



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

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Tuesday, November 11, 2025, 6:00 PM  
Council Chamber  
333 West McLeroy Boulevard  
Saginaw, Texas 76179

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

## **1. Call to Order**

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1.A. Roll Call to Establish Quorum

1.B. Audience Participation

1.C. Approval of Minutes

The minutes for October 14, 2025 are presented for approval.

## **2. Business**

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2.A. Presentation for Planning and Zoning Training

## **3. Public Hearings**

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3.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).

3.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).

3.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"

## **4. Staff Report**

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4.A. Project Updates

## **5. Executive Session**

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5.A. Any Posted Item.

## **6. Adjournment**

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6.A. Adjournment

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

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

*Date Posted: November 4, 2025*



## Planning & Zoning Commission Memorandum

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### A. Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Call to Order Item: 1A.

Reference File
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Community Goals
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[object Object]

### **Attachments**

[P&Z Commission \(Member List Packet, 07.01.25\).pdf](#)

## **Planning & Zoning Commission**

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





## Planning & Zoning Commission Memorandum

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### B. Audience Participation

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Call to Order Item: 1B.

Reference File
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Community Goals
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[object Object]

### Attachments

[03- Audience Participation Packet Insert.pdf](#)

## **AUDIENCE PARTICIPATION**

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



## Planning & Zoning Commission Memorandum

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### C. Approval of Minutes

The minutes for October 14, 2025 are presented for approval.

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Call to Order Item: 1C.
Reference File	
Community Goals	

### Attachments

[PZ Minutes \(10.14.25\).pdf](#)

**Minutes for the Planning & Zoning Commission**

333 West McLeroy Boulevard, Saginaw, Texas 76179

October 14, 2025, 6:04 PM - October 14, 2025, 7:05 PM

**Present at the Meeting:**

- Chairman, No. 2, Benjamin Guttery
- Member, No. 1 Vivian Anderson
- Member, No. 3 Peter Drolet
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- PW Admin. Coordinator/Luisa Pina
- Director of Economic Development, Pedro Zambrano
- City Attorney, Bessie Bronstein

**Absent at the Meeting:**

- Member, No. 4, Malinda Julien
- Member, No. 5, Val Visas
- Member, First Alternate, John Hardy
- Member, Second Alternate, Daniela Fernandez

**Visitors at the Meeting:**

- Cameron Hays
- Courtney Lindley
- Jason Schwab

**1. Call to Order**

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1.A. Roll Call to Establish Quorum

Vice-Chairman Guttery called the meeting to order at 6:04 P.M. The quorum will consist of Vice-Chairman Guttery, Member Anderson, and Member Drolet.

1.B. Audience Participation

Vice-Chairman Guttery explained the protocol for audience participation.

1.C. Approval of Minutes

The minutes of the Regular Called Meeting on July 8, 2025, were presented for approval. A motion was made by Member Anderson to approve the minutes as presented with a second by Member Drolet. Motion carried unanimously.

**Vivian Anderson made a motion to Approve that was seconded by Peter Drolet with a result of 3-0-0-0-0. passing**

1.D. Approval of Minutes

The minutes of the Regular Called Meeting on September 09, 2025, were presented for approval. A motion was made by Member Drolet to approve the minutes as presented with a second by Member Anderson. Motion carried unanimously.

**Peter Drolet made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-0. passing**

## **2. Public Hearings**

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

Public Hearing was opened at 6:21 PM and closed at 6:22 PM

Susy Victor-Trevino, Ass. Director Economic and Community Development, briefed the Commission on the item and provided background on the request to amend the development plan and its standards. She explained that a new developer has purchased the property and is proposing the changes to the development plan. Revisions include:

1. The layout is being revised to include an additional access point on Old Decatur Rd. Since this new access affects neighboring properties, the development plan no longer aligns with the original intent of the Planned Development (PD) zoning. Therefore, a textural amendment to the existing development plan is required, as this is considered a major change by definition.
2. They layout no longer has an emergency access point near of McLeroy and was replaced by the incorporation of a cul-de-sac.
3. The southeast open space is being reconfigured to accommodate the overall layout, being slightly reduce in size.
4. The additional access point in Old Decatur is considering a major change by staff as it would impact neighboring properties and the development plan would no longer meet the intent of the original PD.

The engineer and developer for the project was introduced. Jason Schwab conducted a formal presentation to further explain their project goals and proposed changes. Mr. Schwab explained that the development layout remains consistent, with 56 lots measuring 40' x 110' each, along with the same designated open spaces. The only proposed addition is the inclusion of a second public access point, which will replace the previously designated emergency access point. The cul-de-sac is now positioned where the emergency access point was originally located.

This addition is not expected to negatively impact traffic or cause congestion on-site. The main routes will still be concentrated at Old Decatur Rd, and the two ingress/egress points are designed to effectively mitigate traffic concentration.

During the presentation, the developer addressed questions raised by the Commission. Staff clarified that the previously made recommendations would remain unchanged, with the only modification being the site layout. It was noted that a small number of lots do not meet the 40' x 110' standard due to the overall lot configuration. However, the engineer assured them the they should all reach the minimum and will confirm.

Staff requested clarification from the applicant regarding one of the park spaces, which appeared to be smaller than the others. According to the development standards, there are two primary common areas, each featuring full landscaping with amenities such as an open-air pavilion, picnic tables, grills, trash cans, and gang/cluster mailboxes. Staff inquired whether the existing space would be sufficient for these amenities, or if additional adjustments should be made in the amendment language. Mr. Schwab confirmed that there is adequate space to provide trails and landscaping within the smaller open space.

Victor-Trevino concluded the presentation by sharing that staff, along with the Fire Chief/Fire Marshal, recommended the addition of the second entrance and the closure of the emergency gate for security purposes.

Vice-Chairman Guttery opened the Public Hearing at 6:21 P.M.

Textural amendments do not require mail-out notices and thus no reply forms were received.

Vice-Chairman Guttery closed the Public Hearing portion of this item at 6:22 P.M.

A motion was made by Member Drolet with a second by Member Anderson to recommend approval to the City Council for a request Amend a Change in the Frontier Settlement Planned Development District, Providing Development Standards and a Development Plan, located at 700 Old Decatur Road (TAD). Motion carried unanimously.

**Peter Drolet made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-0. passing**

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

Public Hearing was opened at 6:45 PM and closed at 6:46 PM

Assistant Director of Economic and Community Engagement, Susy Victor-Trevino, introduced the item and provided background information regarding the request to amend the Saginaw Local Favorite Planned Development. She explained that a new developer is now overseeing the project and is proposing a revised concept plan, amendments to the permitted land uses within the Zoning Ordinance, and a new name for the development.

Mrs. Victor-Trevino noted that, in contrast to the former site plan, the new proposal modifies the building layout to better accommodate the existing structure and preserve as much of it as possible. She stated that the developer will submit a formal site plan for staff review at a later date. Revisions include:

1. The proposed plan includes a drive-thru for Jake's Burgers.
2. The proposed plan removes the courtyard plaza previously planned by the former developer; however, staff will require the inclusion of outdoor seating to maintain pedestrian-friendly design elements.
3. The amendment includes a textural revision to the Zoning Ordinance to adjust the list of permitted land uses. The former ordinance permitted sit-down restaurants with or without alcohol sales and sit-down restaurants with live music. The proposed amendment introduces classifications for primary and secondary uses, with primary uses being sit-down restaurants—a priority identified by City Council and the community. Staff recommended that primary uses be clearly defined and that a required percentage of total uses be designated as such within the motion.
4. The proposed development plan includes a meat market centrally located within the site layout. However, to accommodate for potential future changes, the developer has also requested to allow additional food-related accessory uses such as coffee shops, wineries, and similar establishments as secondary permitted uses. Mrs. Victor-Trevino stated that, due to the inclusion of a drive-thru, staff recommends adding language specifying that drive-thru service is only permissible for restaurants that provide a full-service dining area with wait staff or operate as fast-casual restaurants. This condition would prevent the introduction of traditional fast-food establishments in the future.
5. The developer proposes renaming the project to "MAD Concepts."

Applicants Cameron Hays and Courtney Lindley, President of MAD Concepts, addressed the Commission and provided additional details regarding the proposed changes to the development plan. Mr. Hays stated that the development will include Jake's Burgers, Split Rail Texas Grill, and a meat market/butcher shop. He explained that the meat market, proposed as a secondary use, will combine elements of a butcher shop and specialty grocery, offering fresh products and prepackaged meals, as well as indoor seating for customers. The meat market will be centrally located within the proposed building layout. Mr. Hays presented conceptual elevation plans to illustrate the intended appearance of the development and explained that the current front of the building will serve as the rear of the restaurants, with the new main entrances and seating areas oriented toward the opposite side. Both Jake's Burgers and the meat market will also retain access from the existing front. He further noted that the proposed elevation and layout modifications are designed to address localized drainage issues, accommodate a drive-thru lane for Jake's Burgers, and allow for flexibility in future tenant uses. In response to questions from the Commission, the applicants confirmed that the former Senior Center log cabin will be removed and that plans include renovating the former Veterans Park area for use as a restaurant seating area or garden space.

Vice-Chairman Guttery opened the Public Hearing at 6:45 P.M.

Staff stated that the textural amendment did not require mail-out notices and therefore no reply forms were received.

Vice-Chairman Guttery closed the Public Hearing at 6:46 P.M.

