



City of Saginaw
Planning and Zoning Commission
Meeting Agenda

Tuesday, December 9, 2025, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

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

We request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation. The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the Recording Secretary a minimum of 72 hours in advance at 817-230-0440.

1. Call to Order

- 1.A. Roll Call to Establish Quorum
- 1.B. Audience Participation

2. Business

- 2.A. Approval of Minutes

3. Public Hearings

- 3.A. Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses) and Section 8-9, "Off-Street Parking and Loading Requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning"
- 3.B. Consideration and Action Regarding the Consideration of a Change in Zoning and a Planned Development on 25.62 Acres out of the Property located on 112 Spring Hollow Dr. and 304 E. McLeroy Blvd. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD for Light Industrial (LI) and Community Commercial (CC)).
- 3.C. Consideration and Action Regarding a Rezoning Request for some portions of the property located at 112 Spring Hollow Dr. from Light Industrial (LI) to Single Family (SF3) and from Community Commercial (CC) to Heavy Industrial (HI).
- 3.D. Consideration and Action Regarding a Request to Amend a Change in the Beltmill Planned Development District, Providing Development Standards and a Development Plan for Tract 4, located at the Northeast corner of E. Bailey Boswell Blvd. and Millstone Rd.

3.E. Consideration and Action Regarding a Change in Zoning from "CC" Community Commercial to "CC" Community Commercial & "MF2" Multi-Family for James P Alford Survey, Abstract 53, Tract 2A, City Boundary Split

4. Staff Report

4.A. Project Updates

5. Executive Session

6. Adjournment

6.A. Adjournment

Date Posted: _____ Time: _____ By: _____

Date Retrieved: _____ Time: _____ By: _____

Date Posted: December 2, 2025



Planning & Zoning Commission Memorandum

A. Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Call to Order Item: 1A.

Reference File

Community Goals

[object Object],[object Object],[object Object],[object Object],[object Object],[object Object],[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

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 & Zoning Team whom will pass it on to the Chairman. The Chairman will call on you at the appropriate time.



Planning & Zoning Commission Memorandum

A. Approval of Minutes

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Business Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The minutes for the meeting of November 11, 2025 are presented for approval.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

Attachments

[PZ Minutes \(11.11.25\).pdf](#)

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

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

November 11, 2025, 6:05 PM - November 11, 2025, 8:32 PM

Present at the Meeting:

- Vice-Chairman, No. 2, Benjamin Guttery
- Chairman, Place No. 4, Malinda Julien
- Member, Place No. 1, Vivian Anderson
- Member, Place No. 3, Peter Drolet
- Member, Place No. 5, Val Visas
- Member, First Alternate, John Hardy
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- PW Admin. Coordinator, Luisa Pina
- City Attorney, Bessie Bronstein

Absent at the Meeting:

- Member, Second Alternate, Daniela Fernandez

Visitors at the Meeting:

- David Hanna
- Allen Gent
- Jon Julien

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery called the meeting to order at 6:05 P.M. The quorum will consist of Chairman Guttery, Vice-Chairman Julien and Members Anderson, Drolet, Visas, and Alternate Member Hardy.

1.B. Audience Participation

Chairman Guttery explained the protocol for audience participation. City Attorney Bessie Bronstein advised the Commission to proceed to the following items and open up the Public

Hearing during items 3A and 3B but to refrain from taking action since the applicant was not present. Attorney Bronstein added that opening up the public hearing would allow members of the audience to voice their input on the desired item.

1.C. Approval of Minutes

The minutes of the Regular Called Meeting on October 14, 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.

Vivian Anderson made a motion to Approve that was seconded by Peter Drolet with a result of 6-0-0-0-0. passing

2. Business

2.A. Presentation for Planning and Zoning Training

Item 2A was moved to after the public hearing and will follow Item 3C on the meeting agenda.

Attorney Bronstein conducted a training session for the Commission that consisted of an introduction to Robert's Rules of Orders, key provisions of the Open Meetings Act, the Commission's responsibilities when reviewing zoning and plat cases, and important considerations for cases commonly brought before the Commission.

3. Public Hearings

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).

Public Hearing was opened at 6:13 PM and closed at 6:24 PM

Planning Tech, Maria Hernandez, introduced the item and informed the Commission that the applicant submitted a formal request to withdraw the item as they are planning to move forward with a Planned Development application and would be returning for the December meeting.

Chairman Guttery opened the Public Hearing at 6:13 P.M. and closed at 6:24 P.M.

Audience participation consisted of the following individuals:

- Allen Gent
- David Hanna

Allen Gent addressed the Commission and expressed he was not concerned with the driveway location, rather he was inquiring if the business located at 304 McLeroy Blvd would be relocated within the warehouse being built at 112 Spring Hollow Dr. He voiced his concern that the item

was being withdrawn the same day the meeting was taken place and moved to the following meeting. Assist. Director of Economic Development, Susy Victor, informed the Commission that staff recommended the withdrawal of the item due to additional requests from the applicant and the understanding that a Planned Development would better align with the applicant's needs. She further explained that a Planned Development would require legal notices to be published and mailed 11 days before the Planning & Zoning meeting, therefore the PD application would need to be added to the December meeting.

David Hanna addressed the Commission and spoke against the item. He expressed his dissatisfaction with Heavy-Industrial districts being located in close proximity to residential areas and noted that the infrastructure on McLeroy Blvd must be capable of supporting the anticipated traffic. He concluded by emphasizing that the presence of Heavy Industrial districts has significantly impacted the community's quality of life. He informed the Commission that he would not be present for the December meeting but he was aware that he would be allowed to write a letter that would be read at the December meeting by the Commission.

Attorney Bronstein explained that the City does not want to create a precedent of allowing applicants to withdraw their items at the last minute. She elaborated that the motion presented would determine whether the Commission approves or denys the withdrawal of the item from the agenda.

Chairman Guttery read the applicant's formal request to withdraw the item, stating the following:

"Dear Members of the Planning & Zoning Commission,

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

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

Thank you for your attention to this request.

Sincerely,

Walker White

Falcon Commercial Development"

Staff reiterated that the proposed rezoning was due to a land swap deal between Falcon Commercial Development and Star Manufacturing. The applicant wished to rezone portions of the Falcon Commercial Development property that are currently designated Community Commercial to Light Industrial to allow the developer to build their driveway in a Light-Industrial parcel and rezone the area being transferred to Star Manufacturing to Heavy-Industrial. Staff noted that these area would not be abutting the residential properties.

A motion was made by Member Hardy to deny the request to withdraw the item from the agenda. Motion failed.

A motion was made by Member Drolet with a second by Member Julien to approve the request to withdraw the item from the agenda. Motion carried with Member Chairman Guttery, Vice-Chairman Julien, Member Anderson, Member Drolet, and Member Visas voting to approve the request. Member Hardy voted against the motion. Motion Passed.

Peter Drolet made a motion to Approve that was seconded by Malinda Julien with a result of 5-1-0-0-0. passing Opposed by John Hardy

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).

Public Hearing was opened at 6:35 PM and closed at 6:44 PM

Planning Tech, Maria Hernandez, introduced the item and informed the Commission that the applicant formally requested the withdrawal of the item, indicating their intent to move forward with a Planned Development application for the December meeting.

Chairman Guttery opened the Public Hearing at 6:35 P.M. and closed it at 6:44 P.M.

Audience participation consisted of the following individuals:

- Allen Gent
- David Hanna

Allen Gent addressed the Commission and inquired if the business at 304 E. McLeroy Blvd. had plans to conduct operations in areas not noted on the exhibit. Staff and the Commissioners addressed Mr. Gent's concerns. Mr. Gent inquired about the feasibility of Falcon Commercial Development relocating their driveway onto Minton Rd., crossing the railroad. Staff informed the Commission that the developer reached out to a Burlington Northern Santa Fe (BNSF) employee and they were informed that the approval of a railroad crossing was highly improbable and therefore they pursued an alternative solution.

David Hanna addressed the Commission and was concerned that the approval of Heavy Industrial (HI) property would lead to future rezoning cases expanding the HI areas and encroach on the nearby residential properties.

Staff presented the applicant's formal letter requesting the withdrawal of the item from the agenda, which reads as follows:

"Dear Members of the Planning & Zoning Commission,

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

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

Thank you for your attention to this request.

Sincerely,
Walker White

Falcon Commercial Development"

A motion was made by Member Drolet with a second by Member Julien to approve the request to withdraw the item from the agenda. Motion carried with Member Chairman Guttery, Vice-Chairman Julien, Member Anderson, Member Drolet, and Member Visas voting to approve the request. Member Hardy voted against the motion. Motion Passed.

Attorney Bronstein informed the audience that they would have the opportunity to speak at the December meeting. She elaborated that those unable to attend could submit their statements, limited to three minutes, to be presented at the December meeting.

Vivian Anderson made a motion to Approve that was seconded by Malinda Julien with a result of 5-1-0-0-0. passing Opposed by John Hardy

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"

Susy Victor-Trevino, Ass. Director of Economic and Community Development, introduced the item and explained staff's request to amend the permitted use table, specifically regarding the categories of automotive uses, medical uses, and commercial, retail, and service uses. She explained that staff is working on updating the permitted use table as a whole to accommodate uses to the current needs of the community and explained that given the size of the table and scope of work involved, staff will be targeting these changes by sections at a time.

Following the initial briefing, Victor-Trevino continued with the slideshow presentation, starting with the changes on the uses within the automobile category. She also noted that part of the proposed amendments to the permitted use table are relation to the "off premises parking lots". She noted that a previous ordinance, 2023-17, was adopted to enforce on-premise parking, however the permitted use table was never amended. She clarified that staff is proposing to allow "off premise parking" in zoning districts of which include: Community Commercial (CC), Community Facilities (CF), Light Industrial (LI), and Heavy Industrial (HI), through a specific use permit as outlined in the proposed table and amend Ordinance 2023-17 to include a sentence indicating that an SUP can be obtained for this use.

The proposed changes for these categories are as listed:

Automotive Uses and Off-Premise Parking:

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.

Chairman Guttery asked about the status of existing businesses within the affected use categories if the proposed changes were approved. Victor-Trevino explained that any business operating before the changes would be classified as legal nonconforming. These businesses could continue to operate in their current use, but if they were to change to a different use, they could not return to their original use. She also noted that ongoing applications for businesses in these use categories would be allowed by right, as long as the application was submitted prior to the changes being adopted. Staff also emphasized that future amendments could be made if the city receives applications to alter uses, although this would set a precedent.

Member Visas then sought clarification on the proposed changes to the "park and ride lots" use. Chairman Guttery expressed concern that removing the permit by right for all categories could potentially impact businesses with large employee bases, particularly if parking needs exceeded available spaces. Victor-Trevino clarified that the amendment would only apply to city facility zones, which would continue to allow park-and-ride lots to accommodate needs like shuttle services for events, such as the Train and Grain Festival. She further explained that if there were future needs related to businesses or developments, an amendment could be made to permit those uses on a case-by-case basis. Chairman Guttery also pointed out that removing the "park and ride lots" use could affect planned developments, such as the MAD Concepts PD, which require off-premise parking to accommodate anticipated customer volume. Assistant Director Victor-Trevino clarified that these types of situations would not be affected by the proposed changes to park and ride lots. Instead, off-premise parking would fall under a different category, "parking lot off-premise," and the staff was proposing to allow such uses in Community Commercial (CC) zones through a specific use permit.

Chairman Guttery Opened Public Hearing at 7:19 P.M.

David Hanna addressed the Commission and reiterated his concern with heavy industrial zoning and the impact it can have on the quality of life of residents in Saginaw.

Public Hearing was closed at 7:20 P.M.

Admin. Coordinator, Luisa Pina, continued with the last two sections of the presentation outlining the proposed changes to the Commercial, Retail and Service and Medical use categories. The

proposed changes in the Commercial, Retail and Service category are as follows:

1. Convenience Store, With or Without Fuel Sales
 - a. NC: Amend from permitted by right to not permitted.
 - b. CC: Amend from permitted by right to permitted with a specific use permit.
2. Reclassify the Ambulance Service, Cosmetic Tattoo Establishment, Massage Therapy Establishment, and Pharmacy uses from the "Commercial, Retail, and Service" category to the "Medical" category.

Pina explained that the proposed changes would no longer allow "convenience stores with or without fuel sales" in Neighborhood Commercial (NC) zoning areas. Instead, such stores would only be permitted in Community Commercial (CC) zones, and even then, only through a specific use permit. She noted that many current NC lots are not strategically located to accommodate businesses like convenience stores without negatively impacting traffic flow in nearby residential areas. By restricting convenience stores to CC zones and requiring a specific use permit, the Commission could evaluate each case individually. This would allow for review based on resident feedback and staff recommendations, especially since residents have expressed a preference for more sit-down restaurants rather than convenience stores.

Chairman Guttery sought clarification on the distinction between "convenience stores with fuel sales" and those "without fuel sales." He expressed concern that the proposal might unintentionally limit small, accessible convenience stores that serve local residents. City Attorney Bessie Bronstein clarified that, according to City Code, "convenience stores with or without fuel sales" are defined as any premise where gasoline and/or petroleum products are sold as a primary use. She explained that the term covers both convenience stores and gas stations. Pina further noted that while staff had considered separating these two uses, any changes would be addressed in future proposals with the City Attorney when revising the commercial use categories.

Next, Pina moved on to the proposed amendments for certain businesses to be reclassified under the medical use category. Specifically, the amendments would place "Ambulance Service," "Cosmetic Tattoo Establishment," "Massage Therapy Establishment," and "Pharmacy" into the medical section of the zoning code. She explained that these businesses are more aligned with medical services and are better suited under that category.

Finally, Pina addressed the medical zoning category, explaining that some changes were necessary to align with state legislation. To ensure consistency, the staff proposed that all medical uses within the Community Commercial zones be permitted through a specific use permit. This would ensure that the Commission could review each medical establishment on a case-by-case basis, as required by state law.

1. CC: Amend "medical uses" from permitted by right to permitted with a specific use permit.

Chairman Guttery opened the Public Hearing at 7:28 P.M.

There was no audience participation or comment cards submitted for this item.

Public Hearing was closed at 7:29 P.M.

A motion was made by Member Drolet and seconded by Alternate Member Hardy to approve the proposed amendments to the permitted use table categories of 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". Motion carried unanimously.

Peter Drolet made a motion to Approve that was seconded by John Hardy with a result of 6-0-0-0-0. passing

4. Staff Report

4.A. Project Updates

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

5. Executive Session

5.A. Any Posted Item.

Item was bypassed.

6. Adjournment

6.A. Adjournment

A motion was made by Member Anderson and seconded by Member Drolet to adjourn the meeting at 8:32 P.M. Motion carried unanimously.

Vivian Anderson made a motion to Approve that was seconded by Peter Drolet with a result of 6-0-0-0-0. passing

APPROVED:

Chairman

ATTEST:

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



Planning & Zoning Commission Memorandum

A. Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City’s Permitted Use Table (Automotive 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, December 9, 2025, 6:00 PM	Public Hearings Item: 3A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The Planning & Zoning team is propping the following change in the permitted use table:

Residential											Land Use Designation	Nonresidential								Supplemer Conditions
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H		
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I		
	1	2	3	4	A		L		1	2				U						
AUTOMOTIVE USES																				
											Parking lot, off premises	-	-		S	S	S	S	7	

The proposed change would remove the option for residential, office professional, neighborhood commercial, and neighborhood mixed-use districts to allow off-premise parking. Instead, off-premise parking would only be allowed in community commercial, community facility, light industrial, and heavy industrial zoning districts through a specific use permit.

Attachments

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

ORDINANCE 2025-29

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 AUTOMOTIVE 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; and

WHEREAS, any use that previously existed on the date of the passage of this ordinance that would be affected by the passage of this ordinance is legally conforming, regardless of whether the changes in this ordinance would render them nonconforming.

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 December 09, 2025, and the City Council of the City held a public hearing on December 16, 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 community commercial, city facility, and industrial 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	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
	1	2	3	4	A		L		1	2				U					
AUTOMOTIVE USES																			
											Parking lot, off premises				S	S	S	S	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

B. Consideration and Action Regarding the Consideration of a Change in Zoning and a Planned Development on 25.62 Acres out of the Property located on 112 Spring Hollow Dr. and 304 E. McLeroy Blvd. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD for Light Industrial (LI) and Community Commercial (CC)).

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Public Hearings Item: 3B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The details for this application are as follows:

Applicant Name: Ben Newell, Owner of (112 Spring Hollow Dr.) and Mike Conglose, Owner of Star Manufacturing (304 E. McLeroy Blvd.).

Application Address: 112 Spring Hollow Dr. and 304 E. McLeroy Blvd., Saginaw, TX 76179.

Application Type: Request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)).

The application pertains to the ongoing development of Falcon Distribution Center at 112 Spring Hollow Drive. Initially, the design included driveway access off of Spring Hollow Drive. However, following concerns raised by residents of the Spring Creek Neighborhood, the Spring Creek HOA, and Mariposa Apartments regarding the driveway's proximity to homes and its potential impact on local streets, discussions to revise the design were initiated.

The City of Saginaw, Falcon Distribution Center, and the Spring Creek HOA have been collaborating to explore alternative driveway locations and other options to alleviate traffic and safety concerns.

At residents' request, the project team evaluated access via Minton Rd.; however, this option was deemed infeasible due to its close proximity to the railroad tracks and BNSF regulations governing street-level crossings. The team also considered options such as streetlights, medians, and new monumental signage. After further review, the most viable solution was to relocate the driveway access from Spring Hollow Dr. to E. McLeroy Blvd. To achieve this alternative, Falcon Distribution Center needed to acquire additional frontage along E. McLeroy Blvd. Falcon subsequently reached an agreement with the neighboring business, Star Manufacturing located at 304 E. McLeroy Blvd., to exchange portions of their properties. This exchange would allow the driveway to be relocated while ensuring Star Manufacturing could continue operating effectively within its revised boundaries.

Because of the property exchange and the land donation to the HOA, the remaining parcels that will be owned by Falcon Distribution Center must be rezoned to reflect the proposed use of the Distribution Center (*Tract 1*) as well as any future commercial development planned for the southeastern portion of the property (*Tract 2*), ensuring that the zoning aligns with the new lot configurations.

The first component of this application is a request to rezone the property outlined in green in the exhibit below to a Planned Development (PD). The PD would comprise two tracts, each with its own base zoning designation as outlined below.

Tract 1:

- *Current Zoning:* Single Family (SF3), Community Commercial (CC), Light Industrial (LI), and Heavy Industrial (HI).
- *Proposed Base Zoning for Tract:* Light Industrial (LI).

Tract 2:

- *Current Zoning:* Heavy Industrial (HI) and Community Commercial (CC).
- *Proposed Base Zoning for Tract:* Community Commercial (CC).



Exhibit C: Property owned by Falcon Distribution Center to be rezoned to a Planned Development (PD).

Deviation of Screening Device

The second component of this application is a request for a deviation from the requirement to install a screening device along property lines that abut residential districts. The applicant is seeking this deviation because the relocation of the driveway, being pursued in response to the Spring Creek HOA's request, requires additional engineering, paving, and related costs. To help offset these costs, the developer is asking not to construct the required fence along the residential boundary, noting that an existing berm already provides physical separation between the two properties.

The developer has discussed this request with the HOA President and, as part of the agreement, will construct a slab for a future pickleball court within the property being donated to the HOA. At the City's direction, the developer and the HOA were to reach out to nearby residents along this property line to gather their feedback on the proposed deviation.

