assist. Director of Economic Development/Recording Secretary



## Planning & Zoning Commission Memorandum

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### D. Approval of Minutes

September 09, 2025

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Call to Order Item: 1D.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

The minutes for September 09, 2025 are being presented for approval.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval.

### **Attachments**

[PZ Minutes \(09.09.25\).pdf](#)

## **Minutes for the Planning & Zoning Commission**

333 West McLeroy Boulevard, Saginaw, Texas 76179

September 9, 2025, 6:03 PM - September 9, 2025, 6:39 PM

### **Present at the Meeting:**

- Chairman, Place No.2, Benjamin Guttery
- Member, Place No.1, Vivian Anderson
- Member, Place No.3, Peter Drolet
- Member, First Alternate, John Hardy
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- Admin Coordinator, Luisa Pina
- Deputy Building Official, Chris Dyer
- Chief Building Official, Larry Little
- City Attorney, Bessie Bronstein

### **Absent at the Meeting:**

- Vice-Chairman, Place No. 4, Malinda Julien
- Member, Place No. 5, Val Visas
- Member, Second Alternate, Daniela Fernandez

### **Visitors:**

- Analy Perez

## **1. Call to Order**

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### **1.A. Roll Call to Establish Quorum**

Chairman Guttery called the meeting to order at 6:03 P.M. The quorum will consist of Chairman Guttery, Member Anderson, Member Drolet, and Alternate Member Hardy.

### **1.B. Audience Participation- 6:04 PM**

Vice-Chairman Guttery explained the protocol for audience participation.

## **2. Business**

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### **2.A. Consideration and Action Regarding the Approval of Minutes- 6:05 PM**

Item was bypassed due to the Minutes being from the June 10, 2025 meeting rather than the July 10, 2025 meeting.

## **3. Public Hearings**

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### **3.A. Consideration and Action for a Zoning Change from Single-Family (SF4) to Neighborhood Commercial (NC) at 124 W. Southern Ave. - 6:07 PM**

Public Hearing was opened at 6:18 PM and closed at 6:19 PM

Assistant Director of Economic and Community Engagement, Victor, introduced the item and provided background on the property. This included details about the existing structure that was constructed in the late 1980's and originally designated as Community Commercial until a 2002 city-wide rezoning that reclassified the property as Single-Family.

She further noted that staff had identified a zoning discrepancy at this property during the City's permitting review. The owner requested a zoning change to ensure there are no future issues for the current/future intended uses. Staff recommends Neighborhood Commercial zoning, as it is the lightest commercial district within the City's ordinance and the most compatible within the neighboring residential areas.

Mrs. Victor addressed the Commission's questions.

Chairman Guttery opened the public hearing at 6:18 p.m.

Mrs. Victor confirmed staff did not receive any reply forms for the item.

Chairman Guttery opened the public hearing at 6:19 p.m.

A motion was made by Member Drolet with a second by Member Anderson to approve the zoning change from Single-Family (SF4) to Neighborhood Commercial (NC) at 124 W. Southern Ave. Motion carried unanimously.

**Peter Drolet made a motion to Approve that was seconded by Vivian Anderson with a result of 4-0-0-0-0. passing**  
3.B. Consideration and Action Regarding a Request for a Specific Use Permit to Allow the Operation of a Laundry, Dry Cleaning Pickup & Receiving Station at 124 W. Southern Ave. Suite 300- 6:20 PM

Public Hearing was opened at 6:33 PM and closed at 6:33 PM

Planning Tech, Maria Hernandez, introduced the item and informed the Commission that the property owner is requesting a Specific Use Permit (SUP) to allow an existing dry-cleaning business to relocate and begin operating from Suite 300 at the 124 W. Southern Ave property. She noted that no reply-forms were received and staff would remain neutral.

City Attorney, Bessie Bronstein, clarified that the proposed use is considered non-conforming under the previous Single-Family zoning district. However, with the previous item to rezone to Community Commercial, the proposed use is allowed with the approval of a SUP.

The owner, Analay Perez, addressed the Commission's answers regarding the vendor's hours, traffic impact, and expected foot traffic.

Chairman Guttery opened the Public Hearing at 6:32 PM and closed it at 6:33 PM.

A motion was made by Member Hardy and seconded by Member Anderson to approve the Specific Use Permit to allow the operation of a laundry, dry cleaning pickup and receiving station at 124 W. Southern Ave, Suite 300. Motion carried unanimously.

**John Hardy made a motion to Approve that was seconded by Vivian Anderson with a result of 4-0-0-0-0. passing**

#### **4. Staff Report**

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##### **4.A. Project Updates for August 2025**

Admin Coordinator, Luisa Pina, provided the Commission with the projects updates for the month of August 2025.

#### **5. Executive Session**

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#### **6. Adjournment**

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A motion was made by Chairman Guttery and seconded by Alternate Member Hardy to adjourn the meeting at 6:39 PM. Motion carried unanimously.





## Planning & Zoning Commission Memorandum

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**A. Consideration and Action Regarding a Request to Amend a Change in the Frontier Settlement Planned Development District, Providing Development Standards and a Development Plan, located at 700 Old Decatur Road (TAD)**

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Public Hearings Item: 2A.
Reference File	
Community Goals	

See attached.

### **Attachments**

[Frontier Settlement \(PD Amendment, Application, Complete, Redacted\).pdf](#)



## Frontier Settlement Development Plan Amendment

**Date:** October 14, 2024

**To:** Chairman and Members of the Planning and Zoning Commission

**From:** Susy Victor-Trevino, Asst. Dir. of Comm. and Eco. Engagement

**Subject:** Consideration and Action Regarding a Request to Amend a Change in the Frontier Settlement Planned Development District, Providing Development Standards and a Development Plan, located at 700 Old Decatur Road (TAD)

### Background/Discussion:

The City of Saginaw Planning and Zoning Division has received a formal request for a textural amendment to the Zoning Ordinance as follows:

- 1) **Applicant:** Jason Schwab & Ottis Lee on behalf of Jacob Proctor
- 2) **Addresses & Zoning:** 700 Old Decatur Road (*Per TAD*)

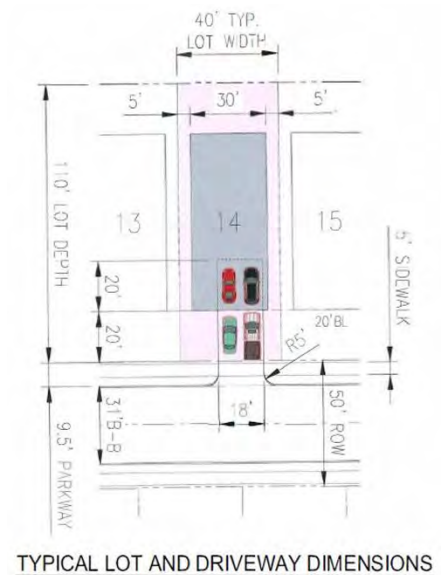


- a. **Legal Description:** Albright, Alexander F Survey Abstract 1849 Tract 2C
- b. **Zoning:** [Planned Development](#) with [Neighborhood Mixed-Use \(NMU\)](#) based zoning.
- c. **Land Use:** Single family attached dwellings are permissible.

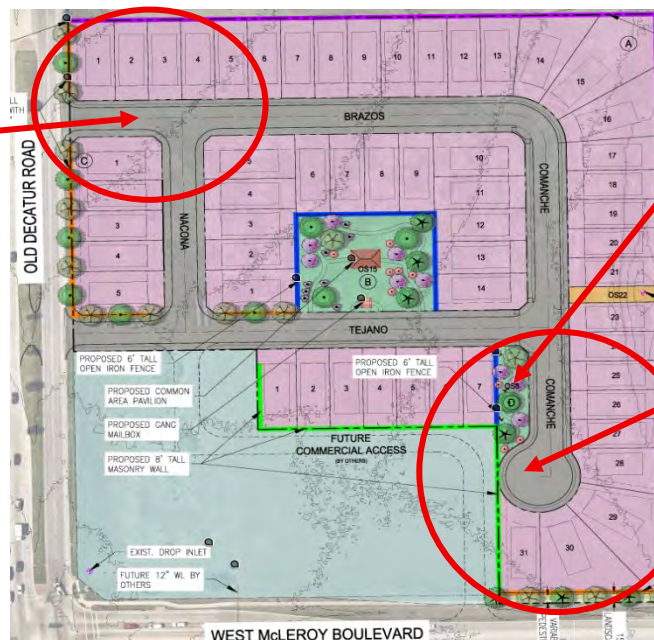
P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																	
City of Saginaw Land Use Table																	
Residential										Land Use Designation	Nonresidential						Supplemental Conditions
A	S	S	S	S	S	T	M	M			D	R	M	C	E	L	H
G	F	F	S	S	F	X	L	H	I		R	C	U	C	S	I	I
					P	P	P		P			P					
										Dwelling, Single Family Attached			P				

- 3) **Request:** The applicant is requesting a change to the existing Planned Development to update the conceptual site plan. The new developer is proposing a revised layout that replaces the one approved by the previous developer. The updated plan is designed to meet requests from City Departments, improve access to the existing sanitary sewer line within the current easement, and reduce the amount of pavement needed to support development.

a. **Previously Adopted:**



b. **Proposal:**



Lot sizes have been adjusted to accommodate a second access point connecting Brazos and Old Decatur Road.

Open space was decreased.

The road was shortened by removing both ends and replacing them with a cul-de-sac. Lots sizes were reconfigured to accommodate this change.

**Attachments:**

*PD Amendment Application, Newspaper Notice, Property Description, Proposed and Approved Development Plan Exhibits*

# **PROOF OF PUBLIC HEARING NOTICE**



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Legals & Public Notices

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, September 16, 2025

**ORDINANCE NO. 27966-09-2025**

**AN ORDINANCE AMENDING CHAPTER 12.5, “ENVIRONMENTAL PROTECTION AND COMPLIANCE,” OF THE CODE OF THE CITY OF FORT WORTH, TEXAS (2015), AS AMENDED, BY AMENDING ARTICLE I, DIVISION 1, SECTION 12.5-103 TO REVISE THE DEFINITION OF CATEGORICAL INDUSTRIAL USER; AMENDING ARTICLE VI, DIVISION 2, SECTION 12.5-610.2 TO REVISE THE PROHIBITIONS AND LIMITS FOR DISCHARGES TO THE TRINITY RIVER AUTHORITY DENTON CREEK REGIONAL WASTEWATER SYSTEM; AMENDING ARTICLE VI, DIVISION 7, SECTIONS 12.5-671.1 AND 12.5-671.2 TO REVISE REGULATIONS PERTAINING TO publication of users in significant noncompliance for facilities discharging to the Trinity River Authority Central Regional Wastewater SYSTEM AND the TRINITY RIVER AUTHORITY DENTON CREEK REGIONAL WASTEWATER SYSTEM; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 9.**

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

**SECTION 11.**

This ordinance shall take effect upon adoption and publication as required by law.

**APPROVED AS TO FORM AND LEGALITY:**  
/s/Kevin Anders  
Assistant City Attorney

Adopted: September 16, 2025

A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 100 Fort Worth Trails, Fort Worth, Texas 76102.

/s/ Jannette S. Goodall  
City Secretary  
IPL0276566  
Sep 26,Oct 1 2025

**SECTION 00 11 13  
INVITATION TO BIDDERS**

RECEIPT OF BIDS

Electronic bids for the construction of 2026 ASPHALT RESURFACING CONTRACT 2 City Project No. 106136 ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, October 23, 2025.

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST in the City Council Chambers.

Your submissions must be uploaded, finalized and submitted prior to the Project's posted due date. The City strongly recommends allowing sufficient time to complete this process (ideally a week prior to the deadline) to begin the uploading process and to finalize your submission. Uploading large documents may take time, depending on the size of the file(s) and your Internet connection speed. The Bonfire portal can be accessed using Microsoft Edge, Google Chrome, or Mozilla Firefox. Javascript must be enabled. Browser cookies must be enabled.

Electronic submission is subject to electronic interface latency, which can result in transmission delays. All bidders or proposers assume the risk of late transmission/ submission. The City shall not be held liable if an interested bidder or proposer is unable to submit a complete bid/response before the published deadline due to transmission delays or any other technical issues or obstructions. The City strongly recommends allowing sufficient time to complete the submission process (ideally a week before the deadline) to begin the uploading process and to finalize your submission to give adequate time in the event an issue arises.

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

**SUPPORT**

For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>

Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.

To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://go-bonfire.com))

**GENERAL DESCRIPTION OF WORK**

The major work will consist of the (approximate) following:

6,000 SY	9" Concrete Pavement, JRCP
7,500 SY	8" Concrete Pavement, JRCP
1,000 SY	7" Concrete Pavement, JRCP
1,300 CY	Flex Base
5,500 SY	Geogrid

**DOCUMENT EXAMINATION AND PROCUREMENTS**

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

**EXPRESSION OF INTEREST**

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

**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**:

<b>DATE:</b>	Tuesday, October 7, 2025
<b>TIME:</b>	9:00 A.M.

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 should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**

City reserves the right to waive irregularities and to accept or reject any or all bids.

**AWARD**

City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.

IPL0275678  
Sep 24,Oct 1 2025

**SECTION 00 11 13  
INVITATION TO BIDDERS**

RECEIPT OF BIDS

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All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

**SUPPORT**

For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>

Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.

To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://go-bonfire.com))

**GENERAL DESCRIPTION OF WORK**

The major work will consist of the (approximate) following:

21,688 SY	11" Pavement Pulverization
21,688 SY	3" Asphalt Pavement Superpave SP-D
28,712 SY	12" Pavement Pulverization
32,388 SY	2" Asphalt Pavement Superpave SP-D
28,712 SY	2" Asphalt Pavement DG-B
3,676 SY	2" Surface Milling
807 TN	CEM-LIME, 32 lbs/sy
1,851 LF	Remove and Replace Concrete Curb & Gutter
1,320 SF	Remove and Replace Concrete Driveways
9 EA	Remove and Replace Concrete ADA Curb Ramp
22,400 LF	Pavement Marking

**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 via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

**EXPRESSION OF INTEREST**

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

**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**:

<b>DATE:</b>	Tuesday, October 7, 2025
<b>TIME:</b>	11:30 A.M.

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 should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**

City reserves the right to waive irregularities and to accept or reject any or all bids.

**AWARD**

City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.

**ADVERTISEMENT DATES**

September 24, 2025  
October 1, 2025  
IPL0272770  
Sep 24,Oct 1 2025

Legals & Public Notices

SECTION 00 11 13  
INVITATION TO BIDDERS

RECEIPT OF BIDS

Electronic bids for the construction of 2026 CONCRETE RESTORATION CONTRACT 2 City project No. 106176 will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, October 23, 2025.

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST in the City Council Chambers.

Your submissions must be uploaded, finalized and submitted prior to the Project's posted due date. The City strongly recommends allowing sufficient time to complete this process (ideally a week prior to the deadline) to begin the uploading process and to finalize your submission. Uploading large documents may take time, depending on the size of the file(s) and your Internet connection speed. The Bonfire portal can be accessed using Microsoft Edge, Google Chrome, or Mozilla Firefox. Javascript must be enabled. Browser cookies must be enabled.

Electronic submission is subject to electronic interface latency, which can result in transmission delays. All bidders or proposers assume the risk of late transmission/ submission. The City shall not be held liable if an interested bidder or proposer is unable to submit a complete bid/response before the published deadline due to transmission delays or any other technical issues or obstructions. The City strongly recommends allowing sufficient time to complete the submission process (ideally a week before the deadline) to begin the uploading process and to finalize your submission to give adequate time in the event an issue arises.

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

**SUPPORT**

For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>

Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.

To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://go-bonfire.com))

**GENERAL DESCRIPTION OF WORK**

The major work will consist of the (approximate) following:

6,000 SY	9" Concrete Pavement, JRCP
7,500 SY	8" Concrete Pavement, JRCP
1,000 SY	7" Concrete Pavement, JRCP
1,300 CY	Flex Base
5,500 SY	Geogrid

**DOCUMENT EXAMINATION AND PROCUREMENTS**

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

**EXPRESSION OF INTEREST**

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

**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**:

<b>DATE:</b>	Tuesday, October 7, 2025
<b>TIME:</b>	9:00 A.M.

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 should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**

City reserves the right to waive irregularities and to accept or reject any or all bids.

**AWARD**

City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.

IPL0275678  
Sep 24,Oct 1 2025

**Store 9157-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 6465 East Rosedale St. will be conducting a public auction to satisfy the Owner's lien for the following spaces: Yvonne White, suitcase, totes, toaster; Manix Feraru, toys, scooter, totes; Terry Wayne Mills, mattress and boxspring, shelves, chairs; Mallory Serfass, vending machine, chair, catter; Meghan Miller, bike, vacuum, totes; Eddie Bains, dressers, table saw, crates; Yaganeisha Taylor, boxes, printer, totes; Timothy Miller, firepit, fish tank, tool bag; Demargus J Johnson, BBQ grill, mini fridge, TVs; Lynsey Branaugh, tire, suitcase, boxes; Demargus J Johnson, ladder, sink, shop vac; Kimberly Jalomo, tool box, monitors, ladder. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storage treasures.com](http://www.storage treasures.com). Online bidding will begin on 10/06/25 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storage treasures.com](http://www.storage treasures.com) for all other terms and conditions governing the bidding and auction process.