A motion was made made by Member Anderson with a second by Member Drolet to recommend approval to the City Council for a request to amend a change in the Saginaw Local Favorite Planned Development District to implement the listed changes in Exhibit B presented by staff, providing that 65% of the land use be designated as primary use and 35% of secondary use. Motion carried unanimously.

**Vivian Anderson made a motion to Approve that was seconded by Peter Drolet with a result of 3-0-0-0-0. passing**

### 3. Business

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#### 3.A. Presentation for Planning and Zoning Training

Assistant Director of Economic and Community Engagement, Victor-Trevino, informed the Commission that, due to the low attendance of new members, staff recommended postponing this item to a future meeting to allow additional new members to attend and receive the full training.

Member Peter inquired about the date of the next scheduled meeting. Mrs. Victor-Trevino explained that meetings are scheduled for the second Tuesday of every month but whether a meeting actually occurs is determined by whether an application, requiring the Commission's review, has been submitted that month. She also suggested the possibility of holding a dedicated training session if the Board expressed interest.

City Attorney Bronstein provided a brief overview of motion procedures for submitting recommendations to City Council, quorum requirements, and regulations regarding communications among Commission members outside of official meetings.

The Board tabled the item to allow for rescheduling and to ensure greater participation from new members.

### 4. Staff Report

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#### 4.A. Project Updates

Admin. Coordinator, Luisa Pina, provided the Commission with the project updates for the month of September 2025.

### 5. Adjournment

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#### 5.A. Adjournment

A motion was made by Vice-Chairman Guttery and seconded by Member Drolet to adjourn the meeting at 7:05 P.M. Motion carried unanimously.

**Benjamin Guttery made a motion to Approve that was seconded by Peter Drolet with a result of 3-0-0-0-0. passing**

APPROVED:

\_\_\_\_\_  
Chairman

ATTEST:

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



## Planning & Zoning Commission Memorandum

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### A. Presentation for Planning and Zoning Training

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Business Item: 2A.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

The Planning and Zoning Commission will receive training from City Attorney, Bessie Bronstein.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