Attachments

[112 Spring Hollow Dr. & 304 E. McLeroy Blvd. \(Application, Redacted\).pdf](#)

[112 Spring Hollow Dr. & 304 E. McLeroy Blvd. \(Newspaper Notice Affidavit, Redacted\).pdf](#)

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

[PD Owner Map.pdf](#)

[Reply Form Luciano S. Redacted \(Reply to withdrawn applications from last month\).pdf](#)

[112 Spring Hollow Dr. & 304 E. McLeroy Blvd. \(PD, Ordinance 2025-30\).pdf](#)



Record Report for Zoning Change #ZONE-25-0008

Record Overview

Record Number: ZONE-25-0008

Record Type: Zoning Change

Record Status: Submitted for Processing

Record Submitted At: Monday November 17, 2025

Record Address: 112 SPRING HOLLOW DR & 304 E. MCLEROY BLVD., Saginaw, TX 76131

Record Owner: Planning Department

Record Applicant User: Sherri Taylor

Record Applicant Company: GMcivil

Record Tags: Falcon Saginaw Development Center

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

Applicant's :

GMcivil, Matt Baacke, P.E.

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

The purpose of this zoning submittal is to rezone the 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, as well as rezoning other portions of Falcon's proposed new property lines. 1.) Planned Development Zoning: a. Location: 112 Spring Hollow Dr. and 304 E. McLeroy Blvd. b. Rezoning: PD with LI (Tract 1) and CC Uses (Tract 2) i. Rezoning from SF3, CC, HI --> PD (LI Uses) ii. Rezoning from CC --> PD (CC Uses) iii. Rezoning from HI --> PD (CC Uses)

Current Zoning: CC, LI, HI, SF3

Proposed Zoning: PD (CC & LI Uses)

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

Project Name: Falcon/Saginaw Distribution Center

Project Address: 112 SPRING HOLLOW DR & 304 E. MCLEROY BLVD., Saginaw, TX 76131

Property owner information:

FALCON SAGINAW OWNER LLC

112 SPRING HOLLOW DR., Saginaw, TX 76131

Project Acentage: 25.62

Lot: Currently 1, to be replatted.

Block: Currently 1, to be replatted.

Addition: Falcon Saginaw Distribution Center **Tract:** -

Abstract: -

Survey: -

Generated Documents

No documents generated

EXHIBIT "A"
ZONING DESCRIPTION TRACT 1

EXHIBIT A
PD ZONING TRACT 1
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 at 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 North 25 degrees 14 minutes 26 seconds West, departing the north line of said McLeroy Boulevard East, 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;

THENCE across said Star Manufacturing tract and said PM FCD Saginaw tract, as follows:

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 at the southwest corner of said Lot 1X, Block 7 and a reentrant corner of said Lot 1R, Block 1;

THENCE across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

South 14 degrees 40 minutes 03 seconds East, a distance of 97.99 feet to the beginning of a tangent curve to the left, having a radius of 79.50 feet;

Southeasterly, along said curve, having a central angle of 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears South 35 degrees 29 minutes 43 seconds East, 56.53 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 1,007,532 square feet or 23.130 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.

EXHIBIT "A"
ZONING DESCRIPTION TRACT 2

EXHIBIT A
PD ZONING TRACT 2
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 at 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 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears North 35 degrees 29 minutes 43 seconds West, 56.53 feet to the end of said curve;

North 14 degrees 40 minutes 03 seconds West, tangent to said curve, a distance of 97.99 feet to a 5/8" rebar capped Carter & Burgess found at a reentrant corner of said Lot 1R, Block 1 and the southwest corner of Lot 1X, Block 7 of the final plat of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

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 and south 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 37 degrees 01 minute 48 seconds, an arc distance of 303.76 feet (plats 303.76 feet & 303.62 feet), and a chord that bears South 20 degrees 05 minutes 41 seconds East, 298.50 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;

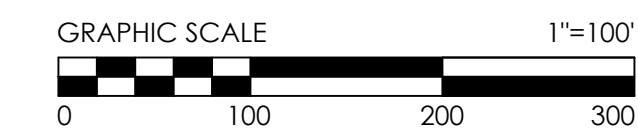
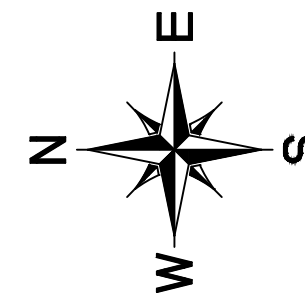
South 88 degrees 58 minutes 43 seconds West, a distance of 27.70 feet to a 5/8" rebar capped Carter & Burgess found at the most southerly southwest corner of said Lot 1R, Block 1, said point lying in the northeasterly line of said Star Manufacturing tract;

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 108,306 square feet or 2.486 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.

EXHIBIT "C"
DEVELOPMENT PLAN



SPRING CREEK ADDITION
PHASE IIA
D215049001
O.P.R.T.C.T.

MARIPOSA AT SPRING
HOLLOW
D215160320
O.P.R.T.C.T.

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.
D218009162, O.P.R.T.C.T.

SPRING CREEK
CAB. A. SL. 11376
P.R.T.C.T.

SPRING CREEK
CAB. A. SL. 11376
P.R.T.C.T.

TRACT 2:
2.49 AC.
(120,034 S.F.)
CURRENT ZONING: CC & LI
PROPOSED ZONING: PD (CC)

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.
D218009162, O.P.R.T.C.T.

TRACT 1:
23.13 AC.
(111,918 S.F.)

CURRENT ZONING: SF3, LI, CC, HI
PROPOSED ZONING: PD (LI)

CENTURION AMERICAN
CONSTRUCTION ENTERPRISES, LLC
D214018413, O.P.R.T.C.T.
D221273785, O.P.R.T.C.T.

STAR MANUFACTURING, LLC
D216279762, O.P.R.T.C.T.

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.

B.N.S.F. RAILROAD

MCCLEROY BOULEVARD E

PREPARED BY:



EXHIBIT "C"
DEVELOPMENT PLAN
FOR
FALCON SAGINAW
DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: November 2025

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
████	████	Legal Ad - IPL0293098	112 Spring Hollow Dr 333 W. McLeroy Blvd	1.0	41.0L

ATTENTION: CITY OF SAGINAW IP
 PO BOX 79070
 FORT WORTH, TX 76179-0070
 █████@saginawtx.org

THE STATE OF TEXAS
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:
 11/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda █████



Amanda Rodela

Mary █████



Sworn to and subscribed before
 me on

Nov 26, 2025, 12:07 PM EST

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on December 9, 2025, to consider a request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on December 16, 2025, to consider the abovementioned 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.
 IPL0293098
 Nov 26 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 December 9, 2025, to consider a request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on December 16, 2025, to consider the abovementioned 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.
IPL0293098
Nov 26 2025



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

Notice of Public Hearing

RE: Consideration of a request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received an application involving portions of two properties located within 200 feet of yours.

The details for this application are as follows:

Applicant Name: Ben Newell, owner of (112 Spring Hollow Dr.) and Mike Conglose, owner of Star Manufacturing (304 E. McLeroy Blvd.).

Application Address: 112 Spring Hollow Dr. and 304 E. McLeroy Blvd., Saginaw, TX 76179.

Application Type: Request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)).

The application pertains to the ongoing development of Falcon Distribution Center at 112 Spring Hollow Drive. Initially, the design included driveway access off of Spring Hollow Drive. However, following concerns raised by residents of the Spring Creek Neighborhood, the Spring Creek HOA, and Mariposa Apartments regarding the driveway's proximity to homes and its potential impact on local streets, discussions to revise the design were initiated.

The City of Saginaw, Falcon Distribution Center, and the Spring Creek HOA have been collaborating to explore alternative driveway locations and other options to alleviate traffic and safety concerns.

At residents' request, the project team evaluated access via Minton Rd.; however, this option was deemed infeasible due to its close proximity to the railroad tracks and BNSF regulations governing street-level crossings. The team also considered options such as streetlights, medians, and new monumental signage. After further review, the most viable solution was to relocate the driveway access from Spring Hollow Dr. to E. McLeroy Blvd. To achieve this alternative, Falcon

Distribution Center needed to acquire additional frontage along E. McLeroy Blvd. Falcon subsequently reached an agreement with the neighboring business, Star Manufacturing located at 304 E. McLeroy Blvd., to exchange portions of their properties. This exchange would allow the driveway to be relocated while ensuring Star Manufacturing could continue operating effectively within its revised boundaries.

Because of the property exchange and the land donation to the HOA, the remaining parcels that will be owned by Falcon Distribution Center must be rezoned to reflect the proposed use of the Distribution Center (*Tract 1*) as well as any future commercial development planned for the southeastern portion of the property (*Tract 2*), ensuring that the zoning aligns with the new lot configurations.

The first component of this application is a request to rezone the property outlined in green in the exhibit below to a Planned Development (PD). The PD would comprise two tracts, each with its own base zoning designation as outlined below.

Tract 1:

- *Current Zoning:* Single Family (SF3), Community Commercial (CC), Light Industrial (LI), and Heavy Industrial (HI).
- *Proposed Base Zoning for Tract:* Light Industrial (LI).

Tract 2:

- *Current Zoning:* Heavy Industrial (HI) and Community Commercial (CC).
- *Proposed Base Zoning for Tract:* Community Commercial (CC).



Deviation of Screening Device

The second component of this application is a request for a deviation from the requirement to install a screening device along property lines that abut residential districts. The applicant is seeking this deviation because the relocation of the driveway, being pursued in response to the Spring Creek HOA’s request, requires additional engineering, paving, and related costs. To help offset these costs, the developer is asking not to construct the required fence along the residential boundary, noting that an existing berm already provides physical separation between the two properties.

The developer has discussed this request with the HOA President and, as part of the agreement, will construct a slab for a future pickleball court within the property being donated to the HOA. At the City's direction, the developer and the HOA were to reach out to nearby residents along this property line to gather their feedback on the proposed deviation.

The entirety of this application is to be discussed at a public hearing. A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. 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: December 9, 2025, at 6:00 p.m.

City Council Meeting: December 16, 2025, at 6:00 p.m.

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

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

Sincerely,
City of Saginaw Planning & Zoning Division



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Ben Newell, owner of (112 Spring Hollow Dr.) and Mike Conglose, owner of Star Manufacturing (304 E. McLeroy Blvd.).
Application Address: 112 Spring Hollow Dr. and 304 E. McLeroy Blvd., Saginaw, TX 76179.
Application Type: Request for a Development Plan and zoning changes on some portions of the property located at 112 Spring Hollow Dr. from Single Family (SF3), Light Industrial (LI), and Community Commercial (CC) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)); and a zoning change for some portions of the property located at 304 E. McLeroy Blvd., from Heavy Industrial (HI) to a Planned Development (PD with Light Industrial (LI) and Community Commercial based zoning (CC)).
Planning and Zoning Commission Meeting: December 9, 2025, at 6:00 p.m.
City Council Meeting: December 16, 2025, at 6:00 p.m.
Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

Response Details:

Name: _____

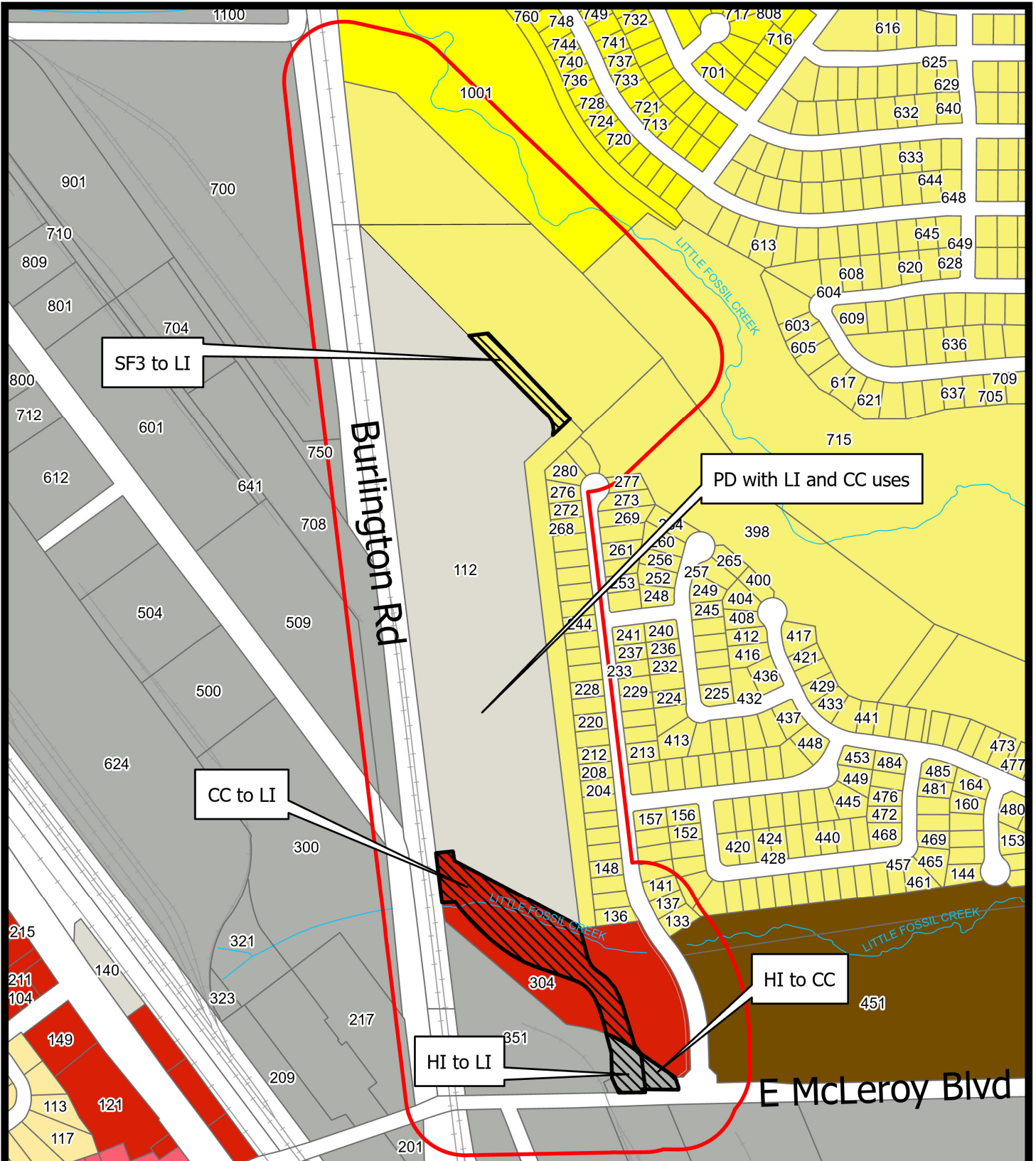
Address: _____

Phone Number: _____



In Favor

Opposed

Reasoning: _____



Legend

-  200ft Buffer
-  Property of Interest

**Saginaw Distribution Center
200 ft Property Owner
Notification**



City of Saginaw

425 0 425



Feet



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Details of Requests:

First Request:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.
Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.
Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Second Request:

Applicant Name: Ben Newell, owner.
Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179
Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Response Details:

Name: Luciano Salinas / Yolanda Cervantes

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: We can't see the sun coming thru any more. Foundation problem walk fixtures come off the walls.

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 25.62 ACRES OF LAND KNOWN AS BLOCK 1, LOT 1, FALCON SAGINAW DISTRIBUTION CENTER, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT 112 SPRING HOLLOW DRIVE; CHANGING THE ZONING CLASSIFICATION OF SAID PROPERTY FROM “SF3” SINGLE FAMILY, “LI” LIGHT INDUSTRIAL, AND “CC” COMMUNITY COMMERCIAL TO “PD” PLANNED DEVELOPMENT DISTRICT; 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 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, Ben Newell and Walker White, as owners of property consisting of approximately 25.62 acres of land and described as Block 1, Lot 1 of the Falcon Saginaw Distribution Center, City of Saginaw, Tarrant County, Texas, and located at 112 Spring Hollow Drive (the “Property”) and further described in Exhibit “A” hereto, has filed an application to establish the Falcon Saginaw Distribution Center Planned Development District with Light Industrial (LI) and Community Commercial (CC) uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

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

WHEREAS, the City Council finds and determines that the purpose and intent of the PD Zoning District herein granted is to provide for compatible land, building and structural uses primarily oriented to commercial and light industrial uses; 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 SF3, LI, and CC to PD is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 Comprehensive Master Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on December 09, 2025, and the City Council of the City of Saginaw, Texas held a public hearing on December 16, 2025, with respect to the proposed Planned Development District as described herein; and

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

WHEREAS, the City Council finds that the requested Planned Development District and Development Plan, as outlined herein, is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

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

SECTION 1.

Ordinance No. 2002- 04, as amended, is hereby amended by rezoning the Property described in Exhibit " A " hereto, from "SF3" Single Family, "LI" Light Industrial, and "CC" Community Commercial to "PD" Planned Development District, with Community Commercial and Light Industrial Uses. Notwithstanding the foregoing, pursuant to Section 7- 1 of the Zoning Ordinance of the City, development of the Property is not permitted to occur on the basis of the attached Conceptual Plan and the District will not be fully established and the Property entitled until a Development Plan is submitted and approved in accordance with such section.

SECTION 2.

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:

Approximately 25.62 acres of land described as Block 1, Lot 1 of the Falcon Saginaw Distribution Center, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A," attached hereto.

SECTION 3.

The use of the property described above shall be subject to the development restrictions, terms and conditions set forth in Exhibit "B" attached hereto, as well as the Conceptual Plan attached hereto as Exhibit "C".

SECTION 4.

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 5.

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 6.

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

SECTION 7.

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

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

SECTION 12.

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

PASSED AND APPROVED ON THIS 16TH DAY OF DECEMBER, 2025.

MAYOR

ATTEST

CITY SECRETARY: VICKY VEGA

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY: BRYN MEREDITH

EXHIBIT "A"
ZONING DESCRIPTION TRACT 1

EXHIBIT A
PD ZONING TRACT 1
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 at 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 North 25 degrees 14 minutes 26 seconds West, departing the north line of said McLeroy Boulevard East, 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;

THENCE across said Star Manufacturing tract and said PM FCD Saginaw tract, as follows:

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 at the southwest corner of said Lot 1X, Block 7 and a reentrant corner of said Lot 1R, Block 1;

THENCE across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

South 14 degrees 40 minutes 03 seconds East, a distance of 97.99 feet to the beginning of a tangent curve to the left, having a radius of 79.50 feet;

Southeasterly, along said curve, having a central angle of 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears South 35 degrees 29 minutes 43 seconds East, 56.53 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 1,007,532 square feet or 23.130 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.

EXHIBIT "A"
ZONING DESCRIPTION TRACT 2

EXHIBIT A
PD ZONING TRACT 2
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 at 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 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears North 35 degrees 29 minutes 43 seconds West, 56.53 feet to the end of said curve;

North 14 degrees 40 minutes 03 seconds West, tangent to said curve, a distance of 97.99 feet to a 5/8" rebar capped Carter & Burgess found at a reentrant corner of said Lot 1R, Block 1 and the southwest corner of Lot 1X, Block 7 of the final plat of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

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 and south 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 37 degrees 01 minute 48 seconds, an arc distance of 303.76 feet (plats 303.76 feet & 303.62 feet), and a chord that bears South 20 degrees 05 minutes 41 seconds East, 298.50 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 108,306 square feet or 2.486 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.

EXHIBIT "B" ZONING EXHIBIT

TRACT 1 -- LAND USE AND DEVELOPMENT STANDARDS

Tract 1 Light Industrial "LI"

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

A. PERMITTED USES

1. *Permitted Uses:* Uses in the Light Industrial (LI) District shall be in accordance with Section 5-1 of Appendix A of the City Code of Saginaw.

B. DEVELOPMENT STANDARDS

The development standards included in this District are consistent with the Light Industrial (LI) Zoning District in the City of Saginaw Zoning Ordinance except as indicated below:

1. *Fencing:* Screening devices along the residential portion of the development are not required as long as the berm is in place.

C. PLANNED DEVELOPMENT SITE PLAN REQUIRED: A Planned Development Site Plan Shall be approved prior to the issuance of a building permit.

