



City of Saginaw
Meeting and/or Executive Session Agenda

Tuesday, November 18, 2025, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation. The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

1. Call To Order

- 1.A. Call To Order -- Todd Flippo, Mayor
- 1.B. Pledges--Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas--
"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"
- 1.C. Invocation--Dr. Mark Towns, First Baptist Church
- 1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comment

2. Consent Agenda

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

- 2.A. Action regarding the minutes from the November 4, 2025 meeting--Vicky Vega, City Secretary
- 2.B. Action regarding Cancellation of January 6, 2026, City Council Meeting--Vicky Vega City Secretary
- 2.C. Action regarding an Individual Project Order (IPO) No. Pavement Management Program Update--Trenton Tidwell, P.E. City Engineer
- 2.D. Action regarding an Individual Project Order (IPO) No. 2026 Blue Mound Road Beautification--Trenton Tidwell, P.E. City Engineer

2.E. Action regarding a Second Amendment to Chapter 380 Agreement by and between the City of Saginaw & SP SA Development LLC--Pedro Zambrano, Director of Economic Development & Community Engagement

3. Proclamations-Presentations

3.A. Recognitions/Presentations--Gabe Reaume, City Manager

3.B. Presentation Regarding Waste Connections Recycling Options - Able Moreno, North Texas Municipal Manager for Waste Connections

4. Public Hearings

4.A. Consideration and Action Regarding a Rezoning for some portions of the Property located on 112 Spring Hollow Dr. from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

4.B. Consideration and Action Regarding a Rezoning Request for some portions of the property located at 304 E. McLeroy Blvd. from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

4.C. Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses, Medical Uses, and Commercial, Retail, and Service Uses) and Section 8-9, "Off-Street Parking and Loading Requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning" -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

5. Executive Session

The City Council may take action on any Executive Session item posted.

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

5.B. Any Posted Item

6. Adjournment

6.A. Adjournment--Todd Flippo, Mayor

Date Posted: _____ Time: _____ By:

Date Retrieved: _____ Time: _____ By:

Visit www.saginawtx.org/taxpayerimpact for Fiscal Year 2025-2026 Budget and Tax Payer Impact Statement - Pursuant to Section 551.043(c) Texas Government Code.

Date Posted: November 11, 2025



City Council Memorandum

A. Action regarding the minutes from the November 4, 2025 meeting--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Consent Agenda Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft minutes from the November 4, 2025, City Council meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes--11-4-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

November 4, 2025, 6:00 PM

Present at the Meeting:

- Todd Flippo, Mayor
- Paul Felegy, Mayor Pro-Tem, Place 1
- Nick Lawson, Place 2
- Valerie Junkersfeld, Place 3
- Brack St. Clair, Place 4
- Shawn Morrison, Place 5
- Mary Copeland, Place 6
- Bryn Meredith, City Attorney
- Trenton Tidwell, P.E. City Engineer
- Gabe Reaume, City Manager
- Lee Howell, Asst. City Manager
- Kim Quin, Finance Director
- Doug Spears, Fire Chief
- Russell Ragsdale, Police Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Luisa Pina, Public Works Administrative Coordinator
- Matt Regan, Environmental/Drainage Manager
- Ronnie Martinez, Superintendent of Water Utilities
- Sergeant Rodriguez
- Corporal Garcia
- Officer Norris
- Officer Schmitt

Visitors at the Meeting:

- Ken Moore
- Benjamin Guttery
- Abel Moreno
- Rodriguez Family
- Garcia Family
- Norris Family

- Schmitt Family

1. Call To Order

1.A. Call To Order -- Todd Flippo, Mayor

Mayor Flippo called the meeting to order at 6:00 p.m.

1.B. Pledges--Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas--"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

1.C. Invocation--Pastor Joe Rangel, SOBA Church

In absence of the Pastor Joe Rangel, Mayor Flippo gave the invocation.

1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comment

2. Consent Agenda

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to approve, the following items from the Consent Agenda: 2A,2B,2C,2D,2F,2G,2H,2I. Motion passed. 7-0-0-0. (Item 2E was pulled from the Consent Agenda)

2.A. Action regarding minutes from the October 21, 2025, meeting--Vicky Vega, City Secretary

Council approved the minutes for the October 21, 2025, meeting.

This item was approved through the Consent Agenda.

2.B. Action regarding proposed price increase by Waste Connections Lone Star, Inc., for residential and commercial trash service and residential recycling--Lee Howell, Asst. City Manager

Council approved Per the City's contract with Waste Connections Lone Star, Inc., annual rate adjustments are limited to 5% maximum, regardless of any increases in the urban consumer price index. This year, the CPI-U not seasonally adjusted increased 6.5% year over year 2024-2025 (Sept to Aug). Waste Connections requests the maximum rate increase of 5%, effective with the November 2025 billing cycle. The total monthly rate for a residential customer would be \$15.57 plus tax per month.

This item was approved through the Consent Agenda.

2.C. Action regarding Ordinance No. 2025-27, amending the Master Fee Schedule by amending the fee for Residential Trash and Recycle Services--Lee Howell, Asst. City Manager

Council approved Ordinance No. 2025-27, amends the Master Fee Schedule to reflect the new monthly rate of \$15.57 plus tax for residential trash and recycle services.

This item was approved through the Consent Agenda.

2.D. Action regarding the renewal of the Range Contract with Tarrant County College-Russell Ragsdale, Chief of Police

Council approved the renewal of the Range Contract with Tarrant County College. The Saginaw Police Department utilizes the Tarrant County College Firearms Range for mandatory TCOLE firearms training. The cost for the three year contract is \$22,500. This fee has remained the same since its inception.

This item was approved through the Consent Agenda.

2.E. Action regarding an Advance Funding Agreement (AFA) with the State of Texas through TXDOT for a traffic signal light at E. Bailey Boswell Road and Jarvis Road--Trenton Tidwell, P.E. City Engineer

**** Item was Removed from Consent**

City Engineer Tidwell briefed the Council regarding the Advance Funding Agreement (AFA) with the State of Texas through TXDOT. Mr. Tidwell explained that the AFA is an HSIP project, which is a grant project that Kimley-Horn applied for to fund the installation of a new traffic signal light at the intersection of E. Bailey Boswell Road and Jarvis Road. The project will also include adding an eastbound left turn lane and removing the current median.

This item was previously discussed at the Traffic Safety Advisory Board meeting on May 1, 2025. Concerns had been raised regarding the illegal turns taking place at the location and requests from nearby residents for signage to improve safety. Mr. Tidwell made a suggestion during the Traffic Safety Advisory Board meeting to install a traffic signal light at that intersection, which the Board supported.

Council also discussed alternative options; the proposed signal light was determined to be the safest solution. Three requests were received to speak regarding the proposed traffic signal light from Amy Huynh, Secretary of the Bar C Ranch Home Owners Association, Kelly Schilling, Vice President of the Bar C Ranch Home Owners Association, and Suzie Timler resident.

Kelly Schilling addressed the Council that she attended the Traffic Safety Advisory Board meeting back in May and the City Council meeting back in September and expressed that she is not against the intersection but the concern is the no left turn out of the neighborhood. She also discussed that since the installation of the no left turn sign, she is pleased with the result and has seen a difference. At the Traffic Safety Advisory Board meeting it was suggested adding a couple of stop signs to help slow down drivers. Staff confirmed the signs have been ordered and it will take 6-8 weeks for the signs to arrive. Once installed, the intersection and new traffic signal light will be monitored and evaluated for the effectiveness.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Morrison to approve item as presented. Motion passed unanimously. 7-0-0-0.

2.F. Action regarding an Advance Funding Agreement (AFA) with the State of Texas through TXDOT for the construction of the Bicycle and Pedestrian Improvements Project to North Basswood Blvd from the intersection of Blue Mound Rd to the intersection of Redding Dr. & Include the Intersection of Grand Central Parkway--Trenton Tidwell, P.E. City Engineer

Council approved an Advance Funding Agreement (AFA) with the State of Texas through TXDOT for the construction of the Bicycle and Pedestrian Improvements Project to North Basswood Blvd from the intersection of Blue Mound Road to the intersection of Redding Drive and including the intersection of Grand Central Parkway. The scope of work for the project consist of concrete curb ramps in accordance with TXDOT PED-18 and Public Right of Way Accessibility Guidelines (PROWAG), 5' concrete sidewalk, integral concrete retaining walls and integral concrete curb, and pavement marking replacement where needed. The City's estimated cost is \$46,084.00 and the cost will be paid from account #06-4059-45-00.

This item was approved through the Consent Agenda.

2.G. Action regarding an Individual Project Order (IPO) for Elkins Drive Pulverize Overlay--Randy Newsom, Director of Public Works

Council approved an Individual Project Order (IPO) with Kimley-Horn and associates to provide professional services for project "Elkins Drive Pulverize and Overlay". The scope of work will consist of preparation of construction documents, pavement markings and signage, traffic control plans, sidewalks, specifications, as well as project management and coordination tasks. The Limits are from McLeroy Blvd and Kay Lane. Total amount for professional services is \$49,000.00, and this amount will be paid out of the Street Maintenance Fund.

This item was approved through the Consent Agenda.

2.H. Action regarding the Purchase of a new Excavator and Trailer for the Drainage Department--Randy Newsom, Director of Public Works

Council approved for the Environmental Department to move forward using the funds that have been allocated for the new excavator and Trailer. The total purchase cost is \$210,735.90, which includes a new John Deer Excavator (\$189,893.65) and Trailer (\$20,842.25).

This item was approved through the Consent Agenda.

2.I. Action regarding the Purchase of a new Dump Truck for the Water Department-- Ronnie Martinez, Superintendent of Water Utilities

Council approved for the Water Department to move forward using the funds that have been allocated to purchase a new Dump Truck. The total for this purchase comes out to \$133,873.66.

This item was approved through the Consent Agenda.

2.J. Action regarding the Purchase of a new Backhoe for the Water Department--Ronnie Martinez, Superintendent of Water Utilities

Council approved for the Water Department to move forward using the funds that have been allocated for a new backhoe. The total for this purchase comes to \$175,070.84.

This item was approved the Consent Agenda.

3. Proclamations-Presentations

3.A. Recognitions/Presentations--Gabe Reaume, City Manager

Police Chief Ragsdale recognized recent accomplishments with the Police Department, announcing the promotions of Sergeant Rodriguez and Corporal Garcia. He also introduced Officer Norris and acknowledged Officer Schmitt for successfully completing the police academy.

3.B. Report on Vendor Search for Citywide 311 and Public Works Software -- Luisa Pina, PW Admin. Coordinator

Public Works Administrative Coordinator Pina, presented to Council a presentation regarding vendor search for Citywide CRM system software.

This item was for informational purposes and no action was taken.

4. Business

4.A. Consideration and action regarding Resolution No. 2025-19, authorizing the casting of the City of Saginaw's allocated votes for appointment on the Tarrant Appraisal District--Todd Flippo, Mayor

This item was discussed, and suggested to be Tabled until December 2, 2025, City Council meeting. There was one request to speak regarding item. Mr. Eric Crile, nominee on the ballot, introduced himself and spoke briefly about his background.

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to Table item.
Motion passed unanimously. 7-0-0-0

5. Executive Session

Mayor Flippo declared the meeting into Executive Session at 7:04 p.m.

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

5.B. Any Item Posted

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

5.D. 1005 N. Saginaw Blvd

5.E. Sales Tax Rebate Proposal

6. Adjournment

Mayor Flippo called the meeting back into regular session at 7:28 pm

6.A. Adjournment--Todd Flippo, Mayor

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to adjourn the meeting. Motion passed unanimously. 7-0-0-0.

Mayor Flippo adjourned the meeting at 7:29 pm



City Council Memorandum

B. Action regarding Cancellation of January 6, 2026, City Council Meeting--Vicky Vega City Secretary

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Consent Agenda Item: 2B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Typically, the second City Council meeting in December is canceled due to the holidays. This year, it is recommended to cancel the first meeting in January (1-6-2026) instead. This recommendation is due to the posting requirements and submission deadlines falling immediately after the holidays, when many staff members are still on vacation. Additionally, it is anticipated that the January meeting would have a light agenda.

RECOMMENDATION:

Staff would like approval from Council, to cancel the January 6th meeting and resuming with the next regularly scheduled meeting, January 20, 2026.



City Council Memorandum

C. Action regarding an Individual Project Order (IPO) No. Pavement Management Program Update--Trenton Tidwell, P.E. City Engineer

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Consent Agenda Item: 2C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City has inquired about updating the pavement management program encompassing the City's roadway network. The project will involve use of automated data collection equipment to collect pavement condition data and curb/gutter data. Kimley-Horn anticipates collection on a maximum of 102 miles of roadway. Data collected during the assessment will be used to populate a pavement management system (PMS) to help prioritize roadway maintenance and rehabilitation projects according to various funding scenarios.

To view the specific scope of basic services, please see the attached IPO

FINANCIAL IMPACT:

As described in the IPO the amount of \$70, 000 for the scope of work for Task 1 (Data Collection and Intergration), will be used from the FY2025-26 budget "Steet Maintenance Fund balance"

RECOMMENDATION:

Staff recommends approval from Council.

Attachments

[IPO - Streets DRIVE PCI Update.pdf](#)



November 3, 2025

Mr. Randy Newsom
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

RE: *Pavement Management Program Update*

Dear Mr. Newsom:

Please find attached the Individual Project Order (IPO) No. Pavement Management Program Update (reference the master agreement dated April 17, 2012).

Please contact me at trenton.tidwell@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

TBPE No. F-928

A handwritten signature in black ink, appearing to read "Trenton D. Tidwell".

Trenton Tidwell, P.E.

INDIVIDUAL PROJECT ORDER NUMBER – Pavement Management Program Update

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

Identification of Project: **Pavement Management Program Update**

PROJECT UNDERSTANDING

The Client desires to update the pavement management program encompassing the City's roadway network. The project will involve use of automated data collection equipment to collect pavement condition data and curb/gutter data. Kimley-Horn anticipates collection on a maximum of 102 miles of roadway. Data collected during the assessment will be used to populate a pavement management system (PMS) to help prioritize roadway maintenance and rehabilitation projects according to various funding scenarios.

SPECIFIC SCOPE OF BASIC SERVICES**Task 1 – Data Collection and Integration**

Through our subconsultant International Cybernetics Company (ICC), Kimley-Horn will complete a comprehensive pavement data collection effort using high-speed automated equipment. Task 1 involves the collection and integration of data and asset inventories into the PMS.

Task 1.1 – Pavement and Asset Data Collection

Pavement and asset data collection will be coordinated with the City in advance of data collection according to the roadway network. Data collection will be completed by ICC using its IrisPRO Pave data collection vehicle that is equipped with a laser crack measurement system (LCMS-2), inertial profiler, and Ladybug 5+ right-of-way imaging system. Data will be collected in accordance with ASTM D6433 standards and the Data Dictionary developed and approved by the City. Collection will generally occur in one direction unless otherwise identified by the City. The City-approved network definition shapefile developed will indicate collection direction for in-scope roadways.

Task 1.2 – Data Integration

Upon confirmation of the pavement distress data and asset inventory data, Kimley-Horn will populate the DRIVE tool with condition and inventory information. The integration process will contain final confirmation of parameters related to treatment types, local cost data based on recent paving contracts, maintenance trigger values, and budget constraints that will be used when conducting various budget scenarios. Pavement performance models will be developed based on current conditions, surface type, functional classification, and past work history.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services may include, but are not limited to, the following:

- Capital Improvement Project (CIP) selection and sequencing
- Geotechnical investigations, including coring and boring
- Ground-penetrating radar (GPR) or non-destructive testing (NDT)
- Structural inspections on bridges
- Pavement condition evaluations beyond the scoped mileage of 102 miles
- Pavement design services
- Pavement distress viewer using ICC Connect software
- DRIVE software licensing after 1 year
- Extraction of other assets from right-of-way imagery
- Public meetings
- Others as requested by the City

INFORMATION PROVIDED BY CLIENT

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Construction history documentation including dates for last major work
- Bid tabulations containing material unit cost information

SCHEDULE

Kimley-Horn will provide our services as expeditiously as practicable. Upon notice to proceed and contract execution, Kimley-Horn is prepared to initiate the field data collection effort within 30 days of notice to proceed and begin preliminary PMS integration following the completion of the assessment. The remaining schedule will be distributed at the kick-off meeting and can be modified as needed to meet a mutually agreed upon schedule.

FEE AND EXPENSES

Kimley-Horn will perform the Scope of Services in Task 1 for the total lump sum labor fee of \$70,000. All permitting, application, and similar project fees will be paid directly by the Client.


Individual task amounts are provided for budgeting purposes only, and Kimley-Horn reserves the right to reallocate amounts among tasks as necessary. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

ACCEPTED:

CITY OF SAGINAW, TEXAS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____
Gabe Reaume
City Manager

BY:  _____
Douglas M. Arnold, P.E.
Contract Specialist

DATE: _____

DATE: 11/03/2025 _____



City Council Memorandum

**D. Action regarding an Individual Project Order (IPO) No. 2026 Blue Mound Road Beautification--Trenton Tidwell,
P.E. City Engineer**

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Consent Agenda Item: 2D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

This Individual Project Order (IPO) for the 2026 Blue Mound Road Beautification will consist of design of landscape enhancements funded by the TxDOT Green Ribbon Grant project, with improvements located along South Blue Mound road at I-820 as outlined in the tasks.

To view the specific scope of basic services, please see the attached IPO & Concept Plan

FINANCIAL IMPACT:

As described in the IPO the amount of \$94,300 for the scope of work for Tasks 1-6 outlined in the IPO. The sum will be paid from the allocated FY2025-26 budget "Tarrant County Reimbursement fund balance" 06-4058-45-00

RECOMMENDATION:

Staff recommends approval from Council.

Attachments

[IPO--2026 Blue Mound Road Beautification.pdf](#)

INDIVIDUAL PROJECT ORDER NUMBER 2026-BLUE MOUND ROAD BEAUTIFICATION

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

Identification of Project:

Project Name: Blue Mound Road Beautification (Green Ribbon Funding – Phase V)

KH Project Manager: Katherine Utecht

Project Number: TBD

Specific Scope of Basic Services:

This project consists of design of landscape enhancements funded by the TxDOT Green Ribbon Grant project, with improvements located along South Blue Mound Road at I-820 as outlined in the tasks below.

Task 1 Project Meetings and Design Coordination

\$11,000 (LS)

The effort included in this task relates to project meetings and design coordination for the Construction Plans:

- Meet with Client and TXDOT to review schedule, design guidelines and requirements, and general design criteria and preferences for the landscaped medians – one (1) meeting.
- TXDOT coordination including correspondence with TXDOT District, Submittal (60%, 90%, and Final) and TXDOT review response letters.
- Prepare for and attend Client plan review meetings – (60%, 90%) – two (2) meetings total.
- Project communication, correspondence, and coordination with the Client.
- Prepare and email project status to project team (City of Saginaw staff and Consultant team).
- Review monthly invoices and invoice summary per TXDOT standards.
- Prepare project schedule and update throughout design for TXDOT and the Client.

Task 2 Topographic Survey

\$6,000 (LS)

The Consultant will prepare a topographic survey for the subject project, as indicated on the attached "Exhibit A" for the purpose of preparing landscape plans. The Consultant will survey existing limits along the areas designated in the attached exhibit, and will consist of existing curbs, guardrails, fencing, traffic poles, signs, and other observed above ground physical features.