N/A

### **Attachments**

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





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

ATTORNEYS & COUNSELORS

Saginaw Planning and Zoning Commission  
Training  
November 11, 2025

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

# Open Meetings Act

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



# Conflict of Interest: LGC 171

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





# Conflict of Interest: LGC 171

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



# Conflict of Interest: LGC 171

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



# Conflict of Interest

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



# Conflict of Interest

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

# Role of the P&Z

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





# Purpose of the P&Z

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

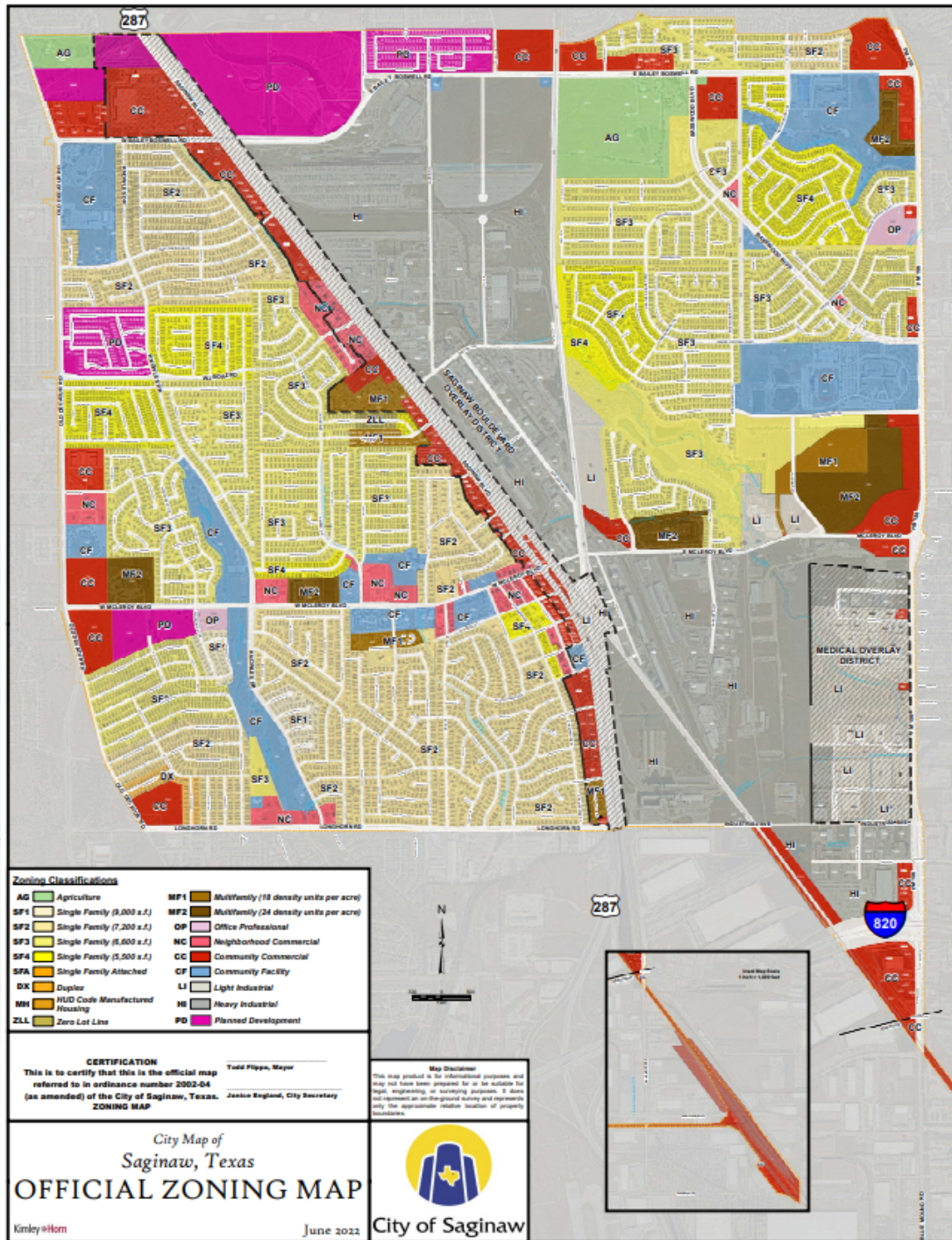
# Zoning

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

# Zoning Ordinance

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





# Zoning Discretion

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



# Standards for Zoning Changes

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

# Zoning Decisions

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

# Zoning Decisions

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



# Types of Zoning Cases

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

# Types of Zoning Cases

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



# Types of Zoning Cases

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





# Types of Zoning Cases

- Site Plans

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



# Types of Zoning Cases

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

# Super Majority Vote

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



# Straight Zoning vs. PD Zoning

## **Straight Zoning**

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

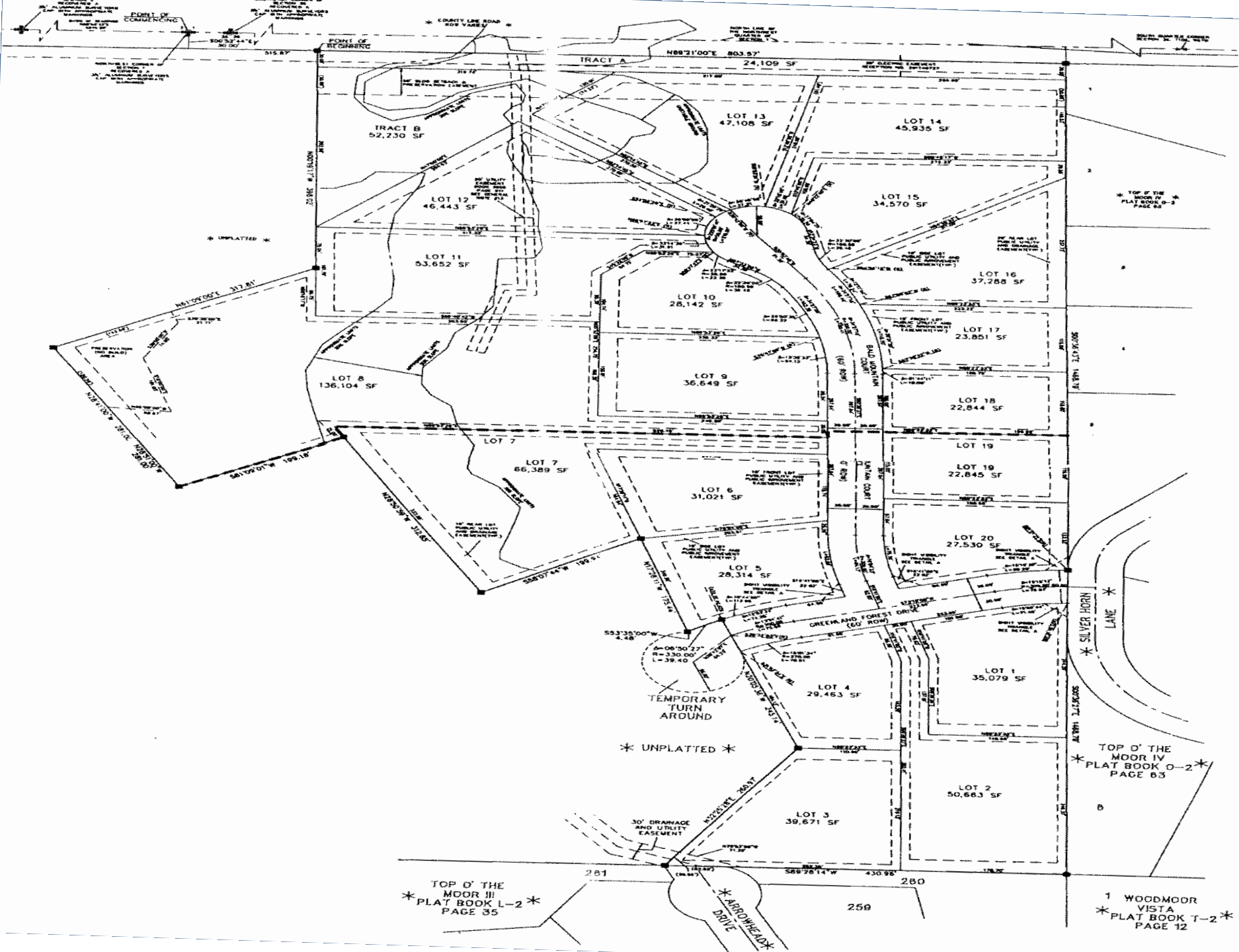
## **Planned Development**

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

# Platting

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





# Platting

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

# Types of Plats

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



# Platting

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

# HB 3167 (2019)

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

# Platting v. Zoning

## ZONING

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

## PLATTING

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



# Summary

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

# Fair Housing Act

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



# Fair Housing Act

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

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



# Capital Improvement Projects Advisory Committee

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



# Capital Improvement Projects Advisory Committee

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





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

ATTORNEYS & COUNSELORS

Saginaw Planning and Zoning Commission  
Training  
February 13, 2024

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





## Planning & Zoning Commission Memorandum

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**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).**

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Public Hearings Item: 3A.
Reference File	
Community Goals	

### **Attachments**

[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. \(Falcon Rezoning, Ordinance Final Draft\).pdf](#)



## 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).

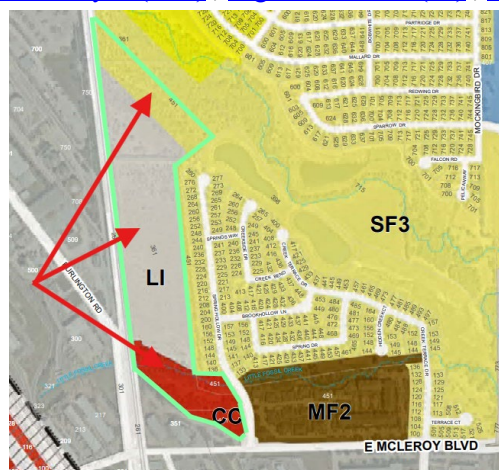
### Background/Discussion:

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 \(CC\)](#)

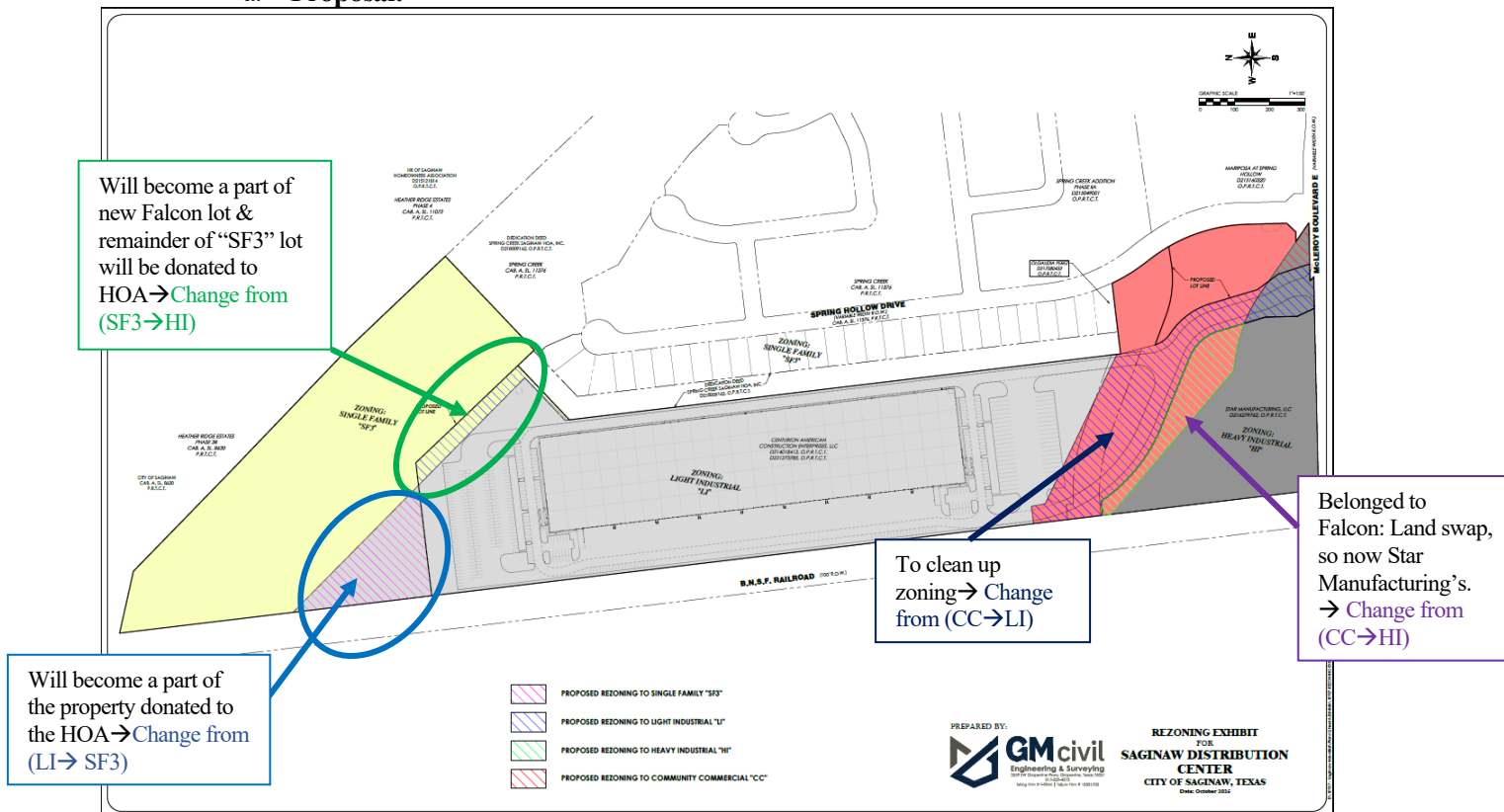


c. **Land Use:** Warehousing, Freight Office, and or Storage is permissible.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use	Nonresidential						Supplemental Conditions		
Designation																				
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](http://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).

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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:

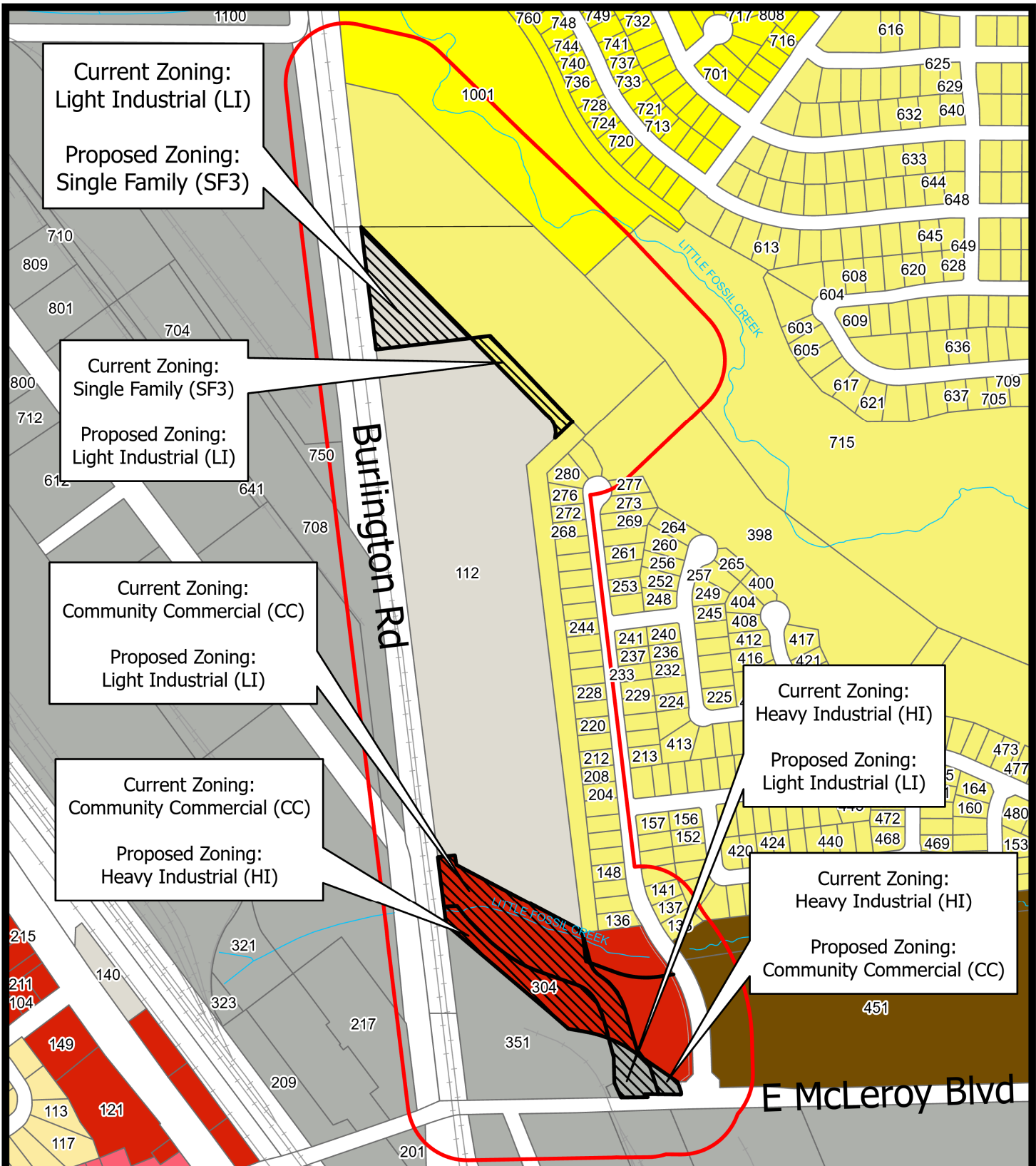
**Planning and Zoning Commission Meeting:** November 11, 2025, at 6:00 p.m.