1. *Concept Plan:* Development shall generally conform to the attached Exhibit "C" — Concept Plan.

TRACT 2 -- LAND USE AND DEVELOPMENT STANDARDS

Tract 2 Community Commercial "CC"

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

D. PERMITTED USES

1. *Permitted Uses:* Uses in the Community Commercial (CC) shall be in accordance with Section 5-1 of Appendix A of the City Code of Saginaw.

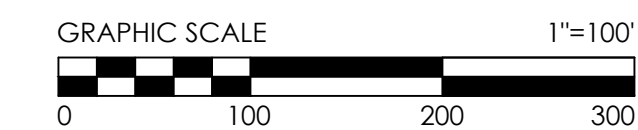
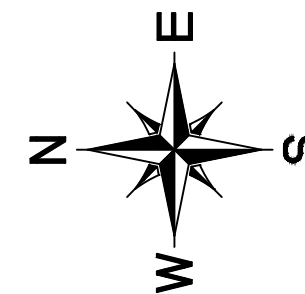
E. DEVELOPMENT STANDARDS

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

F. PLANNED DEVELOPMENT SITE PLAN REQUIRED: A Planned Development Site Plan Shall be approved prior to the issuance of a building permit.

1. *Concept Plan:* Development shall generally conform to the attached Exhibit "C" — Concept Plan.

EXHIBIT "C"
DEVELOPMENT PLAN



SPRING CREEK ADDITION
PHASE IIA
D215049001
O.P.R.T.C.T.

MARIPOSA AT SPRING
HOLLOW
D215160320
O.P.R.T.C.T.

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.
D218009162, O.P.R.T.C.T.

SPRING CREEK
CAB. A. SL. 11376
P.R.T.C.T.

SPRING CREEK
CAB. A. SL. 11376
P.R.T.C.T.

TRACT 2:
2.49 AC.
(120,034 S.F.)
CURRENT ZONING: CC & LI
PROPOSED ZONING: PD (CC)

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.
D218009162, O.P.R.T.C.T.

TRACT 1:
23.13 AC.
(111,918 S.F.)

CURRENT ZONING: SF3, LI, CC, HI
PROPOSED ZONING: PD (LI)

CENTURION AMERICAN
CONSTRUCTION ENTERPRISES, LLC
D214018413, O.P.R.T.C.T.
D221273785, O.P.R.T.C.T.

STAR MANUFACTURING, LLC
D216279762, O.P.R.T.C.T.

DEDICATION DEED
SPRING CREEK SAGINAW HOA, INC.

B.N.S.F. RAILROAD

MCCLEROY BOULEVARD E

PREPARED BY:



EXHIBIT "C"
DEVELOPMENT PLAN
FOR
FALCON SAGINAW
DISTRIBUTION CENTER
CITY OF SAGINAW, TEXAS
Date: November 2025



Planning & Zoning Commission Memorandum

C. Consideration and Action Regarding a Rezoning Request for some portions of the property located at 112 Spring Hollow Dr. from Light Industrial (LI) to Single Family (SF3) and from Community Commercial (CC) to Heavy Industrial (HI).

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Public Hearings Item: 3C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The details for this 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 property located at 112 Spring Hollow Dr. from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Heavy Industrial (HI).

The application pertains to the ongoing development of Falcon Distribution Center at 112 Spring Hollow Drive. Initially, the design included driveway access off of Spring Hollow Drive. However, following concerns raised by residents of the Spring Creek Neighborhood, the Spring Creek HOA, and Mariposa Apartments regarding the driveway's proximity to homes and its potential impact on local streets, discussions to revise the design were initiated.

The City of Saginaw, Falcon Distribution Center, and the Spring Creek HOA have been collaborating to explore alternative driveway locations and other options to alleviate traffic and safety concerns.

At residents' request, the project team evaluated access via Minton Rd.; however, this option was deemed infeasible due to its close proximity to the railroad tracks and BNSF regulations governing street-level crossings. The team also considered options such as streetlights, medians, and new monumental signage. After further review, the most viable solution was to relocate the driveway access from Spring Hollow Dr. to E. McLeroy Blvd. To achieve this alternative, Falcon Distribution Center needed to acquire additional frontage along E. McLeroy Blvd. Falcon subsequently reached an agreement with the neighboring business, Star Manufacturing located at 304 E. McLeroy Blvd., to exchange portions of their properties. This exchange would allow the driveway to be relocated while ensuring Star Manufacturing could continue operating effectively within its revised boundaries.

Because of the property exchange, the affected parcels must be rezoned so that the permitted uses for each business align with their new lot configurations. The first request in this application is to rezone the parcel outlined in bold and cross-hatched in the below exhibit. This parcel currently belongs to Falcon Distribution Center and is being transferred to Star Manufacturing, a heavy industrial business. Accordingly, their request is to rezone this parcel from Community Commercial (CC) to Heavy Industrial (HI).

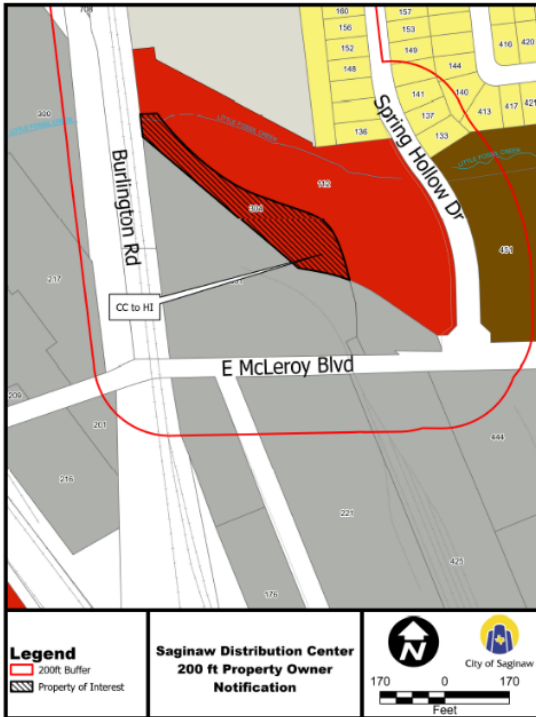


Exhibit A: Property to be exchanged from Falcon Distribution Center to Star Manufacturing.

In addition to the land exchange, Falcon intends to donate a portion of its northern property, primarily zoned Single Family (SF3), to the Spring Creek HOA. The parcel outlined in bold and cross-hatched in the exhibit below represents a portion of the land included in this donation. This area is currently zoned Light Industrial (LI). Therefore, the second request of this application is to rezone the below property from Light Industrial (LI) to Single Family (SF3) so that the entire donated property falls within a single zoning district (SF-3).

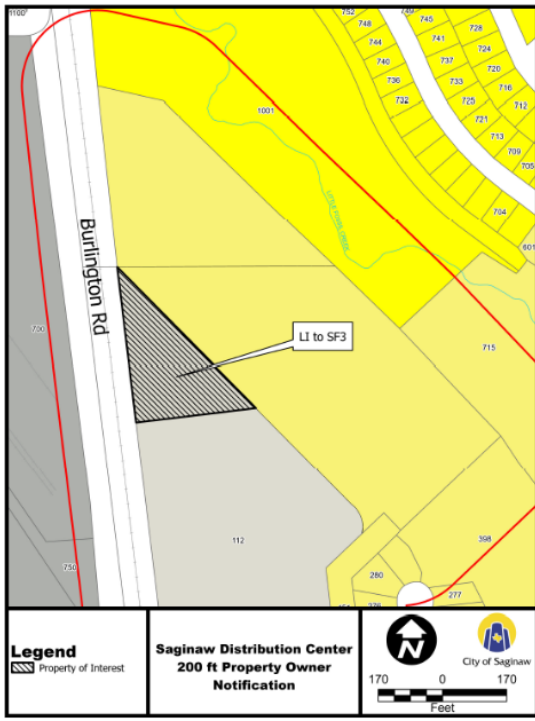


Exhibit B: Property to be donated to the Spring Creek HOA on behalf of Falcon Distribution Center

Attachments

- [112 Spring Hollow Dr. \(Application\)_Redacted.pdf](#)
- [112 Spring Hollow Zoning Changes \(Newspaper Notice Tearsheet\).pdf](#)
- [112 Spring Hollow Dr. \(Owner Notice\).pdf](#)
- [112 Spring Hollow Zoning Changes Owner Notice Exhibit A.pdf](#)
- [112 Spring Hollow Zoning Changes Owner Notice Exhibit B.pdf](#)
- [Reply Form 11.15.25 - David Hanna.pdf](#)
- [Reply Form Luciano S. Redacted \(Reply to withdrawn applications from last month\).pdf](#)
- [112 Spring Hollow Dr. \(Falcon Rezoning, Ordinance Final Draft\).pdf](#)



Record Report for Zoning Change #ZONE-25-0007

Record Overview

Record Number: ZONE-25-0007

Record Type: Zoning Change

Record Status: Submitted for Processing

Record Submitted At: Monday November 17, 2025

Record Address: 112 Spring Hollow Dr. Saginaw, TX 76131

Record Owner: Planning Department

Record Applicant User: Sherri Taylor

Record Applicant Company: GMcivil

Form Submission

Owners:

Falcon Saginaw Distribution Center, 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

Applicant's :

GMcivil, Matt Baacke, P.E.

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

Reason for Zoning Request: The purpose of this zoning submittal is to rezone the portions of land currently owned by Falcon Saginaw Distribution Center which will be land swapped with Star Manufacturing, LLC and donated to the Spring Creek HOA. The land being conveyed to Star Manufacturing, LLC is currently zoned CC. We are requesting to rezone this portion to HI so that the entirety of the Star Manufacturing, LLC lot is zoned HI. The land being donated to the Spring Creek HOA is currently zoned LI. We are requesting to rezone this portion to SF3 so that the entirety of the land being donated to the Spring Creek HOA is zoned SF3.

Current Zoning: CC & LI

Proposed Zoning: HI & SF3

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

Project Name: Falcon Saginaw Distribution Center

Project Address: 112 Spring Hollow Dr. Saginaw, TX 76131

Property owner information:

Falcon Distribution Center

112 Spring Hollow Dr. Saginaw, TX 76131

Project Acreage:

Lot: To be replatted.

Block: To be replatted.

Addition: Falcon Saginaw Distribution

Center **Tract:** -

Abstract: -

Survey: -

Generated Documents

No documents generated

EXHIBIT A
ZONING CHANGE: FROM CC to HI
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the J. Armendaris Survey, Abstract No. 58, 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 1/2" rebar capped Goodwin & Marshall found (hereafter referred to as 1/2" rebar capped found) in the east line of the B.N.S.F. Railroad (100' R.O.W.), being the most westerly southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and said PM FCD Saginaw tract, being the northwest corner of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT;

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 and said PM FCD Saginaw tract, a distance of 23.52 feet to a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) at 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 and said PM FCD Saginaw tract, as follows:

North 83 degrees 08 minutes 52 seconds East, a distance of 8.66 feet to a 1/2" rebar capped set at 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 a 1/2" rebar capped set at the beginning of 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 a 1/2" rebar capped set at the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to a 1/2" rebar capped set at 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 a 1/2" rebar capped set at the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 75.34 feet to a 1/2" rebar capped set in the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, said point lying in a curve to the left, having a radius of 415.02 feet;

THENCE along the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, as follows:

Northwesterly, along said curve, having a central angle of 12 degrees 33 minutes 47 seconds, an arc distance of 91.00 feet, and a chord that bears North 74 degrees 48 minutes 39 seconds West, a distance of 90.82 feet to a 1/2" rebar capped found at the end of said curve;

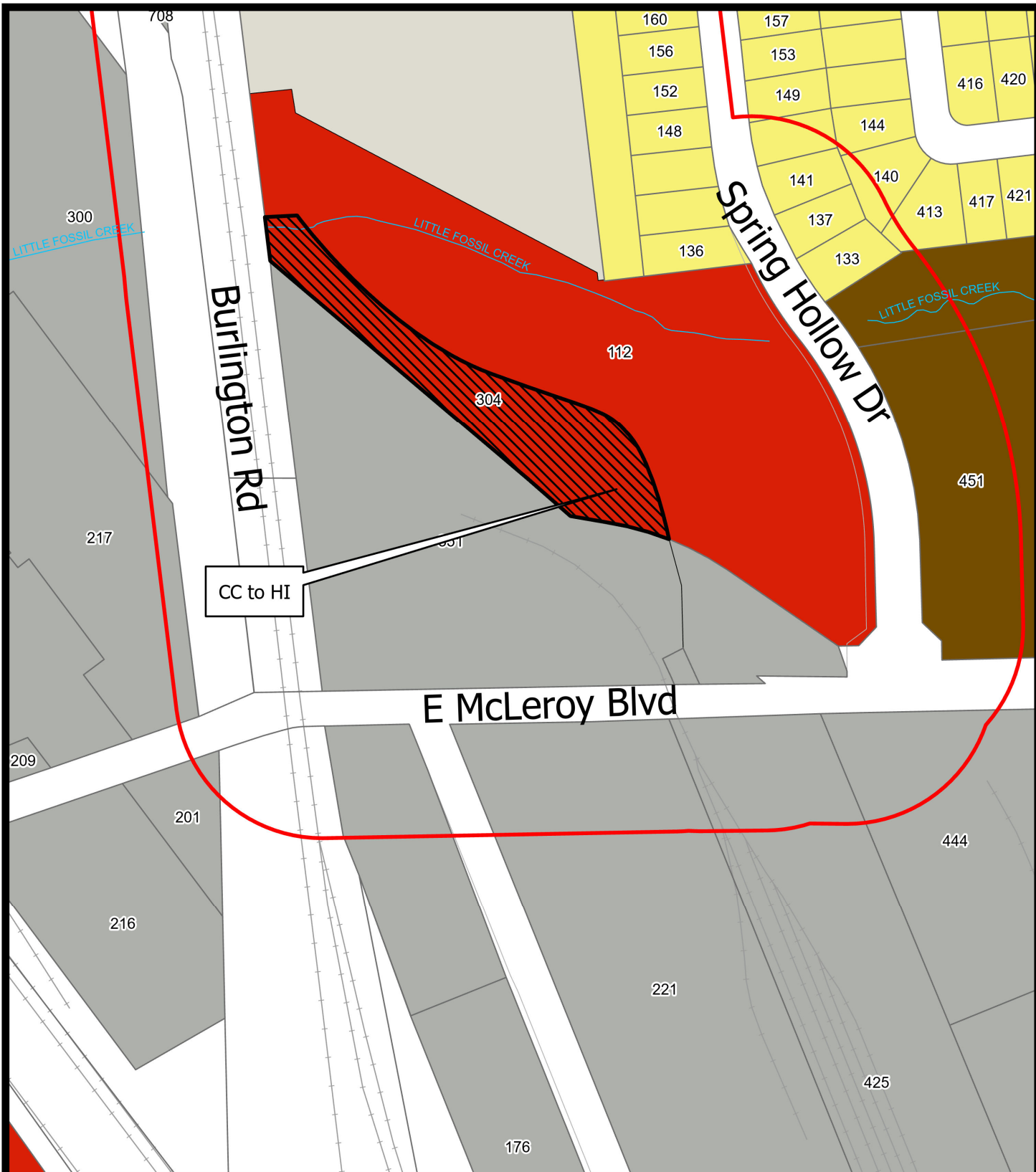
North 80 degrees 52 minutes 10 seconds West, non-tangent to said curve, a distance of 48.79 feet to a 1/2" rebar capped found;

North 49 degrees 30 minutes 10 seconds West, a distance of 533.90 feet to the POINT OF BEGINNING and containing 42,161 square feet or 0.968 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

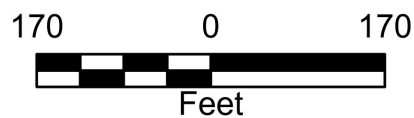


EXHIBIT A
ZONING CHANGE: FROM LI to SF3
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in 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, and being more particularly described as follows:

COMMENCING at 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, Plat Records, Tarrant County, Texas;

THENCE South 06 degrees 49 minutes 38 seconds East, 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 495.51 feet to the POINT OF BEGINNING 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:

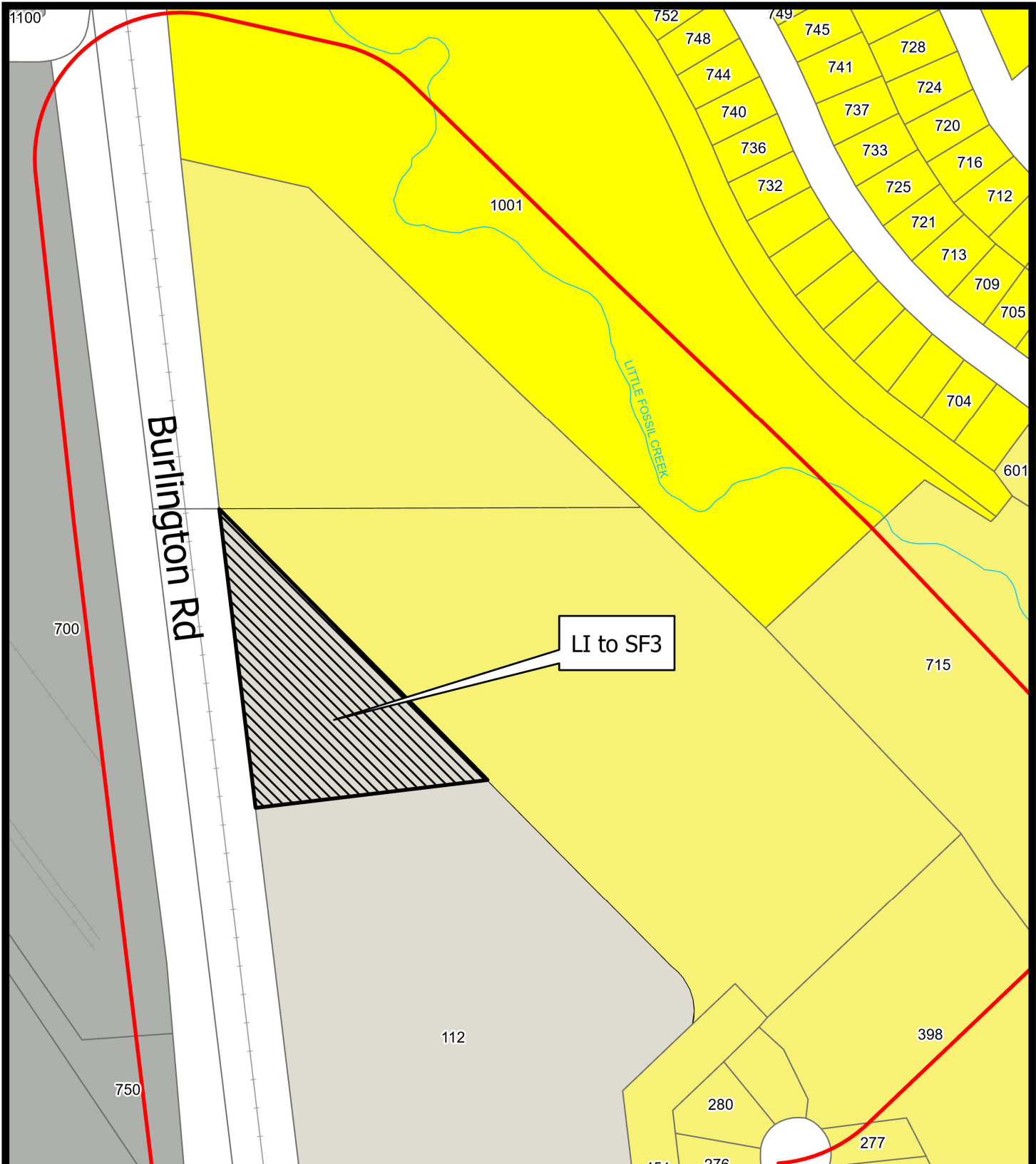
South 45 degrees 20 minutes 07 seconds East, a distance of 506.81 feet;