IPL0277268  
Oct 1,8 2025

**Store 9004-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 7400 Blue Mound Rd, Fort Worth, Tx, 76131 will be conducting a public auction to satisfy the Owner's lien for the following spaces: Lucinda Perales, crutches, bag, picture; Christian Lamonte, bedframe, mattress, Stenson box; Jasmine Johnson, golf clubs, exercise equipment, tools; Leboyd Scott, engine, car parts, chairs; Deidre F Vincent, table, wall art, mirror; Crystal Williams, mower, tools, sports items. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storage treasures.com](http://www.storage treasures.com). Online bidding will begin on 10/06/2025 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storage treasures.com](http://www.storage treasures.com) for all other terms and conditions governing the bidding and auction process.

IPL0277278  
Oct 1,8 2025

**Store 9008-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 6471 Camp Bowie Blvd, Fort Worth, Tx, 76116 will be conducting a public auction to satisfy the Owner's lien for the following spaces: Kimberly Leatherwood, wall art, kitchenware, totes; Lashonda Higgins, wall art, bedding, lamps; Gregory Layne II Gibson, dishes, propane tank, small appliances. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storage treasures.com](http://www.storage treasures.com). Online bidding will begin on 10/06/2025 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storage treasures.com](http://www.storage treasures.com) for all other terms and conditions governing the bidding and auction process.

IPL0277275  
Oct 1,8 2025

**Legals & Public Notices**

**NOTICE**

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed proposals for the following items at the herein stated location until the proposal due date and time stated below.

SOLICITATION: PA1936 – Payment Processing Services

PROPOSAL DUE DATE AND TIME: Tuesday, October 28, 2025 @2:00 PM

MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%

LOCATION TO SUBMIT PROPOSALS: Refer to Solicitation for Delivery Location. Specifications may be obtained at the herein stated proposal submittal location or viewed / downloaded from DFW Airport Bonfire Solicitation systems website at <https://dfwairport.bonfirehub.com/login> or by calling 972-973-5600.

IPL0277838  
Oct 1,8 2025

**Legals & Public Notices**

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THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed proposals for the following items at the herein stated location until the proposal due date and time stated below.

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Oct 1,8 2025

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IPL0277838  
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IPL0277838  
Oct 1,8 2025

**Legals & Public Notices**

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IPL0277838  
Oct 1,8 2025

**Legals & Public Notices**

**City of Saginaw Ordinance no. 2025-20**

An ordinance of the City of Saginaw, Texas, amending the zoning ordinance of the City of Saginaw, Texas, by amending the comprehensive land use plan relating to approximately .03399 acres out of the Saginaw block 5 lot 9 & 10, city of Saginaw, Tarrant county, Texas, and located at 124 west southern avenue, in Saginaw, Texas; changing the zoning classification on said property from s4 (single-family) to nc (neighborhood commercial) revising the official zoning map in accordance therewith; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date.

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 deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

Passed and approved on the 16th of September 2025.  
Todd Flippo  
Mayor  
Sep 24th & Oct 1st  
IPL0275211  
Sep 24,Oct 1 2025

**DEPARTMENT OF HOMELAND SECURITY**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**Proposed Flood Hazard Determinations for the City of Southlake, Tarrant County, Texas, Case No. 25-06-1139P.** The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at [https://www.floodmaps.fema.gov/fhm/BFE\\_Status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp), or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

IPL0274150  
Sep 24,Oct 1 2025

**City of Saginaw Ordinance No. 2025-21**

An ordinance amending ordinance no. 2002-04, as amended, the zoning regulations of the City of Saginaw, Texas, by approving a specific use permit to allow the operation of a laundry, dry cleaning pickup & receiving station at, Saginaw block 5 lot 9 & 10, locally known as 124 west southern avenue, suite 300, in Saginaw, Texas; revising the official zoning map in accordance therewith; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication in the official newspaper; and providing an effective date

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

Passed and approved on the 16th day of September 2025.

Todd Flippo  
Mayor  
Sep 24 & Oct 1  
IPL0275215  
Sep 24,Oct 1 2025

**NOTICE OF PUBLIC HEARING TO ALL INTERESTED CITIZENS AND ORGANIZATIONS IN THE CITY OF ARLINGTON, TEXAS**

On Thursday, October 9, 2025, at 6:00 p.m., the Arlington Landmark Preservation Commission (LPC) will conduct a public hearing at City Hall, 101 W. Abram Street, Council Briefing Room (third floor), Arlington, TX 76010.

The purpose of these public hearings is to receive input from the owner(s) and/or representative(s) and/or other interested parties regarding the historic and/or architectural significance to the community of the structure(s) located at 206 N. West Street. During the public hearings, the LPC will entertain discussion(s) from the owner(s) and/or representative(s) and/or other interested parties regarding plans to demolish these structures. At the end of the public hearing, the LPC will decide if this structure is historically and/or architecturally significant and whether or not to approve the demolition permit(s).

There will also be public hearings to receive input from interested parties regarding the proposed building site alterations to 1225 California Lane and exterior alterations to 404 E. First Street. At the conclusion of the public hearings, if LPC decides that the proposed improvements are appropriate to the structures and their historical integrity, Certificate of Appropriateness will be issued.

IPL0277507  
Oct 1 2025

**Legals & Public Notices**

**CITY OF SAGINAW PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 14, 2025, to consider a request to amend a change in the Saginaw Local Favorite Planned Development District, providing development standards and a development plan, located at 400 S. Saginaw Boulevard and 405 S. Belmont Street. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 21, 2025, to consider the above-mentioned request for a textual amendment to the zoning ordinance, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any question regarding this matter to the City of Saginaw Planning and Zoning Division at 817-230-0440.

IPL0277893  
Oct 1 2025

**CITY OF SAGINAW PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 14, 2025, to consider a request to amend a change in the Frontier Settlement Planned Development District, providing development standards and a development plan, located at 700 Old Decatur Road (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 21, 2025, to consider the above-mentioned request for a textual amendment to the zoning ordinance, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any question regarding this matter to the City of Saginaw Planning and Zoning Division at 817-230-0440.

IPL0277892  
Oct 1 2025

**CITY OF KENNEDALE NOTICE OF PUBLIC HEARING**

The KENNEDALE PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, October 23, 2025 AT 6:00 PM for the following caseS in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the caseS WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON november 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-15 to conduct a public hearing and consider a replat of the properties located at 836 VALLEY LN, PARCEL 06021670, TRIANGLE BUSINESS PARK ADDN, BLOCK 1, LOT 3R AND 838 VALLEY LN, PARCEL 06021689, TRIANGLE BUSINESS PARK BLOCK 1, LOT 4-R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-16 to conduct a public hearing and consider a replat of the properties located at 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: community development department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2105.

IPL0277904  
Oct 1 2025

**CITY OF FORT WORTH**

The City of Fort Worth has partnered with Bonfire Interactive to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities> and will be opened and read aloud publicly at 2:0

**APPLICATION TO  
AMEND  
FRONTIER  
SETTLEMENT  
PLANNED  
DEVELOPMENT**





949 Hilltop Drive  
Weatherford, Texas 76086  
817.596.7575

September 30, 2025

City of Saginaw Planning and Zoning Commission  
City of Saginaw, 333 W McLeroy Blvd,  
Saginaw, TX 76179

Re: Frontier Settlement Revised PD

To whom it may concern,

In comparison to the previously approved PD, this proposed PD does not introduce an increase in lot count, pavement, or traffic count or modify the method of utility connection to existing storm and sanitary sewer systems, general location of proposed utilities, or the flow of existing drainage patterns.

The proposed modification introduces a minor adjustment to the overall project from which was previously accepted and approved, while also reducing overall pavement additions required to facilitate the development of the property. The proposed PD removes the southeast emergency only connection to the commercial site via private emergency access gate and Opticom system. In place, this PD introduces an additional public connection to public right-of-way, in accordance with fire department criteria, as well as provides a turnaround via cul-de-sac, also in accordance with fire department criteria. The additional proposed connection will alleviate concentration from a singular point of ingress/egress, without modifying the overall access route to and from the development from what was presented in the previously approved plan. The southern water connection is proposed with only slight modification as well; this connection has been modified in coordination efforts with proposed future city projects

Fundamentally, the intent and scope of the project and proposed PD do not vary from what was initially approved and accepted, offering no adverse impacts to the surrounding properties, traffic flow, or drainage patterns with only slight modifications to the layout of the property.

Sincerely,

**Baird, Hampton & Brown**

A blue ink signature of Jason Schwab, written in a cursive style.

Jason Schwab, PE  
Civil Engineer



## Record Report for Planned Development #PD-25-0001

### Record Overview

**Record Number:** PD-25-0001

**Record Type:** Planned Development

**Record Status:** Awaiting Updates from Applicant

**Record Submitted At:** Tuesday September 30, 2025

**Record Address:** 700 Old Decatur Road

**Record Owner:** Planning Department

**Record Applicant User:** Jason Schwab

**Record Applicant Company:** Baird, Hampton & Brown

### Form Submission

**Owner:**

WR FRONTIER, LLC, JACOB PROCTOR

[REDACTED]

**If the Applicant is the same as the Owner, check here and move on to the next section.:** No

**Applicant:**

Baird, Hampton, & Brown, Jason Schwab

[REDACTED]

**Zoning Type:** Development Plan

**Proposed Zoning:** PD

**Base Zoning District #1::** NMU

**Base Zoning District #2::** -

**Base Zoning District #3::** -

**Base Zoning District #4::** -

**Purpose and Intent for Zoning Request::** Change in conceptual site plan.

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -



**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Required:** -

**Requested:** -

**Other:** -

**Section of Ordinance:** Remove existing conceptual site plan.

**Wording to be deleted or added?:** Deleted

**Wording:** -

**Section of Ordinance:** Replace with proposed conceptual site plan.

**Wording to be deleted or added?:** Added

**Wording:** -

**Section of Ordinance:** -

**Wording to be deleted or added?:** -

**Wording:** -

**Section of Ordinance:** -

**Wording to be deleted or added?:** -

**Wording:** -

**Project Name:** Frontier Settlement

**Project Address:** 700 Old Decatur Road

**Project Agerage:** 11.952

**Lot::** -

**Block::** -

**Addition::** -

**Tract::** 2C

**Abstract::** 1849

**Survey::** ALBRIGHT, ALEXANDER F SURVEY

**Subdivision:** -

**Has the property been platted:** No

# **LETTER OF ACKNOWLEDGEMENT**



City of  
**Saginaw**  
Planning and Zoning

Project Number: \_\_\_\_\_  
Project Name: Frontier Settlement

## Letter of Acknowledgement

I acknowledge that the application is not considered complete until all requirements are met. Failure to submit the appropriate signed applications, required information, or payment of the required fees will result in refusal of the application.

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.

I hereby certify that I have read and examined the submitted application and supporting documents and know the information I have provided to be true and correct. I hereby certify that I will follow all ordinances as set forth by the City of Saginaw with respect to my development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available online through [Municode \(Database for City Ordinances\)](#).

### CHECK ONE OF THE FOLLOWING:

- ☐ As the owner, I will represent the application myself; or
- ☒ I hereby designate Ottis Lee III, PE (Name of Applicant) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

**Applicant:** Ottis Lee III, PE

**Company:** Baird, Hampton & Brown

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

**Applicant's Signature:** Ottis Lee III **Date:** 10/02/2025

**Owner:** Attn: Jacob Proctor

**Company:** WR Frontier, LLC

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

**Owner's Signature:** [Signature] **Date:** 10/02/2025

# **METES & BOUNDS**

*METES AND BOUNDS*

BEING a 9.709 acre tract of land situated in the Alexander F. Albright Survey, Abstract

Number 923, Saginaw, Tarrant County, Texas, and being a portion of a tract of land described to Old Decatur Road Limited Partnership, also known as Old Decatur Road Joint Venture, as recorded in Volume 12061, Page 1725, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 1/2-inch capped iron rod marked "Brittain and Crawford" for the northwest corner of said Old Decatur Limited Partnership tract, same being the southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw,

Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 7847, Instrument No. D202285515, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and also being on the east right-of-way line of Old Decatur Road (variable width public right-of-way);

THENCE North 89°14'46" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, First Baptist Church Saginaw, a distance of 706.42 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 8367 (P.R.T.C.T.), and also being the northwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Instrument No. D210098875, P.R.T.C.T.;

THENCE South 0°49'07" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, McLeroy Elementary School Addition, a distance of 807.77 feet to a "V" cut in a concrete sidewalk with a 5/8-inch rod found underneath, being

the southwest corner of said Lot 1, Block 1, McLeroy Elementary School Addition, and also being on the north right-of-way line of W McLeroy Boulevard, as conveyed to the City of Saginaw, by deed recorded in Volume 12570, Page 2316, (D.R.T.C.T.);

THENCE South 89°16'19" West, along the north right-of-line of said W McLeroy Boulevard, a distance of 199.63 feet to a "V" cut set in a concrete sidewalk;

THENCE departing said right-of-way line and over and across said Old Decatur Road Limited Partnership tract the following courses and distances:

North 0°43'41" West, a distance of 243.80 feet to an IRS;

South 89°09'23" West, a distance of 287.15 feet to an IRS;

North 0°50'37" West, a distance of 110.00 feet to an IRS:

South 89°09'23" West, a distance of 219.78 feet to an IRS and being on the east

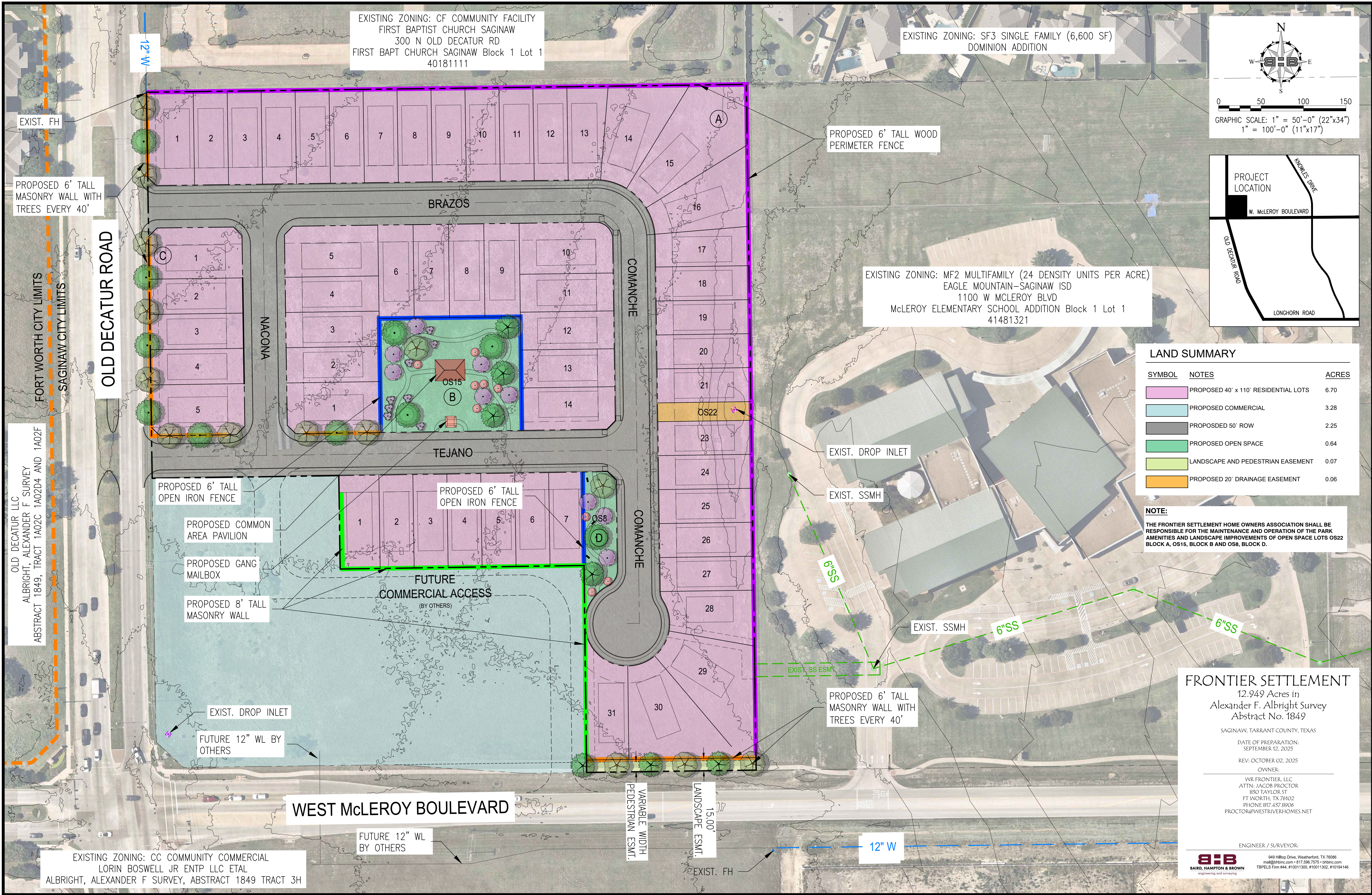
right-of-way line of aforementioned Old Decatur Road;

THENCE North 0°50'37" West, along said right-of-way line, a distance of 454.68 feet to the POINT OF BEGINNING and containing 422,928 square feet or 9.709 acres of land, more or less.