**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](mailto:pz@saginawtx.org).

Sincerely,  
City of Saginaw Planning & Zoning Division



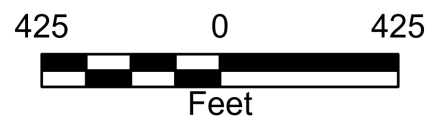
## Legend

-  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](mailto: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

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

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## 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

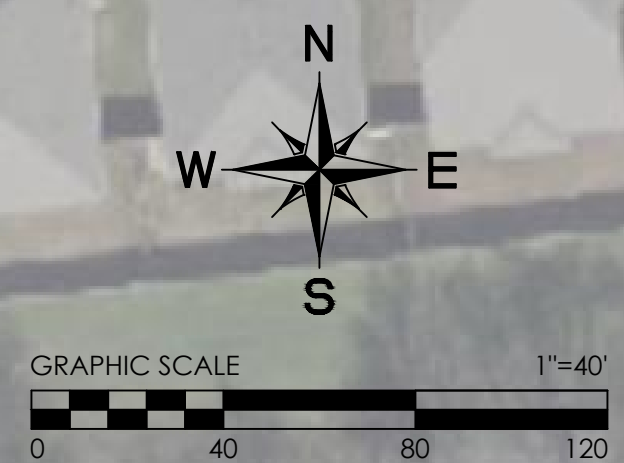
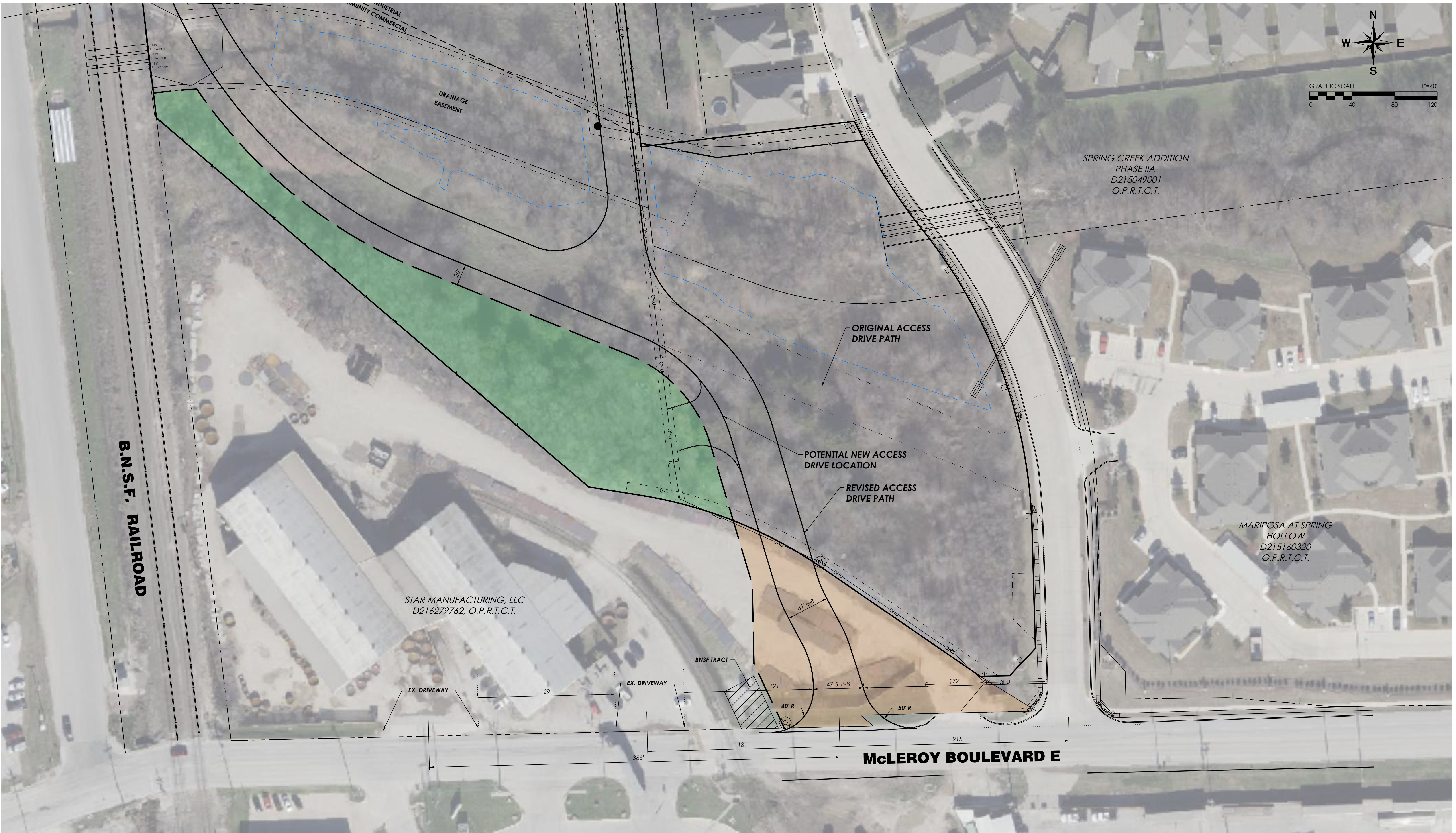
**Addition:** Falcon Distribution Center

**Tract:** -

**Abstract:** -

**Survey:** -



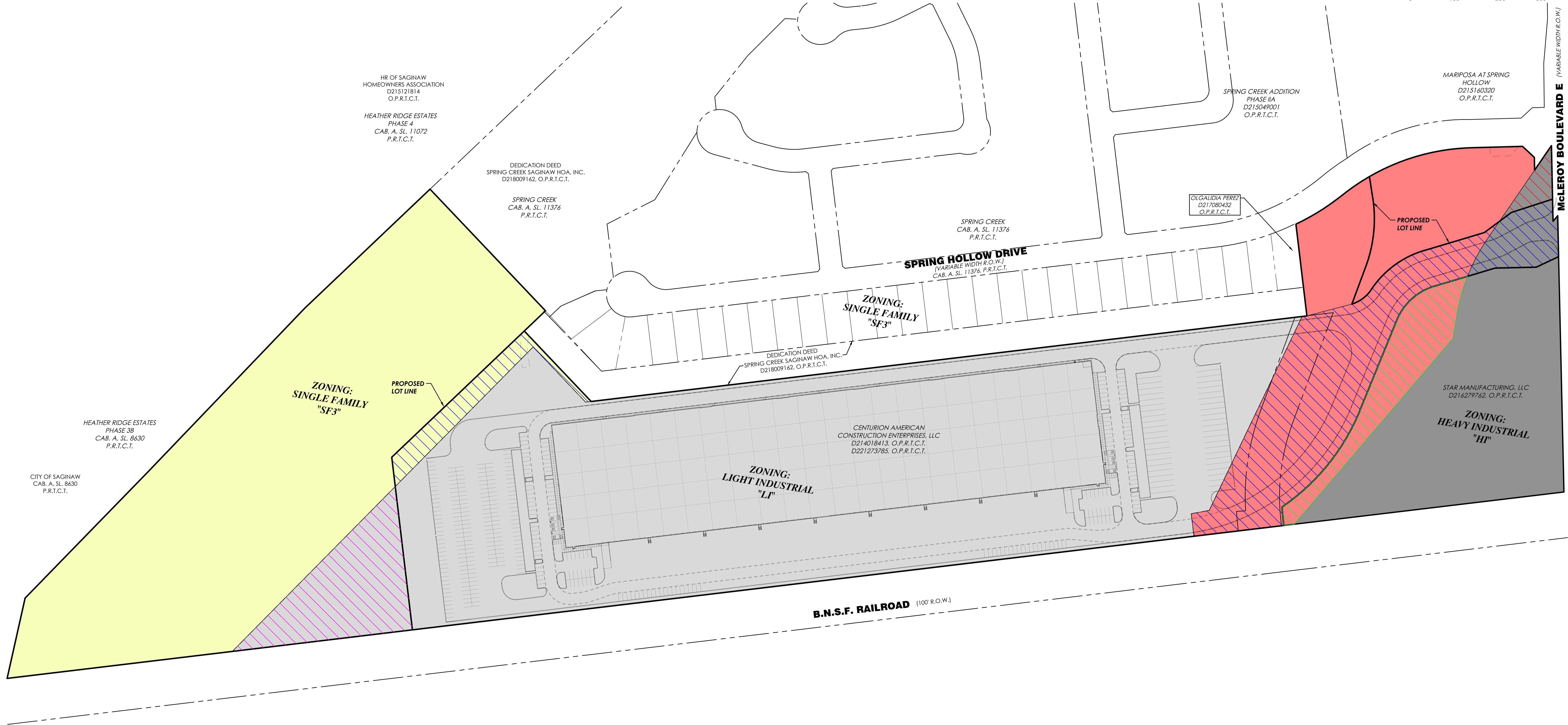
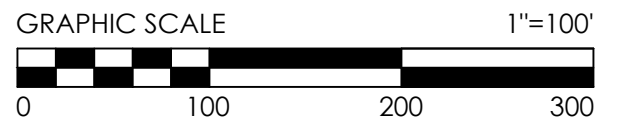
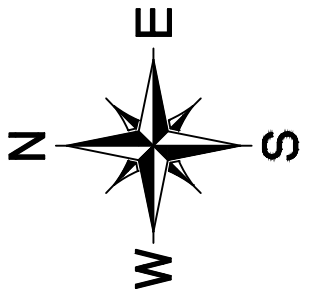