South 83 degrees 10 minutes 22 seconds West, a distance of 315.55 feet to a point in the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, from which a 1/2" rebar capped Goodwin & Marshall found at the most westerly southwest corner of said Lot 1R, Block 1 bears South 06 degrees 49 minutes 38 seconds East, 1,941.49 feet;

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 396.59 feet to the POINT OF BEGINNING and containing 62,572 square feet or 1.436 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

 Property of Interest

**Saginaw Distribution Center
200 ft Property Owner
Notification**



City of Saginaw

170 0 170



Feet

Legals & Public Notices

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 15, 2025
PRE-COUNCIL CHAMBERS, CITY HALL
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

- I. CALL TO ORDER
- II. NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
- III. REVIEW AND ADOPT THE 2026 BUILDING STANDARDS COMMISSION MEETING CALENDAR
- IV. REVIEW OF PREVIOUS MONTH'S MINUTES
- V. DISCUSSIONS OR QUESTIONS CONCERNING CASES ON CURRENT AGENDA OF THE BUILDING STANDARDS COMMISSION
- VI. REQUEST FOR FUTURE AGENDA ITEMS
- VII. ADJOURNMENT

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 15, 2025
COUNCIL CHAMBERS, CITY HALL
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 27, 2025
- IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA
- V. SWEAR IN THE INTERPRETER (IF APPLICABLE)
- VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY
- VII. CASES TO WITHDRAW FROM TODAY'S AGENDA
- VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.
- IX. NEW CASES RESIDENTIAL

a. HS-26-1 (CD 8) 1632 Bessie St (Primary Structure) aka Lot 8R, Block 23, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 2126 of the Map and/or Plat Records of Tarrant County, Texas.
Owner: Taylor Ryan Homes. Lienholder: None.

b. HS-26-2 (CD 2) 3318 Roosevelt Ave (Primary Structure) aka Lot 15 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
Owner: Ernest Wilson. Lienholder: None.

c. HS-26-3 (CD 2) 3316 Roosevelt Ave (Primary & Accessory Structures) aka Lot 16 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
Owner: Ernest Wilson. Lienholder: Seattle Bank.

d. HS-26-5 (CD 5) 801 High Woods Tr (Primary Structure) aka Lot 14, in Block 27, of Woodhaven Country Club Estates, Seventh Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Under Volume 388-109, Page 46, of the Map/Plat/Official Records of Tarrant County, Texas.
Owner: SCKOKE Homes, LLC. Lienholder: Kiavi Funding, Inc.

e. HS-26-6 (CD 3) 3008 Sonora Tr (Primary & Accessory Structures) aka Lot 2, Block 10, WESTERN HILLS, SECTION 1, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-43, Page 18, Plat Records of Tarrant County, Texas.
Owner: Dennis Wayne Oxlgreen. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

f. HS-26-7 (CD 7) 7848 Ella Young Dr (Primary Structure) aka Lot 4, Block 4, Ella Young's Lake Worth Addition, an addition to the city of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, page 81, Plat Records, Tarrant County, Texas.
Owner: Charles Franks. Lienholder: Guild Mortgage Company LLC.

g. HS-26-9 (CD 2) 3428 N Pecan St (Primary & Accessory Structures) aka LOT 1, BLOCK 55, FOSTEPCO HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas.
Owner: Patricia Hammoms. Lienholder: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP.

h. HS-26-10 (CD 6) 6205 Jennie Dr (Primary Structure) aka Lot 2-A, Block 4, WESTERN TRAILS ADDITION, SECTION ONE, to the City of Fort Worth, Tarrant County, Texas, according to the Revised plat thereof recorded in Volume 388-37, page 93, Plat Records of Tarrant County, Texas.
Owner: Earline Welch Kennedy, Trustee of The Earline Welch Kennedy Living Trust. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

i. HS-26-11 (CD 2) 3026 N Crump St (Primary Structure) aka LOT 1, BLOCK 97 OF FOSTEPCO HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 126 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Benito M. Gonzalez and Margaret Gonzalez. Lienholder: None.

j. HS-26-12 (CD 9) 4132 Sandage Ave (Primary Structure) aka Lot 12, Block 2, NEWTON-CARB ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 1876, Page 523, Deed Records of Tarrant County, Texas.
Owner: Gustavo Aviles. Lienholder: None.

k. HS-26-13 (CD 8) 1301 Cloverdale Dr (Primary Structure) aka Lot NINE (9), Block THREE (3), HIGHLAND HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-3, page 118, Plat Records of Tarrant County, Texas.
Owner: Frank Marshall and Gilba Mae Marshall. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

X. NEW CASE COMMERCIAL
a. HS-26-8 (CD 2) 2129 Jacksboro Hwy (Primary Structure) aka Lot 23 and Lot 24, of Proffit Subdivision, a portion of Block 2, of Hagan Heirs Partitions an addition to Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 1787, Page 522 & 523, Plat Records, Tarrant County, Texas.
Owner: 1904 Series of 11740 Holdings LLC. Lienholder: None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL
a. ACP-26-1 (CD 3) 8409 Kinsale Ct aka Lot 23, Block 16, Waverly Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in the Deed Records, Tarrant County, Texas.
Owner: Douglas S Martin. Lienholder: None.

ACP-26-4 (CD 9) 6005 Rayburn Dr aka BEING LOT 2, BLOCK 109, SOUTH HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT RECORDS IN VOLUME 388-51, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: Tech Box 21 LLC dba The Property Energizer. Lienholder: Natiostar Mortgage LLC.

a. ACP-26-5 (CD 11) 4828 Garden Ln aka Being Lot 26-B, of the E. R. RILEY SUBDIVISION of Lots 26 and 27, Block 2, HOME ACRES ADDITION to the City of Fort Worth, Tarrant County, Texas.
Owner: Gloria Nell Carter. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

d. ACP-26-6 (CD 11) 4213 Wiman Dr aka Lot 19, Block F, Midwest Addition, being out of the G. J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas.
Owner: Robert Lee Green and Mertis Green. Lienholder: First Financial Bank, NA.

e. ACP-26-7 (CD 7) 6051 Meandering Rd aka Being a Part of Lot 8, Block 3, GREENFIELD ACRES, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat and Dedication recorded in Volume 388-A, Page 104 of the Plat Records of Tarrant County, Texas, and being more particularly described by Metes and Bounds recorded in Instrument No. D218066107, Official Public Records, Tarrant County, Texas.
Owner: WJH Investment Companies, Inc.. Lienholder: Sharon Mutchnik; and Perdue, Brandon, Fielder, Collins & Mott, LLP.

f. ACP-26-8 (CD 7) 7305 Marvin Brown St aka LOT 20, Block B, Lake Crest Estates # 1 and 2 ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on plat of said Lake Crest Estates recorded in Volume 388-T, Page 39 of the Map Records of Tarrant County, Texas.
Owner: Nancy Douangdara. Lienholder: None.

g. ACP-26-9 (CD 8) 1457 Elmwood Ave aka Block 57, Lot 22, of the HIGHLAND PARK ADDITION-FORT WORTH to the City of Fort Worth, State of Texas, Tarrant County.
Owner: William Bert Williams. Lienholder: None.

h. ACP-26-10 (CD 8) 3005 Strong Ave aka Lot 13 & the West 1/2 of Lot 12 in Block 10 of Burch Hill Addition an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204-A, Page 144 of the Plat Records of Tarrant County, Texas.
Owner: Ana Maria Chacon. Lienholder: None.

i. ACP-26-12 (CD 5) 6951 Newberry Ct W aka LOT 114, IN BLOCK 5 OF SANDYBROOK ADDITION PHASE TWO AND TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO CORRECTED PLAT RECORDED IN VOLUME 388-131, PAGE 88 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Julia Lininger. Lienholder: None.

XII. AMENDMENT CASES RESIDENTIAL
a. HS-25-74 (CD 9) 3301 Gordon Ave (Primary Structure) aka Lot 1, Block 22, BYERS & MCCART ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 310, Page 27, Plat Records of Tarrant County, Texas.
Owner: Knew Properties 122, LLC. Lienholder: Jeff Nguyen.

b. HS-25-79 (CD 6) 5620 Como Dr (Primary Structure) aka Lot Sixteen (16), Block Nineteen (19), of HARLEM HILLS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1717, Page 429, of Plat Records of Tarrant County, Texas.
Owner: Melvin Watts. Lienholder: None.

c. HS-25-96 (CD 11) 1306 Smilax Ave (Primary & 2 Accessory Structures) aka Part of Lots 15 and 16, Block 28, OAKHURST, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 122, Deed Records of Tarrant County, Texas.
Owner: Rolan D. Phillips and Ginger A. Phillips. Lienholder: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP.

XIII. AMENDMENT CASES MULTI-FAMILY
a. HS-25-100 (CD 8) 2265 Evans Ave Units G, H, I, N, and M (Primary & Accessory Structures) aka Being all that certain lots, tracts or parcels of land and being a portion of Lots 29 and 30 of Hyde Park Addition, an addition to the City of Fort Worth, recorded in Volume 310 Page 11 Plat Records of Tarrant County, Texas (P.R.T.C.T.) same being the same tracts of land described in deed to 11 Hearts Properties LLC, recorded under Instrument No. D225048723 Deed Records of Tarrant County, Texas (D.R.T.C.T.).
Owner: Har-Evan LLC. Lienholder: None.

b. HS-25-101 (CD 8) 909 E Harvey Ave Units A, B, C, D, E, and F (Primary Structure) aka Being Lots 27 and 28, Block 29, OF SOUTHLAND ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Plat Records of Tarrant County, Texas.
Owner: 11 Hearts Properties LLC. Lienholder: Pacific Prime Real Estate LLC.

XIV. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL
a. ACP-25-93 (CD 3) 6908 Trappingham Terr aka Lot 12, in Block 22, RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas.
Owner: Russell P. Howard, Trustee of the Wooten Testamentary Trust. Lienholder: None.

XV. EXECUTIVE SESSION
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XVI. ADJOURNMENT
ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Assistance at the Public Meetings: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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ASSISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

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Legals & Public Notices

Notice to Bidders

SECTION 00 11 13

INVITATION TO BIDDERS

Coordinate this document with Specification Sections: 00 21 13 - INSTRUCTIONS TO BIDDERS, 00 41 00 - BID FORM, 00 45 40 Business Equity Specifications, 00 52 43 - AGREEMENT, Section 00 72 00 - GENERAL CONDITIONS, and 00 73 00 - SUPPLEMENTARY CONDITIONS. Their provisions are interrelated by concept and usually cross-referenced by specified number. A change in any one document may necessitate a change in the other.

RECEIPT OF BIDS

Electronic bids for the construction of Sewer Improvements to serve Alpha Ranch Master Infrastructure Sewer, City Project No. 105879 ("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 18, 2025).

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST in the New City Hall, 100 Fort Worth Trl, Fort Worth, TX,76102.

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

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

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

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

SUPPORT

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

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

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

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:
5,437 LF of 30" Sewer pipe, 3,070 LF of 27" Sewer Pipe, 780 LF of 24" Sewer Pipe, 1,113 LF of 21" Sewer Pipe, 5,514 LF of 18" Sewer Pipe, 6,316 LF of 15" Sewer Pipe & 1,961 LF of 12" Sewer Pipe.

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: Friday, December 5, 2025

TIME: 2 PM

Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

If a prebid conference is held, the presentation and any questions and answers provided at



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

Notice of Public Hearing

RE: Consideration of a zoning change request for some portions of property located at 112 Spring Hollow Dr from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Heavy Industrial (HI).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received a zoning change application involving portions of a property located within 200 feet of yours.

The details for this 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 property located at 112 Spring Hollow Dr. from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Heavy Industrial (HI).

The application pertains to the ongoing development of Falcon Distribution Center at 112 Spring Hollow Drive. Initially, the design included driveway access off of Spring Hollow Drive. However, following concerns raised by residents of the Spring Creek Neighborhood, the Spring Creek HOA, and Mariposa Apartments regarding the driveway's proximity to homes and its potential impact on local streets, discussions to revise the design were initiated.

The City of Saginaw, Falcon Distribution Center, and the Spring Creek HOA have been collaborating to explore alternative driveway locations and other options to alleviate traffic and safety concerns.

At residents' request, the project team evaluated access via Minton Rd.; however, this option was deemed infeasible due to its close proximity to the railroad tracks and BNSF regulations governing street-level crossings. The team also considered options such as streetlights, medians, and new monumental signage. After further review, the most viable solution was to relocate the driveway access from Spring Hollow Dr. to E. McLeroy Blvd. To achieve this alternative, Falcon Distribution Center needed to acquire additional frontage along E. McLeroy Blvd. Falcon subsequently reached an agreement with the neighboring business, Star Manufacturing located at 304 E. McLeroy Blvd., to exchange portions of their properties. This exchange would allow the driveway to be relocated while ensuring Star Manufacturing could continue operating effectively within its revised boundaries.

Because of the property exchange, the affected parcels must be rezoned so that the permitted uses for each business align with their new lot configurations. The first request in this application is to rezone the parcel outlined in bold and cross-hatched in the below exhibit. This parcel currently belongs to Falcon Distribution Center and is being transferred to Star Manufacturing, a heavy industrial business. Accordingly, their request is to rezone this parcel from Community Commercial (CC) to Heavy Industrial (HI).

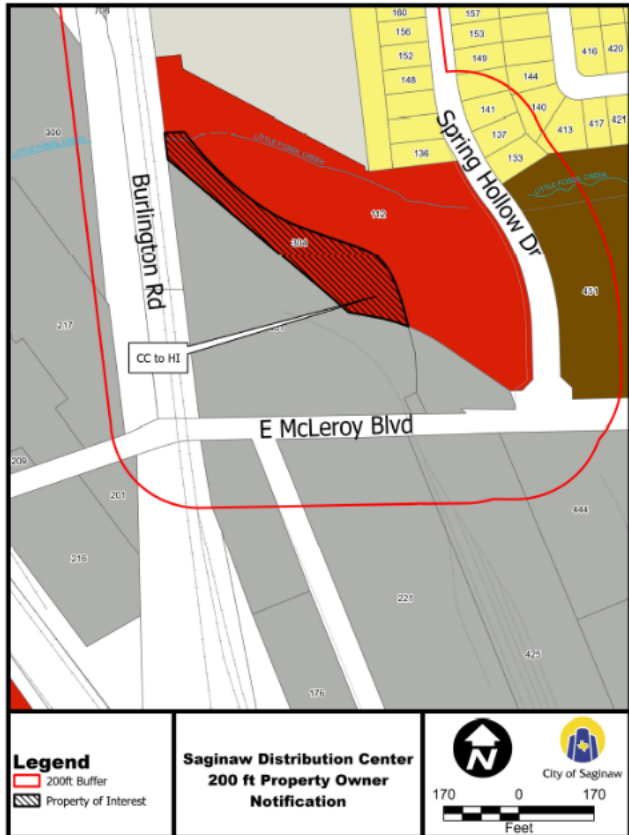


Exhibit A: Property to be exchanged from Falcon Distribution Center to Star Manufacturing.

In addition to the land exchange, Falcon intends to donate a portion of its northern property, primarily zoned Single Family (SF3), to the Spring Creek HOA. The parcel outlined in bold and cross-hatched in the exhibit below represents a portion of the land included in this donation. This area is currently zoned Light Industrial (LI). Therefore, the second request of this application is to rezone the below property from Light Industrial (LI) to Single Family (SF3) so that the entire donated property falls within a single zoning district (SF-3).

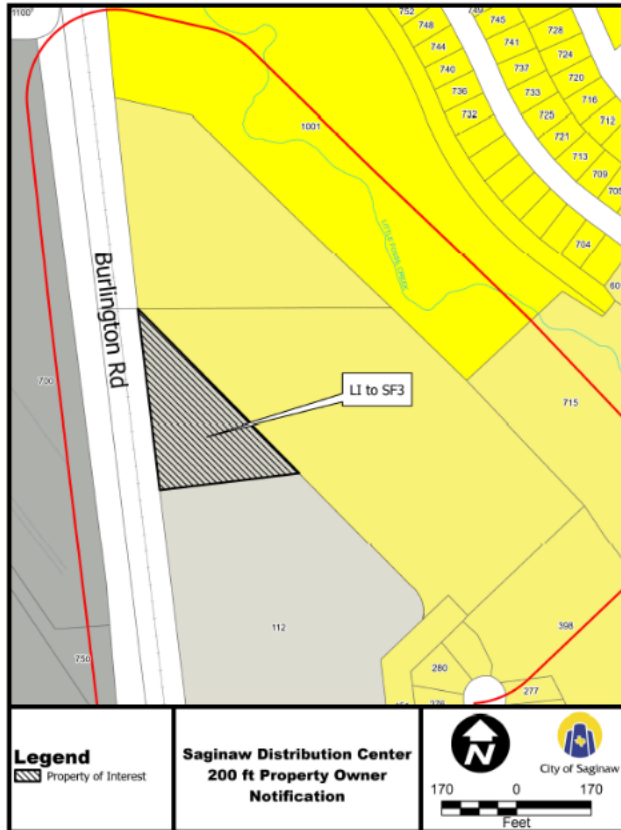


Exhibit B: Property to be donated to the Spring Creek HOA on behalf of Falcon Distribution Center

The above-mentioned requests will host public hearings. A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. 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: December 9, 2025, at 6:00 p.m.

City Council Meeting: December 16, 2025, at 6:00 p.m.

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

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

Sincerely,
City of Saginaw Planning & Zoning Division



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

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 property located at 112 Spring Hollow Dr. from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Heavy Industrial (HI).

Planning and Zoning Commission Meeting: December 9, 2025, at 6:00 p.m.

City Council Meeting: December 16, 2025, at 6:00 p.m.