The Consultant will prepare an electronic map showing existing contour lines at 1' intervals based on a nominal 50' grid system, along with major grade breaks.

Visible evidence of utilities, including water valves, storm inlets, sewer cleanouts, electrical lines, telephone lines and gas lines will be located. This task does not include subsurface utility locations.

The Consultant will set on-site temporary benchmarks in close proximity to each median.

Horizontal and vertical datum will be provided, or the Consultant will use Texas State Plane Coordinate system.

Task 3 Construction Documents

\$44,300 (LS)

The Consultant will prepare the landscape construction plans, in an effort to be in general conformance with the approved Saginaw Green Ribbon Concept – Phase V, dated March 2025 – see attached ‘Exhibit A’. The construction plans will provide locations of landscape improvements, planting details, irrigation plans and details, and specifications. This task consists of plan sets and submittals as follows:

60% Submittal

- Further develop Landscape Plans and Details for the medians showing new plant material locations as they relate to the medians. Included in these sheets will be a planting schedule specifying recommended plant species and details illustrating recommended installation methods and requirements.
- Develop Irrigation Plans and Details for the proposed landscape improvements showing head layout, pipe sizing and Controller/Valve locations and standard details. These plans will show sufficient detail for construction and will be prepared to conform to published City and TXDOT requirements.
- Compile applicable City standard details and TXDOT standard details necessary for design. Modify standard details as needed.
- Revise project schedule based on TXDOT review schedule.
- Develop opinion of probable construction costs (OPCC). The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.
- Submit one (1) digital 11" x 17" .pdf to the Client for review and comment.
- Address Client comments and re-submit one (1) digital 11" x 17" .pdf to the TXDOT District Office for review and comment.
- Conduct 60% PS&E comment review meeting with TXDOT District Office to solicit review comments and discuss the approach to addressing comments.
- Address 60% PS&E comments and prepare TXDOT response letter.

The 60% Submittal (11"x 17" plan sheets) will consist of:

- TXDOT Standard Cover/Index
- Project Control
- Quantity Summary Sheets
- Project Layout
- Landscape
- Irrigation

- Miscellaneous Details
- TXDOT Standard Detail Sheets
- OPCC
- General Notes

90% Submittal

- Submit one (1) digital 11" x 17" .pdf to the Client for review and comment.
- Address Client comments, prepare comment response letter, and re-submit one (1) digital 11" x 17" .pdf to the TXDOT District Office review and comment.
- Conduct 90% PS&E comment review meeting with TXDOT District Office to solicit review comments and discuss the approach to addressing comments.
- Address TXDOT Area Office comments and resubmit one (1) digital 11" x 17" .pdf for review and comment.

The 90% Submittal (11"x 17" plan sheets) will consist of:

- TXDOT Standard Cover/Index
- Project Control
- Quantity Summary Sheets
- Project Layout
- Landscape
- Irrigation
- Miscellaneous Details
- TXDOT Standard Detail Sheets
- OPCC
- General Notes

Final Submittal

- Incorporate the final design submittal review comments and prepare comment response letter.
- Submit five (5) sets of plans and specifications to the Client.
- Submit final OPCC.

Subsequent modifications resulting from material site plan changes directed by the Client or their representatives will be billed to the Client as Additional Service.

Task 4 Environmental Compliance Documents

\$13,000 (LS)

Task 4A Project Scoping/Work Plan Development (WPD)

This task is intended to assist the Client in securing the appropriate scope determination from TxDOT for the proposed project. Consultant will do the following to complete the WPD:

- Organize a kickoff call with TxDOT and the Client for a project environmental kick-off to review project and schedule (as appropriate).

- Complete current TxDOT scope forms to identify required actions that need to be entered into ECOS. The following figures will also be prepared and provided: Project location map, topographic map, aerial map, Historic Resources Aggregator map and THC Atlas Map. This project development process will determine which specific studies, technical reports, and coordination will be required.
- Scoping documents will be submitted to TxDOT for review and comment prior to initiating required studies and technical reports.

Task 4B Environmental Studies and Documentation

As determined by the results of the Project Development process (Task 4A), Consultant will prepare the appropriate documentation for submittal to the TxDOT Environmental Reviewer to assist in obtaining environmental approval. Consultant will coordinate with the TxDOT Environmental Reviewer as appropriate and required by TxDOT. Studies will be performed in accordance with TxDOT guidelines and will follow TxDOT toolkits. Based on project information and proposed concept, in the absence of scope determination from TxDOT, Consultant will perform the following:

- Species Analysis Form and Spreadsheet
 - Includes site visit and photo log

Task 5 Bidding

\$8,000 (LS)

The Consultant will assist the Client and TxDOT during the bidding phase. The Consultant understand the Client is utilizing the state let process for this phase. Consultant will:

- Prepare for a pre-bid meeting and answer appropriate questions from bidders.
- Issue addenda in response to bidder's requests for information.
- Provide bid tabulations and Letter of Recommendation. (A summary of the bid analysis will be provided to the Client for use in selection and award of the construction contract.) TXDOT will need to approve the bid opening and tabulation prior to the award of the construction contract.

Task 6 Construction Contract Administration

\$12,000 (LS)

The Consultant will assist the Client and TxDOT during the construction phase. The Consultant understands the Client is utilizing the state let process for this phase. Consultant will:

- Review shop drawings. Consultant will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- Attend one (1) pre-construction meeting. Consultant will attend a Pre-Construction Conference prior to commencement of Work at the Site.
- Respond to contractor RFI's. Consultant will respond to five (5) Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents

to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.

- Site visits as requested by the Client or TxDOT – four (4) total. Consultant will make visits at intervals as directed by Client in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.
- Final walk-through. Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant upon which it is entitled to rely.

Additional Services if required:

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Attending City of Saginaw parks board meetings.
- Attending City of Saginaw city council meetings.
- Presenting at City of Saginaw parks board meetings and city council meetings.
- 3D renderings, perspectives, bird-eye view renderings
- Franchise utility coordination
- Traffic impact studies or signal design
- Preparation of traffic control plans
- Revisions due to changes in regulations
- Archaeological survey
- Submittal, permitting fees, or impact fees
- Separate engineering site development review process sets and submittals
- Off-site utility design
- Off-site roadway design
- Off-site easement descriptions
- Contractor type detailed estimates (as prepared by estimating service)
- Record drawing survey and record drawings
- Preparation of preliminary or final plat
- Environmental impact statement

- Storm drainage studies and detention/retention pond design
- Signage design of any kind or nature
- Additional work due to increase in project cost and scope

Schedule:

Consultant will provide our services as expeditiously as practicable to meet a mutually agreed upon schedule once the project is kicked off.

Terms of compensation:

The Consultant will provide the services in Tasks 1-6 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

• Task 1	Project Meetings and Design Coordination	\$ 11,000 (LS)
• Task 2	Topographic Survey	\$ 6,000 (LS)
• Task 3	Construction Documents	\$ 44,300 (LS)
• Task 4	Environmental Compliance Documents	\$ 13,000 (LS)
• Task 5	Bidding	\$ 8,000 (LS)
• Task 6	Construction Contract Administration	\$ 12,000 (LS)

Total Lump Sum Fee	\$94,300 (LS)
--------------------	---------------

Note: Billing will be monthly based on the percentages of the task completed and payable within 30 days of the receipt of the invoice.

ACCEPTED:

CITY OF SAGINAW, TEXAS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: Bradley J Hill

NAME: _____

NAME: Bradley J. Hill

TITLE: _____

TITLE: Regional Contract Lead

DATE: _____

DATE: August 5, 2025

Legend

- TRIM ROCK
- DECOMPOSED GRANITE
- MEXICAN FEATHER GRASS
- DWARF MUHLY
- LEMON LIME NANDINA
- COLOR GUARD YUCCA
- KALEIDOSCOPE ABELIA
- PINK LEAF YUCCA
- BLACKFOOT DAISY

PINK MUHLY GRASS

RIVER ROCK AND DECOMPOSED GRANITE

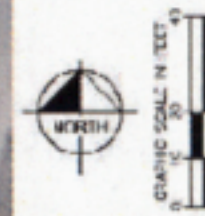
LEMON LIME NANDINA

PINK LEAF YUCCA

COLOR GUARD YUCCA

KALEIDOSCOPE ABELIA

Kimley»»Horn
MARCH 2025



KEYMAP

SAGINAW GREEN RIBBON CONCEPT - PHASE V

S BLUE MOUND RD

CONCEPT PLAN

THIS GRAPHIC IS CONCEPTUAL. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION.

THIS GRAPHIC IS CONCEPTUAL. THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



City Council Memorandum

E. Action regarding a Second Amendment to Chapter 380 Agreement by and between the City of Saginaw & SP SA Development LLC--Pedro Zambrano, Director of Economic Development & Community Engagement

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Consent Agenda Item: 2E.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City of Saginaw originally entered into a Chapter 380 Economic Development Agreement with SP SA Development LLC on September 25, 2023. The purpose of the agreement was to promote commercial development and economic growth within the city. The first amendment to the agreement was executed on September 9, 2024, to modify certain terms and conditions related to the project. SP SA Development LLC has requested a second amendment to the 380 agreement, the proposed amendment would allow two restaurants and an access drive located to the south of the property, providing a connection to the existing parking lot at 1001 N. Saginaw Blvd.

For more details regarding the 380 agreement, please see attached.

FINANCIAL IMPACT:

Under the proposed amendment, the City will provide a Restaurant Grant Payment in the amount of \$27,833 to SPA Development. This payment will be made upon the issuance of Certificate of Occupancy for two qualifying food establishments, that are not chicken based restaurants or a donut shop.

The grant payment will be paid out of the FY2025-26 Economic Development Escrow balance.

RECOMMENDATION:

Staff remains neutral.

Attachments

[DRAFT Second Amendment 380 w SP SA Dev \(1\).pdf](#)

**SECOND AMENDMENT TO
CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF SAGINAW, TEXAS AND SP SA DEVELOPMENT, LLC**

This SECOND AMENDMENT TO CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT (“**Second Amendment**”) is made and entered into by and between the CITY OF SAGINAW, TEXAS, a Texas municipal corporation within Tarrant County, Texas (“**City**”), and SP SA DEVELOPMENT, LLC a Texas limited liability company (“**Developer**”), each of which may be referred to as “Party” and jointly referred to as “Parties,” acting by and through their respective authorized officers and representatives, for the purposes and considerations stated below:

WHEREAS, the Parties previously entered into the Chapter 380 Economic Development Agreement on September 25, 2023, and a First Amendment to the Chapter 380 Economic Development Agreement on September 9, 2024; and

WHEREAS, the Parties desire to amend the Agreement to allow for the Developer to construct two restaurants and an access drive to the south of the property connecting to the parking lot located at 1001 N. Saginaw Blvd; and

WHEREAS, the recitals in the Agreement are incorporated into this SECOND AMENDMENT as if fully set forth herein, and defined terms shall have the meaning as assigned to such terms in the Agreement, unless otherwise defined herein.

AGREEMENT

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- A. **Section 1.** The definition of Restaurant Grant Payment is amended to read as follows:

RESTAURANT GRANT PAYMENT means a payment of Twenty-Seven Thousand and Eight Hundred Thirty Three Dollars (\$27,833) upon the issuance of two certificates of occupancy for two (2) food establishments, that may not be either a chicken based restaurant or donut-only shop, and the City’s final acceptance of a drive crossing to the south of the property connecting to 1001 N Saginaw Blvd. This drive shall be installed per the City’s standard detail specifications and build requirements.

- B. **Section 4.2.** Section 4.2 is amended to read as follows:

4.2 **Conditions of Restaurant Grant Payment.** In consideration of City agreeing to pay the Developer the Restaurant Grant Payment in accordance with terms, provisions, and conditions of this Agreement, Developer agrees to the following, which are not obligations of the Developer, but are conditions that must be fulfilled in order to

receive the Restaurant Grant Payment. No later than December 31, 2026, Developer shall construct (or cause to be constructed) a structure or structures to house two food establishments that are neither a chicken restaurant or an establishment that sells only donuts and receive a certificate of occupancy for each. (By way of example, if donuts are sold, other food must also be available as well.) Developer shall also construct (or cause to be constructed) a cross access drive to the south of the property connecting to the parking lot located at 1001 N. Saginaw Blvd. Such drive must be accepted by the City and satisfy the City's standard detail specifications and build requirements.

C. **Section 5.2.** Section 5.2 is amended to read as follows:

5.2 **Restaurant Grant Payment.** Provided Developer is in compliance with each material term of this Agreement and has provided documentation satisfactory to the City showing the receipt of two Certificate of Occupancies for food establishments in accordance with Section 4.2 of this Agreement, and receives the City's final acceptance of the drive crossing, the City will make the Restaurant Grant Payment in the amount of Twenty-Seven Thousand and Eight Hundred Thirty Three Dollars (\$27,833) within thirty (30) days of compliance with this Section.

D. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this Second Amendment may be accomplished by facsimile or electronic signatures and shall be deemed fully executed upon the exchange among the Parties of signed facsimile or electronic copies of this Second Amendment.

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed by their duly authorized officers and to be effective upon the execution by all Parties.

CITY OF SAGINAW, TEXAS

Todd Flippo, Mayor

Date: _____

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2025 by Todd Flippo, the Mayor of the City of Saginaw, Texas, on behalf of said City.

(SEAL)

Notary Public, State of Texas

SP SA DEVELOPMENT, LLC

Smit Shaw, Manager

Date: _____

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the ____ day of _____, 2025 by Smit Shaw, the manager of SP SA Development, LLC, a Texas Limited Liability company, on behalf of such entity.

(SEAL)

Notary Public, State of Texas



City Council Memorandum

B. Presentation Regarding Waste Connections Recycling Options - Able Moreno, North Texas Municipal Manager for Waste Connections

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Proclamations-Presentations Item: 3B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Multiple Council Members have requested information regarding recycling pickup. Abel Moreno with Waste Connections will present options on possible cart and pickup efforts, and give an update on the future of trash and recycling service in the City. Presentation will be available at the meeting.



City Council Memorandum

A. Consideration and Action Regarding a Rezoning for some portions of the Property located on 112 Spring Hollow Dr. from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Public Hearings Item: 4A.
Reference File	
Community Goals	

Please Note:

Due to a change in legislative standards, the City Council agenda was required to be posted a week before the meeting and therefore this packet does not include the Planning & Zoning Commission's recommendation and meeting minutes.

The Planning & Zoning staff will update Council with all related materials by the Thursday prior to the City Council meeting.

Attachments

[112 Spring Hollow Dr. \(Falcon & Star Rezoning, Withdraw, Request\).pdf](#)

[112 Spring Hollow Dr. \(Falcon Rezoning, Memo\).pdf](#)

[112 Spring Hollow Dr. & 304 McLeroy Blvd. \(Notice, Combined\).pdf](#)

[112 Spring Hollow Dr. \(Falcon Rezoning, Application\)_Redacted.pdf](#)

[112 Spring Hollow Dr. \(Falcon Rezoning, Ordinance Draft, Final\).pdf](#)



5440 Harvest Hill Rd.
Suite 250
Dallas, TX 75230

November 11, 2025

City of Saginaw Planning & Zoning Commission

333 West McLeroy Blvd

Saginaw, TX 76179

Dear Members of the Planning & Zoning Commission,

On behalf of Falcon Commercial Development, I respectfully request to withdraw our case from the agenda for the Planning and Zoning Commission meeting scheduled for this evening, November 11, 2025.

We appreciate the City's time and consideration to date and look forward to re-engaging with staff and the Commission at a later date once we have finalized our next steps.

Thank you for your attention to this request.

Sincerely,

Walker White

Walker White

Falcon Commercial Development



Falcon Distribution Center: Rezoning

Date: November 11, 2025

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 Rezoning for some portions of the Property located on 112 Spring Hollow Dr. from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

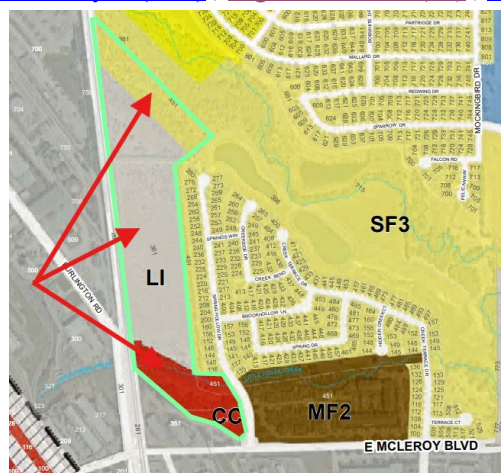
Background/Discussion:

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:** Matt Baacke and Sherri Taylor on behalf of Walker White and Ben Newell
- 2) **Addresses & Zoning:** 112 Spring Hollow Drive, Saginaw, TX 76179



- a. **Legal Description:** Falcon Saginaw Distribution Center Block 1, Lot 1
- b. **Zoning:** [Single Family-3 \(SF3\)](#) , [Light Industrial \(LI\)](#) , [Community Commercial \(CC\)](#)

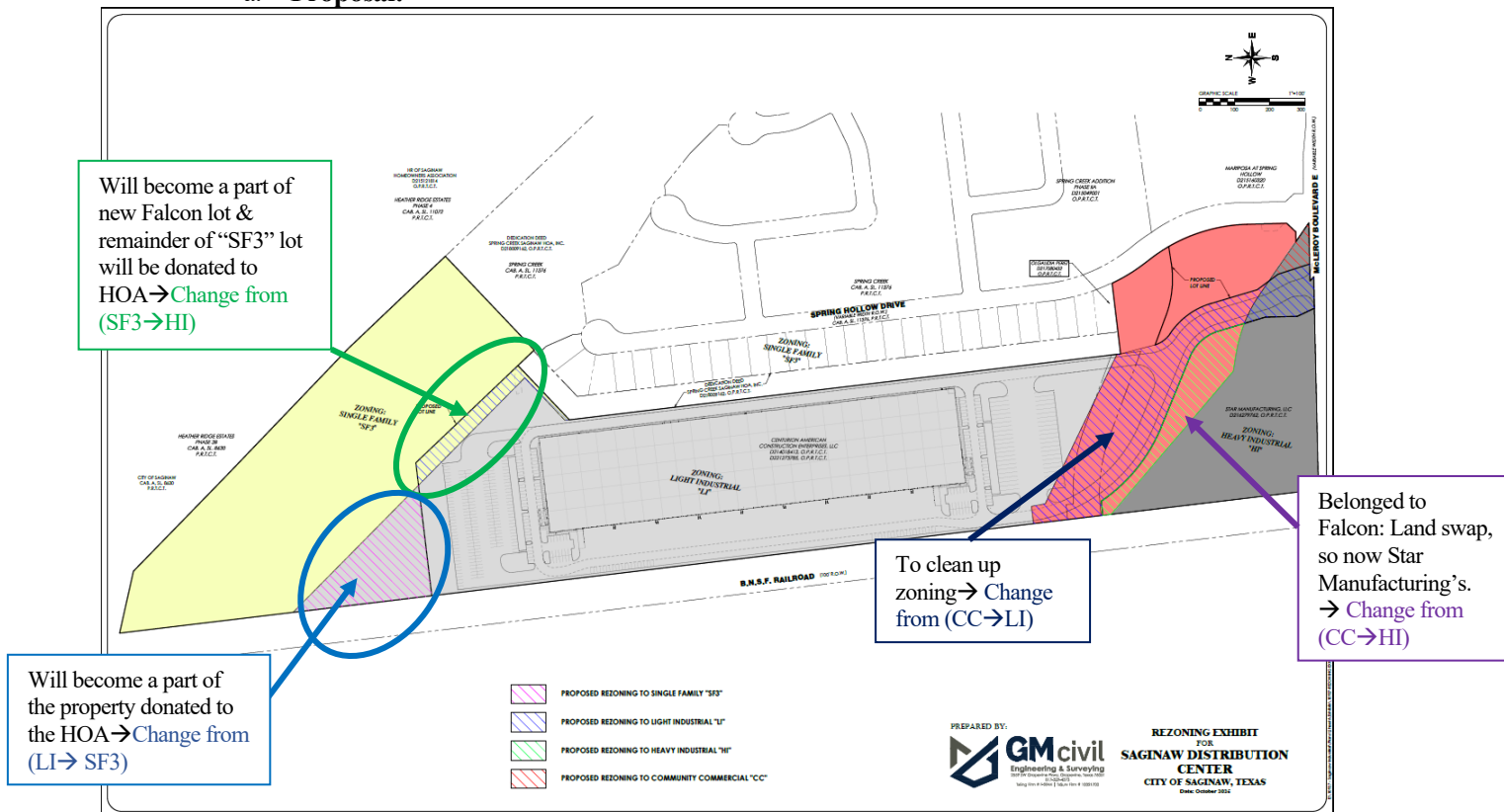


c. **Land Use:** Warehousing, Freight Office, and or Storage is permissible.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use	Nonresidential						Supplemental		
											Designation							Conditions		
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
											Warehousing, Freight Office and or Storage							P	P	7, 13, 22

- 3) **Request:** The applicant is requesting a zoning change to accommodate feedback received from the adjacent Spring Hollow neighborhood. Residents previously expressed concerns regarding the proposed driveway access from Spring Hollow Drive and requested that the entrance be relocated to E. McLeroy Boulevard. In response, the developer has revised the site plan to relocate the drive accordingly. To facilitate this change, the developer is requesting a special exception to omit the installation of a fence along the residential portion of the property, citing the presence of an existing berm that provides adequate separation. The Spring Hollow Homeowners Association (HOA) has indicated support for this request. Additionally, the developer has agreed to donate a portion of land within the SF-3 zoning district to the HOA in exchange for their support of an allowance to begin concrete pours earlier in the day. The updated plan reflects these modifications and demonstrates the developer's effort to address community concerns while maintaining compatibility with the surrounding neighborhood by rezoning from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

a. **Proposal:**





205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0440
www.saginawtx.org/pz

Notice of Public Hearing

RE: Consideration of two zoning change requests: (1) Portions of the property at 304 E. McLeroy Blvd (per TAD) from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC); and (2) portions of the property at 112 Spring Hollow Drive from Single Family (SF3) to Light Industrial (LI), from Light Industrial (LI) to Single Family (SF3), and from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received two applications for a Zoning Change for two properties within 200 feet of yours.