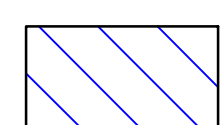


PREPARED FOR:  
**FALCON COMMERCIAL  
DEVELOPMENT**

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. 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.

## **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. 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;

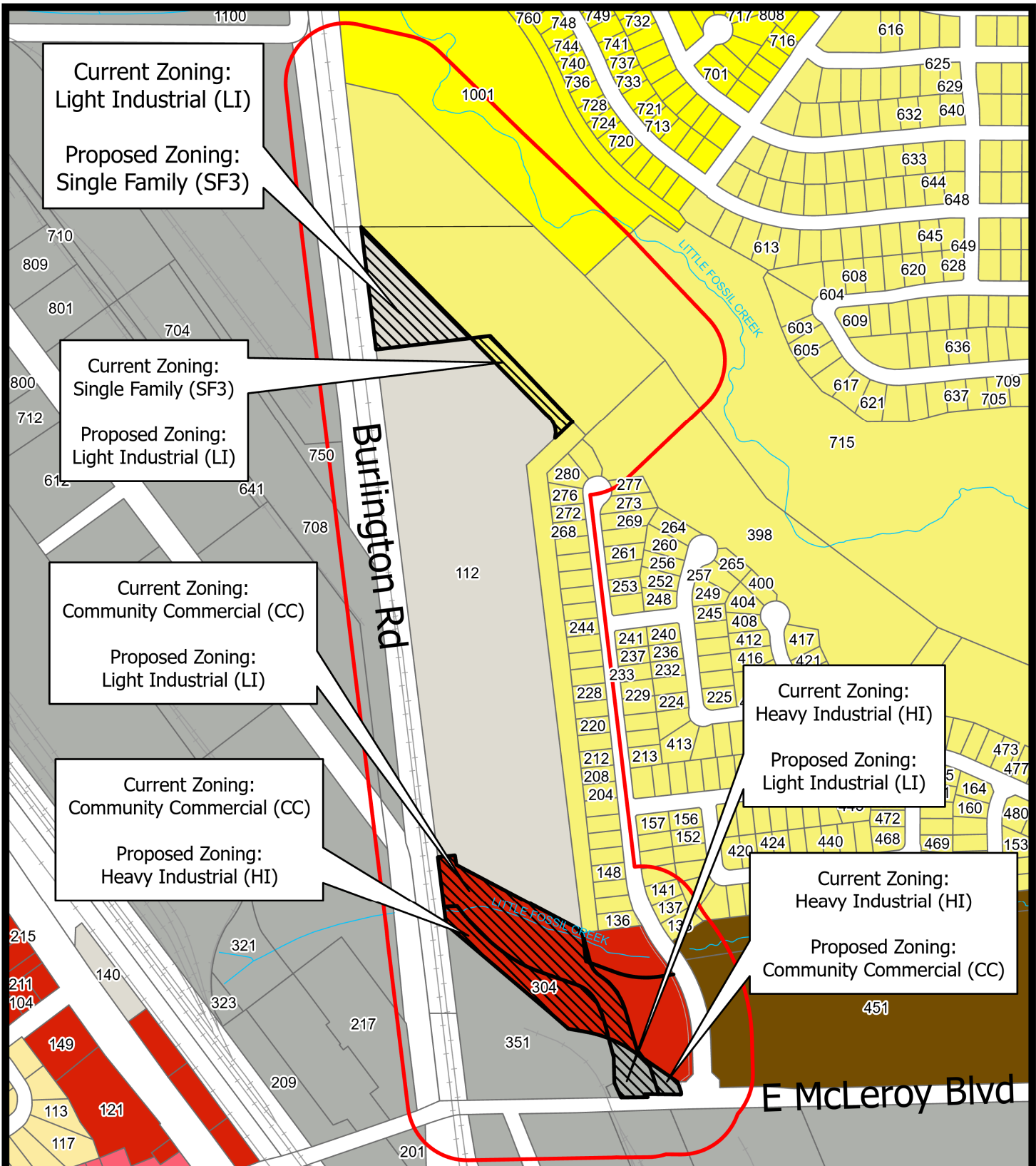
South 45 degrees 45 minutes 37 seconds East, a distance of 385.10 feet (plats 385.10 feet & 385.00 feet) to a 5/8" rebar capped Carter & Burgess found;

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.



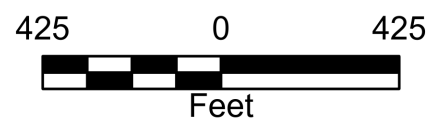
## Legend

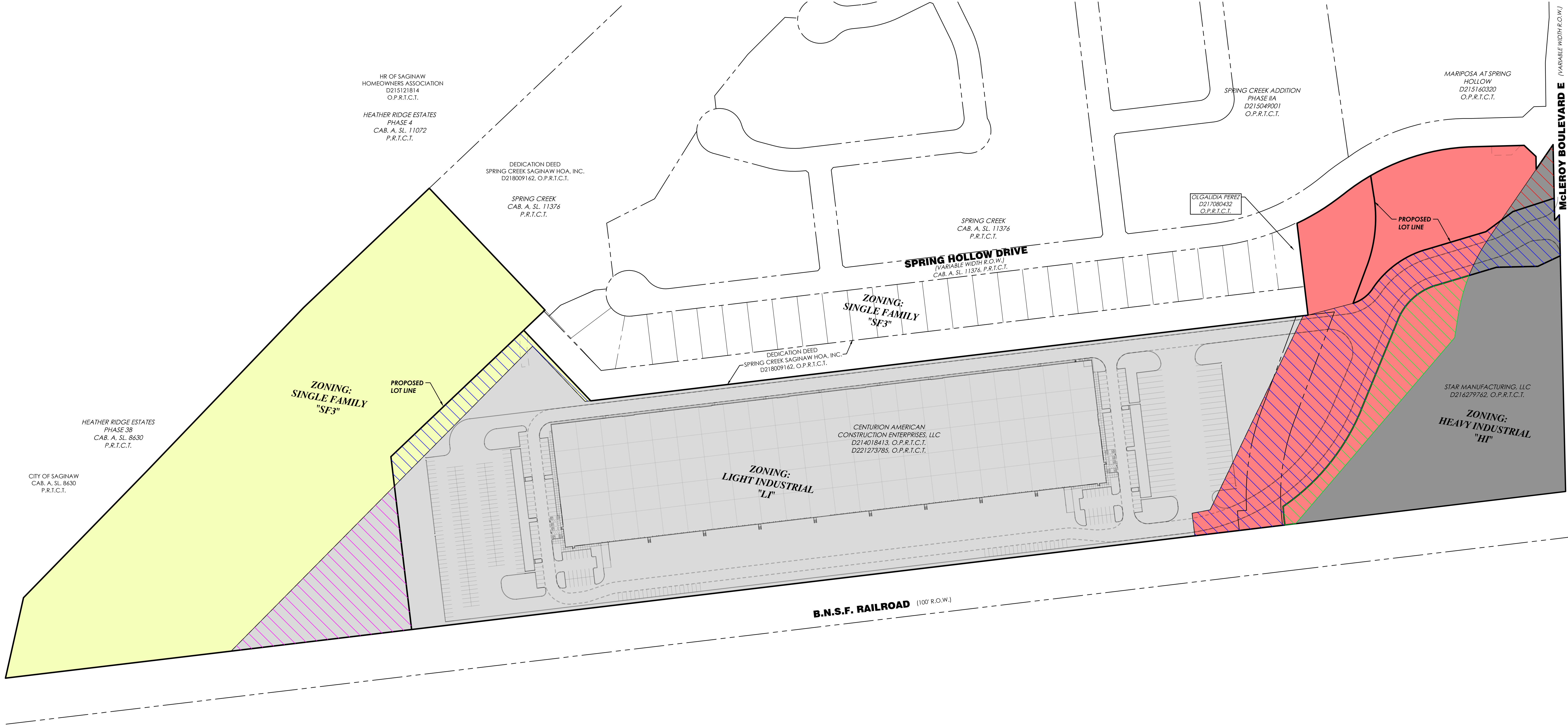
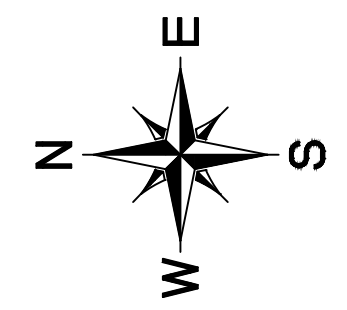
-  200ft Buffer
-  Property of Interest

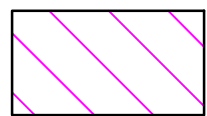
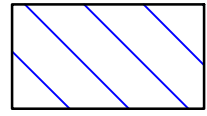
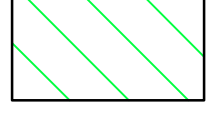

## Saginaw Distribution Center 200 ft Property Owner Notification



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



## Planning & Zoning Commission Memorandum

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**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).**

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Public Hearings Item: 3B.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

See attached documents for details.