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

Response Details:

Name: _____

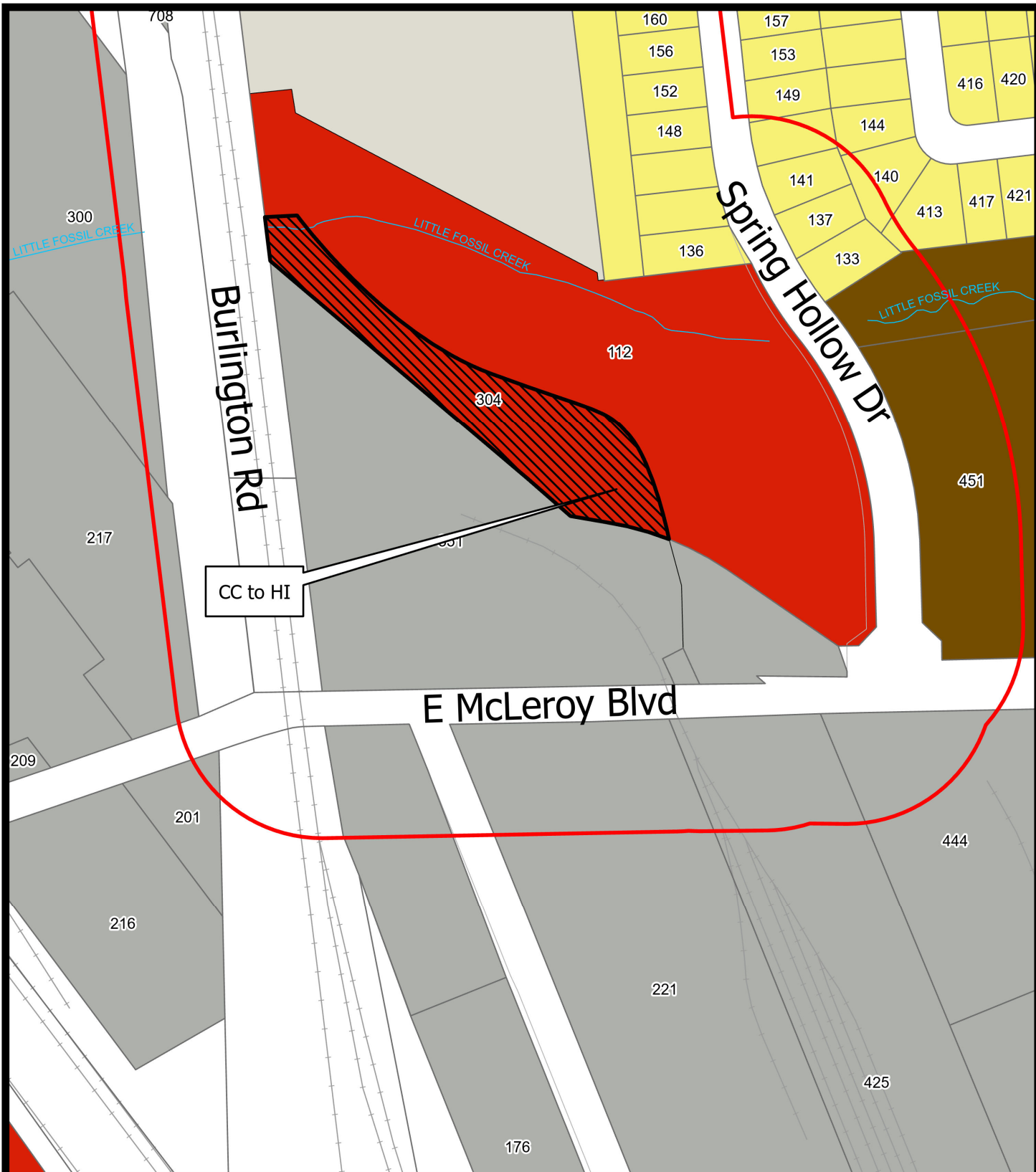
Address: _____

Phone Number: _____



In Favor

Opposed

Reasoning: _____



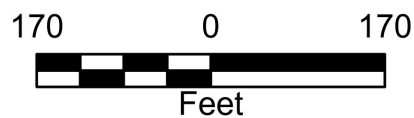
Legend

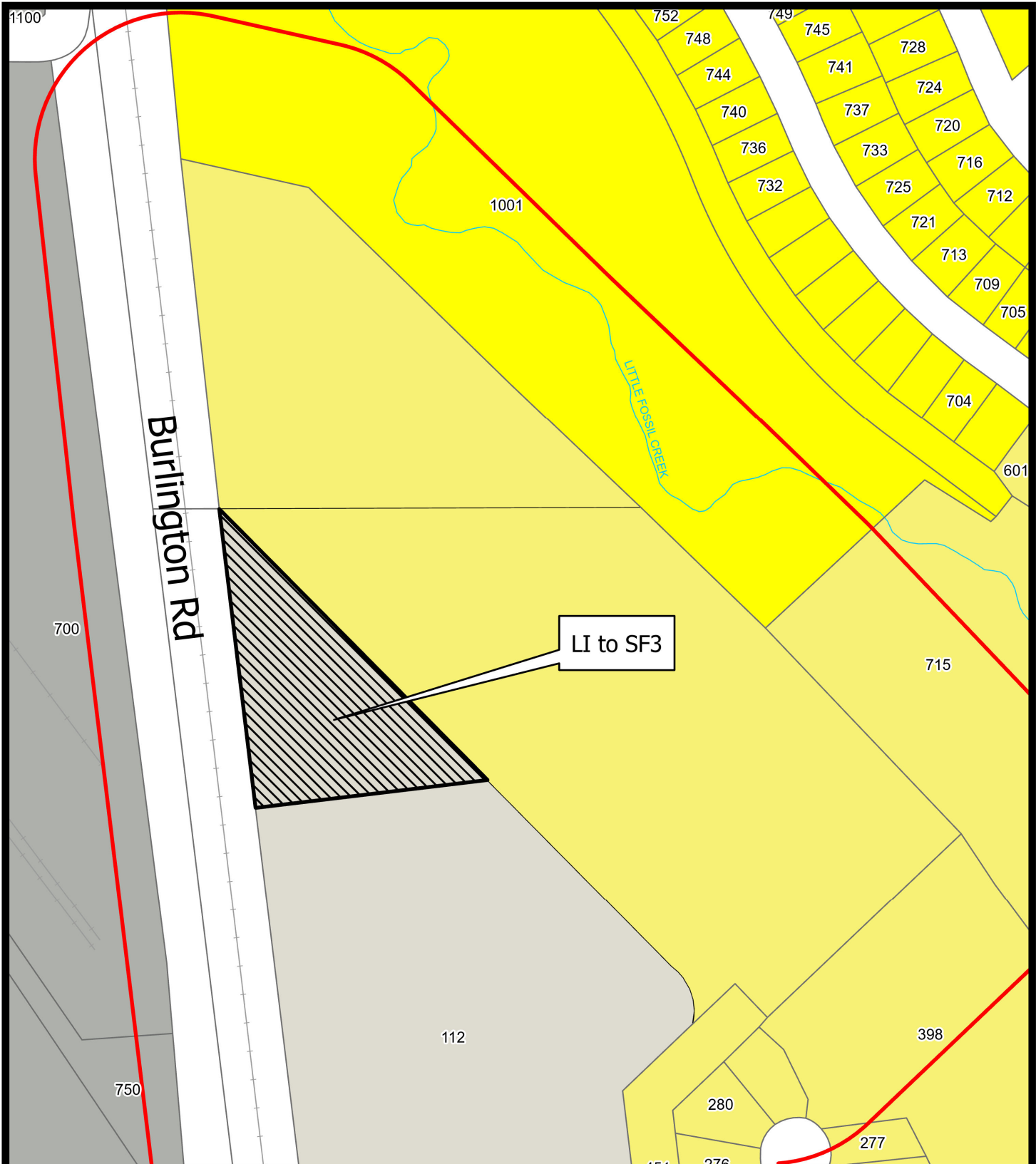
-  200ft Buffer
-  Property of Interest

**Saginaw Distribution Center
200 ft Property Owner
Notification**



City of Saginaw





Legend

 Property of Interest

**Saginaw Distribution Center
200 ft Property Owner
Notification**



City of Saginaw

170 0 170



Feet

204 Spring Hollow
November 15, 2025

Planning & Zoning
Saginaw, Texas

Gentlemen:

Mr. Hanna has read abundant correspondence concerning the Falcon development to the rear of Spring Hollow Drive. You well know that the roadway, McLeroy, is inadequate for the number of trucks which will be flocking to the new warehouse with more bays and loading docks than Mr. Hanna can count.

Last night, 2 AM, Commercial Metal Forming was busy with its metal forging equipment, and with heavy industrial zoning being moved to Falcon's interior, it will only get worse. Storage of their supplies, chemicals, etc. is only the beginning. They will have the perfect right to expand actual manufacturing to the interior right behind the residences, and will likely do so in the future.

Yes, it's a bad situation but the residents and HOA have spoken. Having read voluminous correspondence, it is apparent that they believe *heavy industrial* to be the lesser of two evils, and it will be so approved by P&Z. As of this day, please be advised that Mr. Hanna is pulling out of the debate. All the correspondence he has read indicates that the project will move forward largely according to the desires of Falcon, with tacit approval of the residents and HOA.

Mr. Hanna will leave you with one last thought, and he doesn't think it will go beyond the '*thought*' stage. The City has shown a reckless disregard for the residential communities along this stretch of McLeroy. Traffic is destined to increase by leaps and bounds. Even if by eminent domain, McLeroy should be widened in all due haste. Mr. Hanna need not expound more on this particular aspect because P&Z and Public Works are well aware of the nasty traffic and public safety problems to come.

Yours truly,
David Hanna

11/15/25



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Details of Requests:

First Request:

Applicant's Names: Mike Conglose, owner of Star Manufacturing.
Application Address: 304 E. McLeroy Blvd, Saginaw, TX 76179.
Application Type: Request for a Zoning Change of some portions of the referenced property from Heavy Industrial (HI) to Light Industrial (LI) and Community Commercial (CC).

Second Request:

Applicant Name: Ben Newell, owner.
Application Address: 112 Spring Hollow Dr, Saginaw, TX 76179
Application Type: Request for a Zoning Change of some portions of the referenced property from Single Family (SF3) to Light Industrial (LI); a change from Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to Light Industrial (LI) and Heavy Industrial (HI).

Response Details:

Name: Luciano Salinas / Yolanda Cervantes

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: We can't see the sun coming thru any more. Foundation problem walk fixtures come off the walls.

ORDINANCE NO. 2025-31

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 LIGHT INDUSTRIAL (LI) TO SINGLE FAMILY (SF3) TO LIGHT INDUSTRIAL (LI); AND A CHANGE FROM COMMUNITY COMMERCIAL (CC) TO 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 Light Industrial (LI) to Single Family (SF3); and a change from Community Commercial (CC) to 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 December 09, 2025, and the City Council held a public hearing on December 16, 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 Light Industrial (LI); to Single Family (SF3); and a change from Community Commercial (CC) to 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 1.436 acres of land described as Falcon Saginaw Distribution Center Block 1, Lot 1R, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A" attached hereto.

Approximately 0.968 acres of land described as Falcon Saginaw Distribution Center Block 1, Lot 1R, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "B" 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

EXHIBIT A
ZONING CHANGE: FROM LI to SF3
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in 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, and being more particularly described as follows:

COMMENCING at 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, Plat Records, Tarrant County, Texas;

THENCE South 06 degrees 49 minutes 38 seconds East, 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 495.51 feet to the POINT OF BEGINNING 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:

South 45 degrees 20 minutes 07 seconds East, a distance of 506.81 feet;

South 83 degrees 10 minutes 22 seconds West, a distance of 315.55 feet to a point in the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, from which a 1/2" rebar capped Goodwin & Marshall found at the most westerly southwest corner of said Lot 1R, Block 1 bears South 06 degrees 49 minutes 38 seconds East, 1,941.49 feet;

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 396.59 feet to the POINT OF BEGINNING and containing 62,572 square feet or 1.436 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.

ZONING CHANGE: FROM LI to SF3
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in 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, and being more particularly described as follows:

COMMENCING at 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, Plat Records, Tarrant County, Texas;

THENCE South 06 degrees 49 minutes 38 seconds East, 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 495.51 feet to the POINT OF BEGINNING 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:

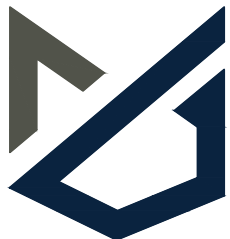
South 45 degrees 20 minutes 07 seconds East, a distance of 506.81 feet;

South 83 degrees 10 minutes 22 seconds West, a distance of 315.55 feet to a point in the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, from which a 1/2" rebar capped Goodwin & Marshall found at the most westerly southwest corner of said Lot 1R, Block 1 bears South 06 degrees 49 minutes 38 seconds East, 1,941.49 feet;

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 396.59 feet to the POINT OF BEGINNING and containing 62,572 square feet or 1.436 acres of land.

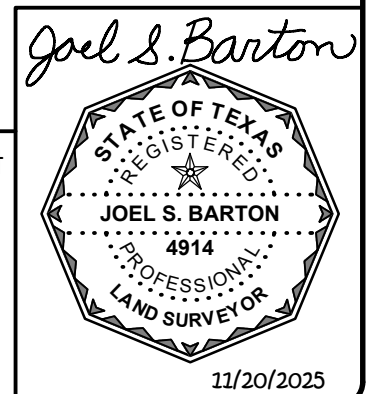
NOTE:

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



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

Scale:	NONE	Sheet
Date:	11/20/2025	1
Job No.:	10937	of
Drafted:	T.J.M.	2
Checked:	J.S.B.	



**ZONING EXHIBIT
CHANGE FROM LI TO SF3
1.436 ACRES OF LAND**

P.O.C.
1/2" R.C.F.
"GMCIVIL"

HEATHER RIDGE ESTATES
PHASE 3B
CAB. A, SL. 8630
P.R.T.C.T.



D. STRICKLAND SURVEY
ABSTRACT No. 1408

P.O.B.

A-1408
A-119

LOT 1R, BLOCK 1
FALCON SAGINAW
DISTRIBUTION CENTER
D225008447
O.P.R.T.C.T.

PM FCD SAGINAW, L.L.C.
D225044933
O.P.R.T.C.T.

J. BILES SURVEY
ABSTRACT No. 119

B.N.S.F. RAILROAD
(100' R.O.W.)

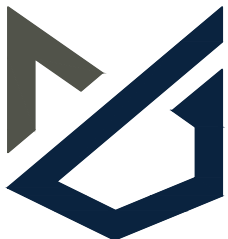
PROPOSED ZONING
"SF3"
62,572 SQ. FT.
1.436 AC.

S 06°49'38" W 396.59'

S 45°20'07" E 506.81'

S 83°10'22" W 315.55'

S 06°49'38" E, 1941.49'
TO 1/2" R.C.F. "GMCIVIL"



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

Scale:	1" = 100'
Date:	11/20/2025
Job No.:	10937
Drafted:	T.J.M.
Checked:	J.S.B.

Sheet
2
of
2

Joel S. Barton

11/20/2025

EXHIBIT B
ZONING CHANGE: FROM CC to HI
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the J. Armendaris Survey, Abstract No. 58, 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 1/2" rebar capped Goodwin & Marshall found (hereafter referred to as 1/2" rebar capped found) in the east line of the B.N.S.F. Railroad (100' R.O.W.), being the most westerly southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and said PM FCD Saginaw tract, being the northwest corner of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT;

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 and said PM FCD Saginaw tract, a distance of 23.52 feet to a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) at 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 and said PM FCD Saginaw tract, as follows:

North 83 degrees 08 minutes 52 seconds East, a distance of 8.66 feet to a 1/2" rebar capped set at 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 a 1/2" rebar capped set at the beginning of 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 a 1/2" rebar capped set at the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to a 1/2" rebar capped set at 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 a 1/2" rebar capped set at the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 75.34 feet to a 1/2" rebar capped set in the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, said point lying in a curve to the left, having a radius of 415.02 feet;

THENCE along the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, as follows:

Northwesterly, along said curve, having a central angle of 12 degrees 33 minutes 47 seconds, an arc distance of 91.00 feet, and a chord that bears North 74 degrees 48 minutes 39 seconds West, a distance of 90.82 feet to a 1/2" rebar capped found at the end of said curve;

North 80 degrees 52 minutes 10 seconds West, non-tangent to said curve, a distance of 48.79 feet to a 1/2" rebar capped found;

North 49 degrees 30 minutes 10 seconds West, a distance of 533.90 feet to the POINT OF BEGINNING and containing 42,161 square feet or 0.968 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.

ZONING CHANGE: FROM CC to HI
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the J. Armendaris Survey, Abstract No. 58, 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 1/2" rebar capped Goodwin & Marshall found (hereafter referred to as 1/2" rebar capped found) in the east line of the B.N.S.F. Railroad (100' R.O.W.), being the most westerly southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and said PM FCD Saginaw tract, being the northwest corner of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT;

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

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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 a 1/2" rebar capped set at the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to a 1/2" rebar capped set at 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 a 1/2" rebar capped set at the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 75.34 feet to a 1/2" rebar capped set in the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, said point lying in a curve to the left, having a radius of 415.02 feet;

THENCE along the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, as follows:

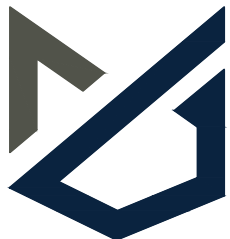
Northwesterly, along said curve, having a central angle of 12 degrees 33 minutes 47 seconds, an arc distance of 91.00 feet, and a chord that bears North 74 degrees 48 minutes 39 seconds West, a distance of 90.82 feet to a 1/2" rebar capped found at the end of said curve;

North 80 degrees 52 minutes 10 seconds West, non-tangent to said curve, a distance of 48.79 feet to a 1/2" rebar capped found;

North 49 degrees 30 minutes 10 seconds West, a distance of 533.90 feet to the POINT OF BEGINNING and containing 42,161 square feet or 0.968 acres of land.

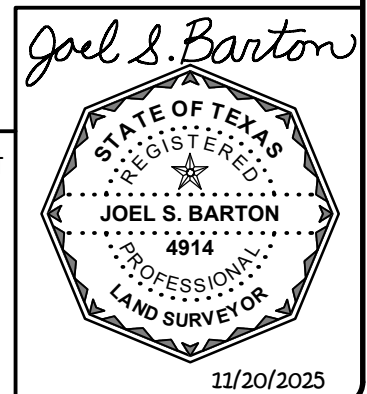
NOTE:

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

Scale:	NONE	Sheet
Date:	11/20/2025	1
Job No.:	10937	of
Drafted:	T.J.M.	3
Checked:	J.S.B.	



**ZONING EXHIBIT
CHANGE FROM CC TO HI
0.968 ACRES OF LAND**



SEE SHEET 3 FOR LINE
AND CURVE DATA

P.O.B.
1/2" R.C.F.
"GMCIVIL"

B.N.S.F. RAILROAD
(100' R.O.W.)

PM FCD SAGINAW, L.L.C.
D225044933
O.P.R.T.C.T.

LOT 1R, BLOCK 1
FALCON SAGINAW
DISTRIBUTION CENTER
D225008447
O.P.R.T.C.T.

J. BILES SURVEY
ABSTRACT No. 119

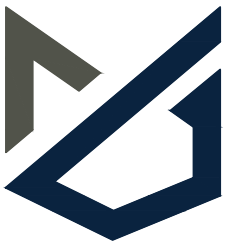
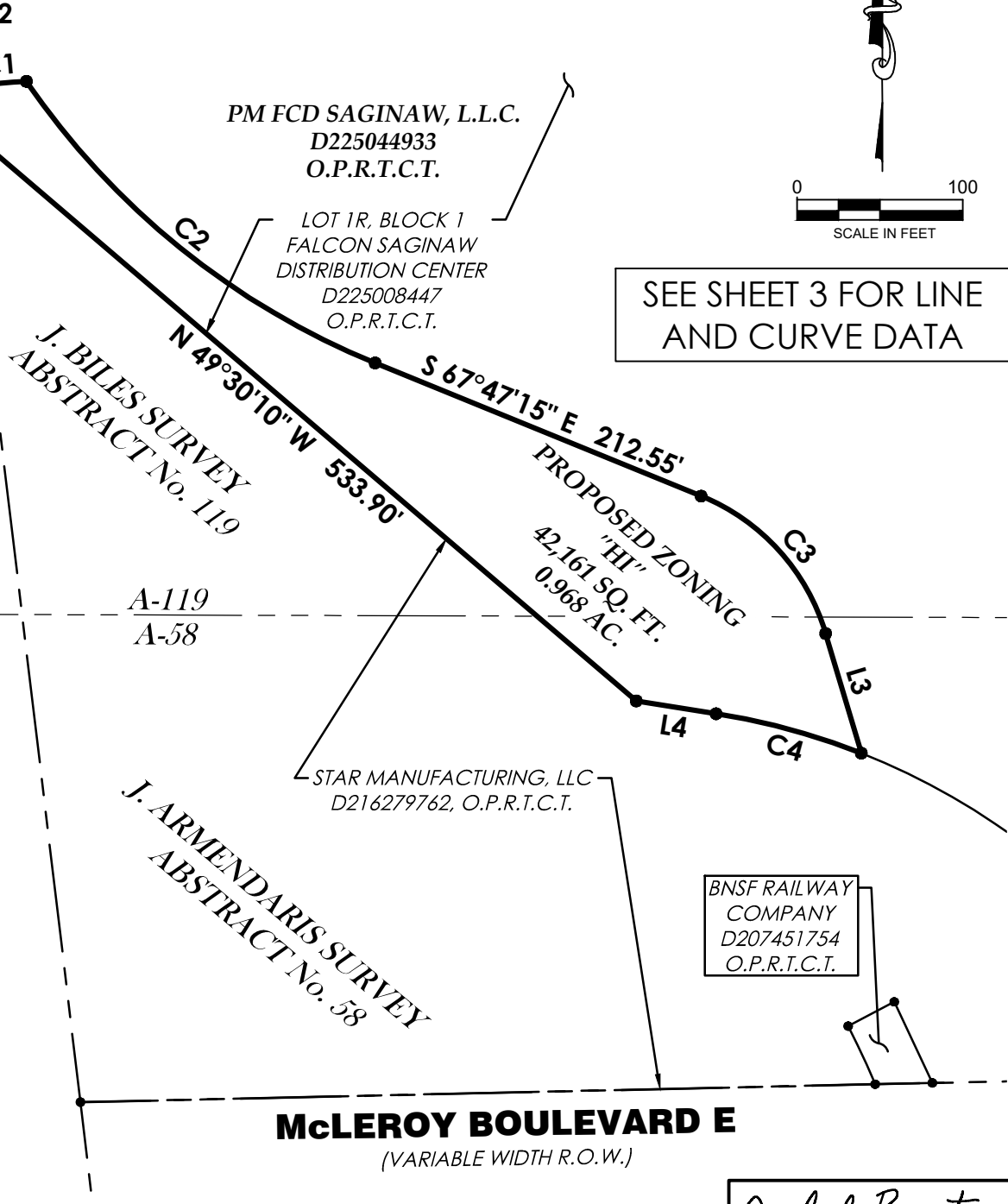
A-119
A-58

J. ARMENDARIS SURVEY
ABSTRACT No. 58

STAR MANUFACTURING, LLC
D216279762, O.P.R.T.C.T.