The details of the first application are as follows:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.

Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.

Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Details for the second application are as follows:

Applicant Name: Ben Newell, owner.

Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179

Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

The enclosed map illustrates the areas under consideration for both requests; the shaded section represents the properties under consideration, while the red line delineates the 200-foot radius of all property owners who are legally required to be notified of public hearings related to this application.

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed requests. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing

through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

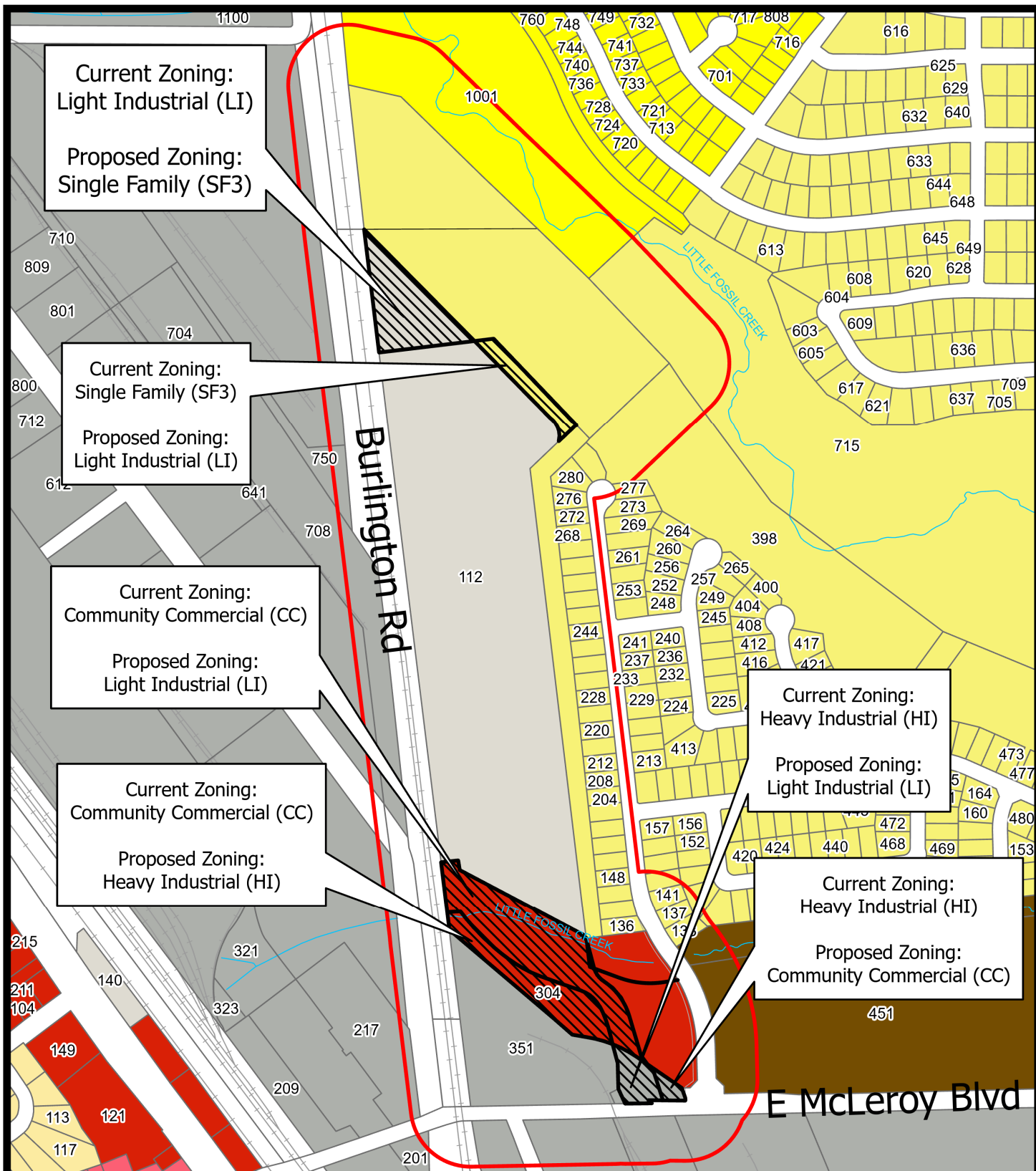
Planning and Zoning Commission Meeting: November 11, 2025, at 6:00 p.m.

City Council Meeting: November 18 2025, at 6:00 p.m.



Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

If you have any questions, please contact the Planning & Zoning Division at 817-230-0440/0444 or e-mail us at pz@saginawtx.org.

Sincerely,
City of Saginaw Planning & Zoning Division



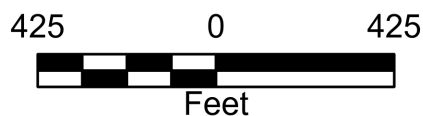
Legend

-  200ft Buffer
-  Property of Interest

Saginaw Distribution Center 200 ft Property Owner Notification



City of Saginaw





Reply Form

To ensure your comments are on record, this form may be completed and delivered via:

E-Mail:

pz@saginawtx.org

Mail:

Planning & Zoning Division
P.O. Box 79070
Saginaw, Texas 76179

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Details of Requests:

First Request:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.

Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.

Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Second Request:

Applicant Name: Ben Newell, owner.

Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179

Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Response Details:

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasoning: _____



Record Report for Zoning Change #ZONE-25-0004

Record Overview

Record Number: ZONE-25-0004

Record Type: Zoning Change

Record Status: In Progress

Record Submitted At: Monday October 13, 2025

Record Address: 112 SPRING HOILLOW DR, Saginaw, TX 76179

Record Owner: Planning Department

Record Applicant User: Sherri Taylor

Record Applicant Company: GMcivil

Record Tags: Falcon, CC to HI

Form Submission

Owners:

PM FCD Saginaw, LLC, Ben Newell Walker White

██████████@falcon-commercial.com, (████) ██████████

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

Contact:

GMcivil, Matt Baacke

██████████@gmcivil.com, (████) ██████████

Reason for

Zoning Request: The purpose of this zoning submittal is to rezone a portion of the property that is being land swapped between PM FCD Saginaw, L.L.C and Star Manufacturing, LLC, due to a proposed driveway relocation.

Current Zoning: CC, SF3, LI

Proposed Zoning: A change from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

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

Project Name: Falcon Distribution Center

Project Address: 112 SPRING HOILLOW DR, Saginaw, TX 76179

Property owner information:

FALCON SAGINAW OWNER LLC

112 SPRING HOILLOW DR, Saginaw, TX 76179

Project Agerage: 0.968

Lot: 1R

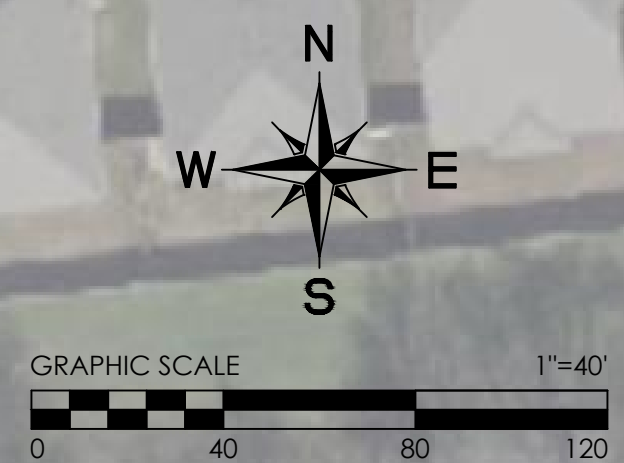
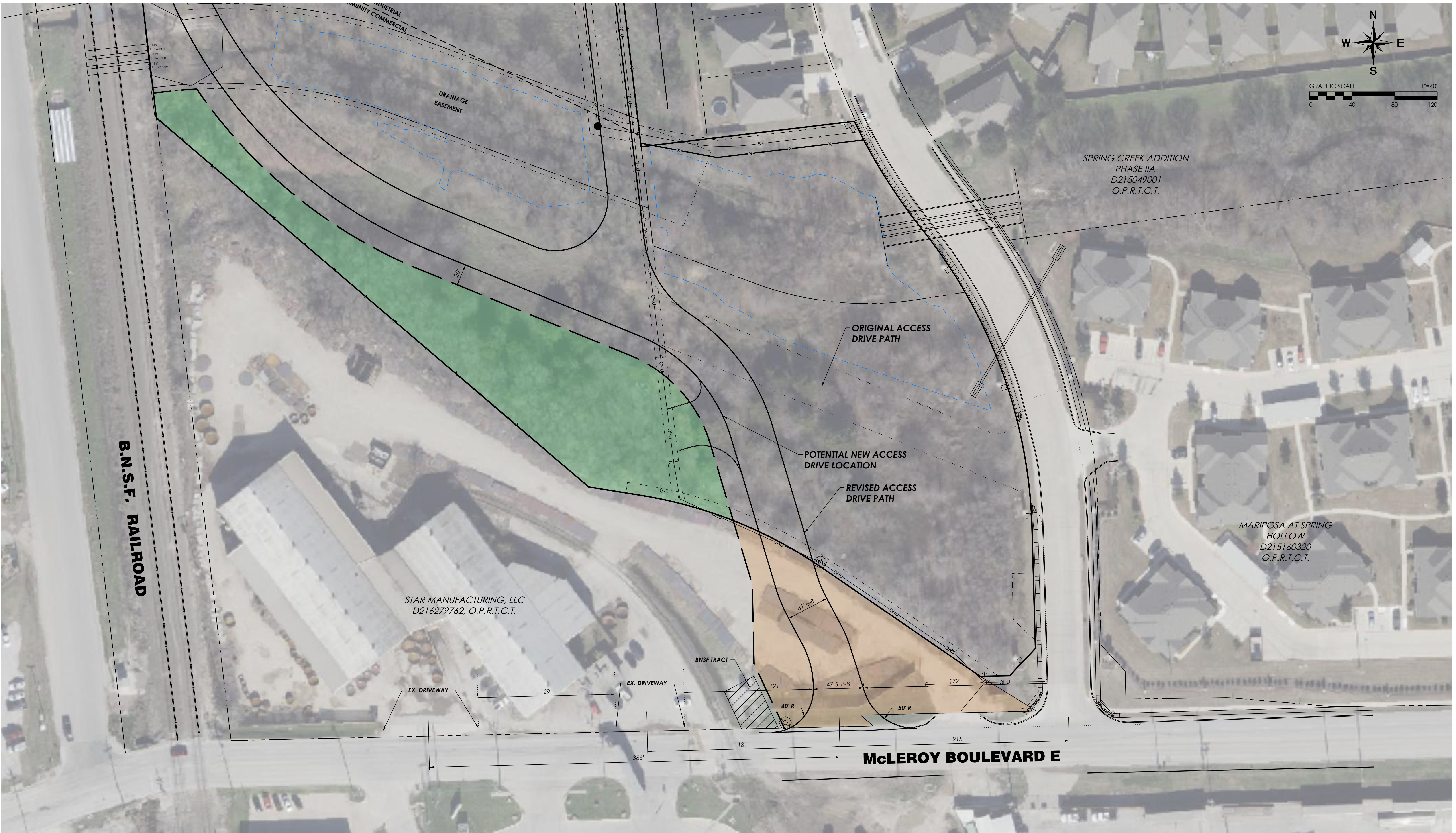
Block: 1

Addition: Falcon Distribution Center

Tract: -

Abstract: -

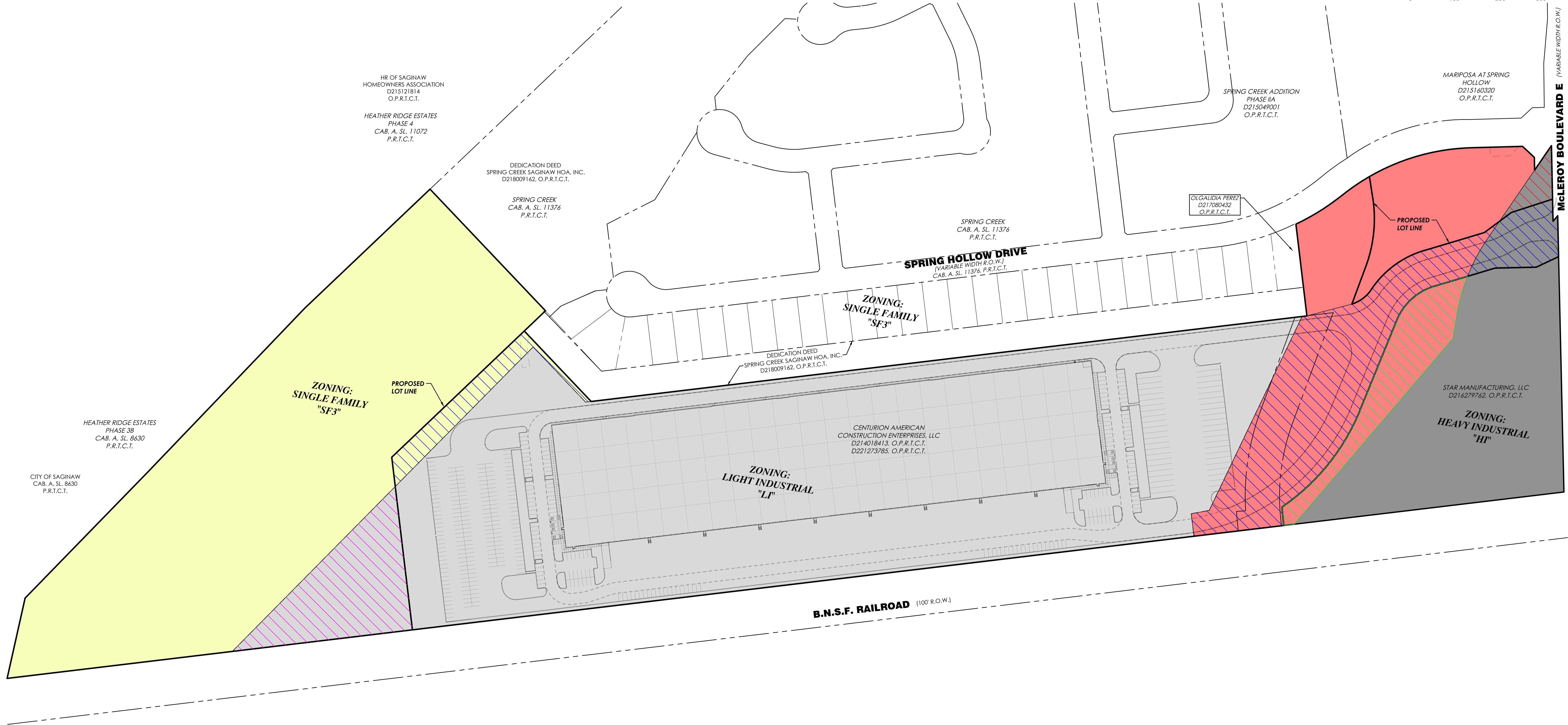
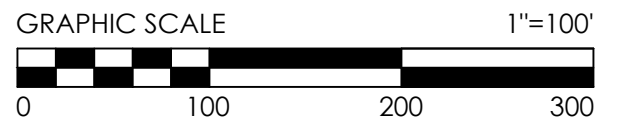
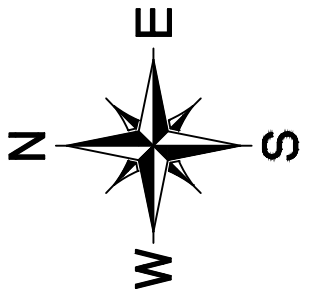
Survey: -


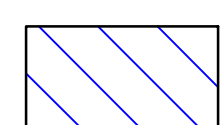




PREPARED FOR:
**FALCON COMMERCIAL
DEVELOPMENT**

PREPARED BY:
GMcivil
Engineering & Surveying

**ACCESS EXHIBIT
FOR
SAGINAW DISTRIBUTION
CENTER
BEING
CITY OF SAGINAW, TEXAS
Date: August 2025**



-  PROPOSED REZONING TO SINGLE FAMILY "SF3"
-  PROPOSED REZONING TO LIGHT INDUSTRIAL "LI"
-  PROPOSED REZONING TO HEAVY INDUSTRIAL "HI"
-  PROPOSED REZONING TO COMMUNITY COMMERCIAL "CC"

PREPARED BY:



REZONING EXHIBIT
FOR
SAGINAW DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: October 2025

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

COMMENCING a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the POINT OF BEGINNING of the herein described tract;

THENCE along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, as follows:

South 88 degrees 47 minutes 44 seconds West, a distance of 48.21 feet to a 3/4" rebar found;

South 49 degrees 25 minutes 38 seconds East, a distance of 15.70 feet;