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

N/A

### **Attachments**

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





## 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)

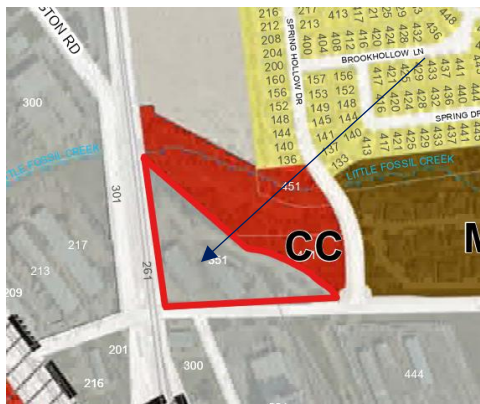
### **Background/Discussion:**

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 \(HI\)](#)





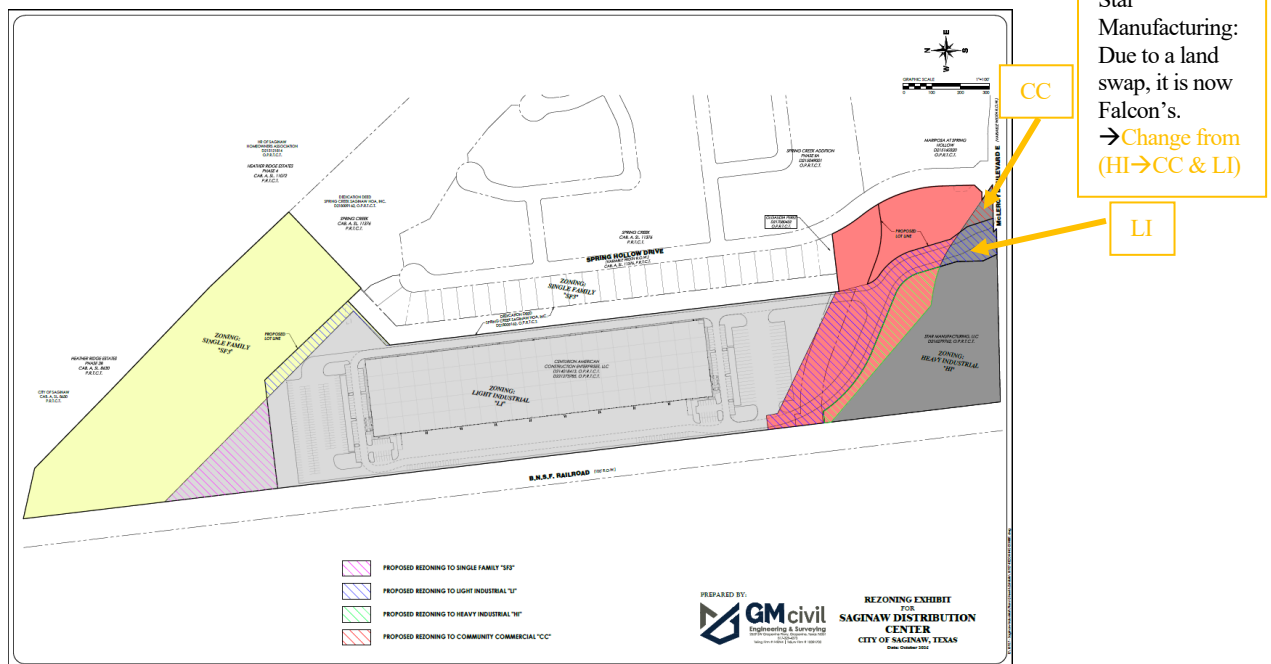
c. **Land Use:** Machine Shop is permissible.

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

City of Saginaw Land Use Table																				
Residential											Land Use 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		
											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](http://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:

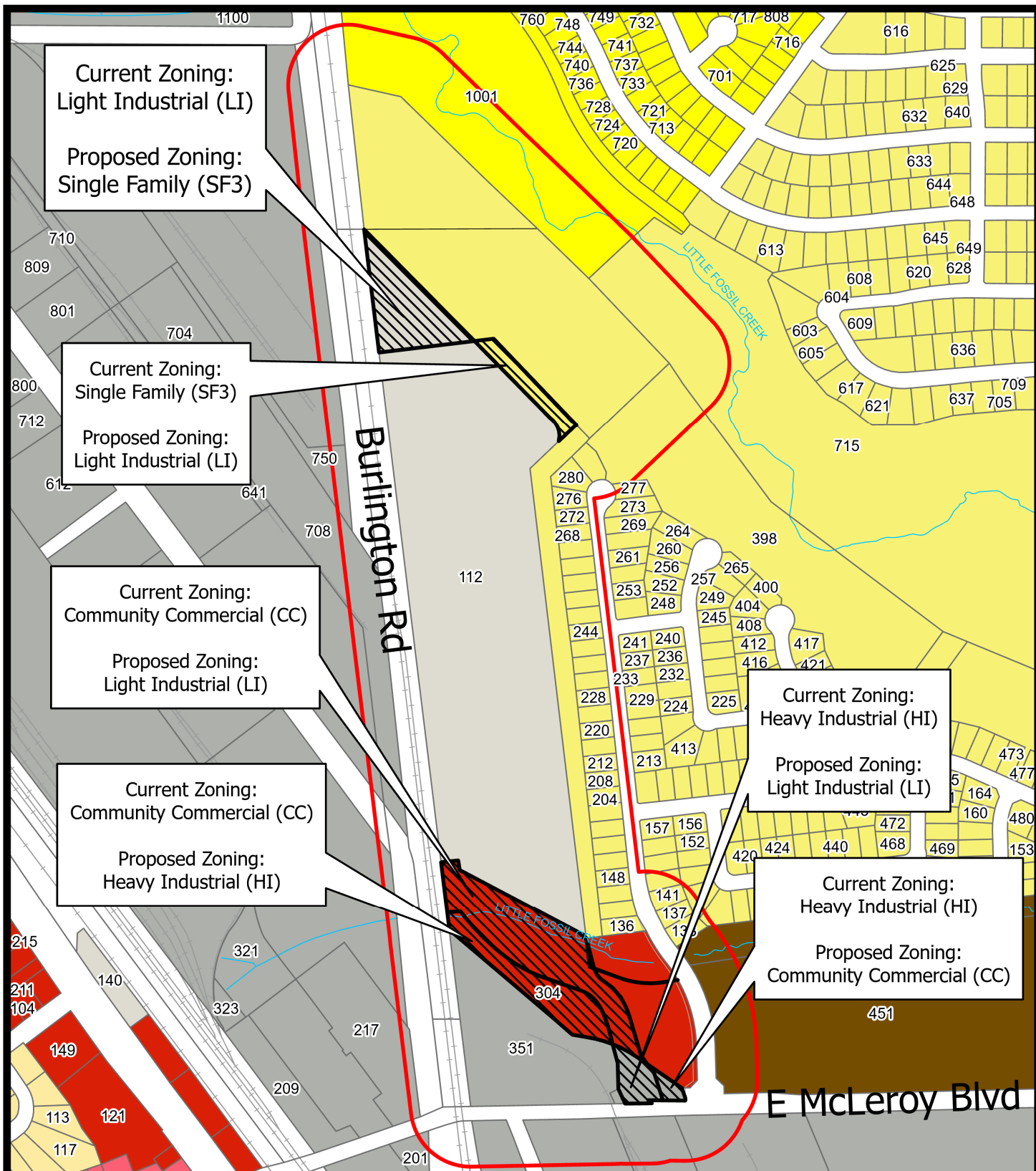
**Planning and Zoning Commission Meeting:** November 11, 2025, at 6:00 p.m.

**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](mailto:pz@saginawtx.org).

Sincerely,  
City of Saginaw Planning & Zoning Division



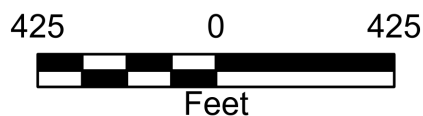
## Legend

-  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](mailto: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

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### *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 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." 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 textural 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](http://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](http://www.renebates.com). For additional information regarding this auction, contact Betty Young, Purchasing Buyer, at [Betty.Young@arlingtontx.gov](mailto: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

IPL0285828  
Oct 29,Nov 5,12 2025

**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

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**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](mailto:Support@GoBonfire.com) or by calling 1-800-354-8010.

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

**GENERAL DESCRIPTION OF WORK**  
The major work will consist of the (approximate) following: 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

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ENVY?

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**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](mailto:Support@GoBonfire.com) or by calling 1-800-354-8010.