BNSF RAILWAY
COMPANY
D207451754
O.P.R.T.C.T.

McLEROY BOULEVARD E
(VARIABLE WIDTH R.O.W.)



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

Scale:	1" = 100'
Date:	11/20/2025
Job No.:	10937
Drafted:	T.J.M.
Checked:	J.S.B.

Sheet
2
of
3

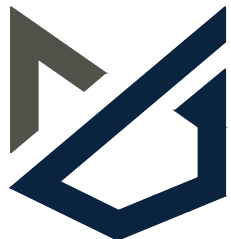
Joel S. Barton

11/20/2025

**ZONING EXHIBIT
CHANGE FROM CC TO HI
0.968 ACRES OF LAND**

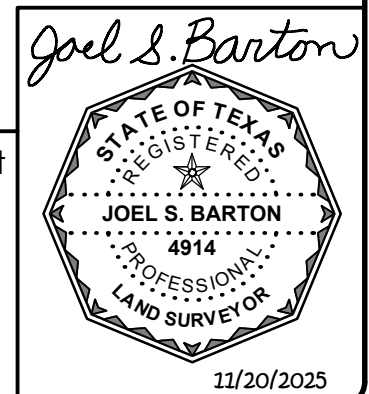
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N06°49'38"W	23.52'
L2	N83°08'52"E	8.66'
L3	S16°36'16"E	75.34'
L4	N80°52'10"W	48.79'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	465.00'	32.22'	3°58'11"	N85°07'57"E	32.21'
C2	470.50'	274.39'	33°24'49"	S51°04'50"E	270.51'
C3	129.50'	115.68'	51°10'58"	S42°11'45"E	111.88'
C4	415.02'	91.00'	12°33'47"	N74°48'39"W	90.82'



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

Scale:	NONE	Sheet	
Date:	11/20/2025		3
Job No.:	10937	of	
Drafted:	T.J.M.		3
Checked:	J.S.B.		





Planning & Zoning Commission Memorandum

D. Consideration and Action Regarding a Request to Amend a Change in the Beltmill Planned Development District, Providing Development Standards and a Development Plan for Tract 4, located at the Northeast corner of E. Bailey Boswell Blvd. and Millstone Rd.

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Public Hearings Item: 3D.
Reference File	
Community Goals	

Attachments

[Beltmill PD \(PD Amendment, Application Redacted, Exhibits\) Redacted.pdf](#)

[Beltmill PD \(PD Amendment, Ordinance Draft\).pdf](#)



Beltmill Development Plan Amendment

Date: December 09, 2025

To: Chairman and Members of the Planning and Zoning Commission

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

Subject: Consideration and Action Regarding a Request to Amend a Change in the Beltmill Planned Development District, Providing Development Standards and a Development Plan for Tract 4, located at the northwest corner of Bailey Boswell Rd and Millstone Rd.

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:** Clay Cristy on behalf of Sandy Aron, Beltmill Saginaw, LLC
- 2) **Addresses & Zoning:** Northeast corner of E. Bailey Boswell Rd. and Millstone Rd.



- a. **Legal Description:** Benjamin Thomas Survey, Abstract 1497, Tract 3G3E, Sep Tract
- b. **Zoning:** [Planned Development](#) with Community Commercial (CC) based zoning

- c. **Land Use:** Fitness Center, Retail, Restaurants with a Drive-Thru, and a Fuel Station.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
City of Saginaw Land Use Table																			
Residential											Land Use Designation		Nonresidential				Supplemental Conditions		
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
	1	2	3	4	A		L		1	2				U					
AMUSEMENT AND ENTERTAINMENT USES																			
											Gymnasium	P	P	S	P				1
COMMERCIAL, RETAIL, AND SERVICE USES																			
											Convenience Store, with or without Fuel Sales		P	S	P		P	P	7
											Factory Outlet, Retail or Wholesale Store				P		P		3, 7, 13, 22
											Restaurant, Drive-in / Drive-thru		P	S	P				7, 22, 26

- 3) **Request:** The applicant is requesting a change to the existing Planned Development to update the conceptual development plan. The developer is proposing new locations and sizes for the buildings to accommodate a 40,000 sq fitness center, a 29,000 sq retail strip, a convenience store with fuel sales, and three restaurants with drive-thru. The previously adopted PD did not include a convenience store with fuel sales or restaurants with drive-thru, instead the buildings were proposed as an open-concept design arranged around a central open space overlooking the detention pond.

Brees, Fitzgerald headline Pro Football HOF semifinalists

Field Level Media

In their first year on the ballot, Drew Brees, Philip Rivers, Larry Fitzgerald, Frank Gore and Jason Witten are semifinalists for the Pro Football Hall of Fame's Class of 2026.

They were among the 26 modern era candidates announced on Tuesday, a list that will be whittled down to 15 finalists by a 50-member selection committee.

Four returning finalists are already locked into the last 15 after reaching the final seven in 2025: Willie Anderson, Torry Holt, Luke Kuechly and Adam Vinatieri.

Eight others are returning finalists: Eli Manning, Fred Taylor, Steve Smith Sr., Reggie Wayne, Jahri Evans, Marshal Yanda, Terrell Suggs and Darren Woodson.

The other nine semifinalists, including first-timers Lomas Brown and Kevin Williams, are Hines Ward, Richmond Webb, Steve Wisniewski, Rodney Harrison, Earl Thomas, Vince Wilfork and Robert Mathis.

In addition to voting on 15 modern era finalists before the Super Bowl in

February, the selection committee will consider three seniors, one coach and one contributor.

Between four and eight new members will become the Class of 2026. In the first year of this format in 2025 only four men got in.

Brees trails only Tom Brady on the all-time list for passing yards (80,358) and touchdown passes (571) and led the New Orleans Saints to a Super Bowl XLIV title.

Fitzgerald ranks second only to Jerry Rice in receiving yards (17,492) and receptions (1,432) and played his entire career with the Arizona Cardinals.

Rivers was an eight-time Pro Bowl selection who played 16 of his 17 seasons with the San Diego and Los Angeles Chargers and passed for 63,440 yards and 421 TDs.

Gore ranks third on the NFL's all-time rushing list with 16,000 yards, trailing only Emmitt Smith and Walter Payton. He was named to five Pro Bowls.

Witten made 11 Pro Bowls, played 16 of his 17 seasons with the Dallas Cowboys and ranks No. 2 among tight ends in receptions (1,228) and receiving yards (13,046).

Classified

classifieds.star-telegram.com

817.390.7400

FINN. BUY. SELL.

Legals

Beverage Notice

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a wine and malt beverage retailer off premise permit by DFW Hotel 1 LLC dba TownePlace Suites Marriott Lake Worth/Fort Worth, to be located at 2925 Royalty Ln, Fort Worth, TX, Tarrant County, Texas. Owners of said corporation are Chris Dischinger, Nicholas Esterline, Barry Downing, ED Hotel Partners LLC and TFW Partners LLC.

IPL0290002
Nov 25-26 2025

Legals & Public Notices

PUBLIC NOTICE OF CONSTRUCTION PROPOSAL

Competitive sealed proposals for the Re-Proposal of multiple CSP packages, for the Roanoke Main Street Parking Garage & Downtown Signage project are being accepted by the City of Roanoke. Proposers may obtain an electronic copy of contract documents by contacting the Construction Manager, Gallagher Construction Services, 3501 Token Drive, Suite 100, Richardson, Texas 75082, 972-633-0564, bids@gallaghercx.com, and at the website gallaghercx.com. An electronic copy of the contract documents will also be furnished to area plan rooms.

Legals & Public Notices

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR QUALIFICATIONS

Sealed Qualification responses will be received at 300 W. Main Street, Grand Prairie, Texas, and via <https://vendors.planetbids.com/portal/53284/portal-home> until December 10, 2025, at 2:30 PM, and publicly opened and read (via teleconference) at that time for the purchase of the following:

RFQ #26011 - Professional Engineering & Design Services for 14S - 16/24-inch Goodland Parkway Waterline

For further information and specifications, please visit <https://vendors.planetbids.com/portal/53284/portal-home> or contact the Purchasing division at (972) 237-8266.

Legals & Public Notices

Electronically submitted proposals shall be submitted to proposals@roanoketexas.com, and received before 2:00 PM, local time, Thursday, December 18, 2025. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and tabulated by the Construction Manager. Any electronic submissions received after the closing time of 2:00 PM will not be accepted. All proposals will be publicly opened and read aloud. A complete proposal tabulation will be made available on the Construction Manager's website as soon as practical after opening of electronic proposals. After proposals are opened and tabulated, post proposal conferences will be conducted as necessary, and recommendations presented to the Owner for consideration of awarding contracts.

If for some reason a proposal cannot be submitted electronically, hard copies shall be sent/delivered directly to City of Roanoke, 500 S. Oak St., Roanoke, TX 76262 (First Floor Conference Room 102) and received, not postmarked, on or before 2:00 PM, local time, Thursday, December 18, 2025. Any HARD COPY proposals received after the closing time of 2:00 PM will be returned unopened.

IPL0293086
Nov 26, Dec 3 2025

ORDINANCE NO. 2250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE CITY OF KELLER CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ADMINISTRATION, BY DELETING ARTICLE IX, RESERVED, AND ADDING A NEW ARTICLE IX, "CAPITAL IMPROVEMENTS ADVISORY COMMITTEE," TO PROVIDE FOR THE CREATION, COMPOSITION, TERMS, POWERS, AND DUTIES OF THE COMMITTEE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR REPEALER; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 18th day of November 2025.

Signed By:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0294071
Nov 26 2025

Devon Self Storage - 9157

In accordance with the Texas Self-Service Storage Facilities Act, Devon Self Storage located at 6465 E. Rosedale St. #301, Fort Worth, Texas 76112 will be conducting a public auction to satisfy the Owner's lien for the following spaces: Mallory Serfass, furniture, shelves, vending machine; Manix Ferrar, scooter, totes, boxes; David Fisher, speaker, desk chair, fishing pole; Eddie Banks, dresser, toolbox, electronics; Elvis Abongwa, headset, speakers, pillows; Yahaneisha Taylor, clothes, bike, totes; Kimberly Jalomo, toolbox, monitor, ladder; Lynsey Branaugh, tire, suitcase, boxes; Tony Perkins, dolly, boxes, tools; Sharmar Barnes, suitcase, speakers, computer equipment; Michael Phillips, tires, office chairs, ladders. Property contained within the space(s) will be sold to the highest bidder via an online auction at www.storage treasures.com. Online bidding will begin on 12/02/2025 at 10am and will end on 12/16/2025 at 10am at which time the highest bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage treasures.com for all other terms and conditions governing the bidding and auction process.

IPL0292846
Nov 26, Dec 3 2025

ORDINANCE NO. 2250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE CITY OF KELLER CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ADMINISTRATION, BY DELETING ARTICLE IX, RESERVED, AND ADDING A NEW ARTICLE IX, "CAPITAL IMPROVEMENTS ADVISORY COMMITTEE," TO PROVIDE FOR THE CREATION, COMPOSITION, TERMS, POWERS, AND DUTIES OF THE COMMITTEE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR REPEALER; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 18th day of November 2025.

Signed By:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0294071
Nov 26 2025

ORDINANCE NO. 2250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE CITY OF KELLER CODE OF ORDINANCES, BY AMENDING CHAPTER 2, ADMINISTRATION, BY DELETING ARTICLE IX, RESERVED, AND ADDING A NEW ARTICLE IX, "CAPITAL IMPROVEMENTS ADVISORY COMMITTEE," TO PROVIDE FOR THE CREATION, COMPOSITION, TERMS, POWERS, AND DUTIES OF THE COMMITTEE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR REPEALER; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 18th day of November 2025.

Signed By:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0294071
Nov 26 2025

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Legals & Public Notices

REQUEST FOR QUALIFICATIONS FOR CONSULTING STAFFING SUPPORT SERVICES FOR DELIVERY OF PLANNING, DESIGN, AND CONSTRUCTION OF CAPITAL PROJECTS

CITY OF FORT WORTH
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
CAPITAL DELIVERY DIVISION
Public Notification Dates: November 19, 2025

NOTICE OF REQUEST FOR QUALIFICATIONS CITY OF FORT WORTH TO CREATE LIST OF QUALIFIED FIRMS FOR 2026 BOND PROGRAM AND OTHER CONTRACTING NEEDS

Electronic submittal of Statement of Qualifications (SOQs) for consideration of being placed on a list, will be received by the City of Fort Worth via the **Bonfire Procurement Portal until 2:00 P.M. CST, Thursday, December 11, 2025. Immediately thereafter, responses will be opened publicly and read aloud on the Mezzanine level of City Hall, 100 Fort Worth Trail, Fort Worth, Texas 76102 or other officially designated location.**

The City will conduct a **one-step process** to create lists to then select the most qualified firms for Projects as they arise:

Step 1 – Request for Qualifications: Respondents shall submit their Statement of Qualifications as detailed in the Instructions. The City will review submitted Statements of Qualifications and interview personnel to create lists by general work category specified. City reserves the right to conduct interviews of final candidates.

Advertised: _November 19 and 26_, 2025

REQUEST FOR QUALIFICATIONS CITY OF FORT WORTH TO CREATE LISTS OF QUALIFIED FIRMS FOR CONSULTING STAFFING SUPPORT SERVICES 2026 BOND PROGRAM AND OTHER CONTRACTING NEEDS INSTRUCTIONS

I. Purpose and Objectives

The City of Fort Worth (City) Transportation and Public Works Department, Capital Delivery Division is releasing this Request for Qualifications (RFQ) calling for qualified firms to submit a Statement of Qualifications (SOQ) to perform Consulting Staffing Support Services associated with the delivery of projects or programs for the Categories specified below.

This RFQ is intended to create lists of firms from which the City will evaluate and select the most qualified firm to provide Consulting Staffing Support Services for public works infrastructure projects or programs, whether long range and planned or short notice. After initial ranking, the City will contract with firms on the list(s) on a rotating basis, additional qualifications considered. Lists created under this RFQ will remain viable until a subsequent RFQ is issued. All firms offering to provide Consulting Staffing Support Services must comply with the State of Texas regulations regarding their respective practice areas. All proposed professional engineers must be licensed in the State of Texas to practice in their field.

SOQs that do not meet the requirements outlined in this RFQ may be deemed non-responsive by the City and the firm rejected. The City reserves the right to waive minor informalities in SOQs and proceed with evaluation.

The City will qualify firms and create lists based approximately on the number of projects or needs anticipated for the categories. Distribution of work across the categories will be considered in the assignment of work.

The City reserves the right not to select from a list and to issue individual RFQs for specific projects. There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in preparing responses to this request. Likewise, there is no minimum guarantee of work for responding to this RFQ, and it is likely possible that not every firm responding to the RFQ or sorted into a list will receive work pursuant to this RFQ.

The City will formally evaluate the firm's performance on each contract. During that process the firm will be offered the opportunity to respond and comment on its interactions with the City.

IPL0291587
Nov 19,26 2025

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS

Electronic bids for the construction of Forest Hill Drive and Royal Crest Drive Intersection Improvements CPN 103308 ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, December 18th, 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.gobonfire.com/hc/en-us>

Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010. To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([gobonfire.com](https://www.gobonfire.com))

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following: Removal of existing improvements and construction of asphalt pavement, concrete pavement, sidewalks, traffic modifications and adjustments (signal heads, detection, and communication), pedestrian curb ramps, signing, striping, and utility adjustments.

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 on 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, December 8th, 2025
TIME: 1:00 PM, CST

Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders should direct all questions about the meaning and intent of the Bidding Documents electronically through the Vendors discussions section under the respective Project via the Procurement Portal. If necessary, Addenda will be issued pursuant to the Instructions to Bidders.

CITY'S RIGHT TO ACCEPT OR REJECT BIDS

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

AWARD

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

ADVERTISEMENT DATES

First Date: November 19th, 2025 Second Date: November 26th, 2025

IPL0291037
Nov 19,26 2025

Legals & Public Notices

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS

Electronic bids for the construction of 2025 Trinity Metro Bus Pads Unit Price Construction Contract – Project No. Various Projects ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, December 18, 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.gobonfire.com/hc/en-us>

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

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

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following: Construction of Trinity Metro Bus Pads. The purpose of this invitation to bidders is to set unit prices and the City's Contract budget may be less than the bid amounts, therefore the City is not obligated to award a contract for the full bid amount.

Bid quantities are estimates and bidder's prices will be used to establish unit prices. This project has a maximum amount of \$2,000,000, which may be awarded solely to one bidder or divided and awarded to multiple bidders.

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 on 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: December 03, 2025
TIME: 9:00 AM CST

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.

RENEWALS

Contract(s) may be renewed up to one (1) additional term at the earlier of the expiration of contract funds or contract time under the same terms, conditions, and unit prices.

FUNDING

Any Contracts awarded under this INVITATION TO BIDDERS are expected to be funded from revenues generated from an Interlocal Agreement and reserved by the City for the Project.

ADVERTISEMENT DATES

November 19, 2025
November 26, 2025
IPL0291937
Nov 19,26 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, November 11, 2025

ORDINANCE NO. 28123-11-2025

AN ORDINANCE AMENDING CHAPTER 35, "LAWN AND SEWERS," ARTICLE VI ("LAWN AND LANDSCAPE IRRIGATION CONSERVATION," OF THE CODE OF THE CITY OF FORT WORTH, TEXAS (2015), AS AMENDED, BY AMENDING SECTION 35-155 TO RENAME THE SECTION AND REVISE REGULATIONS PERTAINING TO ENFORCEMENT AND AMENDING SECTION 35-157 TO RENAME THE SECTION AND REVISE REGULATIONS PERTAINING TO THE RESTORATION OF IRRIGATION SYSTEM OR METER SERVICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

SECTION 6.

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

SECTION 7.

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

APPROVED AS TO FORM AND LEGALITY:

M. Kevin Anders, II
Assistant City Attorney

Adopted: November 11, 2025
Effective: November 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
IPL0292746
Nov 21,26 2025

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS/RESPONSES

Sealed bids will be received at 300 W. Main Street, Grand Prairie, Texas, and via <https://vendors.planetbids.com/portal/53284/portal-home> until December 8, 2025, at 2:00 PM (Central Time). Bids will be opened publicly and acknowledged at that time for the purchase of the following

RFP #26002 – Landscaping Project

There will be a Mandatory pre-bid meeting held on Monday, December 8, 2025, at 10:00 AM or Tuesday, December 9, 2025, at 10:00 AM at the Water Utilities Administration Building, located at 620 Small Hill Dr., Grand Prairie, TX 75050. Choose the best day that meets your schedule.