South 88 degrees 42 minutes 17 seconds West, a distance of 89.34 feet the southeast corner of a tract of land as described in deed to BNSF Railway Company, recorded in D207451754, OPRTCT;

THENCE departing the north line of said McLeroy Boulevard East, across said Star Manufacturing tract and said PM FCD Saginaw tract, as follows:

North 25 degrees 14 minutes 26 seconds West, along the east line

of said BNSF Railway Company tract, a distance of 54.04 feet to the northeast corner of said BNSF Railway Company tract;

North 01 degree 13 minutes 22 seconds West, a distance of 89.91 feet;

North 16 degrees 36 minutes 16 seconds West, at a distance of 62.81 feet passing the southerly line of said Lot 1R, Block 1, Falcon Saginaw Distribution Center, continuing a total distance of 138.15 feet to the beginning of a tangent curve to the left, having a radius of 129.50 feet;

Northwesterly, along said curve, having a central angle of 51 degrees 10 minutes 58 seconds, an arc distance of 115.68 feet, and a chord that bears North 42 degrees 11 minutes 45 seconds West, 111.88 feet to the end of said curve;

North 67 degrees 47 minutes 15 seconds West, tangent to said curve, a distance of 212.55 feet to the beginning of a tangent curve to the right, having a radius of 470.50 feet;

Northwesterly, along said curve, having a central angle of 33 degrees 24 minutes 49 seconds, an arc distance of 274.39 feet, and a chord that bears North 51 degrees 04 minutes 50 seconds West, 270.51 feet to the end of said curve, being the beginning of a curve to the left, having a radius of 465.00 feet;

Southwesterly, along said curve, having a central angle of 03 degrees 58 minutes 11 seconds, an arc distance of 32.22 feet, and a chord that bears South 85 degrees 07 minutes 57 seconds West, 32.21 feet to the end of said curve;

South 83 degrees 08 minutes 52 seconds West, tangent to said curve, a distance of 8.66 feet to the east line of the B.N.S.F. Railroad (100' R.O.W.) and the west line of said Lot 1R, Block 1;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, a distance of 1,917.97 feet to the northwest corner of the herein described tract;

THENCE departing the east line of said B.N.S.F. Railroad R.O.W., across said Lot 1R, Block 1, as follows:

North 83 degrees 10 minutes 22 seconds East, a distance of 379.84 feet;

South 43 degrees 37 minutes 08 seconds East, a distance of 399.91 feet to a 5/8" rebar capped Carter & Burgess found at an angle point in the east line of said Lot 1R, Block 1 and the most northerly corner of Lot 1X, Block 7 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

THENCE along the line common to said Lot 1X, Block 7 and said Lot 1R, Block 1, as follows:

South 46 degrees 28 minutes 50 seconds West, a distance of 212.32 feet (plats 212.32 feet & 212.44 feet) to a 5/8" rebar capped Carter & Burgess found;

South 06 degrees 49 minutes 02 seconds East, a distance of 1,575.36 feet to a 5/8" rebar capped Carter & Burgess found;

THENCE North 83 degrees 10 minutes 58 seconds East, along a reentrant line of said Lot 1R, Block 1 and the south line of said Lot 1X, Block 7 and Lot 1, Block 7 of said Spring Creek addition, a distance of 201.90 feet to a 1/2" rebar capped Goodwin & Marshall found in the west line of aforementioned Spring Hollow Drive (variable width R.O.W.) at the southeast corner of said Lot 1, Block 7;

THENCE along the west line of said Spring Hollow Drive and the east line of said Lot 1R, Block 1, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 13 degrees 07 minutes 18 seconds, an arc distance of 121.38 feet, and a chord that bears South 32 degrees 05 minutes 24 seconds East, 121.11 feet to a 5/8" rebar capped Carter & Burgess found at the beginning of a curve to the right, having a radius of 470.00 feet;

Southeasterly, along said curve, having a central angle of 08 degrees 34 minutes 09 seconds, an arc distance of 70.29 feet, and a chord that bears South 34 degrees 19 minutes 31 seconds East, 70.23 feet to the end of said curve;

THENCE departing the west line of said Spring Hollow Drive, across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

South 81 degrees 10 minutes 23 seconds West, non-tangent to said curve, a distance of 46.83 feet to the beginning of a tangent curve to the right, having a radius of 300.00 feet;

Northwesterly, along said curve, having a central angle of 29 degrees 05 minutes 54 seconds, an arc distance of 152.36 feet, and a chord that bears North 84 degrees 16 minutes 40 seconds West, 150.73 feet to the end of said curve;

North 69 degrees 43 minutes 43 seconds West, tangent to said curve, a distance of 87.75 feet to the beginning of a non-tangent curve to the left, having a radius of 79.50 feet;

Southeasterly, along said curve, having a central angle of 38 degrees 57 minutes 28 seconds, an arc distance of 54.06 feet, and a chord that bears South 36 degrees 50 minutes 40 seconds East, 53.02 feet to beginning of a reverse curve to the right, having a radius of 210.50 feet;

Southeasterly, along said curve, having a central angle of 39 degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears South 36 degrees 27 minutes 50 seconds East, 143.02 feet to the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 137.94 feet;

South 36 degrees 43 minutes 10 seconds East, at a distance of 40.52 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

South 17 degrees 54 minutes 22 seconds East, a distance of 94.60 feet to the POINT OF BEGINNING and containing 1,042,224 square feet or 23.926 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

BEGINNING a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the southwest corner of the herein described tract;

THENCE departing the north line of said McLeroy Boulevard East, across said Star Manufacturing tract and said Lot 1R, Block 1, as follows:

North 17 degrees 54 minutes 22 seconds West, a distance of 94.60 feet;

North 36 degrees 43 minutes 10 seconds West, at a distance of 32.91 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

North 16 degrees 36 minutes 16 seconds West, a distance of 137.94 feet to the beginning of a tangent curve to the left, having a radius of 210.50 feet;

Northwesterly, along said curve, having a central angle of 39 degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears North 36 degrees 27 minutes 50 seconds

West, 143.02 feet to the beginning of a reverse curve to the right, having a radius of 79.50 feet;

Northwesterly, along said curve, having a central angle of 38 degrees 57 minutes 28 seconds, an arc distance of 54.06 feet, and a chord that bears North 36 degrees 50 minutes 40 seconds West, 53.02 feet to the end of said curve;

South 69 degrees 43 minutes 43 seconds East, non-tangent to said curve, a distance of 87.75 feet to the beginning of a tangent curve to the left, having a radius of 300.00 feet;

Southeasterly, along said curve, having a central angle of 29 degrees 05 minutes 54 seconds, an arc distance of 152.36 feet, and a chord that bears South 84 degrees 16 minutes 40 seconds East, 150.73 feet to the end of said curve;

North 81 degrees 10 minutes 23 seconds East, tangent to said curve, a distance of 46.83 feet to a point in the west line of said Spring Hollow Drive (variable width R.O.W.) and the east line of said Lot 1R, Block 1, said point lying in a curve to the right, having a radius of 470.00 feet;

THENCE along the west line of said Spring Hollow Drive and the east and south line of said Lot 1R, Block 1, as follows:

Southeasterly, along said curve, having a central angle of 28 degrees 27 minute 39 seconds, an arc distance of 233.47 feet, and a chord that bears South 15 degrees 48 minutes 36 seconds East, 231.07 feet to a 5/8" rebar capped Carter & Burgess found at the end of said curve;

South 01 degree 36 minutes 05 seconds East, non-tangent to said curve, a distance of 112.45 feet (plats 112.45 feet & 112.60 feet) to a 5/8" rebar capped Carter & Burgess found at a R.O.W. clip corner;

South 43 degrees 22 minutes 24 seconds West, along a R.O.W. clip line, a distance of 35.38 feet to a 5/8" rebar capped Carter & Burgess found;

South 88 degrees 58 minutes 43 seconds West, a distance of 27.70 feet to a 5/8" rebar capped Carter & Burgess found at the most southerly southwest corner of said Lot 1R, Block 1, said point lying in

the northeasterly line of said Star Manufacturing tract;

South 55 degrees 31 minutes 17 seconds East, along the northeasterly line of said Star Manufacturing tract, a distance of 65.10 feet to the POINT OF BEGINNING and containing 73,614 square feet or 1.690 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the D. Strickland Survey, Abstract No. 1408, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Carter & Burgess found at the most easterly northeast corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center, being the most northerly corner of Lot 1X, Block 1 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the southwesterly line of Heather Ridge Estates, Phase 4, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11072, PRTCT;

THENCE South 46 degrees 29 minutes 13 seconds West, along the northwesterly line of said Lot 1X, Block 1 and the easterly line of said Lot 1R, Block 1, a distance of 366.42 feet to a 5/8" rebar capped Carter & Burgess found at the most northerly east corner of Lot 1X, Block 7 of said Spring Creek addition;

THENCE North 43 degrees 37 minutes 08 seconds West, departing the northwesterly line of said Lot 1X, Block 1, at a distance of 64.03 feet passing a 5/8" rebar capped Carter & Burgess found at the most northerly corner of said Lot 1X, Block 7, thereafter crossing said Lot 1R, Block 1, a total distance of 463.95 feet;

THENCE South 83 degrees 10 minutes 22 seconds West, across said Lot 1R, Block 1, a distance of 379.84 feet to the east line of the B.N.S.F. Railroad (100' R.O.W.) and the west line of said Lot 1R, Block 1;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, a distance of 892.10 feet to a 1/2" rebar capped Goodwin & Marshall found at the northwest corner of said Lot 1R, Block 1 and the southwest corner of the final plat of Heather Ridge Estates, Phase 3B, an addition to

the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 8630, PRTCT;

THENCE along the southerly line of said Heather Ridge Estates, Phase 3B and the northerly line of said Lot 1R, Block 1, as follows:

South 77 degrees 23 minutes 37 seconds East, a distance of 179.82 feet (plats 179.82 feet & 180.00 feet) to a 5/8" rebar capped Carter & Burgess found;

South 45 degrees 45 minutes 37 seconds East, a distance of 385.10 feet (plats 385.10 feet & 385.00 feet) to a 5/8" rebar capped Carter & Burgess found;

South 46 degrees 13 minutes 37 seconds East, a distance of 494.81 feet (plats 494.81 feet & 495.00 feet) to a 5/8" rebar capped Carter & Burgess found at the most southerly corner of said Heather Ridge Estates, Phase 3B and the most westerly corner of said final plat of Heather Ridge Estates, Phase 4;

THENCE South 43 degrees 32 minutes 05 seconds East, along the southerly line of said Heather Ridge Estates, Phase 4 and the northerly line of said Lot 1R, Block 1, a distance of 377.93 feet to the POINT OF BEGINNING and containing 547,004 square feet or 12.557 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 38.544 ACRES OUT OF THE FALCON SAGINAW DISTRIBUTION CENTER BLOCK 1, LOT 1, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT 112 SPRING HOLLOW DRIVE, IN SAGINAW, TEXAS; CHANGING THE ZONING CLASSIFICATION ON SAID PROPERTY FROM FROM SINGLE FAMILY (SF3) TO LIGHT INDUSTRIAL (LI); A CHANGE FROM LIGHT INDUSTRIAL (LI) TO SINGLE FAMILY (SF3); AND A CHANGE FROM COMMUNITY COMMERCIAL (CC) TO LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI); 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 2022 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2022 Comprehensive Master Plan provides guidance for future development in conformance with the Future Land Use Map; and

WHEREAS, the owner of certain property comprising approximately 38.544 acres of land and described as Falcon Saginaw Distribution Center Block 1, Lot 1, City of Saginaw, Tarrant County, Texas, and located at 112 Spring Hollow Drive, Saginaw, Texas, from its present classification of Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI); and

WHEREAS, the City Council finds and determines that the purpose and intent of the 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 November 11, 2025, and the City Council held a public hearing on November 18, 2025, 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 Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI) is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 Comprehensive Master Plan; and

WHEREAS, the City has complied with all requirements of Chapter 211 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 112 Spring Hollow Drive, Saginaw, Texas 76131:

Approximately 38.544 acres of land described as Falcon Saginaw Distribution Center Block 1, Lot 1, 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 City Secretary is directed to revise the Future Land Use Map to reflect the revised land use designations as set forth above.

SECTION 5.

The use of the property described above shall be subject to all of 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 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 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 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 8.

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 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 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 10.

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 11.

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 _____ of _____, 2025.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

COMMENCING a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the POINT OF BEGINNING of the herein described tract;

THENCE along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, as follows:

South 88 degrees 47 minutes 44 seconds West, a distance of 48.21 feet to a 3/4" rebar found;

South 49 degrees 25 minutes 38 seconds East, a distance of 15.70 feet;

South 88 degrees 42 minutes 17 seconds West, a distance of 89.34 feet the southeast corner of a tract of land as described in deed to BNSF Railway Company, recorded in D207451754, OPRTCT;

THENCE departing the north line of said McLeroy Boulevard East, across said Star Manufacturing tract and said PM FCD Saginaw tract, as follows:

North 25 degrees 14 minutes 26 seconds West, along the east line

of said BNSF Railway Company tract, a distance of 54.04 feet to the northeast corner of said BNSF Railway Company tract;

North 01 degree 13 minutes 22 seconds West, a distance of 89.91 feet;

North 16 degrees 36 minutes 16 seconds West, at a distance of 62.81 feet passing the southerly line of said Lot 1R, Block 1, Falcon Saginaw Distribution Center, continuing a total distance of 138.15 feet to the beginning of a tangent curve to the left, having a radius of 129.50 feet;

Northwesterly, along said curve, having a central angle of 51 degrees 10 minutes 58 seconds, an arc distance of 115.68 feet, and a chord that bears North 42 degrees 11 minutes 45 seconds West, 111.88 feet to the end of said curve;

North 67 degrees 47 minutes 15 seconds West, tangent to said curve, a distance of 212.55 feet to the beginning of a tangent curve to the right, having a radius of 470.50 feet;

Northwesterly, along said curve, having a central angle of 33 degrees 24 minutes 49 seconds, an arc distance of 274.39 feet, and a chord that bears North 51 degrees 04 minutes 50 seconds West, 270.51 feet to the end of said curve, being the beginning of a curve to the left, having a radius of 465.00 feet;

Southwesterly, along said curve, having a central angle of 03 degrees 58 minutes 11 seconds, an arc distance of 32.22 feet, and a chord that bears South 85 degrees 07 minutes 57 seconds West, 32.21 feet to the end of said curve;

South 83 degrees 08 minutes 52 seconds West, tangent to said curve, a distance of 8.66 feet to the east line of the B.N.S.F. Railroad (100' R.O.W.) and the west line of said Lot 1R, Block 1;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, a distance of 1,917.97 feet to the northwest corner of the herein described tract;

THENCE departing the east line of said B.N.S.F. Railroad R.O.W., across said Lot 1R, Block 1, as follows:

North 83 degrees 10 minutes 22 seconds East, a distance of 379.84 feet;

South 43 degrees 37 minutes 08 seconds East, a distance of 399.91 feet to a 5/8" rebar capped Carter & Burgess found at an angle point in the east line of said Lot 1R, Block 1 and the most northerly corner of Lot 1X, Block 7 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

THENCE along the line common to said Lot 1X, Block 7 and said Lot 1R, Block 1, as follows:

South 46 degrees 28 minutes 50 seconds West, a distance of 212.32 feet (plats 212.32 feet & 212.44 feet) to a 5/8" rebar capped Carter & Burgess found;

South 06 degrees 49 minutes 02 seconds East, a distance of 1,575.36 feet to a 5/8" rebar capped Carter & Burgess found;

THENCE North 83 degrees 10 minutes 58 seconds East, along a reentrant line of said Lot 1R, Block 1 and the south line of said Lot 1X, Block 7 and Lot 1, Block 7 of said Spring Creek addition, a distance of 201.90 feet to a 1/2" rebar capped Goodwin & Marshall found in the west line of aforementioned Spring Hollow Drive (variable width R.O.W.) at the southeast corner of said Lot 1, Block 7;

THENCE along the west line of said Spring Hollow Drive and the east line of said Lot 1R, Block 1, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 13 degrees 07 minutes 18 seconds, an arc distance of 121.38 feet, and a chord that bears South 32 degrees 05 minutes 24 seconds East, 121.11 feet to a 5/8" rebar capped Carter & Burgess found at the beginning of a curve to the right, having a radius of 470.00 feet;

Southeasterly, along said curve, having a central angle of 08 degrees 34 minutes 09 seconds, an arc distance of 70.29 feet, and a chord that bears South 34 degrees 19 minutes 31 seconds East, 70.23 feet to the end of said curve;

THENCE departing the west line of said Spring Hollow Drive, across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

South 81 degrees 10 minutes 23 seconds West, non-tangent to said curve, a distance of 46.83 feet to the beginning of a tangent curve to the right, having a radius of 300.00 feet;

Northwesterly, along said curve, having a central angle of 29 degrees 05 minutes 54 seconds, an arc distance of 152.36 feet, and a chord that bears North 84 degrees 16 minutes 40 seconds West, 150.73 feet to the end of said curve;

North 69 degrees 43 minutes 43 seconds West, tangent to said curve, a distance of 87.75 feet to the beginning of a non-tangent curve to the left, having a radius of 79.50 feet;

Southeasterly, along said curve, having a central angle of 38 degrees 57 minutes 28 seconds, an arc distance of 54.06 feet, and a chord that bears South 36 degrees 50 minutes 40 seconds East, 53.02 feet to beginning of a reverse curve to the right, having a radius of 210.50 feet;

Southeasterly, along said curve, having a central angle of 39 degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears South 36 degrees 27 minutes 50 seconds East, 143.02 feet to the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 137.94 feet;

South 36 degrees 43 minutes 10 seconds East, at a distance of 40.52 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

South 17 degrees 54 minutes 22 seconds East, a distance of 94.60 feet to the POINT OF BEGINNING and containing 1,042,224 square feet or 23.926 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

BEGINNING a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the southwest corner of the herein described tract;

THENCE departing the north line of said McLeroy Boulevard East, across said Star Manufacturing tract and said Lot 1R, Block 1, as follows:

North 17 degrees 54 minutes 22 seconds West, a distance of 94.60 feet;

North 36 degrees 43 minutes 10 seconds West, at a distance of 32.91 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

North 16 degrees 36 minutes 16 seconds West, a distance of 137.94 feet to the beginning of a tangent curve to the left, having a radius of 210.50 feet;

Northwesterly, along said curve, having a central angle of 39 degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears North 36 degrees 27 minutes 50 seconds

West, 143.02 feet to the beginning of a reverse curve to the right, having a radius of 79.50 feet;

Northwesterly, along said curve, having a central angle of 38 degrees 57 minutes 28 seconds, an arc distance of 54.06 feet, and a chord that bears North 36 degrees 50 minutes 40 seconds West, 53.02 feet to the end of said curve;

South 69 degrees 43 minutes 43 seconds East, non-tangent to said curve, a distance of 87.75 feet to the beginning of a tangent curve to the left, having a radius of 300.00 feet;

Southeasterly, along said curve, having a central angle of 29 degrees 05 minutes 54 seconds, an arc distance of 152.36 feet, and a chord that bears South 84 degrees 16 minutes 40 seconds East, 150.73 feet to the end of said curve;

North 81 degrees 10 minutes 23 seconds East, tangent to said curve, a distance of 46.83 feet to a point in the west line of said Spring Hollow Drive (variable width R.O.W.) and the east line of said Lot 1R, Block 1, said point lying in a curve to the right, having a radius of 470.00 feet;