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

**GENERAL DESCRIPTION OF WORK**  
The major work will consist of 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](mailto:bbyers@fwbg.org) (817) 463-4190 or to Nick Powell [npowell@dnunaway.com](mailto:npowell@dnunaway.com) (817) 335-1121.  
IPL0285505  
Oct 29,Nov 5 2025

Star-Telegram

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**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: 26-0073; Project  
WUTR24012**  
John Kubula Water Recycle Pump Electrical Improvements

**PRE-BID Meeting**  
November 6, 2025 at 10:00AM  
John F. Kubala Water Treatment Plant Lab/Maintenance Conference Room 6920 Russell Curry Road  
Arlington, TX 76001





## 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;

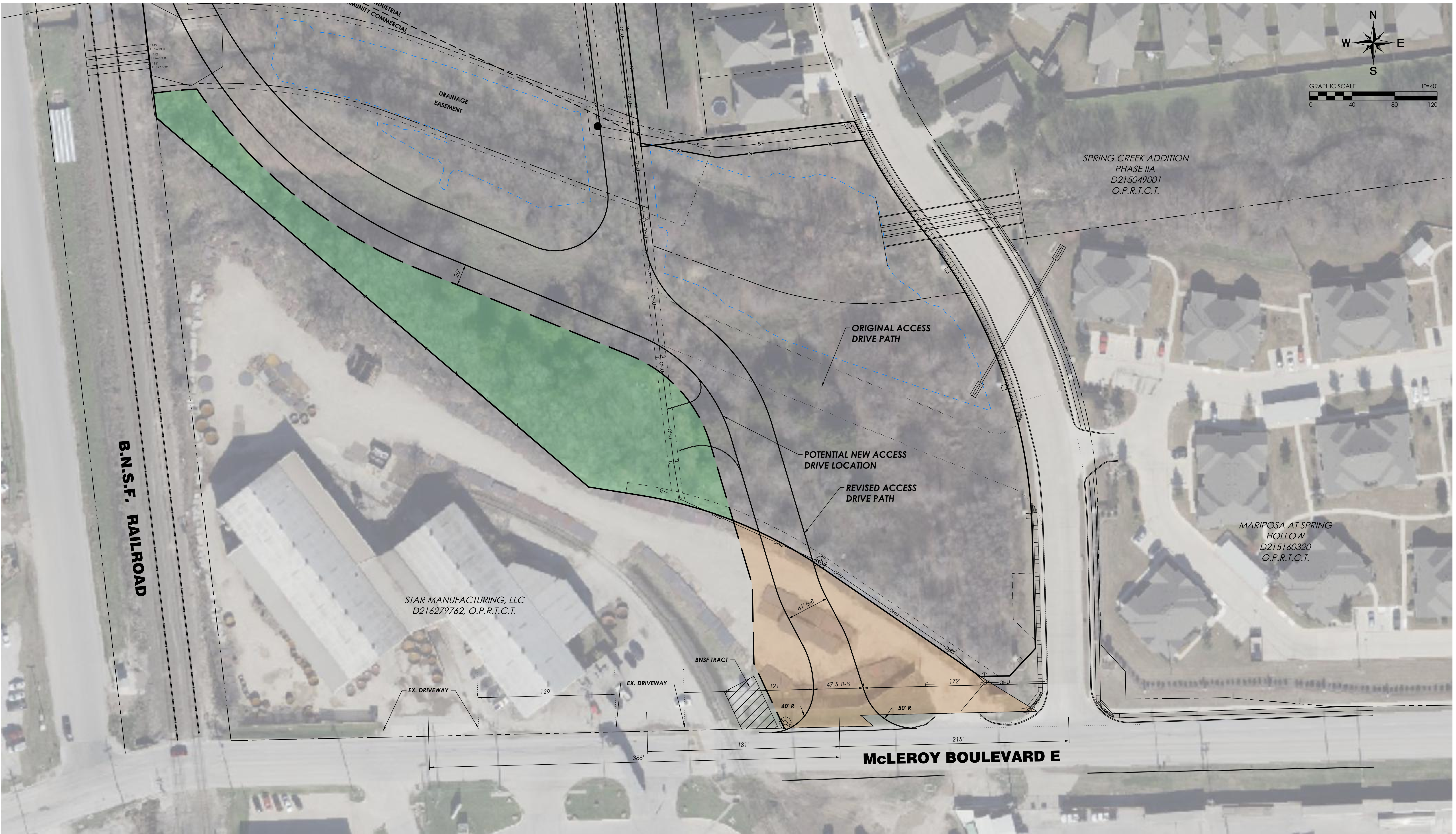
THENCE Southeasterly, along the west line of said BNSF Railway Company tract and a non-tangent curve to the right, having a radius of 453.50 feet, a central angle of 04 degrees 53 minutes 00 seconds, an arc distance of 38.65 feet, and a chord that bears South 24 degrees 56 minutes 15 seconds East, 38.64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



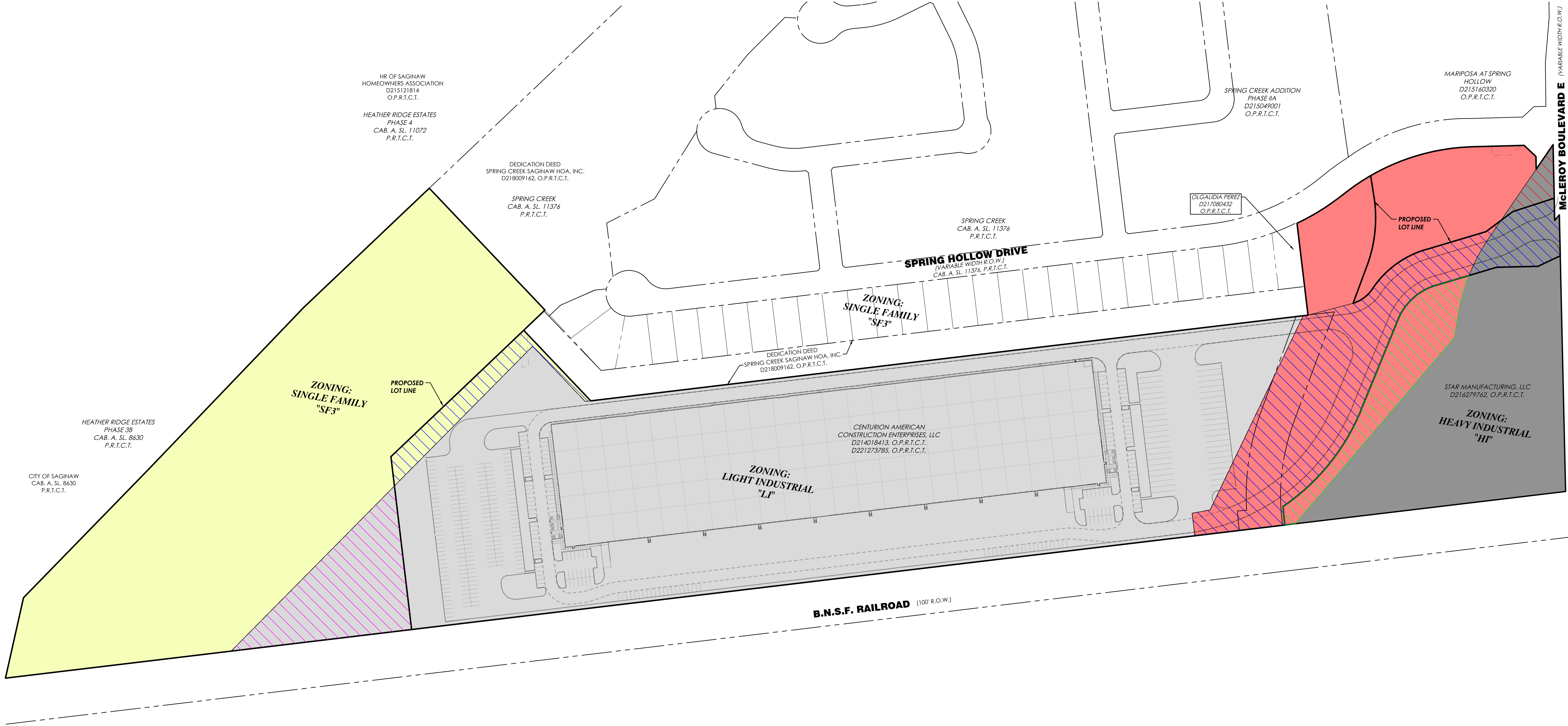
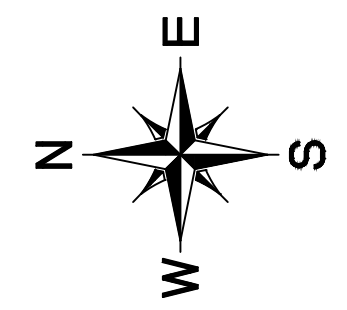


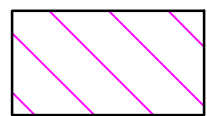
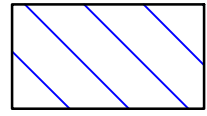
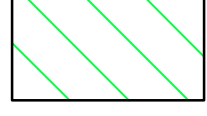

PREPARED FOR:  
**FALCON COMMERCIAL  
DEVELOPMENT**  
5440 Harvest Hill Road, Suite 250  
Dallas, Texas 75230  
Contact: Ben Newell

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;