**CONCEPTUAL SITE  
PLAN FOR  
DEVELOPMENT  
PLAN**



10.02.2025 2:20PM F:\p\2024\2001055 Plats\1849 Frontiers Settlement\01 Design & Drafting\02 Civil\04 Exhibit\LOT LAYOUT No 6.dwg SITE PLAN

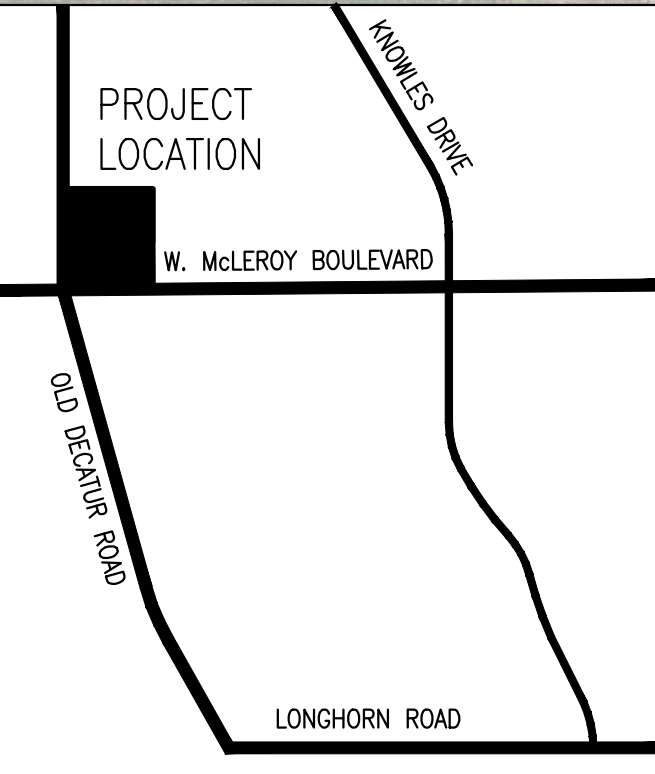
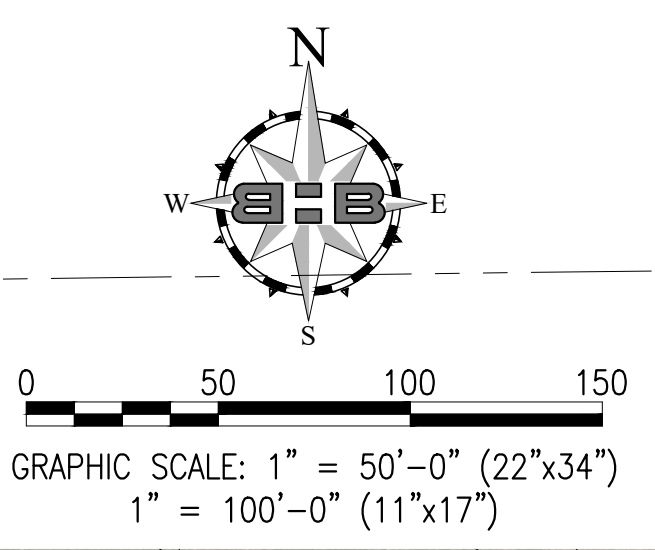


EXISTING ZONING: CF COMMUNITY FACILITY  
FIRST BAPTIST CHURCH SAGINAW  
300 N OLD DECATUR RD  
FIRST BAPT CHURCH SAGINAW Block 1 Lot 1  
40181111

EXISTING ZONING: SF3 SINGLE FAMILY (6,600 SF)  
DOMINION ADDITION

EXISTING ZONING: MF2 MULTIFAMILY (24 DENSITY UNITS PER ACRE)  
EAGLE MOUNTAIN-SAGINAW ISD  
1100 W MCLEROY BLVD  
McLEROY ELEMENTARY SCHOOL ADDITION Block 1 Lot 1  
41481321

EXISTING ZONING: CC COMMUNITY COMMERCIAL  
LORIN BOSWELL JR ENTP LLC ETAL  
ALBRIGHT, ALEXANDER F SURVEY, ABSTRACT 1849 TRACT 3H



#### LAND SUMMARY

SYMBOL	NOTES	ACRES
	PROPOSED 40' x 110' RESIDENTIAL LOTS	6.70
	PROPOSED COMMERCIAL	3.28
	PROPOSED 50' ROW	2.25
	PROPOSED OPEN SPACE	0.64
	LANDSCAPE AND PEDESTRIAN EASEMENT	0.07
	PROPOSED 20' DRAINAGE EASEMENT	0.06

**NOTE:**  
THE FRONTIER SETTLEMENT HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PARK AMENITIES AND LANDSCAPE IMPROVEMENTS OF OPEN SPACE LOTS OS22 BLOCK A, OS15, BLOCK B AND OS8, BLOCK D.

#### FRONTIER SETTLEMENT

12.949 Acres in  
Alexander F. Albright Survey  
Abstract No. 1849

SAGINAW, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION:  
SEPTEMBER 12, 2025  
REV: OCTOBER 02, 2025  
OWNER:  
WR FRONTIER, LLC  
ATTN: JACOB PROCTOR  
850 TAYLOR ST  
FT WORTH, TX 76102  
PHONE 817.437.8906  
PROCTOR@WESTRIVERHOMES.NET

ENGINEER / SURVEYOR:  
  
Baird, Hampton & Brown  
engineering and surveying  
949 Hilltop Drive, Weatherford, TX 76086  
mail@bhbinc.com • 817.596.7575 • bhbinc.com  
TBPCLS Firm #44, #10011300, #10011302, #10194146



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# **PROPOSED ORDINANCE**

**ORDINANCE NO. 2025-25**

**AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE 2023-02 ESTABLISHING THE FRONTIER SETTLEMENT PLANNED DEVELOPMENT DISTRICT BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND AS DESCRIBED AS 12.95 ACRES OF LAND KNOWN AS TRACT 2C OF THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT A1849, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT THE NORTHEAST CORNER OF OLD DECATUR ROAD AND WEST MCLEROY BOULEVARD; 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 Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the City of Saginaw, as owner of property consisting of approximately 12.95 acres of land and described as Tract 2C of the Alexander F. Albright Survey, Abstract A1849, City of Saginaw, Tarrant County, Texas, and located at the Northeast Corner of Old Decatur Road and West Mcleroy Boulevard; also known as 700 Old Decatur Rd. (the "Property") and further described in Exhibit "A" hereto, has filed an application to amend the Frontier Settlement Planned Development District with Neighborhood Mixed-Uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

**WHEREAS**, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property may occur once a Development Plan is submitted and approved in accordance with such section; and

**WHEREAS**, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on October 14, 2025, and the City Council of the City of Saginaw, Texas held a public hearing on October 21, 2025, with respect to the proposed Planned Development District as described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property; and

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

Ordinance No. 2002-04, as amended, is hereby amended by amending Ordinance No.2024-22, which ordinance established the Frontier Settlement Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit B" and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit "C." Development is hereby permitted in accordance with the foregoing development standards and Plan.

#### **SECTION 2.**

The use of the property described above shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2024-22, as amended hereby and all other pertinent ordinances of the City of Saginaw.

#### **SECTION 3.**

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

#### **SECTION 4.**

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 5.**

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 6.**

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 provisions of such ordinances and such code are hereby repealed.

#### **SECTION 7.**

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 8.**

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 9.**

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

**SECTION 10.**

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 11.**

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 21ST DAY OF OCTOBER, 2025.**

\_\_\_\_\_  
MAYOR

ATTEST

\_\_\_\_\_  
CITY SECRETARY: VICKY VEGA

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY: BRYN MEREDITH

**EXHIBIT A**  
***METES & BOUNDS***

*METES AND BOUNDS*

BEING a 9.709 acre tract of land situated in the Alexander F. Albright Survey, Abstract

Number 923, Saginaw, Tarrant County, Texas, and being a portion of a tract of land described to Old Decatur Road Limited Partnership, also known as Old Decatur Road Joint Venture, as recorded in Volume 12061, Page 1725, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

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Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 7847, Instrument No. D202285515, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and also being on the east right-of-way line of Old Decatur Road (variable width public right-of-way);

THENCE North 89°14'46" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, First Baptist Church Saginaw, a distance of 706.42 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 8367 (P.R.T.C.T.), and also being the northwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Instrument No. D210098875, P.R.T.C.T.;

THENCE South 0°49'07" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, McLeroy Elementary School Addition, a distance of 807.77 feet to a "V" cut in a concrete sidewalk with a 5/8-inch rod found underneath, being

the southwest corner of said Lot 1, Block 1, McLeroy Elementary School Addition, and also being on the north right-of-way line of W McLeroy Boulevard, as conveyed to the City of Saginaw, by deed recorded in Volume 12570, Page 2316, (D.R.T.C.T.);

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THENCE departing said right-of-way line and over and across said Old Decatur Road Limited Partnership tract the following courses and distances:

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South 89°09'23" West, a distance of 287.15 feet to an IRS;



North 0°50'37" West, a distance of 110.00 feet to an IRS:

South 89°09'23" West, a distance of 219.78 feet to an IRS and being on the east

right-of-way line of aforementioned Old Decatur Road;

THENCE North 0°50'37" West, along said right-of-way line, a distance of 454.68 feet to the POINT OF BEGINNING and containing 422,928 square feet or 9.709 acres of land, more or less.

**EXHIBIT B**

***LAND USE &  
DEVELOPMENT  
STANDARDS***

## **EXHIBIT "B" ZONING EXHIBIT LAND USE AND DEVELOPMENT STANDARDS**

This Planned Development Ordinance is approved subject to the following development and land use Standards:

### **A. GENERAL REQUIREMENTS**

The development standards included in this District are consistent with the Neighborhood Mixed-Use (NMU) Zoning District in the City of Saginaw Zoning Ordinance except as indicated below:

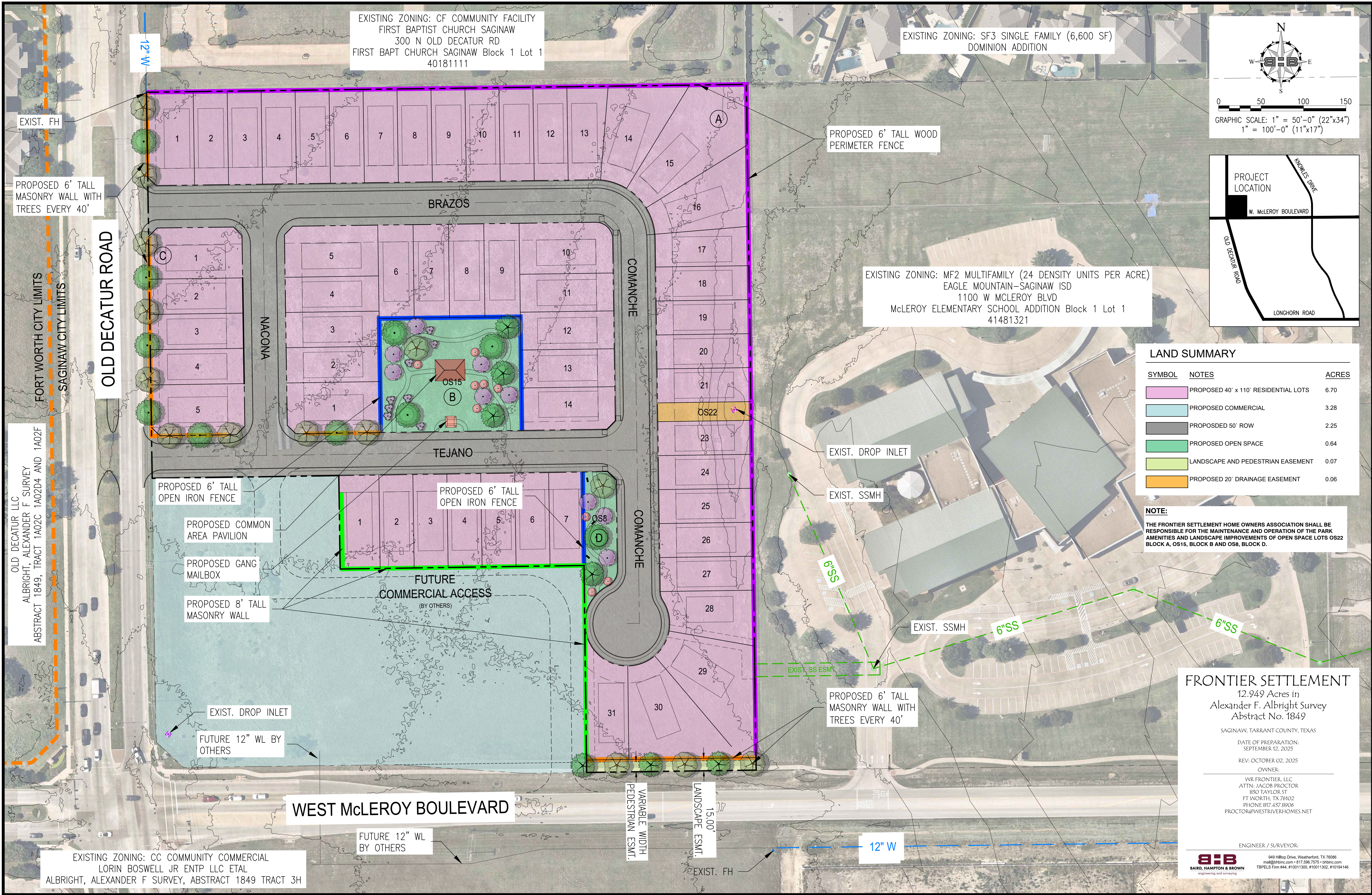
### **B. SITE STANDARDS**

1. Permitted uses. Uses in the " NMU" District shall be in accordance with Section 5- 1 of Appendix A of the City Code of Saginaw. A minimum of seventy percent (70%) of the development frontage along West McLeroy Boulevard and forty-three percent (43%) of the development frontage along Old Decatur Road, for a depth of at least one hundred (100) feet, shall consist of ground floor commercial uses not directly associated with the development' s residential leasing or resident service areas (ex. mailboxes, leasing office, non- publicly accessible amenities, etc.). Major corridors are defined as any property fronting an existing or proposed roadway classified and designated on the master thoroughfare plan, other than local streets.
2. Area requirements. Minimum distance between residential structures: ten (10) feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features.
3. The trees utilized within the development shall be a minimum of three (3)- inch caliper at the time of planting and shall be a variety of at least three (3) different species.
4. The following amenities shall be required, in addition to minimum requirements within the Saginaw City Code:
  - a. Two (2) primary common areas (including full landscaping with open air pavilion, picnic tables, grills, trash cans, and gang/ cluster mailboxes),
  - b. Five (5)- foot sidewalks throughout,
  - c. Decorative streetlights,
  - d. Masonry entryway and masonry fencing along the residential portion of the development, along W. McLeroy Boulevard and along Old Decatur Road,
  - e. Six (6)- foot, open, iron fence for residential lots adjacent to common areas, and
  - f. The Homeowners Association shall maintain all common areas, entryways, perimeter fencing, mowing, and edging of all private front yards.
5. Development shall generally conform to the attached Exhibit "B" —Concept Plan.

**EXHIBIT C**  
*SITE PLAN*

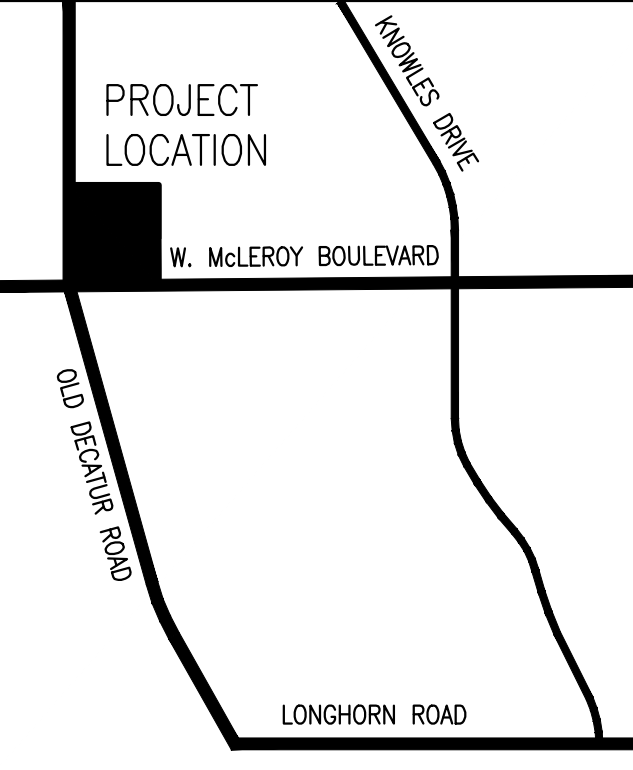
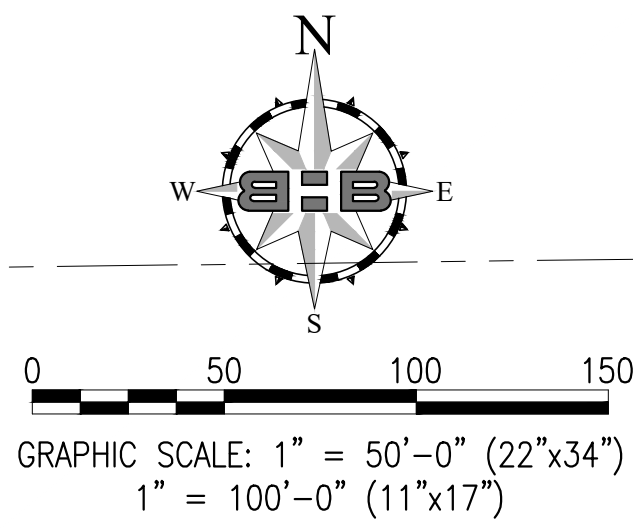


10.02.2025 2:20PM F:\p\2024\2001055 Plats\1849 Frontiers Settlement\01 Design & Drafting\02 Civil\04 Exhibit\LOT LAYOUT No 6.dwg SITE PLAN



EXISTING ZONING: CF COMMUNITY FACILITY  
FIRST BAPTIST CHURCH SAGINAW  
300 N OLD DECATUR RD  
FIRST BAPT CHURCH SAGINAW Block 1 Lot 1  
40181111

EXISTING ZONING: SF3 SINGLE FAMILY (6,600 SF)  
DOMINION ADDITION



#### LAND SUMMARY

SYMBOL	NOTES	ACRES
	PROPOSED 40' x 110' RESIDENTIAL LOTS	6.70
	PROPOSED COMMERCIAL	3.28
	PROPOSED 50' ROW	2.25
	PROPOSED OPEN SPACE	0.64
	LANDSCAPE AND PEDESTRIAN EASEMENT	0.07
	PROPOSED 20' DRAINAGE EASEMENT	0.06

**NOTE:**  
THE FRONTIER SETTLEMENT HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PARK AMENITIES AND LANDSCAPE IMPROVEMENTS OF OPEN SPACE LOTS OS22 BLOCK A, OS15, BLOCK B AND OS8, BLOCK D.