THENCE along the west line of said Spring Hollow Drive and the east and south line of said Lot 1R, Block 1, as follows:

Southeasterly, along said curve, having a central angle of 28 degrees 27 minute 39 seconds, an arc distance of 233.47 feet, and a chord that bears South 15 degrees 48 minutes 36 seconds East, 231.07 feet to a 5/8" rebar capped Carter & Burgess found at the end of said curve;

South 01 degree 36 minutes 05 seconds East, non-tangent to said curve, a distance of 112.45 feet (plats 112.45 feet & 112.60 feet) to a 5/8" rebar capped Carter & Burgess found at a R.O.W. clip corner;

South 43 degrees 22 minutes 24 seconds West, along a R.O.W. clip line, a distance of 35.38 feet to a 5/8" rebar capped Carter & Burgess found;

South 88 degrees 58 minutes 43 seconds West, a distance of 27.70 feet to a 5/8" rebar capped Carter & Burgess found at the most southerly southwest corner of said Lot 1R, Block 1, said point lying in

the northeasterly line of said Star Manufacturing tract;

South 55 degrees 31 minutes 17 seconds East, along the northeasterly line of said Star Manufacturing tract, a distance of 65.10 feet to the POINT OF BEGINNING and containing 73,614 square feet or 1.690 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the D. Strictland Survey, Abstract No. 1408, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Carter & Burgess found at the most easterly northeast corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center, being the most northerly corner of Lot 1X, Block 1 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the southwesterly line of Heather Ridge Estates, Phase 4, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11072, PRTCT;

THENCE South 46 degrees 29 minutes 13 seconds West, along the northwesterly line of said Lot 1X, Block 1 and the easterly line of said Lot 1R, Block 1, a distance of 366.42 feet to a 5/8" rebar capped Carter & Burgess found at the most northerly east corner of Lot 1X, Block 7 of said Spring Creek addition;

THENCE North 43 degrees 37 minutes 08 seconds West, departing the northwesterly line of said Lot 1X, Block 1, at a distance of 64.03 feet passing a 5/8" rebar capped Carter & Burgess found at the most northerly corner of said Lot 1X, Block 7, thereafter crossing said Lot 1R, Block 1, a total distance of 463.95 feet;

THENCE South 83 degrees 10 minutes 22 seconds West, across said Lot 1R, Block 1, a distance of 379.84 feet to the east line of the B.N.S.F. Railroad (100' R.O.W.) and the west line of said Lot 1R, Block 1;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, a distance of 892.10 feet to a 1/2" rebar capped Goodwin & Marshall found at the northwest corner of said Lot 1R, Block 1 and the southwest corner of the final plat of Heather Ridge Estates, Phase 3B, an addition to

the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 8630, PRTCT;

THENCE along the southerly line of said Heather Ridge Estates, Phase 3B and the northerly line of said Lot 1R, Block 1, as follows:

South 77 degrees 23 minutes 37 seconds East, a distance of 179.82 feet (plats 179.82 feet & 180.00 feet) to a 5/8" rebar capped Carter & Burgess found;

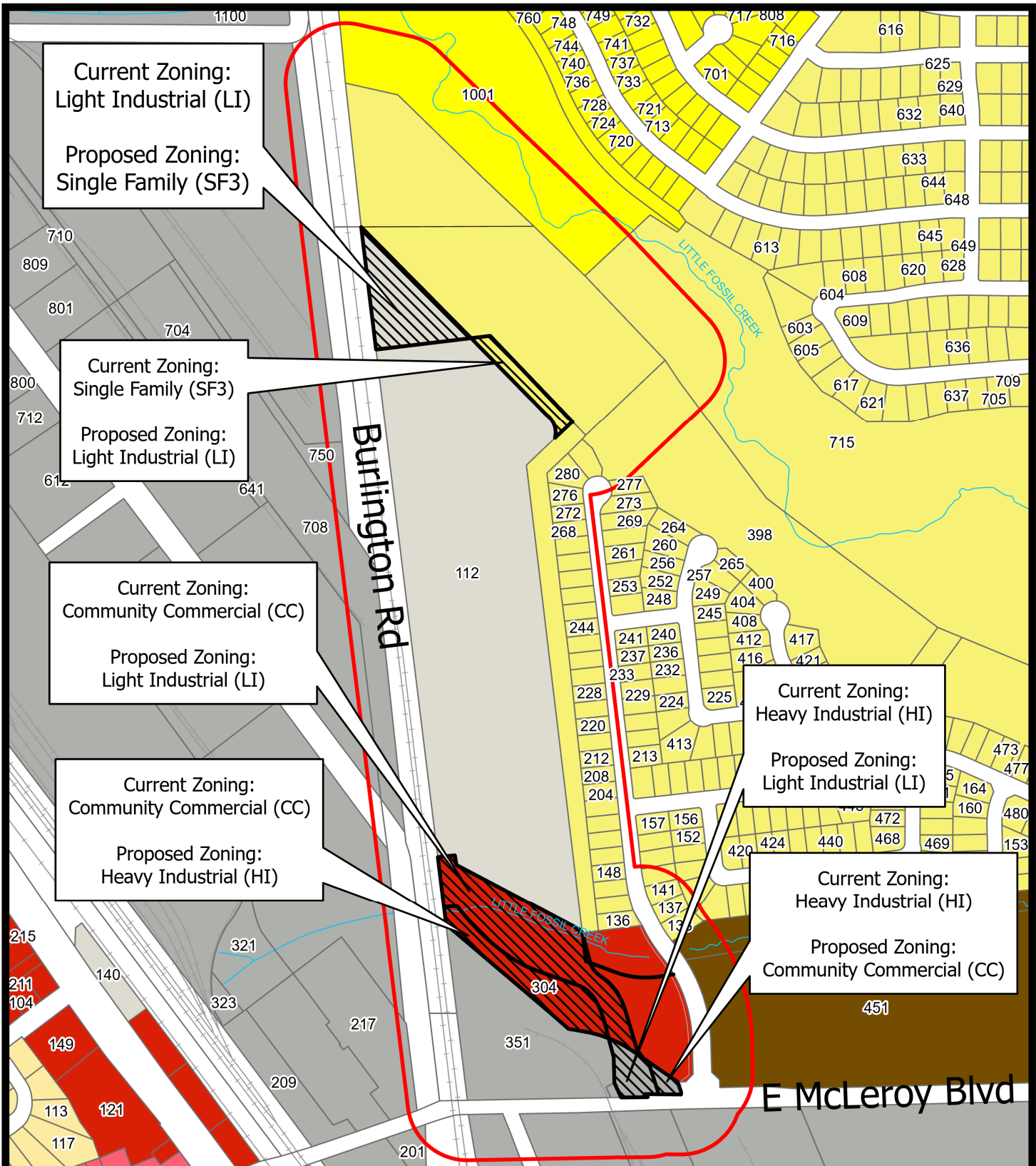
South 45 degrees 45 minutes 37 seconds East, a distance of 385.10 feet (plats 385.10 feet & 385.00 feet) to a 5/8" rebar capped Carter & Burgess found;

South 46 degrees 13 minutes 37 seconds East, a distance of 494.81 feet (plats 494.81 feet & 495.00 feet) to a 5/8" rebar capped Carter & Burgess found at the most southerly corner of said Heather Ridge Estates, Phase 3B and the most westerly corner of said final plat of Heather Ridge Estates, Phase 4;



THENCE South 43 degrees 32 minutes 05 seconds East, along the southerly line of said Heather Ridge Estates, Phase 4 and the northerly line of said Lot 1R, Block 1, a distance of 377.93 feet to the POINT OF BEGINNING and containing 547,004 square feet or 12.557 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.



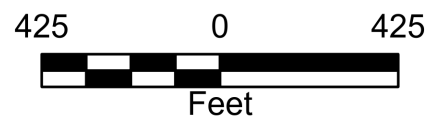
Legend

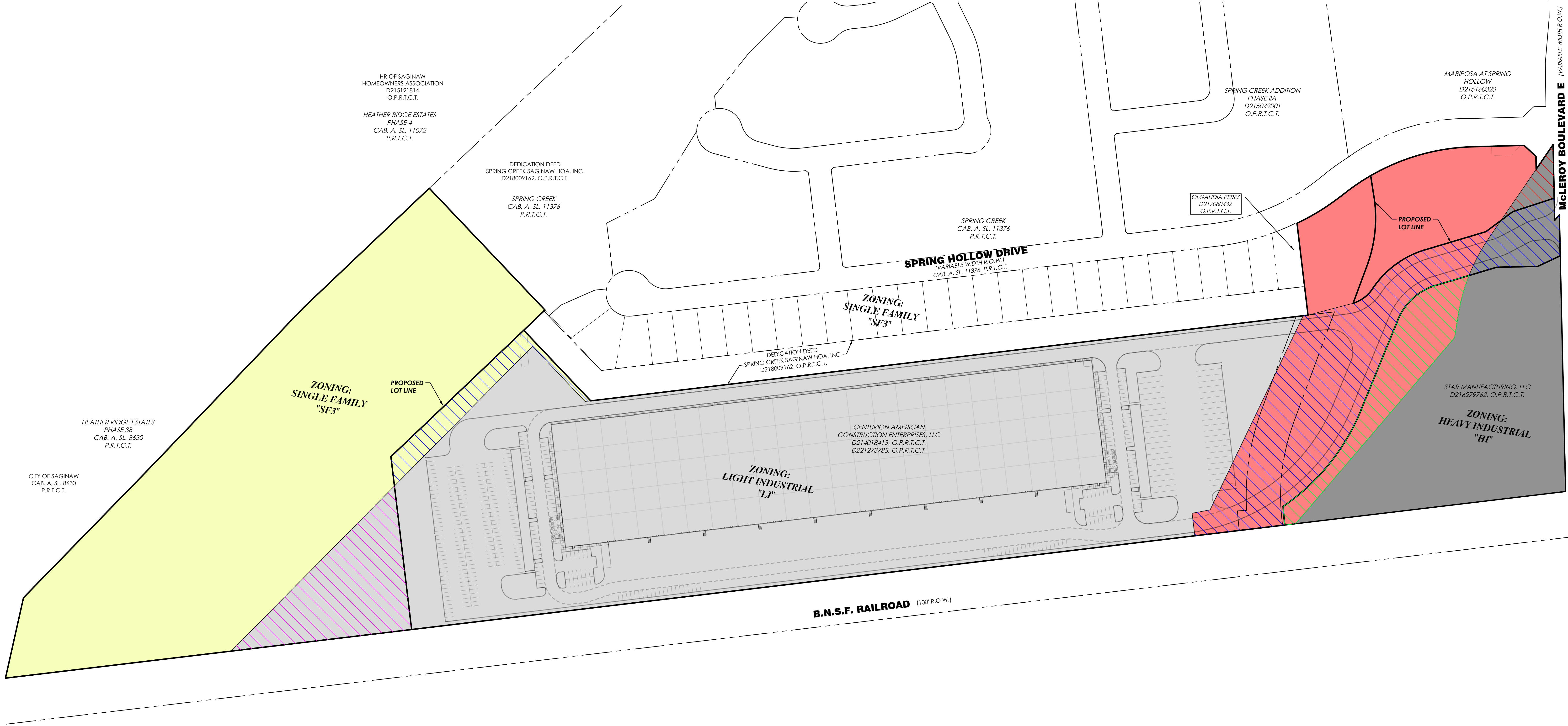
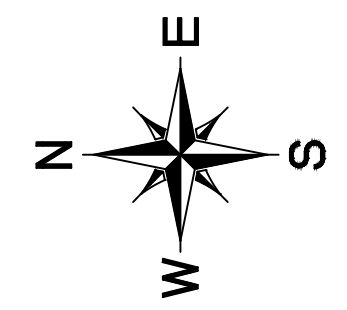
-  200ft Buffer
-  Property of Interest

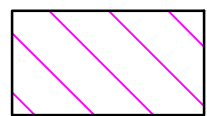
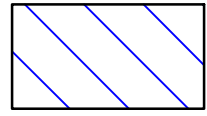
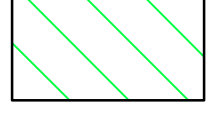

Saginaw Distribution Center 200 ft Property Owner Notification

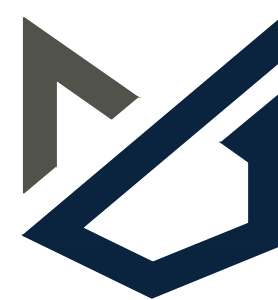


City of Saginaw





-  PROPOSED REZONING TO SINGLE FAMILY "SF3"
-  PROPOSED REZONING TO LIGHT INDUSTRIAL "LI"
-  PROPOSED REZONING TO HEAVY INDUSTRIAL "HI"
-  PROPOSED REZONING TO COMMUNITY COMMERCIAL "CC"

PREPARED BY:
**GMcivil**
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

REZONING EXHIBIT
FOR
SAGINAW DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: October 2025



City Council Memorandum

B. Consideration and Action Regarding a Rezoning Request for some portions of the property located at 304 E. McLeroy Blvd. from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC) -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Public Hearings Item: 4B.
Reference File	
Community Goals	

Please Note:

Due to a change in legislative standards, the City Council agenda was required to be posted a week before the meeting and therefore this packet does not include the Planning & Zoning Commission's recommendation and meeting minutes.

The Planning & Zoning staff will update Council with all related materials by the Thursday prior to the City Council meeting.

Attachments

[112 Spring Hollow Dr. \(Falcon & Star Rezoning,Withdraw; Request\).pdf](#)

[304 E. McLeroy Blvd \(PD Amendment Applications, Notices, Exhibits, Ordinance Draft\).pdf](#)



5440 Harvest Hill Rd.
Suite 250
Dallas, TX 75230

November 11, 2025

City of Saginaw Planning & Zoning Commission

333 West McLeroy Blvd

Saginaw, TX 76179

Dear Members of the Planning & Zoning Commission,

On behalf of Falcon Commercial Development, I respectfully request to withdraw our case from the agenda for the Planning and Zoning Commission meeting scheduled for this evening, November 11, 2025.

We appreciate the City's time and consideration to date and look forward to re-engaging with staff and the Commission at a later date once we have finalized our next steps.

Thank you for your attention to this request.

Sincerely,

Walker White

Walker White

Falcon Commercial Development



Star Manufacturing: Rezoning Request

Date: November 11, 2025

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 Rezoning for Some Portions of the Property Located on 304 E. McLeroy Blvd for a Change from Heavy Industrial (HI) to Community Commercial (CC) and Light Industrial (LI)

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:** Matt Baacke and Sherri Taylor on behalf of Mike Conglose (Star Manufacturing)
- 2) **Addresses & Zoning:** 304 E. McLeroy Blvd., Saginaw, TX 76179 (Per TAD)



- a. **Legal Description:** Armendaris, Juan Survey Abstract 58 Tract 1A & 1A1 & Abstract 119 TR 1C
- b. **Zoning:** [Heavy Industrial \(HI\)](#)



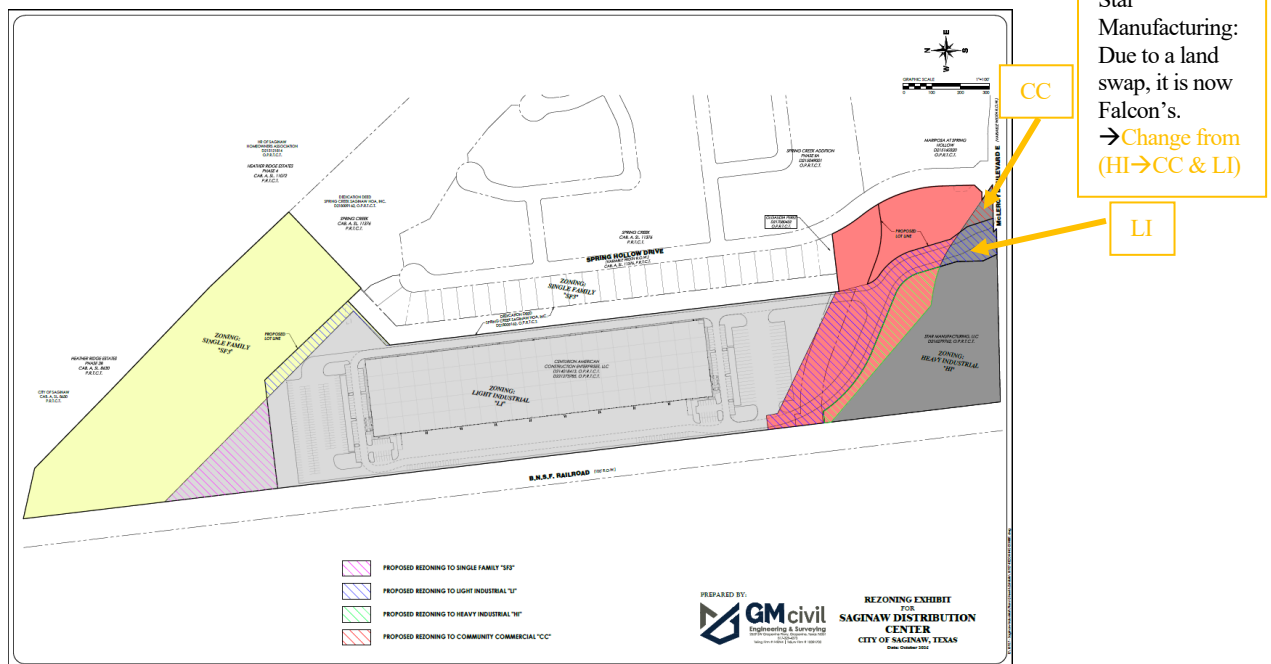
c. **Land Use:** Machine Shop is permissible.

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

City of Saginaw Land Use Table																				
Residential											Land Use	Nonresidential						Supplemental		
											Designation							Conditions		
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
											Machine Shop							P	P	

- 3) **Request:** The applicant is requesting a zoning change to allow Falcon to relocate their driveway entrance to E. McLeroy Boulevard. Star Manufacturing will receive land immediately adjacent to their property (purple arrow) and Falcon will receive land along McLeroy Blvd (yellow arrow). This request would rezone a portion of the property that is included in the land swap from Heavy Industrial to Community Commercial (CC) and Light Industrial (LI).

a. **Proposal:**



Attachments:

PD Amendment Application, Newspaper Notice, Exhibits, and Ordinance Draft



205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0440
www.saginawtx.org/pz

Notice of Public Hearing

RE: Consideration of two zoning change requests: (1) Portions of the property at 304 E. McLeroy Blvd (per TAD) from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC); and (2) portions of the property at 112 Spring Hollow Drive from Single Family (SF3) to Light Industrial (LI), from Light Industrial (LI) to Single Family (SF3), and from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received two applications for a Zoning Change for two properties within 200 feet of yours.

The details of the first application are as follows:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.

Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.

Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Details for the second application are as follows:

Applicant Name: Ben Newell, owner.

Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179

Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

The enclosed map illustrates the areas under consideration for both requests; the shaded section represents the properties under consideration, while the red line delineates the 200-foot radius of all property owners who are legally required to be notified of public hearings related to this application.