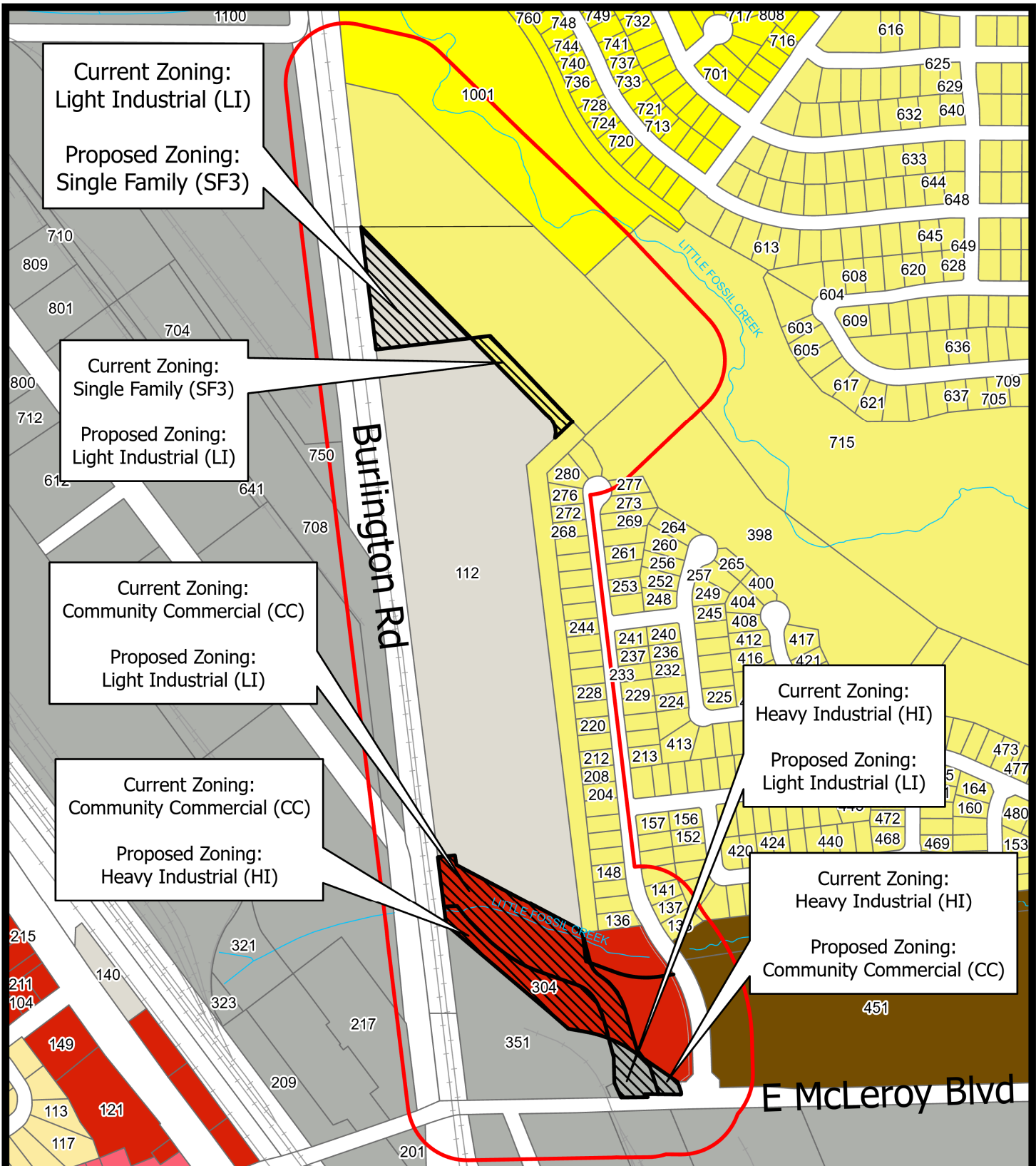
THENCE South 62 degrees 15 minutes 46 seconds East, along the north line of said BNSF Railway Company tract, a distance of 31.42 feet to the northwest corner of said BNSF Railway Company tract;

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.







- PREPARED BY:
-  **GM civil**  
**Engineering & Surveying**  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4673  
TxEno Firm # F-2944 | LjxSurvey Firm # 100021700

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## Planning & Zoning Commission Memorandum

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**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"**

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Public Hearings Item: 3C.
Reference File	
Community Goals	

### **Attachments**

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

[Permitted Use Table \(Draft\).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		
<b>MEDICAL USES</b>																				
											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



## Planning & Zoning Commission Memorandum

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### A. Project Updates

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

### **BACKGROUND/DISCUSSION:**

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

### **FINANCIAL IMPACT:**

N/A

### **RECOMMENDATION:**

N/A

### **Attachments**

[Project Updates \(11.11.25\).pdf](#)





## Project Updates

**Date:** November 11, 2025

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

**From:** Maria Hernandez, Planning Tech

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

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### **Background/Discussion:**

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

1. **FM156 and Industrial Blvd Reconstruction** \* This is a TXDOT project. \*

- a. *In Progress:* **Awaiting construction update from TXDOT**  
**Start Date:** 9/30/2025

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

2. **Bailey Boswell Professional Center**

- a. *In Progress:* Contractor is still working on underground utilities and concrete paving.
- b. *90% Complete:* Sanitary Sewer
- c. *80% Complete:* Water
- d. *90% Complete:* Storm Drain
- e. *Scheduled Completion Date:* Late November (Utilities and paving)

3. **Falcon Distribution**

- a. *Complete:* Contractor is working on infrastructure
- b. *90% Complete:* Storm drain
- c. *100% Complete:* Water and Sanitary Sewer
- d. *50% Complete:* Concrete paving (fire lanes paving 80% done; fire lanes for the new driveway off McLeroy to be completed)
- e. *In Progress:* Water meter and meter boxes remain.
- f. *Scheduled Completion Date:* TBD

4. **Holloway Company**

- a. *In progress:* Contractor is not working on infrastructure
- b. *Scheduled Completion Date:* TBD

## Project Updates (Continued)

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

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

- i. *Notice to Proceed:* September 20, 2023
- ii. *Original Contract Duration:* 730 Calendar Days
- iii. ***New Contract Duration:*** 755 Calendar Days
- iv. *Days Used to Date:* 771 days
- v. *Days Remaining:* -16 days

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

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

- i. *In Progress:* No Activity.
- ii. *Remaining Items:* Installing street signs and traffic markings. Final clean up for city inspection.

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

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

- i. *In Progress:* Landscape contractors are installing irrigation, trees, and grass sod. General contractors are working on grading parkways, removing weeds, and placing top soil, sealing concrete paving, installing street signs, and traffic markings.
- ii. *50% Complete:* Tree Planting
- iii. *30% Complete:* Placing grass sod
- iv. *60% Complete:* Removing weeds and placing topsoil

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

- i. *In progress:* Irrigation, top soil, grass sod, tree installation, street signs and markings, curb inlets, grading parkways, and placing top soils, concrete paving sealing, and the final clean up for city inspection.
- ii. *50% Complete:* Irrigation
- iii. *30% Complete:* Decorative stamped concrete medians
- iv. *50% Complete:* Grading parkways and topsoil

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

- a. *Scheduled Completion Date:* 11/07/2025; traffic light to be switched to normal operation.

### 6. **Miller Milling**

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

## Project Updates (Continued)

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

- i. *Contract Duration:* 75 Calendar Days
- ii. *Days Used to Date:* 158 calendar days
- iii. *Days Remaining:* 83 days
- iv. **Opal Jo Jennings**
  - i. *In Progress:* Grass sod, rock subgrade around the playground and rubber surfacing, installing perimeter fence, park furniture, water fountain, final playground surfacing, and tree planting (trees to be replaced with city approved trees).
  - i. *Complete:* **Playground Solutions has installed the playground equipment and the canopy cover.**
- v. **Brian Schwengler**
  - i. *In Progress:* Trees, Irrigation, grass sod, water fountain, park furniture, Basketball playing surface, final grading, and the rock subgrade around the playground and rubber surfacing.
  - ii. *50% Complete:* Perimeter fence
  - iii. *Complete:* Playground Solutions has installed the playground equipment and the canopy cover.

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

- a. *Contract Duration:* 50 calendar days
- b. *Days Used:* 68 days
- c. *Days Remaining:* -18 days
- d. *In progress:* grading and top soil installation. City final inspection is pending a TDLR final inspection of all ramps and sidewalks.
- e. *Scheduled Completion Date:* TBD

### 9. **Saginaw Retail**

- a. *In progress:* No Activity
- b. *Scheduled Completion Date:* TBD

### 10. **Tricon Saginaw**

- a. *Complete:* Phase 10 of 18
- b. *In Progress:* Contractor is working on infrastructure, no new updates.
- c. *Scheduled Completion Date:* September 2026

## Project Updates (Continued)

### 11. **Wayside Middle School**

- a. *In Progress:* Concrete headwall around the detention pond, regrading and planting grass sod.
- b. *80% Complete:* Storm drain
- c. *90% Complete:* Paving (remaining paving wont be complete until the old building is removed)
- d. *Complete:* Water, sanitary sewer,
- e. *Scheduled Completion Date:* November 2025, students expected to move to the new building in early January 2026.

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



## Planning & Zoning Commission Memorandum

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**A. Any Posted Item.**

Meeting	Agenda Group
Tuesday, November 11, 2025, 6:00 PM	Executive Session Item: 5A.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

text placeholder

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A