#### FRONTIER SETTLEMENT

12.949 Acres in  
Alexander F. Albright Survey  
Abstract No. 1849

SAGINAW, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:  
SEPTEMBER 12, 2025

REV: OCTOBER 02, 2025

OWNER:

WR FRONTIER, LLC  
ATTN: JACOB PROCTOR  
850 TAYLOR ST  
FT WORTH, TX 76102  
PHONE 817.437.8906  
PROCTOR@WESTRIVERHOMES.NET

ENGINEER / SURVEYOR:



949 Hilltop Drive, Weatherford, TX 76086  
mail@bhbinc.com • 817.596.7575 • bhbinc.com  
TBPCLS Firm #44, #10011300, #10011302, #10194146



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**REFERENCE**  
***PREVIOUSLY ADOPTED***  
***ORDINANCE***

**ORDINANCE NO. 2024-22**

**AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 12.95 ACRES OF LAND KNOWN AS TRACT 2C OF THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT A1849, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT THE NORTHEAST CORNER OF OLD DECATUR ROAD AND WEST MCLEROY BOULEVARD; CHANGING THE ZONING CLASSIFICATION ON SAID PROPERTY FROM NMU (NEIGHBORHOOD MIXED-USE) TO PD (PLANNED DEVELOPMENT); REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council of the City heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

**WHEREAS**, the City Council has previously passed an ordinance adopting the 2016 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

**WHEREAS**, the 2016 Comprehensive Master Plan provides guidance for future development in conformance with the Future Land Use Map; and

**WHEREAS**, the owner of certain property comprising approximately 12.95 acres of land and described as Tract 2C, a Tract out of the Alexander F. Albright Survey, Abstract A1849, City of Saginaw, Tarrant County, Texas, and Located at the Northeast Corner of Old Decatur Road and West McLeroy Boulevard, from its present classification of NMU (Neighborhood Mixed-Use) to PD (Planned Development); and

**WHEREAS**, the City Council finds and determines that the purpose and intent of the PD Zoning District herein granted is to provide for compatible land, building and structural uses primarily oriented to commercial and residential uses; and



**WHEREAS**, the Planning and Zoning Commission of the City held a public hearing on August 13, 2024, and the City Council held a public hearing on August 20, 2024 with respect to the proposed zoning amendment as described herein; and

**WHEREAS**, the City Council has determined that an amendment to the Future Land Use Map, as provided herein, rezoning the below described property from NMU to PD is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2016 Comprehensive Master Plan; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws and regulations dealing with notice, publication, and procedural requirements for the approval of an amendment to the zoning on the property; and

**WHEREAS**, the City Council finds that amendment of the Zoning Regulations as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public.

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

#### **SECTION 1.**

The Saginaw, Texas, Comprehensive Land Use Plan, as amended, is hereby amended by changing the Future Land Use Map to change the land use designation of the property and area described below and located at the Northeast Corner of Old Decatur Road and West McLeroy Boulevard:

Approximately 12.95 acres of land described as Tract 2C, a Tract out of the Alexander F. Albright Survey, Abstract A1849, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A," attached hereto.

#### **SECTION 2.**

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

#### **SECTION 3.**

The Official Zoning Map of the City is hereby amended and the City Secretary is hereafter directed to revise the Zoning Map to reflect the amendments as set forth above.

#### **SECTION 4.**

The use of the property described above shall be subject to the development restrictions, terms, and conditions set forth in Exhibit "B" hereto, the Concept Plan, the development regulations contained in this Section, and to the applicable regulations contained in the Zoning

Ordinance and all other applicable and pertinent ordinances of the City. The development regulations applicable to the "NMU" District shall govern the use and development of the property; provided, however, that they are hereby varied to the extent they are inconsistent with the specific development criteria set forth as follows:

1. Permitted uses. Uses in the "NMU" District shall be in accordance with Section 5-1 of Appendix A of the City Code of Saginaw. A minimum of seventy percent (70%) of the development frontage along West McLeroy Boulevard and forty-three percent (43%) of the development frontage along Old Decatur Road, for a depth of at least one hundred (100) feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.). Major corridors are defined as any property fronting an existing or proposed roadway classified and designated on the master thoroughfare plan, other than local streets.
2. Area requirements. Minimum distance between residential structures: ten (10) feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features.
3. The trees utilized within the development shall be a minimum of three (3)-inch caliper at the time of planting and shall be a variety of at least three (3) different species.
4. The following amenities shall be required, in addition to minimum requirements within the Saginaw City Code:
  - a. Two (2) primary common areas (including full landscaping with open air pavilion, picnic tables, grills, trash cans, and gang/cluster mailboxes),
  - b. Five (5)-foot sidewalks throughout,
  - c. Decorative street lights,
  - d. Masonry entryway and masonry fencing along the residential portion of the development, along W. McLeroy Boulevard and along Old Decatur Road,
  - e. Six (6)-foot, open, iron fence for residential lots adjacent to common areas, and
  - f. The Homeowners Association shall maintain all common areas, entryways, perimeter fencing, mowing, and edging of all private front yards.
5. Development shall generally conform to the attached Exhibit "B" – Concept Plan.

## SECTION 5.

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

## SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs,

sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentence , paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph, or section.

#### **SECTION 7.**

All rights or remedies of the City are expressly saved as to any and all violations of the Saginaw City Code or any amendments thereto regarding 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 or criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 8.**

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 deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

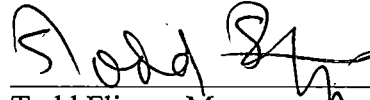
#### **SECTION 9.**

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

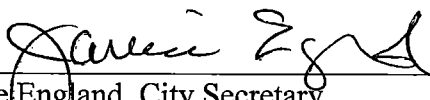
**SECTION 10.**

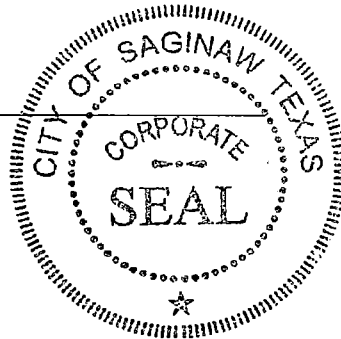
This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

**PASSED AND APPROVED ON** this the 20<sup>th</sup> of August, 2024.

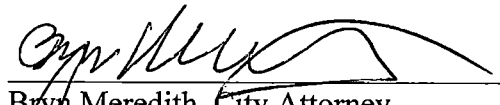
  
\_\_\_\_\_  
Todd Flippo, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Janice England, City Secretary



**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Bryn Meredith, City Attorney

# Exhibit A – Location Map



## Exhibit B – Concept Plan

40' TYP. LOT WIDTH

5' 30' 5'

110' LOT DEPTH

13 14 15

20' 20'

9.5' PARKWAY

31'-B-B

8'

20' BL

50' ROW

SIDWALK

R5'

C:\Users\jengland\AppData\Local\Microsoft\Windows\Content.Outlook\T3ARI0DF\240830 - 700 N Decatur Rezoning Ordinance.forcity.doc.docx Page 8



## Planning & Zoning Commission Memorandum

---

**B. Consideration and Action Regarding a Request to Amend a Change in the Saginaw Local Favorite Planned Development District, Providing Development Standards and a Development Plan, located at 400 S. Saginaw Boulevard and 405 S. Belmont Street (TAD)**

Proposed change for a new developmental concept plan.

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Public Hearings Item: 2B.
Reference File	
Community Goals	

See attached.

**Attachments**

[400 S. Saginaw Blvd. \(PD Amendment, Application-Complete\).pdf](#)





## Saginaw Local Favorite Development Plan Amendment

**Date:** October 14, 2024

**To:** Chairman and Members of the Planning and Zoning Commission

**From:** Susy Victor-Trevino, Asst. Dir. of Comm. and Eco. Engagement

**Subject:** Consideration and Action Regarding a Request to Amend a Change in the Saginaw Local Favorite Planned Development District, Providing Development Standards and a Development Plan, located at 400 S. Saginaw Boulevard and 405 S. Belmont Street (TAD)

### Background/Discussion:

The City of Saginaw Planning and Zoning Division has received a formal request for a textural amendment to the Zoning Ordinance as follows:

- 1) **Applicant:** Cameron Hays
- 2) **Addresses & Zoning:** 400 S. Saginaw Boulevard and 405 S. Belmont Street (*Per TAD*)



- a. **Legal Description:** Saginaw Block 4 PT Blk 4
- b. **Zoning:** Planned Development with Community Commercial "CC" based zoning and within the Saginaw Boulevard Overlay District.
- c. **Land Use:** Restaurants are permissible.

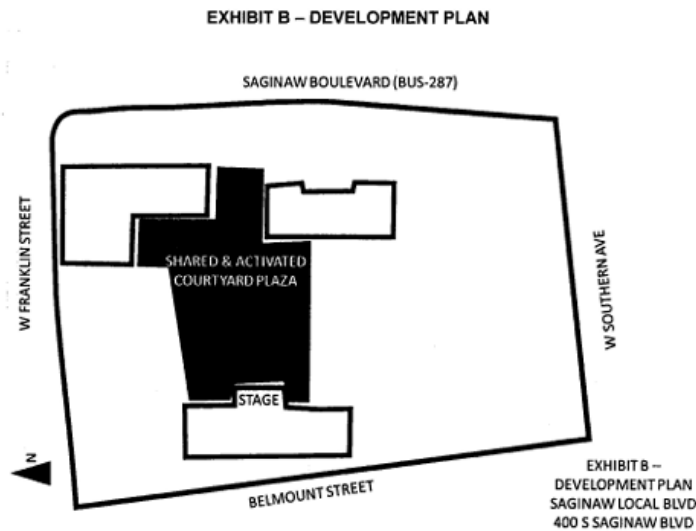
P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use

City of Saginaw Land Use Table

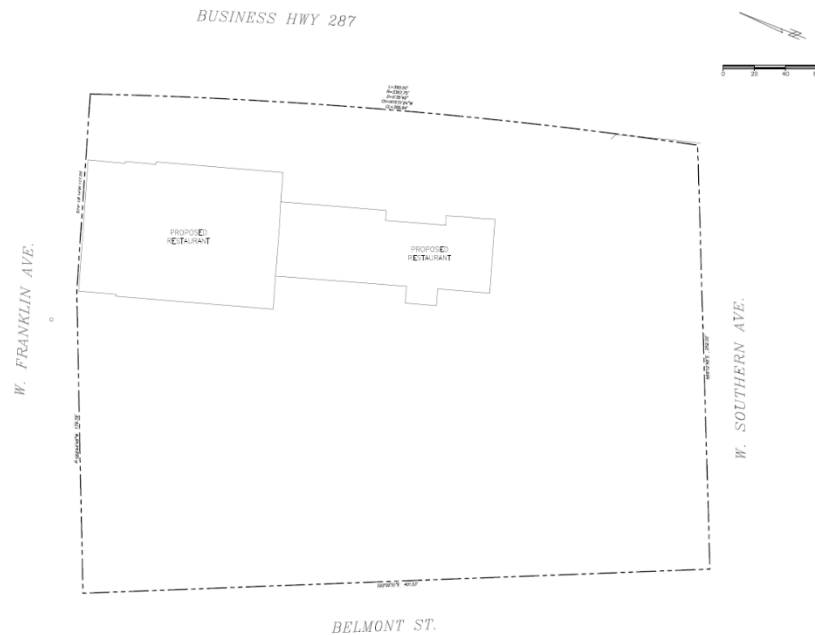
Residential											Land Use Designation	Nonresidential							Supplemental Conditions
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
1	2	3	4	A					1	2									
											Meat Market (includes Seafood)	P	P	P					
											Restaurant, limited	S	P	S					
											Restaurant, with alcohol sales	P	P	P					2, 7, 22, 26
											Restaurant, without alcohol sales	P	P	P					2, 7, 22, 26
											Restaurant, Drive-in / Drive-thru	P	S	P					7, 22, 26

- 3) **Request:** The applicant is requesting a textual amendment to the existing Planned Development to revise the conceptual site plan. The proposed changes involve modifying the layout of the building from the previously approved configuration under a former developer. As the new developer, the applicant seeks to adapt the conceptual site plan to accommodate the existing building structure, with the goal of preserving and utilizing as much of it as possible.

a. **Previously Adopted:**



b. **Proposal:**



**Attachments:**

*PD Amendment Application, Newspaper Notice, Property Description, Proposed and Approved Development Plan Exhibits*

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Legals

Legals & Public Notices

**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, September 16, 2025

**ORDINANCE NO. 27966-09-2025**

**AN ORDINANCE AMENDING CHAPTER 12.5, “ENVIRONMENTAL PROTECTION AND COMPLIANCE,” OF THE CODE OF THE CITY OF FORT WORTH, TEXAS (2015), AS AMENDED, BY AMENDING ARTICLE I, DIVISION 1, SECTION 12.5-103 TO REVISE THE DEFINITION OF CATEGORICAL INDUSTRIAL USER; AMENDING ARTICLE VI, DIVISION 2, SECTION 12.5-610.2 TO REVISE THE PROHIBITIONS AND LIMITS FOR DISCHARGES TO THE TRINITY RIVER AUTHORITY DENTON CREEK REGIONAL WASTEWATER SYSTEM; AMENDING ARTICLE VI, DIVISION 7, SECTIONS 12.5-671.1 and 12.5-671.2 TO REVISE REGULATIONS PERTAINING TO publication of users in significant noncompliance for facilities discharging to the Trinity River Authority Central Regional Wastewater SYSTEM AND the TRINITY RIVER AUTHORITY DENTON CREEK REGIONAL WASTEWATER SYSTEM; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 9.**

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

**SECTION 11.**

This ordinance shall take effect upon adoption and publication as required by law.

**APPROVED AS TO FORM AND LEGALITY:**

/s/Kevin Anders  
Assistant City Attorney

Adopted: September 16, 2025

A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth Municipal Building/City Hall, 100 Fort Worth Trails, Fort Worth, Texas 76102.

/s/ Jannette S. Goodall  
City Secretary  
IPL0276566  
Sep 26,Oct 1 2025

**SECTION 00 11 13 INVITATION TO BIDDERS**

**RECEIPT OF BIDS**  
Electronic bids for the construction of 2026 ASPHALT RESURFACING CONTRACT 2 City Project No. 106136 ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, October 23, 2025.  
Bids will then be opened publicly and read aloud beginning at 2:00 PM CST in the City Council Chambers.

Your submissions must be uploaded, finalized and submitted prior to the Project's posted due date. The City strongly recommends allowing sufficient time to complete this process (ideally a week prior to the deadline) to begin the uploading process and to finalize your submission. Uploading large documents may take time, depending on the size of the file(s) and your Internet connection speed. The Bonfire portal can be accessed using Microsoft Edge, Google Chrome, or Mozilla Firefox. Javascript must be enabled. Browser cookies must be enabled.

Electronic submission is subject to electronic interface latency, which can result in transmission delays. All bidders or proposers assume the risk of late transmission/ submission. The City shall not be held liable if an interested bidder or proposer is unable to submit a complete bid/response before the published deadline due to transmission delays or any other technical issues or obstructions. The City strongly recommends allowing sufficient time to complete the submission process (ideally a week before the deadline) to begin the uploading process and to finalize your submission to give adequate time in the event an issue arises.

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>  
Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

**SUPPORT**  
For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>  
Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.

To get started with Bonfire, watch this five-minute training video:  
Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://go-bonfire.com))

**GENERAL DESCRIPTION OF WORK**

The major work will consist of the (approximate) following:

- 21,688 SY 11" Pavement Pulverization
- 21,688 SY 3" Asphalt Pavement Superpave SP-D 28,712 SY
- 12" Pavement Pulverization 32,388 SY
- 2" Asphalt Pavement Superpave SP-D 28,712 SY
- 2" Asphalt Pavement DG-B 3,676 SY
- 2" Surface Milling 807 TN
- CEM-LIME, 32 lbs/sy 1,851 LF
- Remove and Replace Concrete Curb & Gutter 1,320 SF
- Remove and Replace Concrete Driveways 9 EA
- Remove and Replace Concrete ADA Curb Ramp 22,400 LF
- Pavement Marking

**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 via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

**EXPRESSION OF INTEREST**

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

**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, October 7, 2025  
TIME: 11:30 A.M.

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 should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**

City reserves the right to waive irregularities and to accept or reject any or all bids.

**AWARD**

City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.

**ADVERTISEMENT DATES**

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October 1, 2025  
IPL0272770  
Sep 24,Oct 1 2025

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**SECTION 00 11 13 INVITATION TO BIDDERS**

**RECEIPT OF BIDS**

Electronic bids for the construction of 2026 CONCRETE RESTORATION CONTRACT 2, City project No. 106176 will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, October 23, 2025.