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed requests. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing

through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

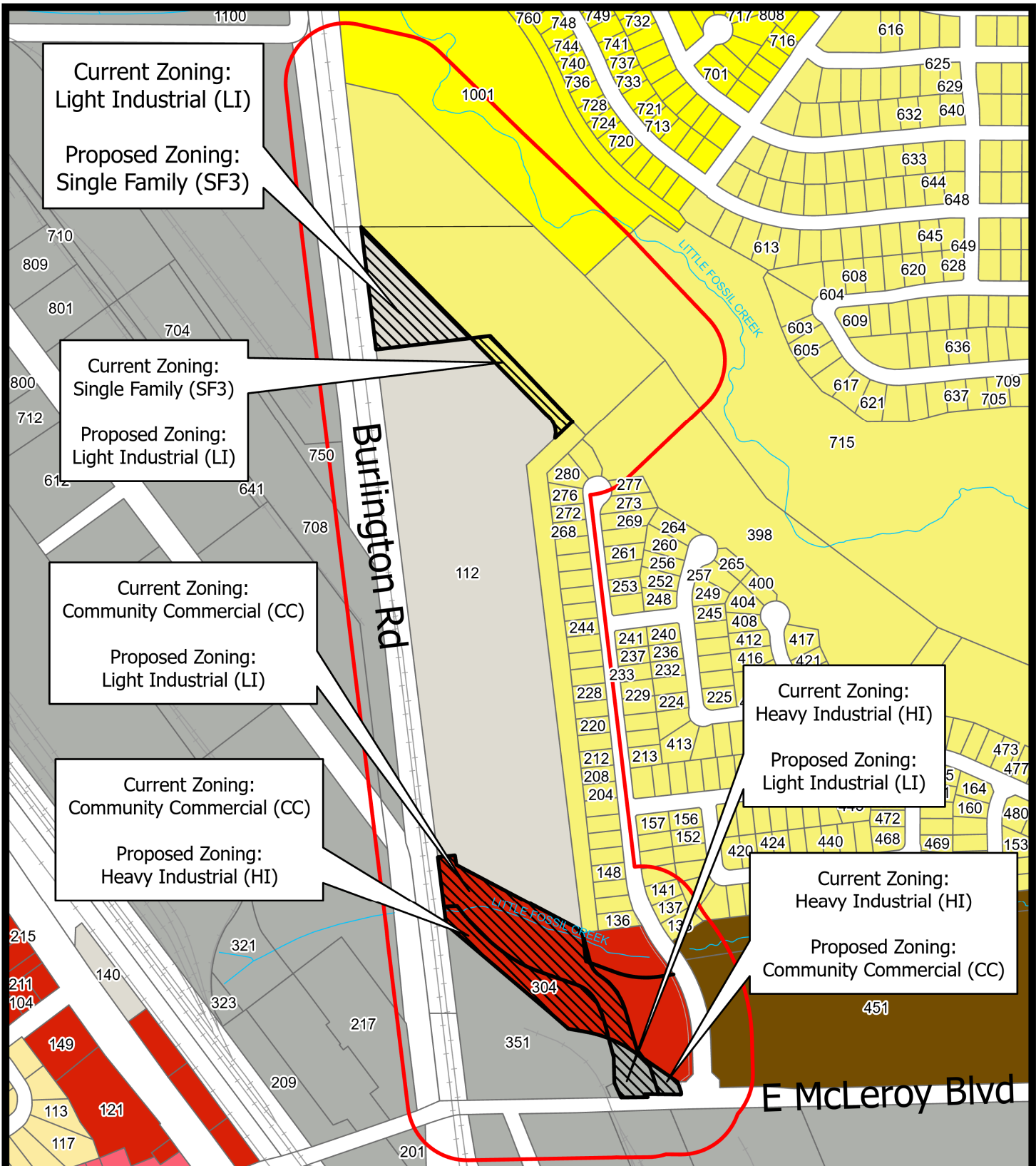
Planning and Zoning Commission Meeting: November 11, 2025, at 6:00 p.m.

City Council Meeting: November 18 2025, at 6:00 p.m.

Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

If you have any questions, please contact the Planning & Zoning Division at 817-230-0440/0444 or e-mail us at pz@saginawtx.org.

Sincerely,
City of Saginaw Planning & Zoning Division



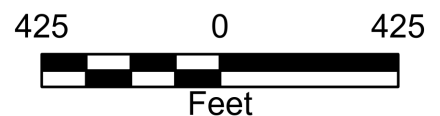
Legend

- 200ft Buffer
- Property of Interest

Saginaw Distribution Center 200 ft Property Owner Notification



City of Saginaw





Reply Form

To ensure your comments are on record, this form may be completed and delivered via:

E-Mail:

pz@saginawtx.org

Mail:

Planning & Zoning Division
P.O. Box 79070
Saginaw, Texas 76179

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Details of Requests:

First Request:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.

Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.

Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Second Request:

Applicant Name: Ben Newell, owner.

Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179

Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Response Details:

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasoning: _____

Classified

classifieds.star-telegram.com

817.390.7400

FIND.
BUY.
SELL.



Legals

Beverage Notice

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by KM Tycoon, LLC dba Kitchen Master to be located at 3311 E State Hwy Unit 114, Southlake City, Tarrant County, Texas. Owner of said corporation is Shih Jung Huang, Member.
IPL0285846
Oct 29-30 2025

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a New wine and malt Beverage Retailer's on-premise permit by Walter Alvarenga Perdomo dba Un Rinconcito Latino, to be located at 800 NW 25th St. Fort Worth, Tarrant, Texas. Officer of said corporation is owner, Walter Alvarenga Perdomo.
IPL0285325
Oct 28-29 2025

Legals & Public Notices

Request for Competitive Proposals

As Construction Manager for White Settlement ISD, BTC will be receiving competitive proposals from trade contractors for the White Settlement ISD – New Maintenance & Operations Warehouse – Building B project.

Competitive proposals will be received by BTC, located at 1450 N. Jim Wright Freeway, White Settlement, Texas, until 2:00 PM (local time) on Tuesday, November 11, 2025, via email to estimating@btcbuilds.com. Proposals will NOT be received after 2:00 PM.

The complete bidding documents for this project will be available in electronic, downloadable format for sub-contractor and supplier use in preparing proposals for this project via Autodesk BuildingConnected. Access to the bidding documents will be available through a link on the BTC website "www.btcbuilds.com" following the instructions under the "Bidding" tab.

The Proposal Package Manual detailing specific work required and contractual obligations will be available with the bidding documents. BTC is not responsible for partial or incorrect information obtained from other bidding websites or plans rooms. Addenda will be posted on the Autodesk BuildingConnected website only, and registered proposers will receive a notification when addenda are posted. It is the responsibility of the proposers to obtain all the addenda.

A non-mandatory, pre-proposal meeting will be held on Monday, November 3, 2025, at 10:00 AM for all interested proposers. Interested parties will meet at the BTC Jobsite near 8041 Gibbs Drive, White Settlement, Texas 76108 and Mary Kay Lane. A site visit will be conducted immediately following a short discussion of the project requirements. This pre-proposal meeting is not mandatory but highly recommended, and all proposers are responsible for any information discussed during the meeting.
IPL0282876
Oct 22,29 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 November 11, 2025, to consider a change in zoning regarding some portions of the property located at 112 Spring Hollow Drive from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on November 18, 2025, to consider the above-mentioned request for a zoning amendment, 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 Saginaw Planning & Zoning at 817-230-0440 or pz@saginawtx.org.
IPL0285936
Oct 29 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 November 11, 2025, to consider a change in zoning regarding some portions of the property located at 304 E. McLeroy Blvd. from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on November 18, 2025, to consider the above-mentioned request for a zoning amendment, 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 Saginaw Planning & Zoning at 817-230-0440 or pz@saginawtx.org.
IPL0285934
Oct 29 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 November 11, 2025, to consider a proposed textual amendment to the zoning ordinance regarding modifying the city's permitted use table (*automotive uses, medical uses, and commercial, retail, and service uses*) and Section 8-9, "Off-street parking and loading requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning." The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on November 18, 2025, to consider the above-mentioned request for a textual zoning amendment, 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 Saginaw Planning & Zoning at 817-230-0440 or pz@saginawtx.org.
IPL0285937
Oct 29 2025

Legals & Public Notices

NOTICE TO BIDDERS

SEALED PROPOSALS addressed to the Mayor and Council of the City of Saginaw, Texas will be received at the office of the City Secretary, at City Hall, located at 333 West McLeroy Blvd., Saginaw, Texas, 76179 for the purpose of furnishing plant, labor, materials and equipment and the performance of all work required in the construction of North Old Decatur Road. SEALED PROPOSALS will be publicly opened and read aloud and retained by the City Manager for tabulation, checking and evaluation on Wednesday, November 19, 2025, at 2:00 p.m., at the Saginaw City Council Chambers, located at City Hall, 333 West McLeroy Blvd., Saginaw, Texas, 76179.

The major work will consist of approximately 1,500 linear feet of 3-lane undivided concrete roadway with integral curb and gutter and concrete sidewalks. The project will also include internal RCP storm drain systems, the modifications of existing water lines, sewer lines, landscaping, irrigation and street light foundations and conduit.

A non-mandatory pre-bid conference will be held at 10:00 a.m. on Wednesday, November 12, 2025 via a web conferencing application. Email trenton.tidwell@kimley-horn.com to request an invite to the pre-bid conference.

BIDS shall be submitted in sealed envelopes upon the blank bid form furnished. Sealed envelopes shall be marked "NORTH OLD DECATUR ROAD - DO NOT OPEN UNTIL 2:00 PM. WEDNESDAY, NOVEMBER 19, 2025."

Plans, specifications and contract documents may be examined without charge online through CivCast at <http://www.civcastusa.com/>.

In case of ambiguity or lack of clearness in stating proposal prices, the Owner reserves the right to adopt the most advantageous construction thereof, or to reject any or all bids. No bid may be withdrawn within forty-five (45) days after date on which bids are opened.

CITY OF SAGINAW, TEXAS
By Gabe Reaume
City Manager
IPL0284745
Oct 29,Nov 5 2025

NOTICE TO BIDDERS

Beginning Monday, November 10, 2025, at 10:00 a.m., bids will be received by Rene Bates Auctioneers, for the City of Arlington at www.renebates.com until 12:00 p.m. on Tuesday, November 18, 2025, for:

MISCELLANEOUS INTERNET AUCTION FOR THE CITY OF ARLINGTON

Furniture, tables, chairs, miscellaneous office supplies, file cabinets, stove, toys, desks, and other various items.

Condition of items distressed, disabled or unknown

Condition of all items: As Is/Where Is

A detailed listing of items is available by visiting www.renebates.com. For additional information regarding this auction, contact Betty Young, Purchasing Buyer, at Betty.Young@arlingtontx.gov. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

10/29/2025 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 MZ10, Fort Worth TX 76102, unless otherwise specified.

RFP 26-0006 FALSE ALARM MANAGEMENT SYSTEM
OPENS 11/20/25

RFP 26-0007 OVERHEAD CRANE INSPECTIONS
A Pre-Proposal Meeting is scheduled in-person on Monday, November 10, 2025, from 2:00 PM to 3:00 PM (CST), for details please check the City's Bonfire website for this solicitation.
OPENS 12/04/2025

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0285702
Oct 29 2025

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 500 E. Border Street, 7th Floor, Arlington, Texas, 76010 until 2:00 p.m. on the 20th of November 2025 for:

BID: 25-0365

Annual Requirements Contract for the Purchase of Training Ammunition for the Police Department

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-tx.ionwave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, Chase Bank Business Office, 500 E. Border Street, 7th Floor, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0285709
Oct 29,Nov 5 2025

Star-Telegram

jobs.star-telegram.com

Legals & Public Notices

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Electronic bids for the construction of CPN 103309 – North Tarrant Parkway and North Beach Street Intersection Improvements ("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 PM CST, Thursday, December 4th, 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)

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following: Pavement and traffic signal improvements at the intersection of North Tarrant Parkway and North Beach Street Intersection Improvements. In addition, the project includes minor drainage, utility, illumination, pavement markings, and signage improvements.

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: Monday, November 10th, 2025
TIME: 10:00 AM, CST
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

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.
IPL0282043
Oct 29,Nov 5 2025

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, August 26, 2025.

ORDINANCE NO. 27923-08-2025

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 21653, AS AMENDED TO CHANGE THE ZONING DISTRICTS FOR CERTAIN PROPERTIES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.

Be it ordained by the City Council of the City of Fort Worth:

SECTION 1.

ZC-25-069 3601 S Hwy 157 1.33 ac.

Zoning Change:
From: "AG" Agricultural
To: "I" Light Industrial
Description:
Being all of Lot 11 and a part of Lots 1, 2, & 12, Block 2, of the Second "Correction Plat" of Conway Manor, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-5, Page 10, Plat Records, Tarrant County, Texas, and being a part of that certain tract of land described in deed to Don, Inc., recorded in Volume 10020, Page 2399, Deed Records, Tarrant County, Texas, and containing 57,774 square feet or 1.326 acres of land, more or less.

ZC-25-127 3953 San Jacinto Drive 3.12 ac.

Zoning Change:
From: "E" Neighborhood Commercial, "I" Light Industrial
To: "I" Light Industrial
Description:
Marco Addition Block 3 Lot 2R-1

ZC-25-130 2950 Little Street and 3500 Fitzhugh Avenue 0.91 ac.

Zoning Change:
From: "CF" Community Facilities/ "B" Two-Family Residential
To: "CF" Community Facilities; add Conditional Use Permit (CUP) for auxiliary parking in "CF" Community Facilities with development waiver for parking in front yard setback attached as Exhibit "A" and enhanced landscaping as depicted on the site plan; site plan approved attached as Exhibit "B" and on file with Development Services Department.
Description:
Englewood Heights Block 24 Lots 8-11 and Block 31 Lots 1-4

SECTION 2.

That 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 3.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

SECTION 4.

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

APPROVED AS TO FORM AND LEGALITY:

/s/Chris Austria
Assistant City Attorney

Adopted: August 26, 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
IPL0284873
Oct 29,2025

NEW CAR ENVY?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

TOO MUCH STUFF?

Let Classifieds Help

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STAR-TELEGRAM.COM

Legals & Public Notices

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Electronic bids for the construction of Concrete Pavement Joint and Crack Seal Unit Price Contract 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 R.M. CST, Thursday, DECEMBER 4, 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)

GENERAL DESCRIPTION OF WORK

The major work will consist of miscellaneous task orders of pavement rehabilitation, including concrete pavement joint clean and seal, crack repair, spalling repair, and full depth panel replacement.

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 – In-person and Web Conference

A prebid conference will be held as discussed in Section 00 21 13 – INSTRUCTIONS TO BIDDERS at the following date, and time, as well as simultaneously via a web conferencing application:
DATE: November 11, 2025
TIME: 11:00 AM
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.

FUNDING

Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from PAYGO and reserved by the City for the Project
IPL0285891
Oct 29,Nov 5 2025

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 500 E. Border Street, 7th Floor, Arlington, Texas 76010 until 2:00 p.m. on the 4th of December 2025 for:

CSP NUMBER: 26-0031

Construction Improvements and Repairs to the 101 Center Parking Garage

PRE-PROPOSAL MEETING:
November 6, 2025, at 10:00AM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-tx.ionwave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, Chase Bank Business Office, 500 E. Border Street, 7th Floor, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0285720
Oct 29,Nov 5 2025

Request for Bids

Sealed bids for the construction of Phase II South Vista Drainage Improvements will be accepted until 2:00 PM, CST, Wednesday, December 10, 2025, Deborah Beggs Moncrief Garden Center, Attn: Bob Byers, 3220 Botanic Garden Blvd., Fort Worth, Texas 76107. Bids will be accepted by: US Mail, Courier, FedEx, or hand delivery at the address above. Bids will be publicly read aloud at 2:15 PM CST on Wednesday, December 10, 2025, in the Garden Center Iris Room.

Bidding and Contract Documents may be examined on-line on the FWBG/ BRIT website at <https://fwbg.org/business-opportunities/>. Contract Documents may be downloaded, viewed, and printed by interested parties. Non-mandatory pre-proposal conference and site examination at 11:00 A.M. CST local time, Wednesday, November 19, 2025, Garden Center, 3220 Botanic Garden Boulevard, Fort Worth, Texas 76107.

Interested parties should email expressions of interest to individuals below. Include your company name, contact person and email address/ phone number. Addenda will be distributed directly to those who have expressed an interest and posted at the link above.

Submit questions and requests for interpretation of proposal documents not later than 1:00 PM, CST local time Friday, December 5, 2025 as follows: Bob Byers bbyers@fwbg.org (817) 463-4190 or to Nick Powell npowell@unaway.com (817) 335-1121.
IPL0285505
Oct 29,Nov 5 2025

NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2025-05

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, NOVEMBER 20, 2025, TO CONSIDER A VARIANCE REQUEST FROM VIKRAM JANGAM, SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES SECTION 12.498(a)(3)(F) REGARDING THE AMOUNT OF TRANSPARENCY REQUIRED ON THE STREET LEVEL FOR PROPERTY LOCATED AT 307 OAK STREET, LOT 2, BLOCK 1 OTD ROANOKE. THE PUBLIC HEARING WILL BE HELD AT 7:00 PM. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.
IPL0282471
Oct 29 2025

SO MANY THINGS AND TOO LITTLE TIME?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM



Record Report for Plats #PLAT-25-0011

Record Overview

Record Number: PLAT-25-0011

Record Type: Plats

Record Status: Pending Plan Review (Scheduled)

Record Submitted At: Monday October 13, 2025

Record Address: 351 E MCLEROY BLVD, Saginaw, TX 76179

Record Owner: Planning Department

Record Applicant User: Sherri Taylor

Record Applicant Company: GMcivil

Record Tags: 351 McLeroy Blvd, Final Plat

Form Submission

Owner:

Star Manufacturing, LLC, Mike Conglose

[REDACTED]

[REDACTED]

[REDACTED]

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

Applicant:

GMcivil, Matt Baacke

[REDACTED]

[REDACTED]

[REDACTED]

Plat Type: Final Plat

If other please write it below.: -

Name of Proposed Development:: Star Manufacturing

Project Address and/or Location of Property:: 351 E MCLEROY BLVD, Saginaw, TX 76179

Property owner information:

STAR MANUFACTURING LLC

351 E MCLEROY BLVD, Saginaw, TX 76179

Total Acreage of Property:: 5.075

Project Description: Star Manufacturing

Lot: 1

Block: 1

Addition: Star Manufacturing

Tract: -

Abstract: -

Survey: J.Armendarius Survey, J.Biles Survey

Subdivision: -

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, Official Public, Records, Tarrant County, Texas (OPRTCT), being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, OPRTCT, being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, and being more particularly described as follows:

BEGINNING at the intersection of the north line of McLeroy Boulevard East (variable width R.O.W.) and the east line of the BNSF Railroad (100' R.O.W.), being the southwest corner of said Star Manufacturing tract;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said BNSF Railroad R.O.W. and the west line of said Star Manufacturing tract, at a distance of 593.05 feet passing the southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and the northwest corner of said Star Manufacturing tract, continuing a total distance of 616.58 to the northwest corner of the herein described tract;

THENCE departing the east line of said BNSF Railroad R.O.W., across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

North 83 degrees 08 minutes 52 seconds East, a distance of 8.66 feet to the beginning of a tangent curve to the right, having a radius of 465.00 feet;

Northeasterly, along said curve, having a central angle of 03 degrees 58 minutes 11 seconds, an arc distance of 32.22 feet, and a chord that bears North 85 degrees 07 minutes 57 seconds East, 32.21 feet to the end of said curve, being the beginning a curve to the left, having a radius of 470.50 feet;