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Your submissions must be uploaded, finalized and submitted prior to the Project's posted due date. The City strongly recommends allowing sufficient time to complete this process (ideally a week prior to the deadline) to begin the uploading process and to finalize your submission. Uploading large documents may take time, depending on the size of the file(s) and your Internet connection speed. The Bonfire portal can be accessed using Microsoft Edge, Google Chrome, or Mozilla Firefox. Javascript must be enabled. Browser cookies must be enabled.

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Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

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For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>

Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.

To get started with Bonfire, watch this five-minute training video:  
Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://go-bonfire.com))

**GENERAL DESCRIPTION OF WORK**

The major work will consist of the (approximate) following:

- 6,000 SY 9" Concrete Pavement, JRCP
- 7,500 SY 8" Concrete Pavement, JRCP
- 1,000 SY 7" Concrete Pavement, JRCP
- 1,300 CY Flex Base
- 5,500 SY Geogrid

**DOCUMENT EXAMINATION AND PROCUREMENTS**

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

**EXPRESSION OF INTEREST**

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

**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, October 7, 2025  
TIME: 9:00 A.M.

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 should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**

City reserves the right to waive irregularities and to accept or reject any or all bids.

**AWARD**

City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.

IPL0275678  
Sep 24,Oct 1 2025

**Store 9157-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 6465 East Rosedale St. will be conducting a public auction to satisfy the Owner's lien for the following spaces: Yvonne White, suitcase, totes, toaster; Manix Ferraru, toys, scooter, totes; Terry Wayne Mills, mattress and boxspring, shelves, chairs; Mallory Serfass, vending machine, chair, center; Meghan Miller, bike, vacuum, totes; Eddie Banks, dressers, table saw, crates; Yaganeisha Taylor, boxes, printer, totes; Timothy Miller, firepit, fish tank, tool bag; Demargus J Johnson, BBQ grill, mini fridge, TVs; Lynsey Branaugh, tire, suitcase, boxes; Demargus J Johnson, ladder, sink, shop vac; Kimberly Jalomo, tool box, monitors, ladder. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storageasures.com](http://www.storageasures.com). Online bidding will begin on 10/06/25 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storageasures.com](http://www.storageasures.com) for all other terms and conditions governing the bidding and auction process.  
IPL0277268  
Oct 1,8 2025

**Store 9004-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 7400 Blue Mound Rd, Fort Worth, Tx, 76131 will be conducting a public auction to satisfy the Owner's lien for the following spaces: Lucinda Perales, crutches, bag, picture; Christian Lamonte, bedframe, mattress, Stenson box; Jasmine Johnson, golf clubs, exercise equipment, tools; Leboyd Scott, engine, car parts, chairs; Deidre F Vincent, table, wall art, mirror; Crystal Williams, mower, tools, sports items. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storageasures.com](http://www.storageasures.com). Online bidding will begin on 10/06/2025 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storageasures.com](http://www.storageasures.com) for all other terms and conditions governing the bidding and auction process.  
IPL0277278  
Oct 1,8 2025

**Store 9008-**

done In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 6471 Camp Bowie Blvd, Fort Worth, Tx, 76116 will be conducting a public auction to satisfy the Owner's lien for the following spaces: Kimberly Leatherwood, wall art, kitchenware, totes; Lashonda Higgins, wall art, bedding, lamps; Gregory Layne II Gibson, dishes, propane tank, small appliances. Property contained within the space(s) will be sold to the highest bidder via an online auction at [www.storageasures.com](http://www.storageasures.com). Online bidding will begin on 10/06/2025 at 10am and will end on 10/20/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to [www.storageasures.com](http://www.storageasures.com) for all other terms and conditions governing the bidding and auction process.  
IPL0277275  
Oct 1,8 2025

Legals & Public Notices

**NOTICE**

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed proposals for the following items at the herein stated location until the proposal due date and time stated below.

SOLICITATION: PA1936 – Payment Processing Services  
PROPOSAL DUE DATE AND TIME: Tuesday, October 28, 2025 @2:00 PM  
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%

LOCATION TO SUBMIT PROPOSALS: Refer to Solicitation for Delivery Location. Specifications may be obtained at the herein stated proposal submittal location or viewed / downloaded from DFW Airport Bonfire Solicitation systems website at <https://dfwairport.bonfirehub.com/login> or by calling 972-973-5600.  
IPL0277838  
Oct 1,8 2025

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Legals & Public Notices

**CITY OF SAGINAW Ordinance no. 2025-20**

An ordinance of the City of Saginaw, Texas, amending the zoning ordinance of the City of Saginaw, Texas, by amending the comprehensive land use plan relating to approximately .03399 acres out of the Saginaw block 5 lot 9 & 10, city of Saginaw, Tarrant County, Texas, and located at 124 west southern avenue, in Saginaw, Texas; changing the zoning classification on said property from s4 (single-family) to nc (neighborhood commercial) revising the official zoning map in accordance therewith; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date.

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 deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

Passed and approved on the 16th of September 2025.

Todd Flippo  
Mayor  
Sep 24 & Oct 1st  
IPL0275211  
Sep 24,Oct 1 2025

**DEPARTMENT OF HOMELAND SECURITY**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**Proposed Flood Hazard Determinations for the City of Southlake, Tarrant County, Texas, Case No. 25-06-1139P.**

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at [https://www.floodmaps.fema.gov/fhm/BFE\\_Status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp), or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

IPL0274150  
Sep 24,Oct 1 2025

**City of Saginaw Ordinance No. 2025-21**

An ordinance amending ordinance no. 2002-04, as amended, the zoning regulations of the City of Saginaw, Texas, by approving a specific use permit to allow the operation of a laundry, dry cleaning pickup & receiving station at, Saginaw block 5 lot 9 & 10, locally known as 124 west southern avenue, suite 300, in Saginaw, Texas; revising the official zoning map in accordance therewith; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication in the official newspaper; and providing an effective date

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

Passed and approved on the 16th day of September 2025.

Todd Flippo

Mayor

Sep 24 & Oct 1  
IPL0275215  
Sep 24,Oct 1 2025

**NOTICE OF PUBLIC HEARING TO ALL INTERESTED CITIZENS AND ORGANIZATIONS IN THE CITY OF ARLINGTON, TEXAS**

On Thursday, October 9, 2025, at 6:00 p.m., the Arlington Landmark Preservation Commission (LPC) will conduct a public hearing at City Hall, 101 W. Abram Street, Council Briefing Room (third floor), Arlington, TX 76010.

The purpose of these public hearings is to receive input from the owner(s) and/or representative(s) and/or other interested parties regarding the historic and/or architectural significance to the community of the structure(s) located at 206 N. West Street. During the public hearings, the LPC will entertain discussion(s) from the owner(s) and/or representative(s) and/or other interested parties regarding plans to demolish these structures. At the end of the public hearing, the LPC will decide if this structure is historically and/or architecturally significant and whether or not to approve the demolition permit(s).

There will also be public hearings to receive input from interested parties regarding the proposed building site alterations to 1225 California Lane and exterior alterations to 404 E. First Street. At the conclusion of the public hearings, if LPC decides that the proposed improvements are appropriate to the structures and their historical integrity, Certificate of Appropriateness will be issued.  
IPL0277507  
Oct 1 2025

## BARGAIN HUNTER?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

Legals & Public Notices

**CITY OF SAGINAW PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 14, 2025, to consider a request to amend a change in the Saginaw Local Favorite Planned Development District, providing development standards and a development plan, located at 400 S. Saginaw Boulevard and 405 S. Belmont Street. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 21, 2025, to consider the above-mentioned request for a textual amendment to the zoning ordinance, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

**FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.**

Please direct any question regarding this matter to the City of Saginaw Planning and Zoning Division at 817-230-0440.  
IPL0277893  
Oct 1 2025

**CITY OF SAGINAW PUBLIC NOTICE**

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on October 14, 2025, to consider a request to amend a change in the Frontier Settlement Planned Development District, providing development standards and a development plan, located at 700 Old Decatur Road (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on October 21, 2025, to consider the above-mentioned request for a textual amendment to the zoning ordinance, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

**FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.**

Please direct any question regarding this matter to the City of Saginaw Planning and Zoning Division at 817-230-0440.  
IPL0277892  
Oct 1 2025

**CITY OF KENNEDALE NOTICE OF PUBLIC HEARING**

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, October 23, 2025 AT 6:00 PM for the following case(s) in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the case(s) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON november 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-15 to conduct a public hearing and consider a replat of the properties located at 836 VALLEY LN, PARCEL 06021670, TRIANGLE BUSINESS PARK ADDN, BLOCK 1, LOT 3R AND 838 VALLEY LN, PARCEL 06021689, TRIANGLE BUSINESS PARK BLOCK 1, LOT 4-R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-16 to conduct a public hearing and consider a replat of the properties located at 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: community development department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2105.  
IPL0277904  
Oct 1 2025

**CITY OF FORT WORTH**

The City of Fort Worth has partnered with Bonfire Interactive to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities> and will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Mezzanine Floor, Room M210, Fort Worth TX 76102, unless otherwise specified.

RFP 25-0222 SERVICE OF PROCESS AND LEG

**APPLICATION TO  
AMEND SAGINAW  
LOCAL FAVORITE  
PLANNED  
DEVELOPMENT**





## Record Report for Planned Development #PD-25-0002

### Record Overview

**Record Number:** PD-25-0002

**Record Type:** Planned Development

**Record Status:** In Progress

**Record Submitted At:** Tuesday September 23, 2025

**Record Address:** 400 S. Saginaw Blvd.

**Record Owner:** Planning Department

**Record Applicant:** Jake Fears

**Record Tags:** Old Fire Station, Jake's Burgers, Meat Market, Fire House

### Form Submission

**Contact:**

Blue Plate, Cameron Hays

**If the Applicant is the same as the Owner, check here and move on to the next section.:** Yes

**Applicant's :**

**Reason for Zoning Request:** New developers

**Current Zoning:** PD

**Proposed Zoning:** PD (different site plan)

**Changes to Text Section of Ordinance- Section, Wording to be Deleted if Any, Wording to be Added if Any (If Applicable):**

**Project Name:** Retired Fire Station

**Project Address:** 400 S. Saginaw Blvd.

**Project Acreage:** 1

**Lot:** 1

**Block:** 1

**Addition:** 1

**Tract:** -

**Abstract:** -

**Survey:** -

**Owner: -**

**If the Applicant is the same as the Owner, check here and move on to the next section.: No**

**Applicant: -**

**Zoning Type: -**

**Proposed Zoning: -**

**Base Zoning District #1:: -**

**Base Zoning District #2:: -**

**Base Zoning District #3:: -**

**Base Zoning District #4:: -**

**Purpose and Intent for Zoning Request:: -**

**Required: -**

**Requested: -**

**Required: -**

**Requested: -**

**Required: -**

**Requested: -**

**Required: -**

**Requested: -**

**Required: -**

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**Required: -**

**Requested: -**

**Required: -**

**Requested: -**

**Other: -**

**Section of Ordinance: -**

**Wording to be deleted or added?: -**

**Wording: -**

**Section of Ordinance: -**

**Wording to be deleted or added?: -**

**Wording: -**

**Section of Ordinance:** -

**Wording to be deleted or added?:** -

**Wording:** -

**Section of Ordinance:** -

**Wording to be deleted or added?:** -

**Wording:** -

**Project Name:** -

**Project Address:** -

**Project Agerage:** -

**Lot::** -

**Block::** -

**Addition::** -

**Tract::** -

**Abstract::** -

**Survey::** -

**Subdivision:** -

**Has the property been platted:** -

## Generated Documents

No documents generated



# **LETTER OF ACKNOWLEDGEMENT**



**Project Number:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

## Letter of Acknowledgement

I acknowledge that the application is not considered complete until all requirements are met. Failure to submit the appropriate signed applications, required information, or payment of the required fees will result in refusal of the application.

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.

I hereby certify that I have read and examined the submitted application and supporting documents and know the information I have provided to be true and correct. I hereby certify that I will follow all ordinances as set forth by the City of Saginaw with respect to my development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available online through [Municode \(Database for City Ordinances\)](#).

### CHECK ONE OF THE FOLLOWING:

☐ As the owner, I will represent the application myself; or

☐ I hereby designate \_\_\_\_\_ (Name of Applicant) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

**Applicant:** \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Owner:** \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner's Signature:  Date: \_\_\_\_\_

# **METES & BOUNDS**

## ZONING METES & BOUNDS DESCRIPTION

**BEING** a 108,409 square foot (2.4887 acre) tract of land situated in the J. Armendaris Survey, Abstract No. 58 & 59, City of Saginaw, Tarrant County, Texas, and being part of Block 4 of the Original Town of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 21, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at the northwest corner of said Block 4;

**THENCE** North 68°06'19" East, along the north line of said Block 4, a distance of 289.00 feet to a point for corner, being the northwest corner of that certain tract of land described in the Right-of-Way Deed to the State of Texas recorded in Volume 1468, Page 47, said Deed Records, and being on the west right-of-way line of South Saginaw Boulevard, and being a point at the beginning of a non-tangent curve to the right having a central angle of 6°48'35", a radius of 3387.87 feet, a chord bearing and distance of South 15°37'12" East, 402.41 feet;

**THENCE** in a southeasterly direction, along the said west right-of-way line, and along said curve to the right, an arc distance of 402.65 feet to a point for corner, being a point in the south line of said Block 4;

**THENCE** South 68°06'19" West, along the said south line of Block 4, a distance of 245.02 feet to a point for corner, being the southwest corner of said Block 4;

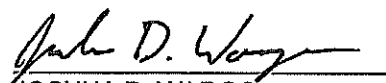
**THENCE** North 21°53'41" West, along the west line of said Block 4, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 108,409 square feet or 2.4887 acres of land, more or less.

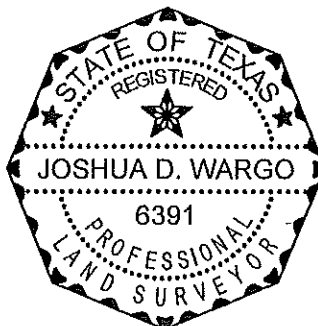
## NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.

  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



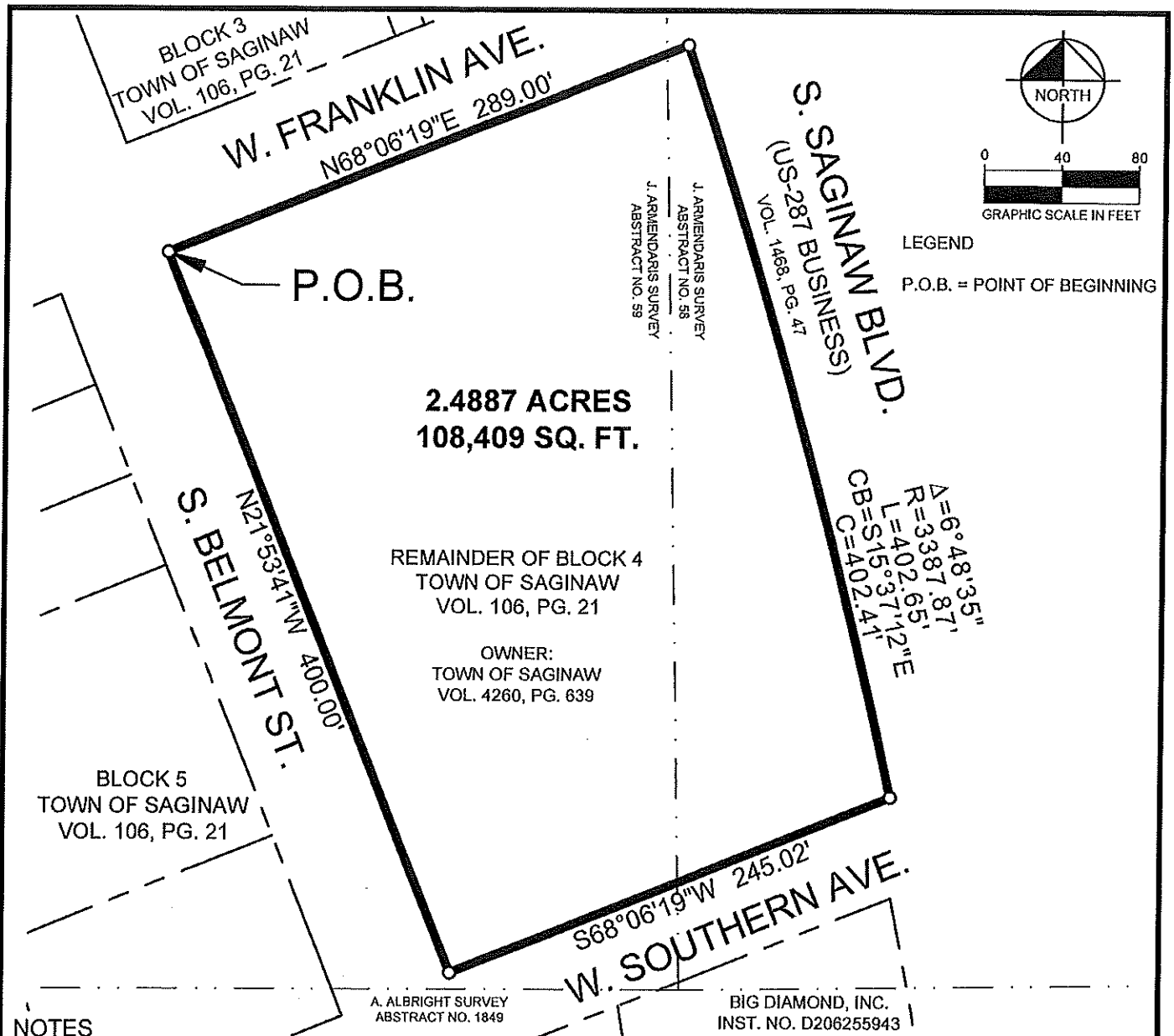
ZONING EXHIBIT  
J. ARMENDARIS SURVEY  
ABSTRACT NO. 58 & 59  
CITY OF SAGINAW  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	12/20/2022	069427000	1 OF 2



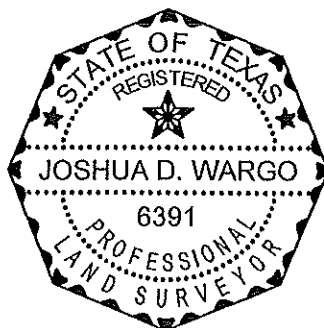
#### NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the zoning tract.