Southeasterly, along said curve, having a central angle of 33 degrees 24 minutes 49 seconds, an arc distance of 274.39 feet, and a chord that bears South 51 degrees 04 minutes 50 seconds East, 270.51 feet to the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to the beginning of a tangent curve to the right, having a radius of 129.50 feet;

Southeasterly, along said curve, having a central angle of 51 degrees 10 minutes 58 seconds, an arc distance of 115.68 feet, and a chord that bears South 42 degrees 11 minutes 45 seconds East, 111.88 feet to the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, at a distance of 75.34 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 138.15 feet;

South 01 degree 13 minutes 22 seconds East, a distance of 89.91 feet to the northeast corner of a tract of land as described in deed to the BNSF Railway Company, recorded in D207451754, OPRCT;

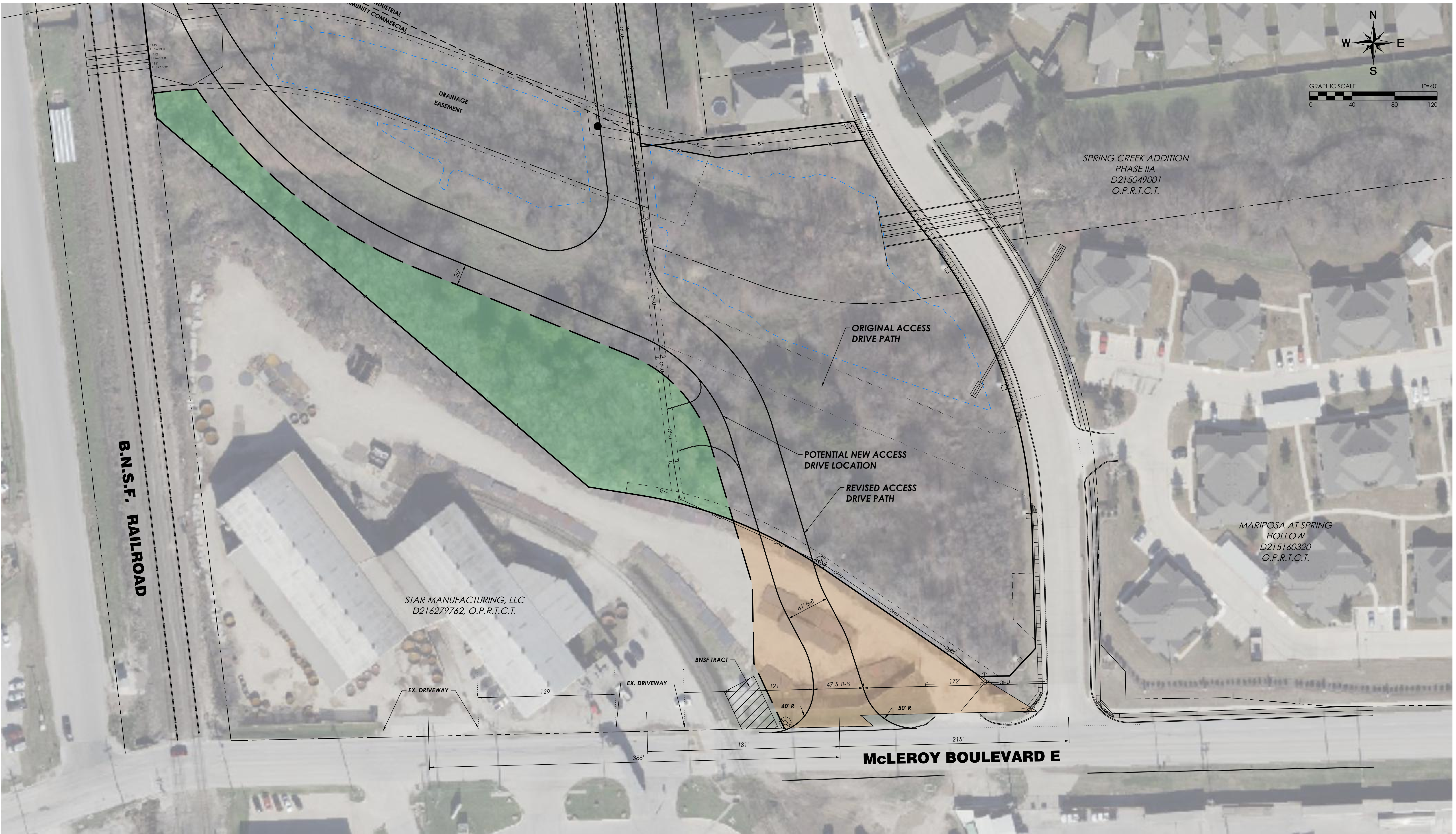
THENCE South 62 degrees 15 minutes 46 seconds East, along the north line of said BNSF Railway Company tract, a distance of 31.42 feet to the northwest corner of said BNSF Railway Company tract;

THENCE Southeasterly, along the west line of said BNSF Railway Company tract and a non-tangent curve to the right, having a radius of 453.50 feet, a central angle of 04 degrees 53 minutes 00 seconds, an arc distance of 38.65 feet, and a chord that bears South 24 degrees 56 minutes 15 seconds East, 38.64 feet to a point in the north line of said McLeroy Boulevard East at the southwest corner of said BNSF Railway Company tract;

THENCE South 88 degrees 42 minutes 17 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 479.79 feet to the POINT OF BEGINNING and containing 221,053 square feet or 5.075 acres of land.

NOTE:

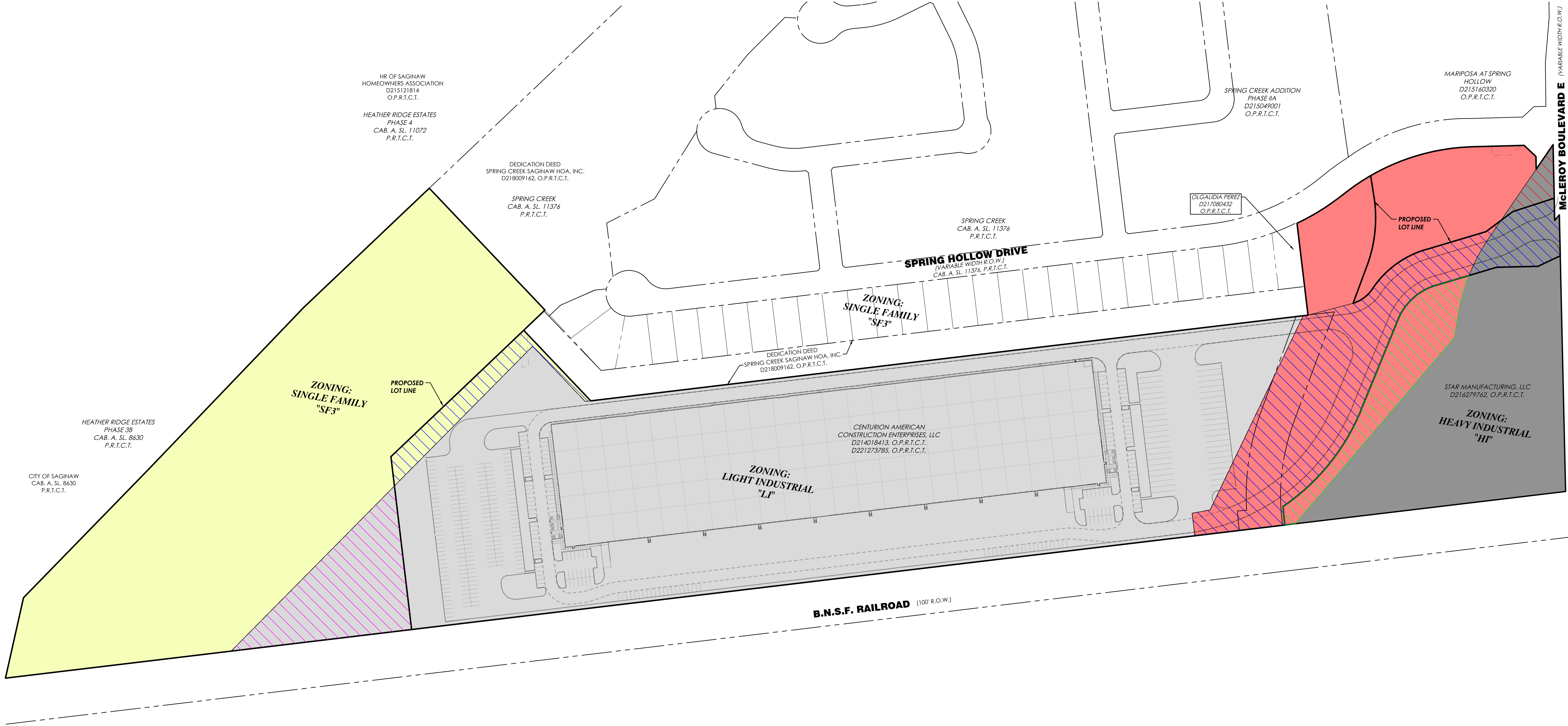
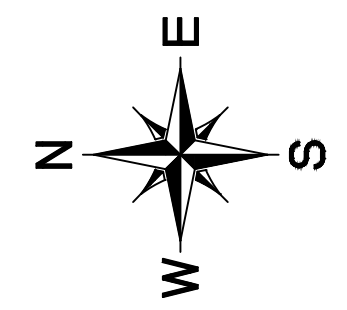
Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.


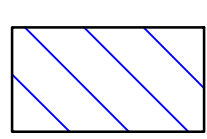
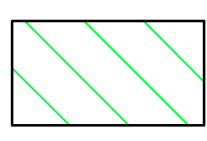



PREPARED FOR:
**FALCON COMMERCIAL
DEVELOPMENT**
5440 Harvest Hill Road, Suite 250
Dallas, Texas 75230
Contact: Ben Newell


PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**ACCESS EXHIBIT
FOR
SAGINAW DISTRIBUTION
CENTER
BEING
CITY OF SAGINAW, TEXAS
Date: August 2025**



-  PROPOSED REZONING TO SINGLE FAMILY "SF3"
-  PROPOSED REZONING TO LIGHT INDUSTRIAL "LI"
-  PROPOSED REZONING TO HEAVY INDUSTRIAL "HI"
-  PROPOSED REZONING TO COMMUNITY COMMERCIAL "CC"

PREPARED BY:

 **GMcivil**
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

REZONING EXHIBIT
FOR
SAGINAW DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: October 2025

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 4.7033 ACRES OUT OF THE ARMENDARIS, JUAN SURVEY Abstract 58 Tract 1A & 1A1 & ABST 119 TR 1C, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT 304 E. MCLEROY BLVD, IN SAGINAW, TEXAS; CHANGING THE ZONING CLASSIFICATION ON PORTIONS OF SAID PROPERTY FROM HEAVY INDUSTRIAL (HI) TO COMMUNITY COMMERCIAL (CC) AND LIGHT INDUSTRIAL (LI); 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 2022 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2022 Comprehensive Master Plan provides guidance for future development in conformance with the Future Land Use Map; and

WHEREAS, the owner of certain property comprising approximately 4.7033 acres of land and described as Armendaris, Juan Survey Abstract 58 Tract 1A & 1A1 & Abst 119 Tr 1C, City of Saginaw, Tarrant County, Texas, and located at 304 E. McLeroy Blvd, Saginaw, Texas, from its present classification of Heavy Industrial (HI) to Heavy Industrial (HI), Community Commercial (CC), and Light Industrial (LI); and

WHEREAS, the City Council finds and determines that the purpose and intent of the 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

November 11, 2025, and the City Council held a public hearing on November 18, 2025, 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 portions of the below described property from Heavy Industrial (HI) to Community Commercial (CC) and Light Industrial (LI); is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 Comprehensive Master Plan; and

WHEREAS, the City has complied with all requirements of Chapter 211 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 304 E. McLeroy Blvd, Saginaw, Texas 76179:

Approximately 4.7033 acres of land described as Armendaris, Juan Survey Abstract 58 Tract 1A & 1A1 & Abst 119 Tr 1C, 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 City Secretary is directed to revise the Future Land Use Map to reflect the revised land use designations as set forth above.

SECTION 5.

The use of the property described above shall be subject to all of the applicable regulations contained in the Zoning Ordinance, and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 6.

The use of the property described 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 7.

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 8.

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 9.

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 10.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be 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 11.

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 12.

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 _____ of _____, 2025.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, Official Public, Records, Tarrant County, Texas (OPRTCT), being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, OPRTCT, being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, and being more particularly described as follows:

BEGINNING at the intersection of the north line of McLeroy Boulevard East (variable width R.O.W.) and the east line of the BNSF Railroad (100' R.O.W.), being the southwest corner of said Star Manufacturing tract;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said BNSF Railroad R.O.W. and the west line of said Star Manufacturing tract, at a distance of 593.05 feet passing the southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and the northwest corner of said Star Manufacturing tract, continuing a total distance of 616.58 to the northwest corner of the herein described tract;

THENCE departing the east line of said BNSF Railroad R.O.W., across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

North 83 degrees 08 minutes 52 seconds East, a distance of 8.66 feet to the beginning of a tangent curve to the right, having a radius of 465.00 feet;

Northeasterly, along said curve, having a central angle of 03 degrees 58 minutes 11 seconds, an arc distance of 32.22 feet, and a chord that bears North 85 degrees 07 minutes 57 seconds East, 32.21 feet to the end of said curve, being the beginning a curve to the left, having a radius of 470.50 feet;

Southeasterly, along said curve, having a central angle of 33 degrees 24 minutes 49 seconds, an arc distance of 274.39 feet, and a chord that bears South 51 degrees 04 minutes 50 seconds East, 270.51 feet to the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to the beginning of a tangent curve to the right, having a radius of 129.50 feet;

Southeasterly, along said curve, having a central angle of 51 degrees 10 minutes 58 seconds, an arc distance of 115.68 feet, and a chord that bears South 42 degrees 11 minutes 45 seconds East, 111.88 feet to the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, at a distance of 75.34 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 138.15 feet;

South 01 degree 13 minutes 22 seconds East, a distance of 89.91 feet to the northeast corner of a tract of land as described in deed to the BNSF Railway Company, recorded in D207451754, OPRCT;

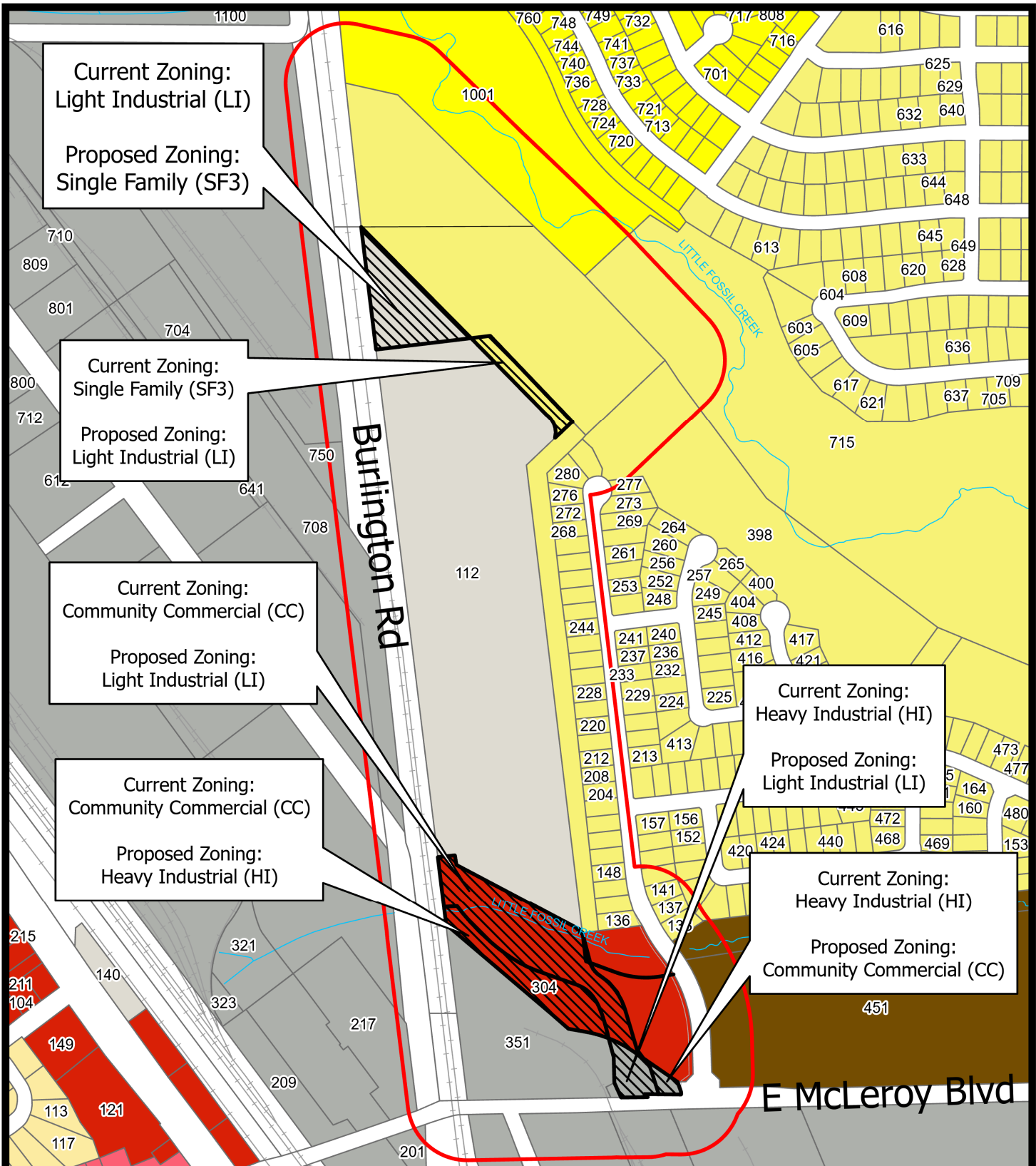
THENCE South 62 degrees 15 minutes 46 seconds East, along the north line of said BNSF Railway Company tract, a distance of 31.42 feet to the northwest corner of said BNSF Railway Company tract;

THENCE Southeasterly, along the west line of said BNSF Railway Company tract and a non-tangent curve to the right, having a radius of 453.50 feet, a central angle of 04 degrees 53 minutes 00 seconds, an arc distance of 38.65 feet, and a chord that bears South 24 degrees 56 minutes 15 seconds East, 38.64 feet to a point in the north line of said McLeroy Boulevard East at the southwest corner of said BNSF Railway Company tract;



THENCE South 88 degrees 42 minutes 17 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 479.79 feet to the POINT OF BEGINNING and containing 221,053 square feet or 5.075 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.