*Joshua D. Wargo*  
**JOSHUA D. WARGO**  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6391  
 801 CHERRY STREET  
 UNIT 11 SUITE 1300  
 FORT WORTH, TEXAS 76102  
 PH. 817-335-6511  
 josh.wargo@kimley-horn.com



**ZONING EXHIBIT**  
**J. ARMENDARIS SURVEY**  
**ABSTRACT NO. 58 & 59**  
**CITY OF SAGINAW**  
**TARRANT COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
 Fort Worth, Texas 76102 FIRM # 10194040

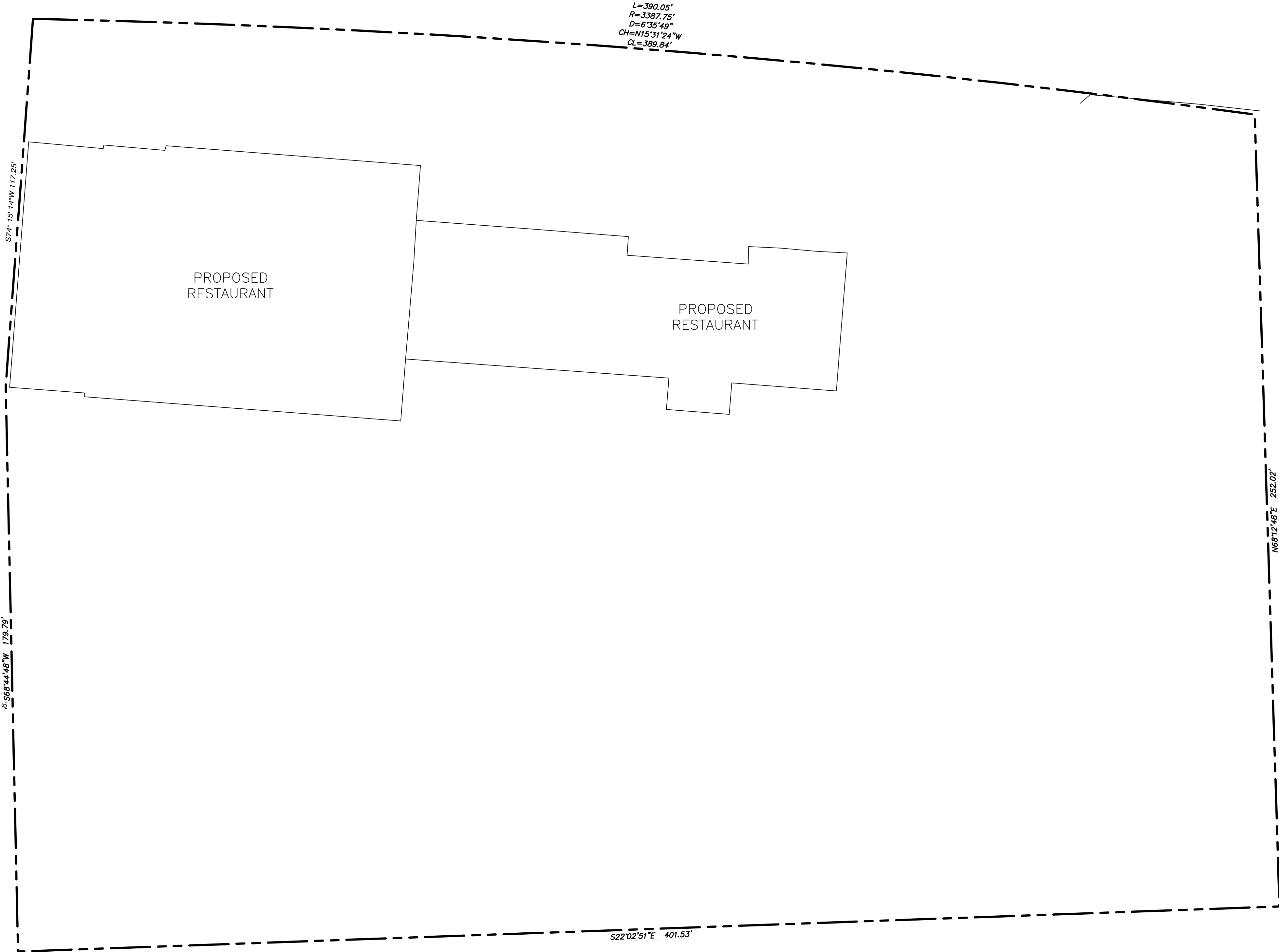
Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CRG	JDW	12/20/2022	069427000	2 OF 2

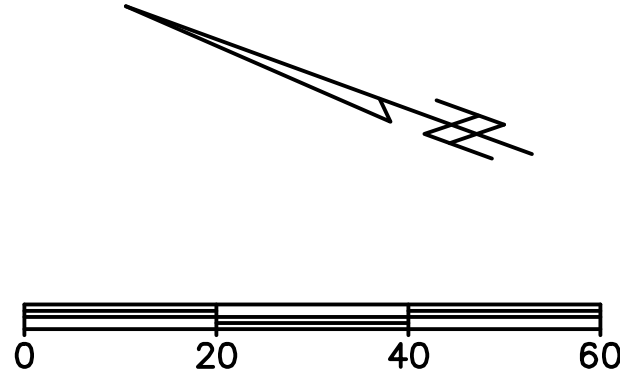
**CONCEPTUAL SITE  
PLAN FOR  
DEVELOPMENT  
PLAN**

W. FRANKLIN AVE.

BUSINESS HWY 287



BELMONT ST.



W. SOUTHERN AVE.

PRELIMINARY PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 99376  
On Date Shown Below.

COPYRIGHT ©  
JHF ENGINEERING, PLLC.  
LAST SHEET EDIT  
DATE

SHEET No.  
S101

MAD CONCEPTS  
SAGINAW, TEXAS

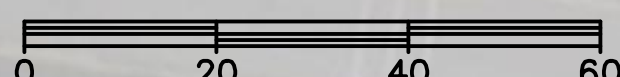
CONCEPTUAL SITE PLAN

NO.	DATE	DESCRIPTION	BY

JHF ENGINEERING, PLLC.  
ENGINEERS LAND PLANNERS  
8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903)946-8340  
FIRM No. F-22071

# **SITE PLAN (AERIAL)**



[illegible]

## CONCEPTUAL SITE PLAN

COPYRIGHT ©  
JHF ENGINEERING, PLLC.  
LAST SHEET EDIT  
DATE

**SHEET No.**  
**S101**



# **PROPOSED ORDINANCE**

**ORDINANCE NO. 2025-26**

**AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE 2023-02 ESTABLISHING THE SAGINAW LOCAL FAVORITE PLANNED DEVELOPMENT DISTRICT BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND AS DESCRIBED AS 2.5 ACRES OF LAND OUT OF SAGINAW BLOCK 4 PT BLK 4, AND SAGINAW, BLOCK 4 ALL LESS E25, LOCATED AT THE SOUTHWEST CORNER OF WEST FRANKLIN AND SAGINAW BOULEVARD (BUS-287) ALSO KNOWN AS 400 S. SAGINAW BLVD AND 405 S. BELMONT STREET; 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 Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the City of Saginaw, as owner of property consisting of approximately 2.5 acres of land and described as Saginaw Block 4 PT BLK 4, and Saginaw, Block 4 All Less E25, and located at the southwest corner of West Franklin Avenue and Saginaw Boulevard (BUS-287) also known as 400 S. Saginaw Blvd and 405 S. Belmont Street (the "Properties") and further described in Exhibit "A" hereto, has filed an application to amend the Saginaw Local Favorite Planned Development District with Community Commercial Uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

**WHEREAS**, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property may occur once a Development Plan is submitted and approved in accordance with such section; and

**WHEREAS**, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on October 14, 2025, and the City Council of the City of Saginaw, Texas held a public hearing on October 21, 2025, with respect to the proposed Planned Development District as described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property; and

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

Ordinance No. 2002-04, as amended, is hereby amended by amending Ordinance No.2023-02, which ordinance established the Saginaw Local Favorite Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit B" and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit " C." Development is hereby permitted in accordance with the foregoing development standards and Plan.

#### **SECTION 2.**

The use of the property described above shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2023-02, as amended hereby and all other pertinent ordinances of the City of Saginaw.

#### **SECTION 3.**

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

#### **SECTION 4.**

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 5.**

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 6.**

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 provisions of such ordinances and such code are hereby repealed.

#### **SECTION 7.**

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 8.**

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 9.**

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

**SECTION 10.**

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 11.**

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 21ST DAY OF OCTOBER, 2025.**

\_\_\_\_\_  
MAYOR

ATTEST

\_\_\_\_\_  
CITY SECRETARY: VICKY VEGA

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY: BRYN MEREDITH

**EXHIBIT A**  
***METES & BOUNDS***

## ZONING METES & BOUNDS DESCRIPTION

**BEING** a 108,409 square foot (2.4887 acre) tract of land situated in the J. Armendaris Survey, Abstract No. 58 & 59, City of Saginaw, Tarrant County, Texas, and being part of Block 4 of the Original Town of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 21, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at the northwest corner of said Block 4;

**THENCE** North 68°06'19" East, along the north line of said Block 4, a distance of 289.00 feet to a point for corner, being the northwest corner of that certain tract of land described in the Right-of-Way Deed to the State of Texas recorded in Volume 1468, Page 47, said Deed Records, and being on the west right-of-way line of South Saginaw Boulevard, and being a point at the beginning of a non-tangent curve to the right having a central angle of 6°48'35", a radius of 3387.87 feet, a chord bearing and distance of South 15°37'12" East, 402.41 feet;

**THENCE** in a southeasterly direction, along the said west right-of-way line, and along said curve to the right, an arc distance of 402.65 feet to a point for corner, being a point in the south line of said Block 4;

**THENCE** South 68°06'19" West, along the said south line of Block 4, a distance of 245.02 feet to a point for corner, being the southwest corner of said Block 4;

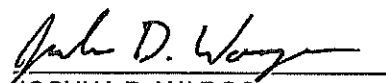
**THENCE** North 21°53'41" West, along the west line of said Block 4, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 108,409 square feet or 2.4887 acres of land, more or less.

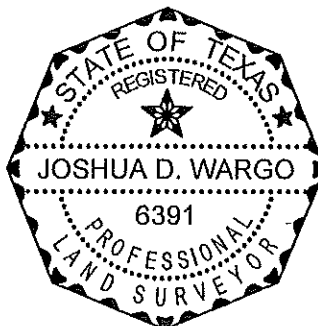
## NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the zoning tract.

  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



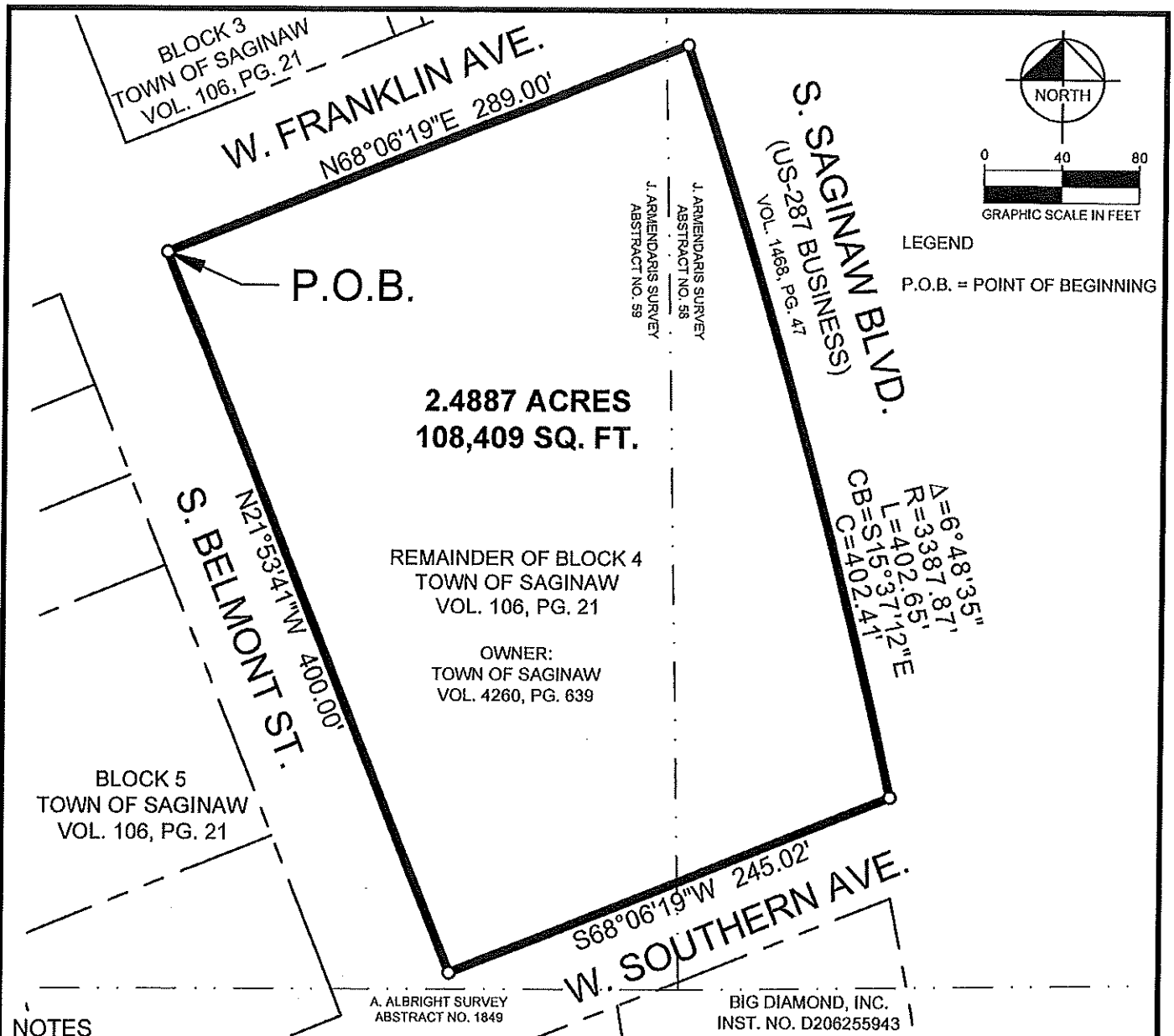
ZONING EXHIBIT  
J. ARMENDARIS SURVEY  
ABSTRACT NO. 58 & 59  
CITY OF SAGINAW  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	12/20/2022	069427000	1 OF 2





**EXHIBIT B**

***LAND USE &  
DEVELOPMENT  
STANDARDS***

**EXHIBIT "B" ZONING EXHIBIT  
LAND USE AND DEVELOPMENT STANDARDS**

This Planned Development Ordinance is approved subject to the following development and land use Standards:

**A. GENERAL REQUIREMENTS**

The development standards included in this District are consistent with the Community Commercial (CC) Zoning District in the City of Saginaw Zoning Ordinance except as indicated below:

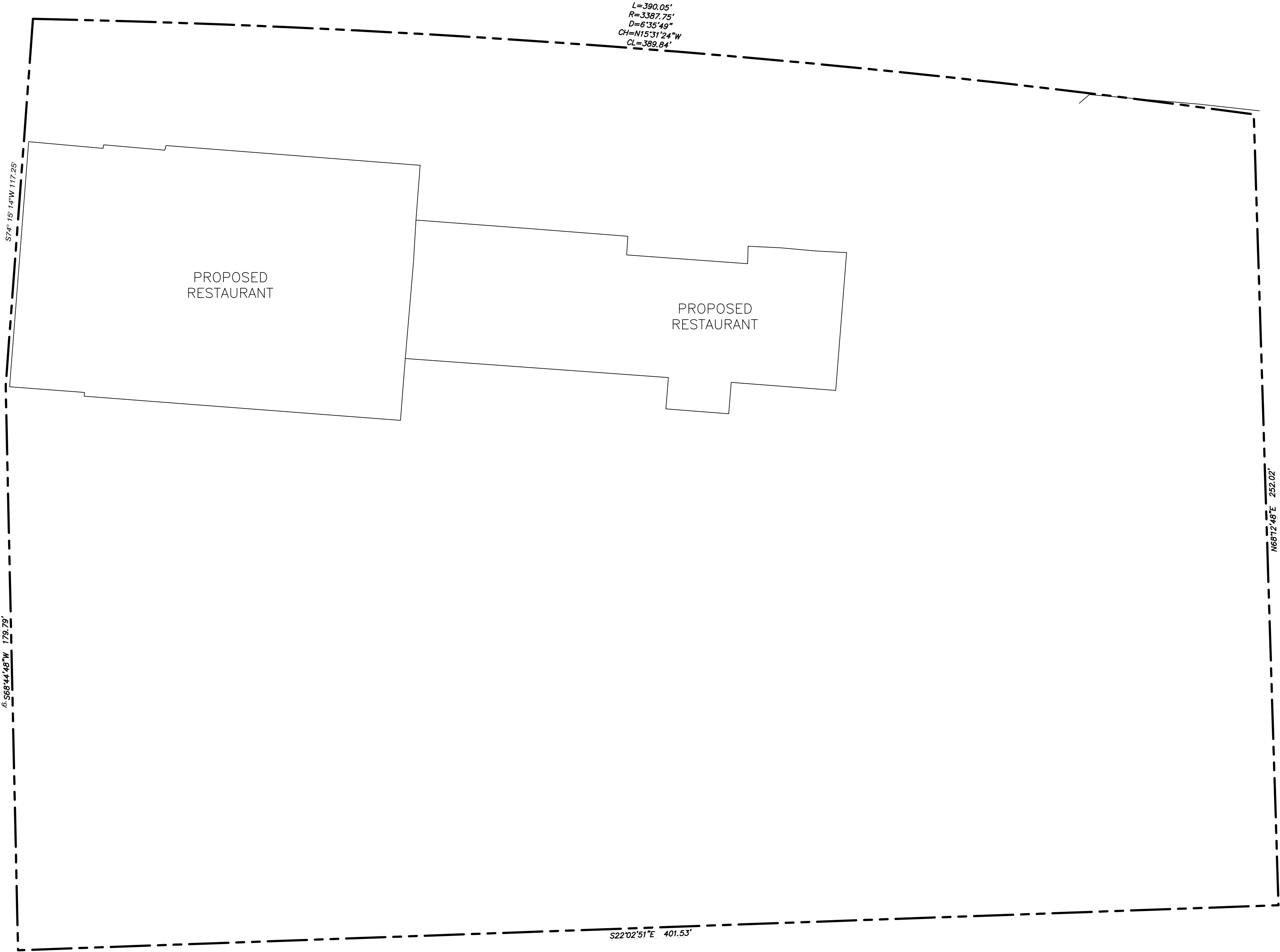
**B. SITE STANDARDS**

1. Permitted uses:
  - a. Sit Down Restaurant, with or without alcohol sales,
  - b. Sit Down Restaurant, with live music.
2. No drive-through restaurants shall be permitted.
3. Development shall contain no more than three structures (existing or proposed) utilized for sit down restaurants, or associated accessory uses, and shall be sited for interaction with a shared and activated courtyard plaza for outdoor seating and gathering, in addition to features necessary to serve the development (ex. continuous pedestrian system, dumpsters, etc.).
4. Minimum front yard setback shall be zero (i.e. none required)
5. Minimum rear yard setback shall be zero (i.e. none required)
6. Required screening of roadways shall not be required.
7. With consideration of a formal site plan application, the following may also be considered and approved by City Council, if necessary:
  - a. Alternate parking and loading plan (including off premises parking lot if applicable),
  - b. Alternate parking and loading plan (including off premises parking lot if applicable),
  - c. Alternate landscaping plan, and/or an
  - d. Alternate noise plan.
  - e. Driveway spacing and throat depth per City and TxDOT standards or as otherwise reviewed and approved by the City Engineer.
8. Any deviation from the Development Plan attached as Exhibit "B," hereto shall require an amendment of this Ordinance.

**EXHIBIT C**  
*SITE PLAN*

W. FRANKLIN AVE.

BUSINESS HWY 287



W. SOUTHERN AVE.

BELMONT ST.

PRELIMINARY PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 99376  
On Date Shown Below.

COPYRIGHT ©  
JHF ENGINEERING, PLLC.  
LAST SHEET EDIT  
DATE

JE# 24024

SHEET No.  
S101

MAD CONCEPTS  
SAGINAW, TEXAS

CONCEPTUAL SITE PLAN

NO.	DATE	DESCRIPTION	BY

JHF ENGINEERING, PLLC.  
ENGINEERS LAND PLANNERS  
8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903)946-8340  
FIRM No. F-22071

**REFERENCE**  
***PREVIOUSLY ADOPTED***  
***ORDINANCE***

**ORDINANCE NO. 2023-02**

**ZONING CASE PZ 0123-03**

**AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY REVISING THE ZONING CLASSIFICATION ON PROPERTY CONSISTING OF APPROXIMATELY 2.5 ACRES OF LAND AND DESCRIBED AS SAGINAW BLOCK 4 PT BLK 4, TARRANT COUNTY, TEXAS, AND SAGINAW, BLOCK 4 ALL LESS E25, TARRANT COUNTY, TEXAS, AND LOCATED AT THE SOUTHWEST CORNER OF WEST FRANKLIN AND SAGINAW BOULEVARD (BUS-287) ALSO KNOWN AS 400 S. SAGINAW BLVD 405 S. BELMONT STREET, FROM ITS PRESENT CLASSIFICATION PRESENT CLASSIFICATION OF "CF" – COMMUNITY FACILITY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT; 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 Council of the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the City of Saginaw, as owner of property consisting of approximately 2.5 acres of land and described as Saginaw Block 4 PT BLK 4, Tarrant County, Texas, and Saginaw, Block 4 All Less E25, Tarrant County, Texas, and located at the southwest corner of West Franklin and Saginaw Boulevard (BUS-287) also known as 400 S. Saginaw Blvd 405 S. Belmont Street, from its present classification present classification

of “CF” – Community Facility District to “PD” – Planned Development District; and

**WHEREAS**, the City Council finds and determines that the purpose and intent of the PD Zoning District herein granted is to provide for compatible land, building and structural uses primarily oriented to commercial and entertainment uses; and

**WHEREAS**, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on January 10, 2023, and the City Council of the City of Saginaw, Texas held a public hearing on January 17, 2023, with respect to the zoning change described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

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

#### **SECTION 1.**

Ordinance No. 2002-04, as amended, is hereby amended by rezoning property consisting of approximately 2.5 acres of land and described as Saginaw Block 4 PT BLK 4, Tarrant County, Texas, and Saginaw, Block 4 All Less E25, Tarrant County, Texas, and located at the southwest corner of West Franklin and Saginaw Boulevard (BUS-287) also known as 400 S. Saginaw Blvd 405 S. Belmont Street and depicted in Exhibit “A” hereto (Location Map), from its present classification present classification of “CF” – Community Facility District to “PD” – Planned Development District.

#### **SECTION 2.**

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



### **SECTION 3.**

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 the amendments as set forth above.

### **SECTION 4.**

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" hereto, the Development Plan, the development regulations contained in this section, and to the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Saginaw. The development regulations applicable to the CC – Community Commercial District shall govern the use and development of the property; provided, however, that they are hereby varied to the extent they are inconsistent with the specific development criteria set forth as follows:

1. Permitted uses:
  - a. Sit Down Restaurant, with or without alcohol sales,
  - b. Sit Down Restaurant, with live music.
2. No drive-though restaurants shall be permitted.
3. Development shall contain no more than three structures (existing or proposed) utilized for sit down restaurants, or associated accessory uses, and shall be sited for interaction with a shared and activated courtyard plaza for outdoor seating and gathering, in addition to features necessary to serve the development (ex. continuous pedestrian system, dumpsters, etc.).
4. Minimum front yard setback shall be zero (i.e. none required)
5. Minimum rear yard setback shall be zero (i.e. none required)
6. Required screening of roadways shall not be required.



7. With consideration of a formal site plan application, the following may also be considered and approved by City Council, if necessary:
- a. Alternate parking and loading plan (including off premises parking lot if applicable),
  - b. Alternate landscaping plan, and/or an
  - c. Alternate noise plan.
  - d. Driveway spacing and throat depth per City and TxDOT standards or as otherwise reviewed and approved by the City Engineer.
8. Any deviation from the Development Plan attached as Exhibit "B," hereto shall require an amendment of this Ordinance.

#### **SECTION 5.**

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

#### **SECTION 6.**

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

## SECTION 7.

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

## SECTION 8.

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

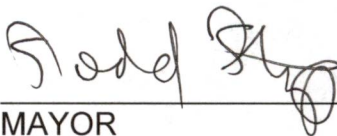
## SECTION 9.

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


## SECTION 10.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**PASSED AND APPROVED ON THIS 17<sup>th</sup> DAY OF JANUARY, 2023.**

  
MAYOR

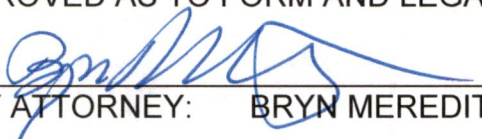
ATTEST:

  
CITY SECRETARY: JANICE ENGLAND



EFFECTIVE: 1-27-2023

APPROVED AS TO FORM AND LEGALITY:

  
CITY ATTORNEY: BRYN MEREDITH



**Legend**

- 200ft Buffer
- Property of Interest

**Saginaw Local Favorite  
200 ft Property Owner  
Notification**

**Current Zoning:  
Community  
Facility (CF)**

**Proposed Zoning  
Planned Development (PD)**

Belmont St

W Franklin Ave

W Southern Ave

US 287 Business

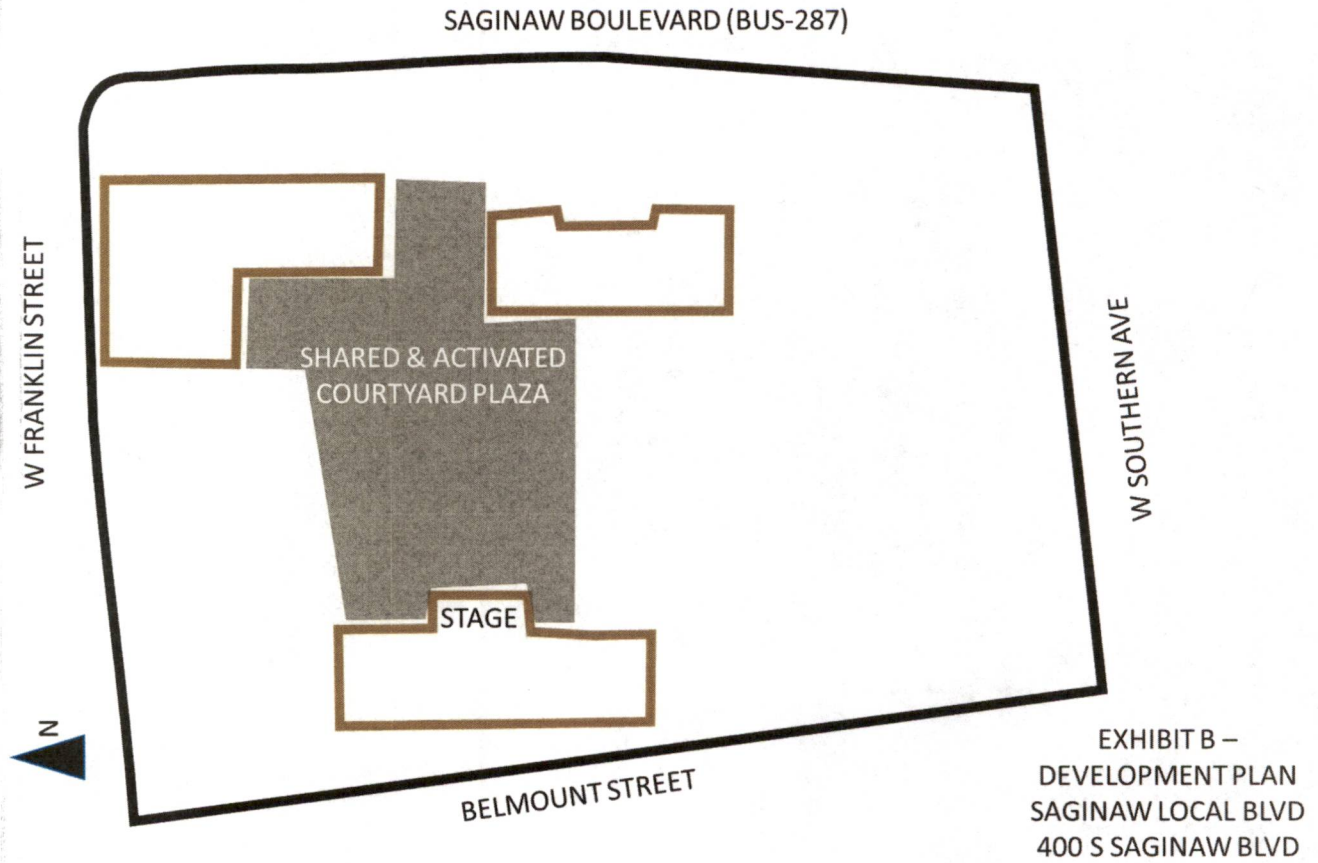
Saginaw Boulevard

City of Saginaw

125 0 125 Feet



EXHIBIT B – DEVELOPMENT PLAN





## Planning & Zoning Commission Memorandum

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### A. Presentation for Planning and Zoning Training

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Business Item: 3A.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

The City Attorney, Bessie Bronstein, will be leading the training that will cover basic meeting etiquette, common cases that are reviewed by the Commission, and an in-depth look at your role and responsibilities as a Commission member.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

N/A

### **Attachments**

[PZ Training\\_\(PPT\).pdf](#)



TAYLOR•OLSON•ADKINS•SRALLA•ELAM  
L.L.P.

ATTORNEYS & COUNSELORS

Saginaw Planning and Zoning Commission  
Training  
October 14, 2025

**Bessie Bronstein**  
**[bbronstein@toase.com](mailto:bbronstein@toase.com)**

# Open Meetings Act

- Every regular, special or called meeting of a governmental body shall be open to the public, except as provided by this chapter. Section 551.002, Texas Government Code
- A quorum can't have deliberations outside of a meeting about the business of the Commission.
- Quorum = simple majority





# Conflict of Interest: LGC 171

- A member has a conflict of interest, pursuant to Section 171.001 of the Texas Local Government Code, if:
  - Business Entity: the action will have a special economic effect on a business entity in which the member has a “substantial interest” that is distinguishable from the effect on the public; or



# Conflict of Interest: LGC 171

- A person has a substantial interest in a **business entity** if the person:
  - owns 10% or more of the voting stock or shares of the business entity
  - owns 10% or more of the fair market value of the business entity
  - owns \$15,000 or more of the fair market value of the business entity
  - receives funds from the business that are in excess of 10% of the person's gross income for the previous year



# Conflict of Interest: LGC 171

- Real Property: it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of real property in which a member has a “substantial interest” that is distinguishable from the effect on the public
- A person has a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of \$2,500 or more





# Conflict of Interest

- A member is considered to have a “substantial interest” if any of the following persons have a substantial interest
  - father, mother, son or daughter
  - spouse
  - spouse’s father, mother, son or daughter
  - includes ex-spouse if a child of the marriage is still living

# Conflict of Interest

- If a person has a conflict of interest, the person must:
  - file, before a vote or decision on any matter involving the business entity or real property, an affidavit with the City Secretary stating the nature and extent of the interest
  - abstain from further participation

# Role of the P&Z

- Zoning –
  - Chapter 211, Texas Local Gov't Code
  - Zoning Ordinance – Appendix A
- Platting –
  - Chapter 212, Tex. Local Gov't Code
  - Subdivision Ordinance – Appendix B





# Purpose of the P&Z

1. To identify community needs and to advise the city council of their short-range and long-range implications for the total development of the city;
2. To recommend achievable community goals as a basis for long-range planning and development programs;
3. To recommend plans, programs, and policies that will aid the entire community in achieving its defined goals; and
4. To interpret the adopted plans and programs to concerned citizens so that private activities and desires may be accomplished in harmony with public needs and policies.

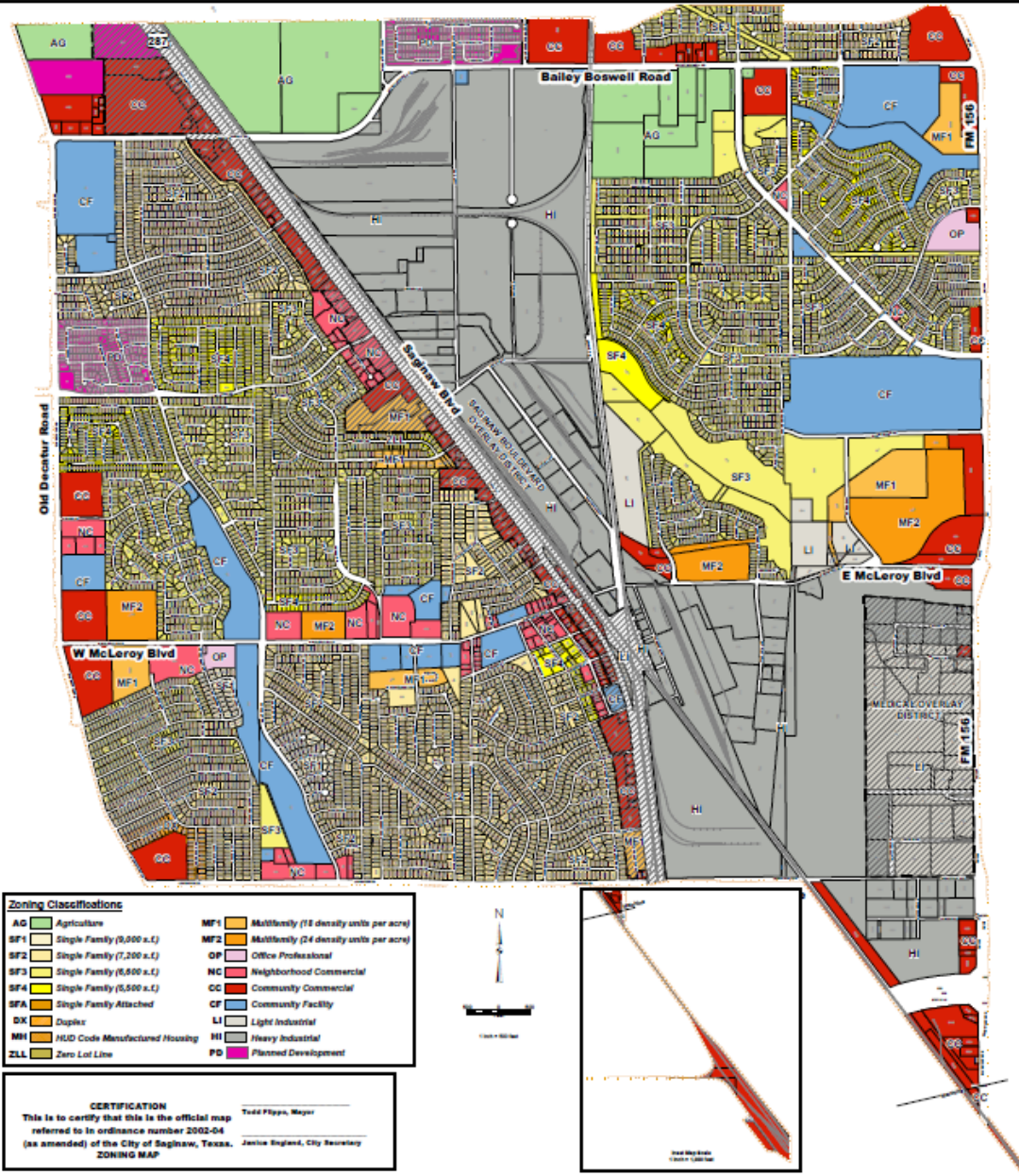
# Zoning

- Zoning regulates how land is used.
- Zoning regulations must be adopted in accordance with a comprehensive plan (211.004, LGC)
- Saginaw has a Comprehensive Plan outlining future land use recommendations.

# Zoning Ordinance

- Zoning Map: a map that denotes the current designations of permitted land uses for all of the land within the corporate boundaries of the Town.
- Zoning Regulations: the text that dictates what the restrictions are in each district.





# Zoning Discretion

- General Rule: broad LEGISLATIVE discretion is afforded to local governments in zoning matters.
- Presumption of validity.
- Unconstitutional only if shown to bear no relationship to securing public safety, health, morals or welfare and clearly arbitrary and unreasonable.



# Standards for Zoning Changes

- Respect the Master Plan
- Consider impact on surrounding properties
- Consider suitability of land as presently zoned
- Consider relationship to public health, safety, morals or general welfare



# Zoning Decisions

- Permissible factors to consider when making a zoning decision:
  - The need to allow for the circulation of air and light
  - The need to separate structures to avoid fire hazards
  - The need to lessen the congestion of traffic
  - The need to separate incompatible uses of property
  - The impact of density on the infrastructure, utilities, schools and other community facilities
  - The need to preserve property values

# Zoning Decisions

- Permissible factors to consider when making a zoning decision:
  - The need to preserve neighborhood boundaries and the character of the neighborhood
  - The need to implement the city's future land use plan
  - The need to protect historical structures or architecturally significant structures or places
  - The need to protect or preserve the environment

# Types of Zoning Cases

- Straight Zoning Changes
- Specific Use Permits
- Planned Development Districts



# Types of Zoning Cases

- Straight Zoning Change
  - Standard regulation of land uses.
  - Change from one district type to another. (i.e., AG to SF-1)
  - No conditions: Recommend approval or denial.
  - Promises not enforceable.



# Types of Zoning Cases

- Specific Use Permit (SUP)
  - Additional uses allowed in a District after review of conditions by P&Z and Council.
  - This is an amendment of the zoning ordinance and is legislative.
  - Conditions may be placed on SUP, either in zoning ordinance (all SUPs) or by council (specific property).
  - A site plan is required for approval of an SUP.



# Types of Zoning Cases

- Site Plans

- Required by Sec. 8-1(A) Appendix A
- Must comply with requirements in Sec. 8-1(E) Appendix A
- Generally shows the characteristics of the site changes related to the development that is proposed, how the development will relate to public services and facilities, and what protection features are included to ensure it is compatible with adjacent properties.





# Types of Zoning Cases

- Planned Development (PD)
  - Allows for zoning to be specific to a particular parcel.
  - The zoning regulations are essentially negotiated.
  - Conditions may be imposed.
  - Development Plan must be presented and approved.

# Super Majority Vote

- Section 1-3(C)(6) Appendix A:  $\frac{3}{4}$  vote of city council to approve zoning if:
  - P&Z recommends denial; or
  - 20% or more of the area of lots subject to zoning change or those immediately adjacent within 200 feet protest.

# Straight Zoning vs. PD Zoning

## **Straight Zoning**

- Can Ask About Intended Use
- The details of the intended use are not relevant.
- Not appropriate to set conditions of approval.

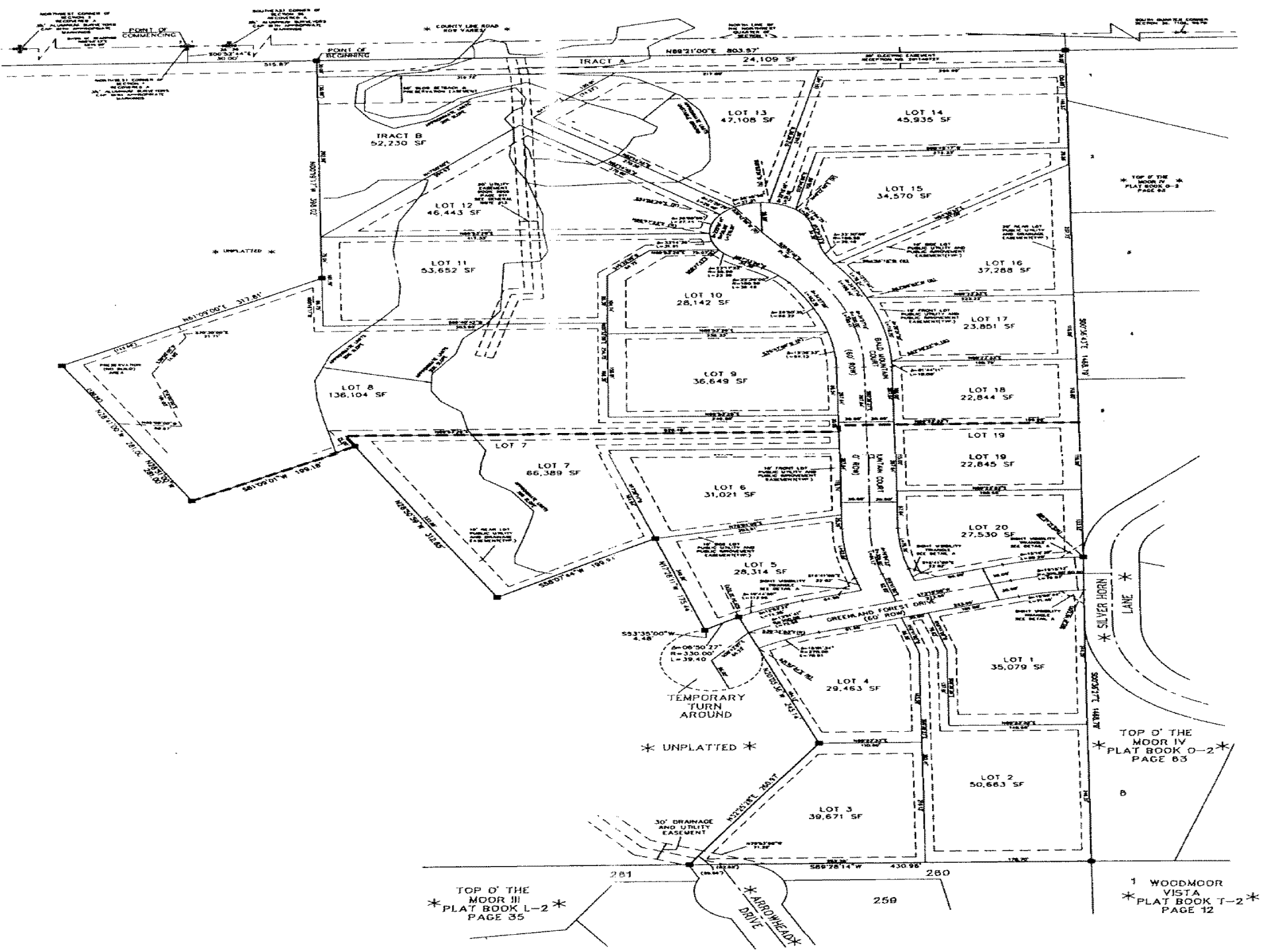
## **Planned Development**

- Can Ask About Intended Use
- The details of the intended use are relevant.
- Conditions for approval are appropriate where necessary.



# Platting

- Platting is a geographical description that aids in recording/land registration.
- Platting serves to divide land into marketable parcels and ensures that adequate public infrastructure is installed, including to ensure that utilities and emergency service may be delivered.



# Platting

- Purpose is to “promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality”. (LGC § 212.002)
- Platting/subdivision regulations apply to ETJ if city has so extended by ordinance.



# Types of Plats

- Preliminary Plat
- Final Plat
- Replats
- Minor Plats/Amending Plats
  - Administrative Approval

# Platting

- Platting consideration is a ministerial function.
- The P&Z Commission does not exercise discretion with regard to approval of a plat.

# HB 3167 (2019)

- Added requirements to the “denial” of a plat (denial or conditional approval)
- Reasons for denial must be given in writing to the applicant citing to applicable state law, state regulation, or City ordinance that was not complied with
- Reason for denial cannot be arbitrary



# Platting v. Zoning

## ZONING

- Zoning regulates how land is used.
- Zoning is legislative and discretionary.
- You are making the law.

## PLATTING

- Platting serves to divide land into lots; provide for streets, utilities
- Platting “ministerial.”
- Does this comply with the law? Check the boxes.

# Summary

- Which hat am I wearing? Zoning v. Plats
- Is the applicant legally bound to perform what he orally promises?
- Can we recommend conditions on approval?
- Walking Quorum
- Substantial Interest

# Fair Housing Act

- Federal law that prohibits discrimination by governmental entities and others.
- Prohibits practices that would make housing unavailable to persons because of race/color, religion, sex, national origin, familial status, or disability.



# Fair Housing Act

You may not make a land use decision based upon a person's:

- Demographics
- Familial Status
- Socio-economic Status
- Race/Color
- Disability



# Capital Improvement Projects Advisory Committee

- Advise & assist with adopting land use assumptions;
- Review CI plan & file written comments;
- Monitor and evaluate implementation of CI plan;
- File reports on progress and potential inequities;
- Advise on need for updates or revisions.



# Capital Improvement Projects Advisory Committee

- Focus on water, wastewater, drainage facilities; roadway facilities
- Impact fee = charge or assessment to generate revenue
- Local Government Code Chapter 395





TAYLOR•OLSON•ADKINS•SRALLA•ELAM  
L.L.P.

ATTORNEYS & COUNSELORS

Saginaw Planning and Zoning Commission  
Training  
February 13, 2024

**Bessie Bronstein**  
**[bbronstein@toase.com](mailto:bbronstein@toase.com)**



## Planning & Zoning Commission Memorandum

---

### A. Project Updates

Meeting	Agenda Group
Tuesday, October 14, 2025, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

Staff will update the Commission on project updates received from Senior Inspection Manager, Bill Hurst, for the month of September 2025.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

N/A

### **Attachments**

[Project Updates \(10.14.25\).pdf](#)



## Project Updates

**Date:** October 14, 2025

**To:** Chairman and Members of the Planning and Zoning Commission

**From:** Maria Hernandez, Planning Tech

**Subject:** September 2025 Project Updates in the City of Saginaw, Texas

---

### **Background/Discussion:**

Please see below the latest updates for current projects in the City, please note dates are subject to change:

1. **156 - Bluemound and Industrial Blvd** \* This is a TXDOT project. \*
  - a. *In Progress:* **No new updates at this time.** TXDOT held a pre-construction meeting on July 7<sup>th</sup>. TXDOT is waiting on the City of Fort Worth for final approval of the water line relocation before work can begin.  
**Start Date:** 9/30/2025

\*A city inspector will attend weekly meetings with TXDOT's contractor once the project begins. The City will inform residents of the project's work schedule, any road closures, and new traffic patterns.

2. **Bailey Boswell Professional Center**
  - a. *In Progress:* Water, storm drain, & paving
  - b. 80% Complete: Sanitary Sewer
  - c. *Scheduled Completion Date:* TBD
3. **Falcon Distribution**
  - a. *Complete:* Sanitary sewer, water, and parking lots.
  - b. *90% Complete:* Storm drain (curb inlets cant be completed until all paving is done)
  - c. *50% Complete:* Concrete paving (fire lanes and truck parking remaining)
  - d. *In Progress:* Water meter and meter boxes remain.
  - e. *Scheduled Completion Date:* TBD
4. **Holloway Company**
  - a. *Complete:* Water taps and service, sewer taps/service, and 4" pipe
  - b. *In progress:* Contractor is working on the building structure
  - c. *Scheduled Completion Date:* TBD



## Project Updates (Continued)

### 5. **Knowles Reconstruction (Phase II & III)**

#### a. *Phase II & III*

- i. *Notice to Proceed:* September 20, 2023
- ii. *Original Contract Duration:* 730 Calendar Days
- iii. **New Contract Duration:** 755 Calendar Days
- iv. *Days Used to Date:* 740 days
- v. *Days Remaining:* 15 days

#### b. *Phase I of Phase II*

##### **Knowles Drive from McLeroy to Woodcrest**

- i. *In Progress:* Contractor is removing vegetation/weeds and placing topsoil from grass sod installation.
- ii. *Complete:* Irrigation, topsoil, tree installation, and grass sod. Paving, sidewalks, ramps, and all utilities.

#### c. *Phase 2 & 3 of Phase II*

##### **Knowles Drive from McLeroy to Longhorn**

- i. *In Progress:* Contractor is installing irrigation and digging pits for new trees. Working on misc. paving items. No work done on street signs and traffic markings.
- ii. *70% Complete:* Irrigation
- iii. *90% Complete:* Sidewalks, ADA ramps, retaining walls,
- iv. *30% Complete:* Grading parkways and placing the top soil.

#### d. **McLeroy and Knowles Roundabout**

- i. *In progress:* Irrigation, top soil, grass sod, tree installation, street signs and markings
- ii. *90% Complete:* Sewer
- iii. *80% Complete:* Paving, street light piers, and conduit
- iv. *70% Complete:* Sidewalks and ADA ramps
- v. *60% Complete:* Storm drain headwalls and inlets
- vi. *50% Complete:* Grading Parkways

### 5. **Longhorn Traffic Signals**

- a. *In Progress:* Street name blades and lane destination signs remain.
- b. *Complete:* Traffic markings
- c. *Scheduled Completion Date:* Light will be activated to flashing red on 10/02/25 at 9AM for one week. After one week, the light will be fully operational.

### 6. **Miller Milling**

- a. *In progress:* Contractor is working on the final punch list.

## Project Updates (Continued)

### 7. **Opal Jo Jennings and Brian Schwengler Parks**

- a. *Contract Duration:* 75 Calendar Days
- b. *Days Used to Date:* 129 days
- c. *Days Remaining:* -54 days
- d. **Opal Jo Jennings**
  - i. *In Progress: \*Items will not be complete until playground structure is fully installed \**  
Grass sod, installing the fence, park furniture, water fountain, final playground surfacing, and tree planting (trees to be replaced with city approved trees).
  - ii. *70% Complete:* Playground structure.
  - iii. *90% Complete:* Irrigation
- e. **Brian Schwengler**
  - i. *In Progress: \*Items will not be complete until playground structure is fully installed \**  
Trees, Irrigation, grass sod, water fountain, park furniture.
  - ii. *75% Complete:* Playground structure, began on 9/30/2025
  - iii. *90% Complete:* Sidewalks
  - iv. *40% Complete:* Perimeter fence
  - v. *75% Complete:* Basketball court surface and basket
  - vi. *80% Complete:* Excavation of the interior playground area

### 8. **Saginaw 50<sup>th</sup> Southern Avenue Sidewalks**

- a. *Contract Duration:* 60 calendar days
- b. *Days Used:* 38 days
- c. *Days Remaining:* 22 days
- d. *In progress:* grading and top soil installation
- e. *80% Complete:* Sidewalks
- f. *20% Complete:* ADA ramps and driveways
- g. *Scheduled Completion Date:* TBD

### 9. **Saginaw Retail**

- a. In progress: Pre-Con held on 10/01/2025. Construction to start on 10/06/2025
- b. *Scheduled Completion Date:* TBD

### 10. **Tricon Saginaw**

- a. *Complete:* Phase 1-10 of 15

## Project Updates (Continued)

- b. *In Progress*: Contractor is working on infrastructure, no new updates.
  - c. *Scheduled Completion Date*: September 2026
11. **Wayside Middle School**
- a. *In Progress*: Concrete headwall around the detention pond, regrading and planting grass sod.
  - b. *80% Complete*: Storm drain
  - c. *90% Complete*: Paving (remaining paving wont be complete until the old building is removed)
  - d. *Complete*: Water, sanitary sewer,
  - e. *Scheduled Completion Date*: November 2025, students expected to move to the new building in early January 2026.

*\*\*All information received and confirmed by Bill Hurst, Senior Inspections Manager.*