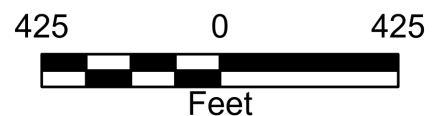
Legend

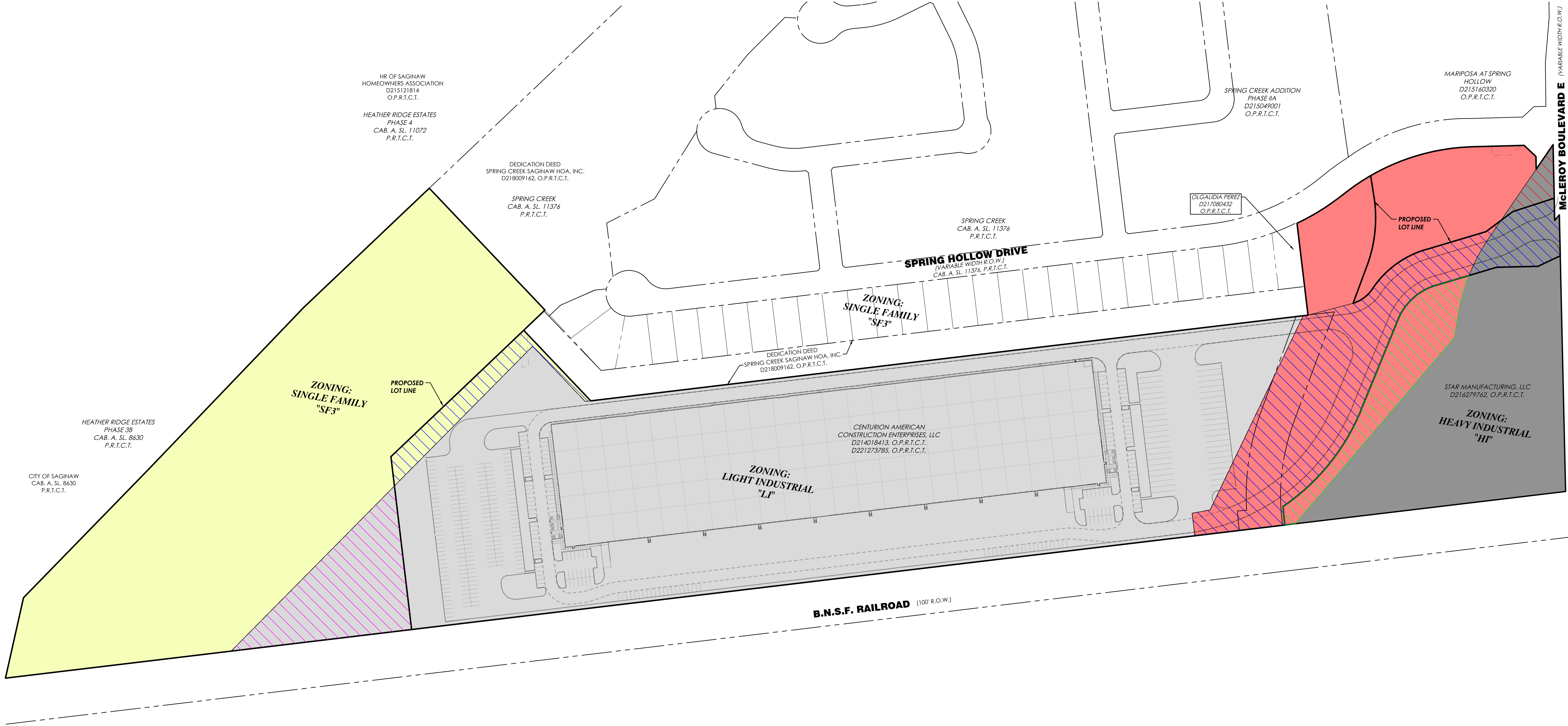
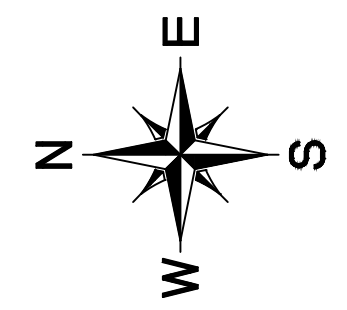
-  200ft Buffer
-  Property of Interest

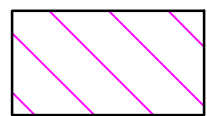
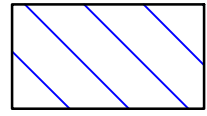
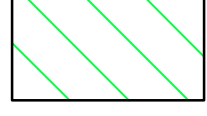

Saginaw Distribution Center 200 ft Property Owner Notification




City of Saginaw





-  PROPOSED REZONING TO SINGLE FAMILY "SF3"
-  PROPOSED REZONING TO LIGHT INDUSTRIAL "LI"
-  PROPOSED REZONING TO HEAVY INDUSTRIAL "HI"
-  PROPOSED REZONING TO COMMUNITY COMMERCIAL "CC"

PREPARED BY:
 **GMcivil**
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

REZONING EXHIBIT
FOR
SAGINAW DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: October 2025



City Council Memorandum

C. Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses, Medical Uses, and Commercial, Retail, and Service Uses) and Section 8-9, "Off-Street Parking and Loading Requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning" -- Susy Victor-Trevino, Asst. Director of Economic and Community Engagement

Meeting	Agenda Group
Tuesday, November 18, 2025, 6:00 PM	Public Hearings Item: 4C.
Reference File	
Community Goals	

Please Note:

Due to a change in legislative standards, the City Council agenda was required to be posted a week before the meeting and therefore this packet does not include the Planning & Zoning Commission's recommendation and meeting minutes.

The Planning & Zoning staff will update Council with all related materials by the Thursday prior to the City Council meeting.

Attachments

[Permitted Use Table \(Changes Memo\).pdf](#)

[Permitted Use Table \(Draft\).pdf](#)

[DFW Plastics – Letter to Council Request Off Street Parking_Redacted.pdf](#)



Permitted Use Table Updates

Date: November 11, 2025

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 Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (automotive uses, medical uses, and commercial, retail, and service uses) and Section 8-9, "Off-street parking and loading requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning"

Background/Discussion:

The City of Saginaw Planning and Zoning Division is requesting the city's permitted use table be amended to accommodate the current needs of the community. The proposed amendments are among three categories: automotive, medical, and commercial, retail, and service to reflect the following changes:

Automotive Uses:

1. Auto Auction
 - a. LI: Amend from permitted by specific use permit to not permitted.
 - b. HI: Amend from permitted by right to not permitted.
2. Auto Car Wash
 - a. NC, CC: Amend from permitted with a specific use permit to not permitted.
 - b. LI & HI: Amend from permitted by right to permitted with a specific use permit.
3. Auto Parts & Accessory Sales
 - a. NC: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to permitted with a specific use permit.
4. Auto Rental (Car & Truck)
 - a. NC: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to permitted with a specific use permit.
5. Auto Repair Garage
 - a. NC: Amend from permitted with a specific use permit to not permitted.
6. Auto Sales, New & Used
 - a. CC: Amend from permitted with a specific use permit to not permitted.
 - b. LI, HI: Amend from permitted by right to not permitted.

7. Auto Service Station
 - a. NC: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to permitted with a specific use permit.
8. Auto Service Station, Light Maintenance
 - a. NC: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to permitted with a specific use permit.
9. Bus, Train, & Taxi Station or Terminal
 - a. NC, NMU: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to not permitted.
10. Motorcycle Sales
 - a. NC: Amend from permitted with a specific use permit to not permitted.
 - b. CC: Amend from permitted by right to not permitted.
11. Park and Ride Lots
 - a. Add Definition: A designated facility or area, that provides parking spaces for automobiles and other passenger vehicles for the purpose of enabling commuters to transfer to public transit, carpools, vanpools, or other shared transportation services. Such facilities may be operated by a public agency or private entity in coordination with a transit provider and may include passenger shelters, waiting areas, bicycle parking, lighting, signage, and other amenities necessary to support transit operations. Park and ride lots shall not be used for vehicle maintenance, fueling, long-term storage, or unrelated commercial activities.
 - b. Residential, OP, NC, NMU: Amend from permitted with a specific use permit to not permitted.
 - c. CC, LI, HI: Amend from permitted by right to not permitted.
12. Parking Lot, Commercial (Auto)
 - a. CC: Amend from permitted by right to not permitted.
 - b. LI, HI: Amend from permitted by right to permitted with a specific use permit.
13. Parking Lot, Commercial (Truck)
 - a. LI, CC: Amend from permitted by right to permitted with a specific use permit.
14. Parking Lot, Off Premises
 - a. OP, NC, NMU: Amend from permitted with specific use permit to not permitted.
 - b. Ordinance 2023-17 was adopted to enforce on-premise parking but the table was never amended; however, staff are proposing to keep the table as is for CC, CF, LI, and HI zones and amend Ordinance 2023-17 accordingly.
15. Recreational Vehicle Rental
 - a. CC: Amend from permitted with a specific use permit to not permitted.
 - b. LI, HI: Amend from permitted by right to not permitted.
16. Recreational Vehicle Storage (Commercial)

a. LI, HI: Amend from permitted by right to not permitted.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use Designation		Nonresidential						Supplemental Conditions	
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
AUTOMOTIVE USES																				
												Auto Auction						S	P	1, 7, 11, 13
												Auto Car Wash		S		S		P S	P S	2, 7
												Auto Impound Lot/Wrecker Business							S	2, 7, 13
												Auto Paint & Body Shop					P	P		11, 12, 13
												Auto Parts & Accessory Sales		S		P S		P	P	2
												Auto Rental (Car & Truck)		S		P S		P		2, 13
												Auto Repair Garage		S		S		P	P	1, 11, 12, 13
												Auto Sales, New & Used				S		P	P	2, 7, 12, 13
												Auto Service Station		S		P S		P	P	2, 7, 11, 12, 13
												Auto Service Station, Light Maintenance		S		P S		P	P	
												Bus, Train, & Taxi Station or Terminal		S	S	P		P	P	2, 13
												Farm Machinery & Implement Sales & Service				S		P	P	2, 12, 13
												Heliport						S	S	2
												Motor Freight Terminal						S	P	2, 7
												Motorcycle Sales		S		P		P		2, 12, 13
S	S	S	S	S	S	S	S	S	S	S	S	Park and Ride Lots	S	S	S	P	S	P	P	2, 7
												Parking Lot, Commercial (Auto)				P		P S	P S	7
												Parking Lot, Commercial (Truck)						P S	P S	7

												Parking lot, off premises	S	S	S	S	S	S	S	7
												Recreational vehicle Rental				S		P	P	2, 7, 13
												Recreational vehicle storage (commercial)						P	P	7, 11

*The chart above reflects the updates from request #1 to #16.

Commercial, Retail, and Service:

17. Convenience Store, With or Without Fuel Sales

- NC: Amend from permitted by right to not permitted.
- CC: Amend from permitted by right to permitted with a specific use permit.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use Designation			Nonresidential					Supplemental Conditions	
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
COMMERCIAL, RETAIL, AND SERVICE																				
											Convenience Store, with or without Fuel Sales		P	S	P S		P	P	7	

*The chart above reflects the updates from request #17.

18. Reclassify the following uses from the “Commercial, Retail, and Service” category to the “Medical” category.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																					
City of Saginaw Land Use Table																					
Residential											Land Use Designation				Nonresidential					Supplemental Conditions	
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I			
COMMERCIAL, RETAIL, AND SERVICE → CHANGE TO MEDICAL																					
											Ambulance Service	S	S		P	S	P	P	2		
											Cosmetic Tattoo Establishment	P	P	S	P						
											Massage Therapy Establishment				S						
											Pharmacy	S	P	P	P				2		

*The chart above reflects the updates from request #18.

Medical:

19. CC: Amend “medical uses” from permitted by right to permitted with a specific use permit.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use Designation		Nonresidential						Supplemental Conditions	
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
MEDICAL USES																				
											Ambulance Service	S	S		P S	S	P	P	2	
											Clinic						S	S	27	
											Cosmetic Tattoo Establishment	P	P	S	P S					
											Hospital	S	S		P S	S			2, 22	
											Laboratory, Medical and/or Dental	S			P S		P	S	2	
											Laboratory, Research	S	S		P S		P	P	2	
											Laboratory, Support				P S		P	P		
											Massage Therapy Establishment				S					
											Medical, Dental & Optical Retail Sales	P	P	P	P S					
											Medical, Dental Office	P	P	P	P S					
									S	S	Nursing Home		S		P S				2	
											Optician Shop	S	S	P	P S				2	
											Pharmacy	S	P	P	P S				2	
S											Veterinary Hospital with Outside Pens						S	P	1, 5, 8, 9	
S											Veterinary Hospital without Outside Pens	S	S	S	P S		P	P	2	
S											Veterinarian Office, Small Animal Practice	P	P	P	P S				2	
S											Veterinarian Office, Large Animal Practice						S	P	1, 5	

*The chart above reflects the updates from request #19.

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SECTION 5-1, "PERMITTED USE TABLE," OF ARTICLE 5, "PERMITTED USES," AND SECTION 8-9 "OFF-STREET PARKING AND LOADING REQUIREMENTS" OF ARTICLE 8, "SUPPLEMENTAL DISTRICT REGULATIONS," OF APPENDIX A, "ZONING," OF THE SAGINAW CITY CODE BY UPDATING THE PERMITTED USES FOR PARKING, MEDICAL USES, AUTOMOTIVE USES, AND COMMERCIAL, RETAIL, AND SERVICE USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR 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 has a substantial interest in protecting the health, safety, welfare, convenience, and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council finds it appropriate to enact regulations regarding automotive uses, medical uses, commercial, retail, and service uses; and

WHEREAS, the City Council wishes to amend the Permitted Use Table to accurately reflect those regulations; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on November 11, 2025, and the City Council of the City held a public hearing on November 18, 2025, with respect to the proposed textual amendments as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, City ordinances, and all other laws dealing with notice, publication, and procedural requirements for approval of a textual zoning amendment; and

WHEREAS, the City Council finds that the textual zoning amendment 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; 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 previously approved Ordinance 2023-17, which required that all commercial parking spaces be located on premises, and wish to update the Permitted Use Table to correctly reflect that SUPs may be granted in commercially zoned areas to allow for off-premises parking.

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

SECTION 1.

Section 5-1, "Permitted use table," of Article 5, "Permitted Uses," of Appendix A, "Zoning," of the Saginaw City Code is hereby amended by revising and reordering the below-listed rows and titles of the City of Saginaw Land Use Table to read as follows:

“

Residential											Land Use Designation	Nonresidential								Supplemental Conditions
A G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I		
MEDICAL USES																				
											Ambulance Service	S	S		S	S	P	P		2
											Cosmetic Tattoo Establishment	P	P	S	S					
											Hospital	S	S		S	S				2, 22
											Laboratory, Medical and/or Dental	S			S		P	S		2
											Laboratory, Research	S	S		S		P	P		2
											Laboratory, Support				S		P	P		
											Medical, Dental & Optical Retail Sales	P	P	P	S					
											Medical, Dental Office	P	P	P	S					
										S S	Nursing Home		S		S					2
											Optician Shop	S	S	P	S					2
											Pharmacy	S	P	P	S					2
S											Veterinary Hospital without Outside Pens	S	S	S	S		P	P		2
S											Veterinarian Office, Small Animal Practice	P	P	P	S					2

AUTOMOTIVE USES														
											Auto Auction			1, 7, 11, 13
											Auto Car Wash		S	S 2, 7
											Auto Impound Lot/Wrecker Business		S	2, 7, 13
											Auto Paint & Body Shop		P	P 11, 12, 13
											Auto Parts & Accessory Sales	S	P	P 2
											Auto Rental (Car & Truck)	S	P	2, 13
											Auto Repair Garage	S	P	P 1, 11, 12, 13
											Auto Sales, New & Used			2, 7, 12, 13
											Auto Service Station	S	P	P 2, 7, 11, 12, 13
											Auto Service Station, Light Maintenance	S	P	P
											Bus, Train, & Taxi Station or Terminal		P	P 2, 13
											Farm Machinery & Implement Sales & Service	S	P	P 2, 12, 13
											Heliport		S	S 2
											Motor Freight Terminal		S	P 2, 7
											Motorcycle Sales		P	2, 12, 13
											Park and Ride Lots		S	2, 7
											Parking Lot, Commercial (Auto)		S	S 7
											Parking Lot, Commercial (Truck)		S	S 7
											Parking lot, off premises	S	S	S S 7
											Recreational vehicle Rental			2, 7, 13
											Recreational vehicle storage (commercial)			7, 11
COMMERCIAL, RETAIL, AND SERVICE														
											Convenience Store, with or without Fuel Sales		S	S P P 7

“

Any rows in the City of Saginaw Land Use Table that have not been changed above will remain the same.

SECTION 2.

Section 8-9, "Off-street parking and loading requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning," of the Saginaw City Code is hereby amended by revising Subsection A(4) to read as follows:

“Sec. 8-9. – Off-street parking and loading requirements.

4. On-premise parking required. All required residential parking spaces shall be located on the premises. All required commercial parking shall be located on the premises unless an SUP for off-premises parking has been granted.”

SECTION 3.

This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any 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, sentences, 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 5.

All rights or remedies of the City are expressly saved as to any and all violations of the Saginaw City Code or the Zoning Ordinance any amendments thereto 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 prosecuted until final disposition by the courts.

SECTION 6.

Any person, firm, or corporation who violates any provision of this Ordinance, as adopted by the City Council of the City, 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 any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7.

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 8.

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 ____ day of _____ 2025.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney



Producing Solutions Yesterday, Today and Tomorrow



901 E. Industrial Avenue
Saginaw, TX 76179
[REDACTED]

October 27, 2025

The Honorable Todd Flippo
Mayor, City of Saginaw
333 W. McLeroy Blvd
Saginaw, TX 76179

Subject: Request for Amendment to Sec. 8-9 – Off-Street Parking and Loading Requirements (“On-Premise Parking Required”)

Dear Mayor Flippo,

DFW Plastics, Inc., a proud Saginaw business for over 27 years, respectfully submits this request for consideration of an amendment to the City Code, Section 8-9 (“Off-Street Parking and Loading Requirements”), specifically the provision that states:

“4. On-premise parking required. All required commercial and residential parking spaces shall be located on the premises.”

Our request is based on the need to safely and efficiently expand our operations within our existing property boundaries while supporting the City’s long-term goals for redevelopment and site improvement. The current ordinance requiring all parking to be located on the same premises limits our ability to utilize our site for operational growth, improved safety, and enhanced property presentation.

Rationale for Requested Change

DFW Plastics has been a fixture in Saginaw’s industrial community for nearly three decades, employing local residents and contributing significantly to the local economy. As our operations continue to grow, we are implementing capital improvements aimed at:

- Expanding manufacturing capacity to meet rising customer demand.
- Improving on-site safety by separating pedestrian areas from active equipment zones.
- Enhancing efficiency of material flow, loading, and staging operations.

cc: City of Saginaw Planning
City of Saginaw Commissioners Court





Producing Solutions Yesterday, Today and Tomorrow



To achieve these objectives, our plan involves relocating employee parking to the adjacent lot we own across East Industrial Avenue. This relocation would:

- **Improve safety** by separating vehicular and industrial traffic.
- **Increase operational efficiency** for production and shipping activities.
- **Enable economic growth** by expanding usable production space on our main property.
- **Align with the City's Building Improvement Grant Policy**, allowing us to move outdoor storage inside, modernize our facilities, and create a more secure and visually appealing site—enhancing both safety and the overall appearance of the Industrial Avenue corridor.

Request for Consideration

We respectfully request the City's consideration to modify or remove the "on-premise parking required" clause in Sec. 8-9 to allow **off-premise parking on adjacent or nearby lots under the same ownership or long-term lease**, with appropriate pedestrian safety measures.

This change would not only benefit DFW Plastics but also encourage responsible redevelopment within Saginaw's industrial areas, promoting modernization, safety, and beautification consistent with the City's vision for economic growth.

We welcome the opportunity to meet with you, city staff, or the appropriate commissions to further discuss this proposal and review supporting site plans.

Thank you for your time and consideration, and for your continued support of local businesses that help make Saginaw a great place to live and work.

Respectfully,

Ryan McKinnon

President

DFW Plastics, Inc.

cc: City of Saginaw Planning
City of Saginaw Commissioners Court