Further information and specifications may be obtained at <https://vendors.planetbids.com/portal/53284/portal-home> or from the Purchasing division at (972) 237-8266.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state-awarded contracts or other intergovernmental agreements when it is in the best interest of the city.

IPL0292399
Nov 26 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 December 9, 2025, to consider a change in the Bellmill Planned Development District, also commonly known as "Shops at Bellmill", to amend the development plan and provide development standards for Tract 4, located at the northeast corner of the intersection of E. Bailey Boswell Rd. and Millstone Rd. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on December 16, 2025, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report regarding the zoning amendment 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.

IPL0293092
Nov 26 2025

SO MANY THINGS AND TOO LITTLE TIME?

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Record Report for Zoning Change #ZONE-25-0001

Record Overview

Record Number: ZONE-25-0001

Record Type: Zoning Change

Record Status: Awaiting Updates from Applicant

Record Submitted At: Thursday February 20, 2025

Record Address: 7899 Wagley Road

Record Owner: Planning Department

Record Applicant: Clay Cristy

Record Tags: Beltmill PD (Site Plan), Shops at Beltmill

Form Submission

Owners:

Beltmill Saginaw, LLC, Sandy Aron



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

Applicant's :

ClayMoore Engineering, Clay Cristy



Reason for Zoning Request: Revise Development Plan for PD

Current Zoning: PD

Proposed Zoning: PD

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

Development plan to be updated with revised uses.

Project Name: Shops at Beltmill

Project Address: 7899 Wagley Road

Project Acentage: 12.92

Lot: unplatted

Block: unplatted

Addition: unplatted

Tract: 12.92

Abstract: 1497

Survey: Benjamin Thomas Survey



Letter of Acknowledgement

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

I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

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

CHECK ONE OF THE FOLLOWING:

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

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

Applicant: Clay Cristy

Company: ClayMoore Engineering

Address: 1903 Central Dr. Ste. 406 Bedford, TX 76021

Phone #: [REDACTED] **E-Mail:** [REDACTED]

Applicant's Signature: _____ **Date:** _____

Owner: Sandy P. Aron

Company: Beltmill Saginaw, LLC

Address: [REDACTED]

Phone #: [REDACTED] **E-Mail:** [REDACTED]

Owner's Signature: _____ **Date:** _____



November 17, 2025

Ms. Susy Victor-Trevino
City of Saginaw
Planning Department
205 Brenda Lane
Saginaw, TX 76179

Re: Shops at Beltmill – Zoning Request

Planning Department:

Please let this letter serve as a request for a Site Plan Zoning Change permit for the proposed Shops at Beltmill located at the northwest corner of East Bailey Boswell and Beltmill Parkway.

Summary of Project:

The proposed development encompasses approximately 12.92 acres of development. The proposed development will be a multi-lot development that will include uses such as retail uses, restaurants, restaurants with a drive thru, gym, and a fuel station. The proposed development is intended to extend retail and commercial services to the northeast area of the town. The development will provide a large landscape buffer along Bailey Boswell to enhance a green belt along East Bailey Boswell. The site will be accessed by 4 access points. 2 access points will be from Beltmill Parkway, one access point will be via East Bailey Boswell, and the last access point will provide along Millstone Road. The site plan change request is requested to update the location and size of the proposed buildings and revise the PD to incorporate the proposed uses for the site. The first phase of the development would be to develop the larger mixed use building behind the retention pond and the proposed fitness center. The front outparcels are concept in nature and would be future development as the project becomes more established with development. This request for a change in the original planned development is to accommodate an ever-changing development market that is aligned with the current real estate market. The proposed site plan includes a 40,000 sf Fitness Center, a 29,000 sf mixed use strip building, and along the frontage there is planned outlots that will consist of a variety of pad lot users including restaurants, and a fuel station. The first phase of the development will be the fitness center and the retail building.

Hunington Properties is very excited to bring their development into the City of Saginaw. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 817-281-0572.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.

LEGAL DESCRIPTION

Being a 12.92 acre tract of land out of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Saginaw, Tarrant County, Texas, being a portion of a called 398.635 acre tract of land conveyed to

Beltmill Saginaw, LLC by deed of record in Document Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the southwest right-of-way line of Beltmill Parkway, a 100-foot right-of-way of record in Beltmill Parkway and Millstone Road

Right-of-way, a subdivision of record in Document Number D222036300 of said Plat Records, being the northeast corner of Lot 1, Block B of Grand At Saginaw, a subdivision of record in Document Number

D221322833 of the Plat Records of Tarrant County, Texas, for the north corner hereof;

THENCE, along the southwest right-of-way line of Beltmill Parkway, the following three (3) courses and distances:

1. Along a curve to the right, having a radius of 630.00 feet, a chord bearing of S31°57'10"E, a chord length of 277.27 feet, a delta angle of 25°25'30", an arc length of 279.56 feet to an "X" cut found;

2. S19°14'25"E, a distance of 35.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

3. Along a tangent curve to the left, having a radius of 750.00 feet, a chord bearing of S34°01'04"E, a chord length of 382.60 feet, a delta angle of 29°33'18", an arc length of 386.88 feet to an "X" cut found for the

east corner hereof;

THENCE, leaving the southwest right-of-way line of Beltmill Parkway, over and across said 398.635 acre tract, the following nine (9) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 147.00 feet, a chord bearing of S63°33'12"W, a chord length of 94.19 feet, a delta angle of 37°22'16", an arc length of 95.88 feet to a 1/2 inch iron rod

with green plastic cap stamped "EAGLE SURVEYING" set;

2. N79°00'00"W, a distance of 97.75 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

3. Along a tangent curve to the left, having a radius of 20.00 feet, a chord bearing of S62°33'35"W, a chord length of 24.87 feet, a delta angle of 76°52'50", an arc length of 26.84 feet to a 1/2 inch iron rod with

orange plastic cap stamped "MCADAMS" found;

4. S24°07'10"W, a distance of 333.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

5. Along a tangent curve to the left, having a radius of 119.94 feet, a chord bearing of S11°58'10"W, a chord length of 50.51 feet, a delta angle of 24°18'41", an arc length of 50.89 feet to a 1/2 inch iron rod with

green plastic cap stamped "EAGLE SURVEYING" set;

6. S00°10'57"E, a distance of 69.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

7. S10°00'00"E, a distance of 31.82 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

8. N89°49'10"E, a distance of 4.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

9. S45°10'50"E, a distance of 23.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the north right-of-way line of East Bailey Boswell Road, a 110-foot right-of-way, for the

southeast corner hereof;

THENCE, along the north right-of-way line of East Bailey Boswell Road, the following four (4) courses and distances:

1. S89°49'10"W, a distance of 652.47 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

2. N00°10'50"W, a distance of 12.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

3. S89°49'10"W, a distance of 35.53 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

4. N45°10'50"W, a distance of 14.14 feet to an "X" cut found at the intersection of the north right-of-way line of East Bailey Boswell Road and the east right-of-way line of Millstone Road, a 60-foot right-of-way of

record in said plat of Beltmill Parkway and Millstone Road Right-of-way;

THENCE, along the east right-of-way line of Millstone Road, the following three (3) courses and distances:

1. N00°10'50"W, a distance of 67.15 feet to an "X" cut found;

2. Along a tangent curve to the left, having a radius of 330.00 feet, a chord bearing of N10°28'16"W, a chord length of 117.90 feet, a delta angle of 20°34'51", an arc length of 118.54 feet to a 1/2 inch iron rod with

orange plastic cap stamped "MCADAMS" found;

3. Along a reverse curve to the right, having a radius of 270.00 feet, a chord bearing of N16°53'27"W, a chord length of 36.45 feet, a delta angle of 07°44'29", an arc length of 36.48 feet to a mag nail found at the

southwest corner of Lot 1X of said plat of Beltmill Parkway and Millstone Road Right-of-way;

THENCE, leaving the east right-of-way line of Millstone Road, along the south, east, and north lines of said Lot 1X, the following four (4) courses and distances:

1. N89°48'50"E, a distance of 79.26 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

2. N00°11'10"W, a distance of 70.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

3. S89°48'50"W, a distance of 76.00 feet to a mag nail found;

4. S44°49'00"W, a distance of 14.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the east right-of-way line of Millstone Road;

THENCE, N00°10'50"W, along the east right-of-way line of Millstone Road, a distance of 80.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found at the westernmost southwest corner of

said Lot 1, being the westernmost northwest corner hereof;

THENCE, leaving the east right-of-way line of Millstone Road, along the south and east lines of said Lot 1, the following six (6) courses and distances:

1. S45°11'00"E, a distance of 14.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
2. N89°48'50"E, a distance of 352.72 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
3. Along a tangent curve to the right, having a radius of 330.00 feet, a chord bearing of S87°40'52"E, a chord length of 28.85 feet, a delta angle of 05°00'37", an arc length of 28.86 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
4. N00°10'50"W, a distance of 447.87 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
5. N48°43'50"E, a distance of 281.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
6. N43°47'05"E, a distance of 125.00 feet to the **POINT OF BEGINNING**, and containing an area of 12.92 acres (562,700 square feet) of land.

November 3, 2025

City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

Re: 7899 Wagley Road formal comment response #ZONE-25-0001

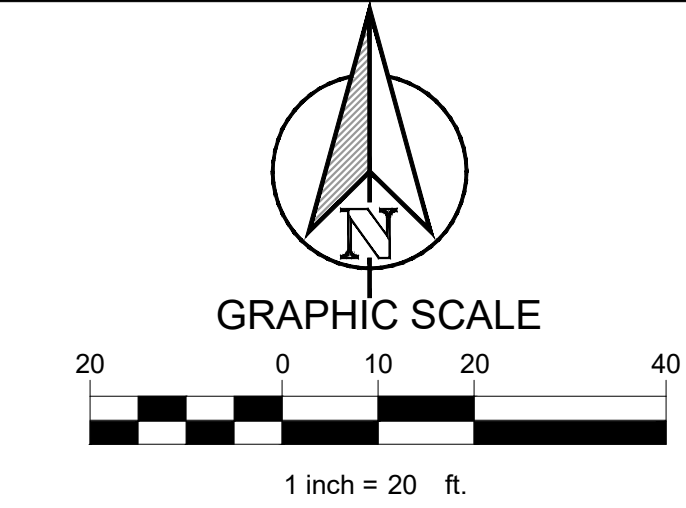
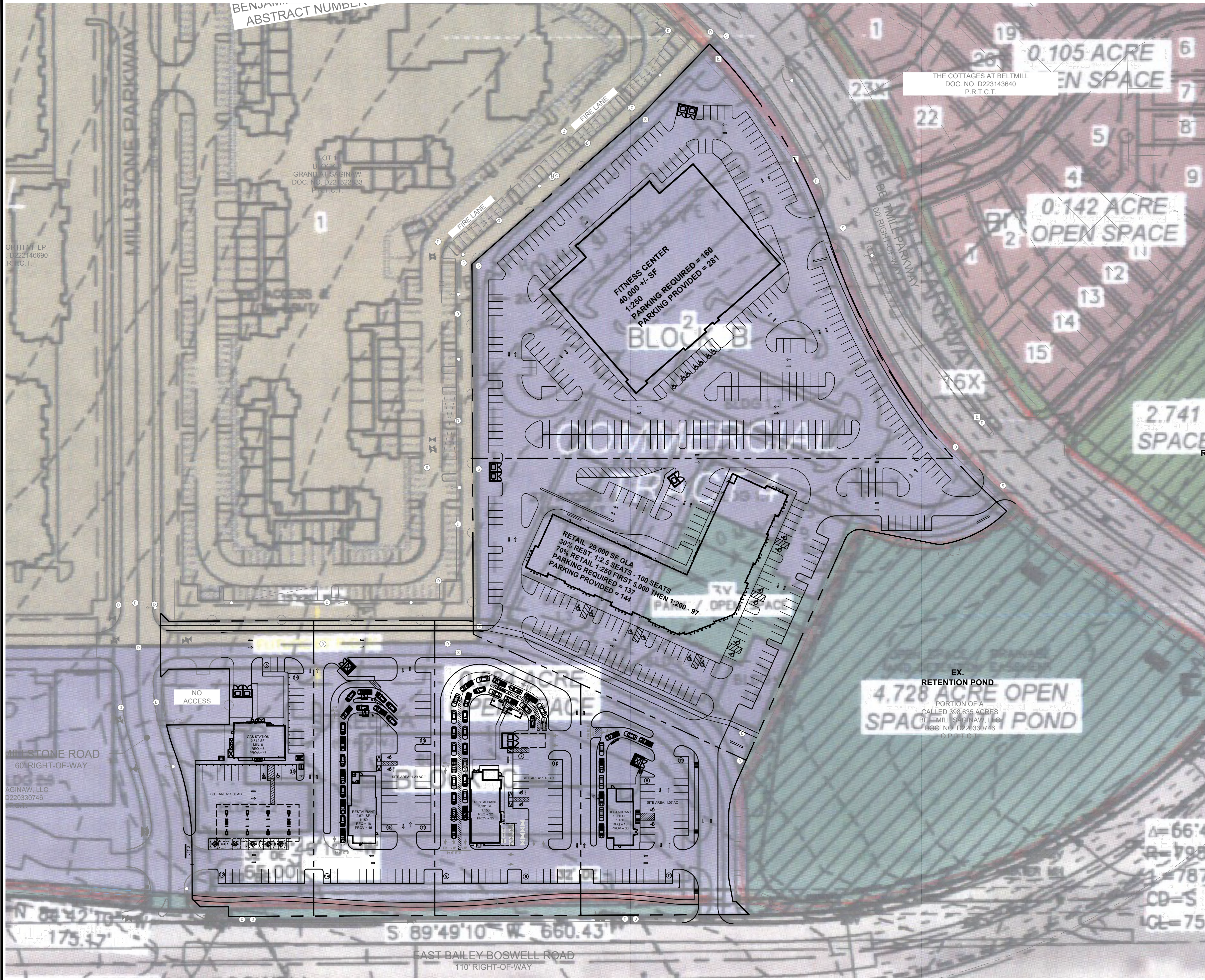
Comments:

1. This statement appears to contradict the previous statement. Please clarify.
The statement letter has been revised to avoid confusion.
2. Previously, a carwash, gas station, and a gym were not depicted within development plan. If you are proposing these uses, it may be simpler to amend the PD to include a carwash as an allowed use vs an SUP request. Up to applicant's discretion as to which process they prefer, but the development plan cannot be approved without either an SUP for the carwash or a variance within the PD to allow a carwash.
Acknowledged. Car wash has since been removed in place of a quick serve restaurant
3. If changes can be made by Monday at noon, and everything is resolved, then we can notice this for it to be included in the upcoming P&Z/CC meetings, but if some items still need corrections, we will be looking at November earliest.
Acknowledged
4. BD: Verify parking calculations, based on our ordinance, Sec. 8-9.
Parking calculations for required have been shown on the site plan to show how the center will park. Each lot should self-park.
5. Staff prefers previous design concept with multiple buildings instead of the strip center concept. Is it possible to reintegrate this into the design?
It is desired to develop the project as shown. The concept of what was previously shown provides limited availability to the stores and would create long walks for pedestrians to the site. The previous site plan also does not accommodate for a back of house for tenants to accept deliveries.
6. General Note: Staff is in the process of amending the city's permitted use table, please note some uses may change in the next few months, etc.
Acknowledge. Permitted use will be verified after ammendment
7. Auto carwashes require an SUP. If applicant wishes to move forward with PD amendment, they will have to apply for an SUP in conjunction with the PD application. An SUP for a carwash is likely to be denied, but is up to the discretion of the P&Z and CC.
Auto Carwash has been removed and replaced with quick serve restaurant.
8. It appears that in the previously adopted development plan no drive-throughs were proposed, and now applicant is proposing two. Please confirm as narrative did not include this change.
Narrative does address and mentions the drive thru addition to the PD.

9. Eng: Can you add sidewalk connectivity?

Sidewalk connectivity added from East Bailey Boswell Road to development.

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 11/25/2025 2:34 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2024-052 MODUS ARCHITECTURE SHOPS AT BELTMILL SAGINAW\CADD\SHEETS\ZONING OVERLAY.DWG
 LAST SAVED: 11/20/2025 5:38 PM



- DEVELOPMENT PLAN NOTES:
- PD REGULATIONS WILL STILL APPLY.
 - SITE PLAN IS CONCEPT APPROVED USES FOR OVERALL DEVELOPMENT
 - DEVELOPMENT PLAN AREA 12.92 ACRES

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

PHONE: 817.281.0272
 1100 CREEK SPARGER RD. SUITE #1
 COLLEVILLE, TX 75848
 WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS

Engineer: CLAY CRISTY
 P.E. No. 109800, Date 10/29/2025

SHOPS AT BELTMILL
BELTMILL PARKWAY AND BAILEY
BOSWELL
SAGINAW, TEXAS

No.	DATE	REVISION	BY

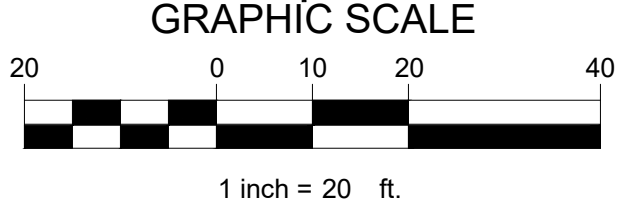
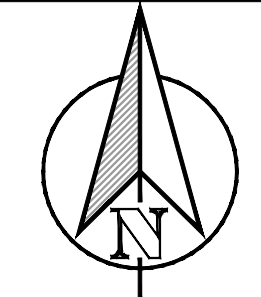
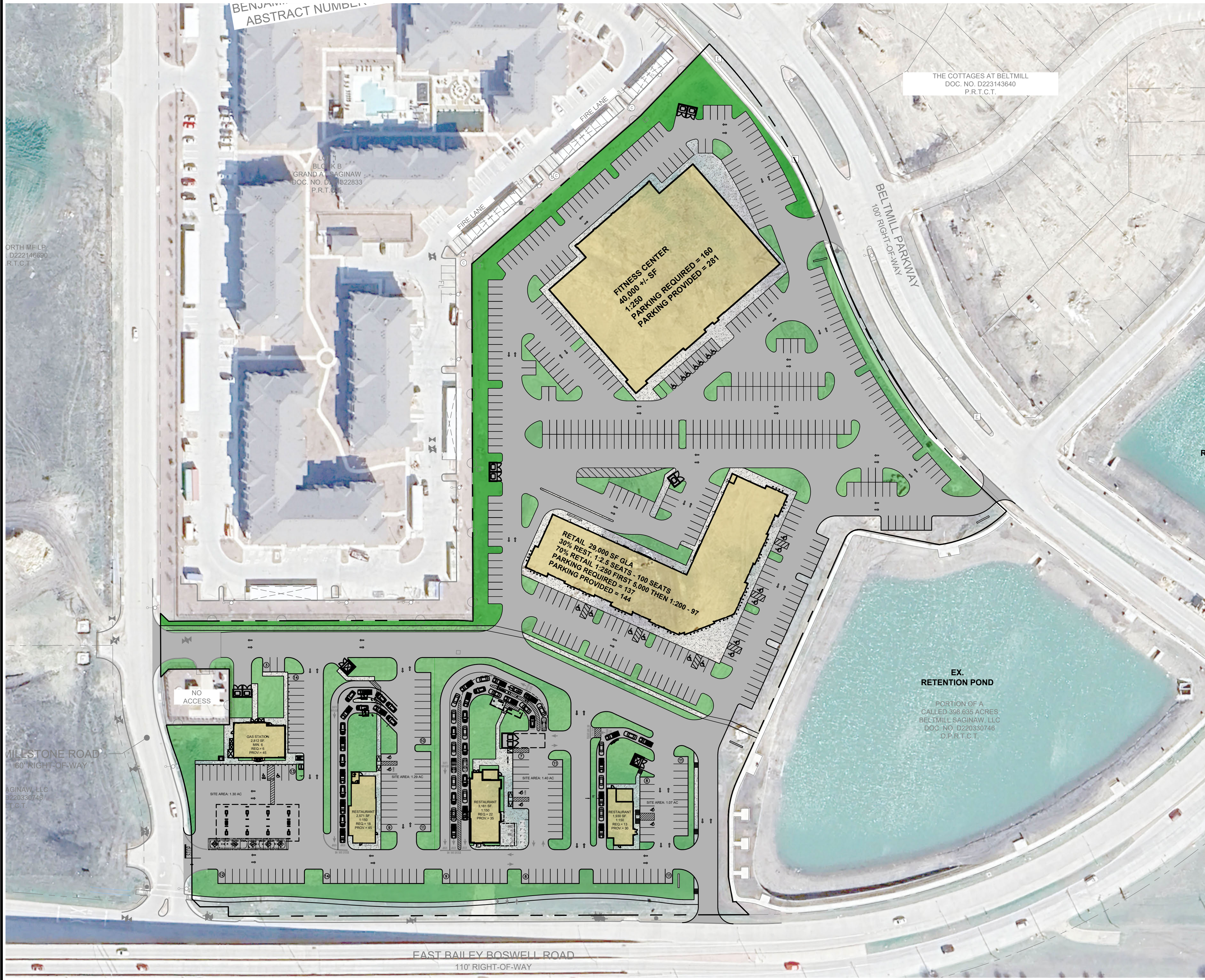
DEVELOPMENT PLAN OVERLAY

DESIGN: CLC
 DRAWN: TK
 CHECKED: CLC
 DATE: 10/28/2025

SHEET
ZC-1

File No. 2024-052

PLOTTED BY: CLAY CRISTY
 11/25/2025 2:33 PM
 PLOT DATE: 11/25/2025 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2024-052 MODUS ARCHITECTURE SHOPS AT BELTMILL SAGINAW\CADD\SHEETS\SP - 1 ZONING SITE PLAN.DWG
 LAST SAVED: 11/20/2025 5:38 PM



- DEVELOPMENT PLAN NOTES:
- PD REGULATIONS WILL STILL APPLY.
 - SITE PLAN IS CONCEPT APPROVED USES FOR OVERALL DEVELOPMENT
 - DEVELOPMENT PLAN AREA 12.92 ACRES

TEXAS REGISTRATION #141199

1100 CREEK SPARGER RD. SUITE #1
 COLLEVILLE, TX 75845
 PHONE: 817.281.0072
 WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.

CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS

Engineer: CLAY CRISTY
 P.E. No. 109800, Date 10/29/2025

SHOPS AT BELTMILL
BELTMILL PARKWAY AND BAILEY
BOSWELL
SAGINAW, TEXAS

No.	DATE	REVISION	BY

DEVELOPMENT PLAN

DESIGN: CLC
 DRAWN: TK
 CHECKED: CLC
 DATE: 10/28/2025

SHEET
ZC-1

ORDINANCE NO. 2025-32

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE 2023-20 ESTABLISHING THE BELTMILL PLANNED DEVELOPMENT DISTRICT BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND AS DESCRIBED AS 13.936 ACRES OF LAND KNOWN AS TRACT 3G3E SEP TRACT OF THE BENJAMIN THOMAS SURVEY, ABSTRACT 1497, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT THE NORTHWEST CORNER OF BAILEY BOSWELL BOULEVARD AND BELTMILL PARKWAY; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City of Saginaw, as owner of property consisting of approximately 13.936 acres of land and described as Tract 3G3E Sep Tract of the Benjamin Thomas, Abstract 1497, City of Saginaw, Tarrant County, Texas, and located at the northwest corner of Bailey Boswell Boulevard and Beltmill Parkway; also known as The Shops at Beltmill (the “Property”) and further described in Exhibit “A” hereto, has filed an application to amend the Beltmill Planned Development District with Community Commercial uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

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

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on December 09, 2025, and the City Council of the City of Saginaw, Texas held a public hearing on December 16, 2025, with respect to the proposed Planned Development District as described herein; and

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

WHEREAS, the City Council finds that the requested Planned Development District and Development Plan, as outlined herein, is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

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

SECTION 1.

Ordinance No. 2002-04, as amended, is hereby amended by amending Ordinance No.2020-24, which ordinance established the Beltmill Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit B" and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit "C." Development is hereby permitted in accordance with the foregoing development standards and Plan.

SECTION 2.

The use of the property described above shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2020-24, as amended hereby and all other pertinent ordinances of the City of Saginaw.

SECTION 3.

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

SECTION 4.

The official zoning map of the City of Saginaw is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of

any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

PASSED AND APPROVED ON THIS 16TH DAY OF DECEMBER, 2025.

MAYOR

ATTEST

CITY SECRETARY: VICKY VEGA

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY: BRYN MEREDITH

EXHIBIT "A"
PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Being a 12.92 acre tract of land out of the Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Saginaw, Tarrant County, Texas, being a portion of a called 398.635 acre tract of land conveyed to

Beltmill Saginaw, LLC by deed of record in Document Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the southwest right-of-way line of Beltmill Parkway, a 100-foot right-of-way of record in Beltmill Parkway and Millstone Road

Right-of-way, a subdivision of record in Document Number D222036300 of said Plat Records, being the northeast corner of Lot 1, Block B of Grand At Saginaw, a subdivision of record in Document Number

D221322833 of the Plat Records of Tarrant County, Texas, for the north corner hereof;

THENCE, along the southwest right-of-way line of Beltmill Parkway, the following three (3) courses and distances:

1. Along a curve to the right, having a radius of 630.00 feet, a chord bearing of S31°57'10"E, a chord length of 277.27 feet, a delta angle of 25°25'30", an arc length of 279.56 feet to an "X" cut found;

2. S19°14'25"E, a distance of 35.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

3. Along a tangent curve to the left, having a radius of 750.00 feet, a chord bearing of S34°01'04"E, a chord length of 382.60 feet, a delta angle of 29°33'18", an arc length of 386.88 feet to an "X" cut found for the

east corner hereof;

THENCE, leaving the southwest right-of-way line of Beltmill Parkway, over and across said 398.635 acre tract, the following nine (9) courses and distances:

1. Along a non-tangent curve to the right, having a radius of 147.00 feet, a chord bearing of S63°33'12"W, a chord length of 94.19 feet, a delta angle of 37°22'16", an arc length of 95.88 feet to a 1/2 inch iron rod

with green plastic cap stamped "EAGLE SURVEYING" set;

2. N79°00'00"W, a distance of 97.75 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

3. Along a tangent curve to the left, having a radius of 20.00 feet, a chord bearing of S62°33'35"W, a chord length of 24.87 feet, a delta angle of 76°52'50", an arc length of 26.84 feet to a 1/2 inch iron rod with

orange plastic cap stamped "MCADAMS" found;

4. S24°07'10"W, a distance of 333.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

5. Along a tangent curve to the left, having a radius of 119.94 feet, a chord bearing of S11°58'10"W, a chord length of 50.51 feet, a delta angle of 24°18'41", an arc length of 50.89 feet to a 1/2 inch iron rod with

green plastic cap stamped "EAGLE SURVEYING" set;

6. S00°10'57"E, a distance of 69.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

7. S10°00'00"E, a distance of 31.82 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

8. N89°49'10"E, a distance of 4.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

9. S45°10'50"E, a distance of 23.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the north right-of-way line of East Bailey Boswell Road, a 110-foot right-of-way, for the

southeast corner hereof;

THENCE, along the north right-of-way line of East Bailey Boswell Road, the following four (4) courses and distances:

1. S89°49'10"W, a distance of 652.47 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

2. N00°10'50"W, a distance of 12.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

3. S89°49'10"W, a distance of 35.53 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

4. N45°10'50"W, a distance of 14.14 feet to an "X" cut found at the intersection of the north right-of-way line of East Bailey Boswell Road and the east right-of-way line of Millstone Road, a 60-foot right-of-way of

record in said plat of Beltmill Parkway and Millstone Road Right-of-way;

THENCE, along the east right-of-way line of Millstone Road, the following three (3) courses and distances:

1. N00°10'50"W, a distance of 67.15 feet to an "X" cut found;

2. Along a tangent curve to the left, having a radius of 330.00 feet, a chord bearing of N10°28'16"W, a chord length of 117.90 feet, a delta angle of 20°34'51", an arc length of 118.54 feet to a 1/2 inch iron rod with

orange plastic cap stamped "MCADAMS" found;

3. Along a reverse curve to the right, having a radius of 270.00 feet, a chord bearing of N16°53'27"W, a chord length of 36.45 feet, a delta angle of 07°44'29", an arc length of 36.48 feet to a mag nail found at the

southwest corner of Lot 1X of said plat of Beltmill Parkway and Millstone Road Right-of-way;

THENCE, leaving the east right-of-way line of Millstone Road, along the south, east, and north lines of said Lot 1X, the following four (4) courses and distances:

1. N89°48'50"E, a distance of 79.26 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

2. N00°11'10"W, a distance of 70.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;

3. S89°48'50"W, a distance of 76.00 feet to a mag nail found;

4. S44°49'00"W, a distance of 14.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found in the east right-of-way line of Millstone Road;

THENCE, N00°10'50"W, along the east right-of-way line of Millstone Road, a distance of 80.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found at the westernmost southwest corner of

said Lot 1, being the westernmost northwest corner hereof;

THENCE, leaving the east right-of-way line of Millstone Road, along the south and east lines of said Lot 1, the following six (6) courses and distances:

1. S45°11'00"E, a distance of 14.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
2. N89°48'50"E, a distance of 352.72 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
3. Along a tangent curve to the right, having a radius of 330.00 feet, a chord bearing of S87°40'52"E, a chord length of 28.85 feet, a delta angle of 05°00'37", an arc length of 28.86 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
4. N00°10'50"W, a distance of 447.87 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
5. N48°43'50"E, a distance of 281.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "MCADAMS" found;
6. N43°47'05"E, a distance of 125.00 feet to the **POINT OF BEGINNING**, and containing an area of 12.92 acres (562,700 square feet) of land.

EXHIBIT “B” ZONING EXHIBIT

TRACT 4 - LAND USE AND DEVELOPMENT STANDARDS

Community Commercial (CC)

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

A. GENERAL REQUIREMENTS

The development standards included in Tract 4 are consistent with the Community Commercial zoning districts in the City of Saginaw Zoning Ordinance.

EXHIBIT "C"
DEVELOPMENT PLAN



Planning & Zoning Commission Memorandum

E. Consideration and Action Regarding a Change in Zoning from "CC" Community Commercial to "CC" Community Commercial & "MF2" Multi-Family for James P Alford Survey, Abstract 53, Tract 2A, City Boundary Split

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	Public Hearings Item: 3E.
Reference File	
Community Goals	

Attachments

[Courtney Farms \(Rezoning Application Redacted, Exhibits, Owner Notices, Newspaper Notice\) Redacted.pdf](#)

[Courtney Farms \(Reply form 01\)](#)

[Courtney Farms \(Ordinance Draft Rezoning CC to CC & MF2\).pdf](#)



Zoning Change Request at 8400 Wagley Robertson Rd.

Date: December 09, 2025

To: Chairman and Members of the Planning and Zoning Commission

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

Subject: Consideration and Action Regarding a Change in Zoning from Community Commercial (CC) to Multi-family (MF2) and Community Commercial (CC) at 8400 Wagley Robertson Rd. (per TAD).

Background/Discussion:

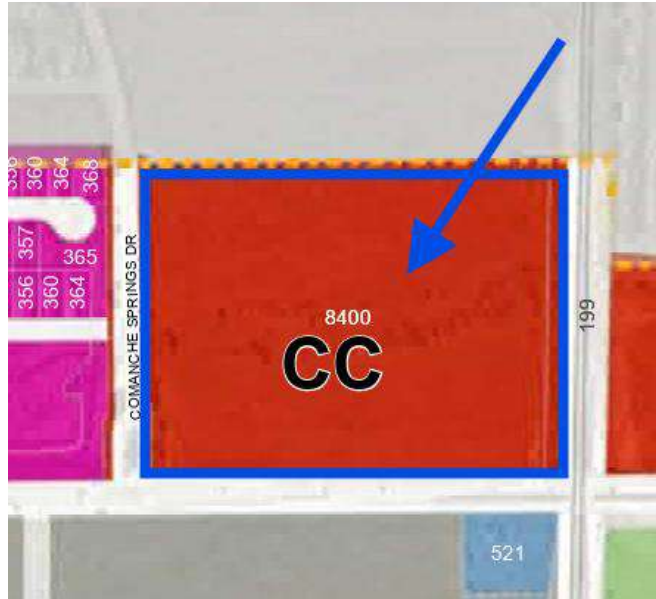
The City of Saginaw Planning and Zoning Division has received a formal request for a zoning change:

- 1) **Applicant:** David Greer on behalf of Catherine Schmuck, Courtney Stock Farm, LLC
- 2) **Addresses & Zoning:** 8400 Wagley Robertson Rd.



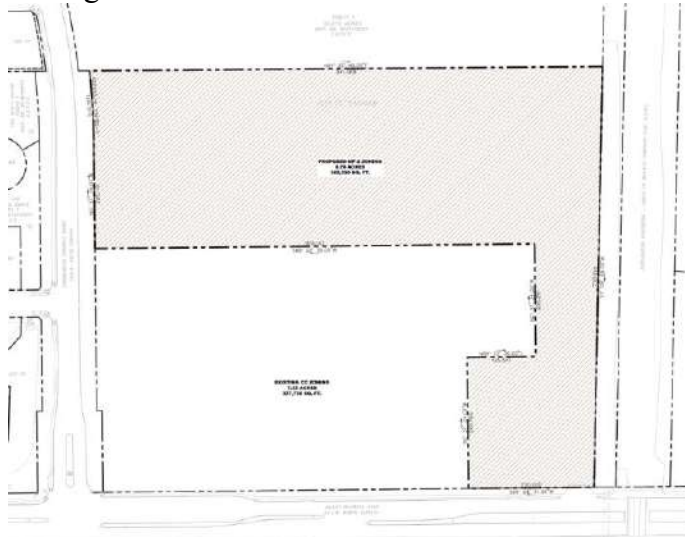
(Ex 1: Property Location)

- a. **Legal Description:** James P Alford Survey, Abstract 53, Tract 2a, City Boundary Split
- b. **Zoning:** Community Commercial (CC)



(Ex 2: Zoning Map)

- c. **Proposed Land Use:** Multi-Family (MF2) with Community Commercial (CC) frontage



(Ex 3: Proposed Zoning Split)

Attachments:

Rezoning Application, Newspaper Notice, Proposed Zoning Exhibit



Record Report for Zoning Change #ZONE-25-0006

Record Overview

Record Number: ZONE-25-0006

Record Type: Zoning Change

Record Status: In Progress

Record Submitted At: Monday November 10, 2025

Record Address: 8400 WAGLEY ROBERTSON RD, Saginaw, TX 76131

Record Owner: Planning Department

Record Applicant User: David Greer

Record Applicant Company: Pape-Dawson

Record Tags: Courtney Farms, Saginaw & FTW Tract

Form Submission

Owners:

Catherine Schmuck

[REDACTED]

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

Applicant's :

Pape-Dawson, David Greer

[REDACTED]

Reason for Zoning Request: To facilitate development on this tract.

Current Zoning: CC

Proposed Zoning: MF-2

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

Project Name: NEC Bailey Boswell & Commanche Springs

Project Address: 8400 WAGLEY ROBERTSON RD, Saginaw, TX 76131

Property owner information:

COURTNEY STOCK FARM LLC

8400 WAGLEY ROBERTSON RD, Saginaw, TX 76131

Project Acreage: 8.8

Lot: 1

Block: 1

Addition: Primespot Addition

Tract: -

Abstract: -

Survey: -



Project Number: _____
Project Name: _____

Letter of Acknowledgement

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

I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

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

CHECK ONE OF THE FOLLOWING:

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

Applicant Information

Applicant: David Greer
Company: Pape-Dawson
Address: 201 Main Street, Suite 901
Phone #: [REDACTED] **E-Mail:** [REDACTED]
Applicant's Signature: _____ **Date:** 11-10-2025

Owner: _____
Company: _____
Address: _____
Phone #: _____ **E-Mail:** _____
Owner's Signature: _____ **Date:** _____

November 7, 2025

Susy Victor-Trevino
Assistant Director of Economic & Community Engagement
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

RE: Letter of Acknowledgement and Authorization for Zoning Change Application

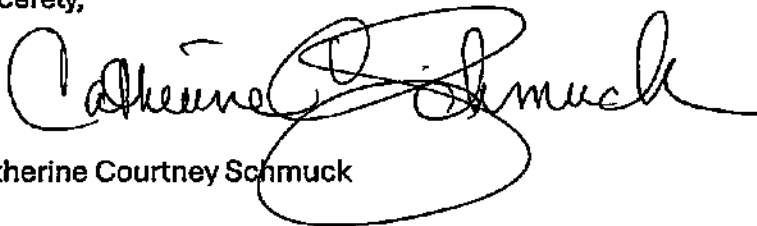
Dear Mrs. Victor-Trevino

I, Catherine Courtney Schmuck, am the legal owner of the property located at 8400 Wagley Robertson Road, Saginaw, Texas, more particularly described as Site Number 80259049 or Abstract 53 Tract 2A in the James P Alford Survey.

This letter serves as my formal acknowledgment and authorization for Pape-Dawson to submit a Zoning Change Application to the City of Saginaw on my behalf concerning the above-referenced property.

I understand that this authorization allows the applicant to represent me in matters related to this zoning request, including communications with City staff and participation in public hearings, if applicable. However, I acknowledge that I remain the property owner of record and that any approval of the requested zoning change will be subject to all applicable City ordinances and regulations as well as my final approval in writing.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Courtney Schmuck". The signature is written in a cursive style with a large, looping flourish at the end.

Catherine Courtney Schmuck

November 12, 2025

Susy Victor-Trevino
Assistant Director of Economic & Community Engagement
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

Re: 8400 Wagley Robertson Road
Zone-25-0006
Project Narrative

Dear Mrs. Victor-Trevino,

The purpose of this letter is to explain the details of the requested zoning change and clarify the plans for the property. The applicant is requesting a zoning change to allow for multifamily residential development on approximately 8.78 acres of an overall 16.3-acre tract located in the City of Saginaw, Texas. The larger development area will ultimately incorporate an additional 7.37 acres currently located within the City of Fort Worth, resulting in a combined 23.68-acre project site. The subject property is situated along a major thoroughfare, with direct frontage on Bailey Boswell Road. The proposed zoning would accommodate a thoughtfully designed multifamily community at the rear portion of the site, while the frontage along the Bailey Boswell will remain zoned for commercial/retail uses to support neighborhood-serving businesses.

The overall acre tract includes varied topography and an existing drainage feature that runs through the central portions of the site. A large 4-acre retention pond is required to mitigate increased runoff rates. Due to these drainage constraints, the back portion of the property is less suitable for retail or other high-traffic commercial development. Multifamily use provides a more appropriate and feasible solution for this area, allowing the site to be developed efficiently while maintaining responsible stormwater management and preserving the natural drainage patterns.

The proposed multifamily zoning also serves as a logical transition between the existing single-family neighborhoods located to the west and the commercial frontage along the main thoroughfare. The project design will include landscaped buffers, fencing, and building setbacks to ensure compatibility with adjacent residential areas. This transition in land use, commercial to multifamily to single-family, is consistent with sound planning principles and supports a balanced, mixed-use corridor.

The proposed development will:

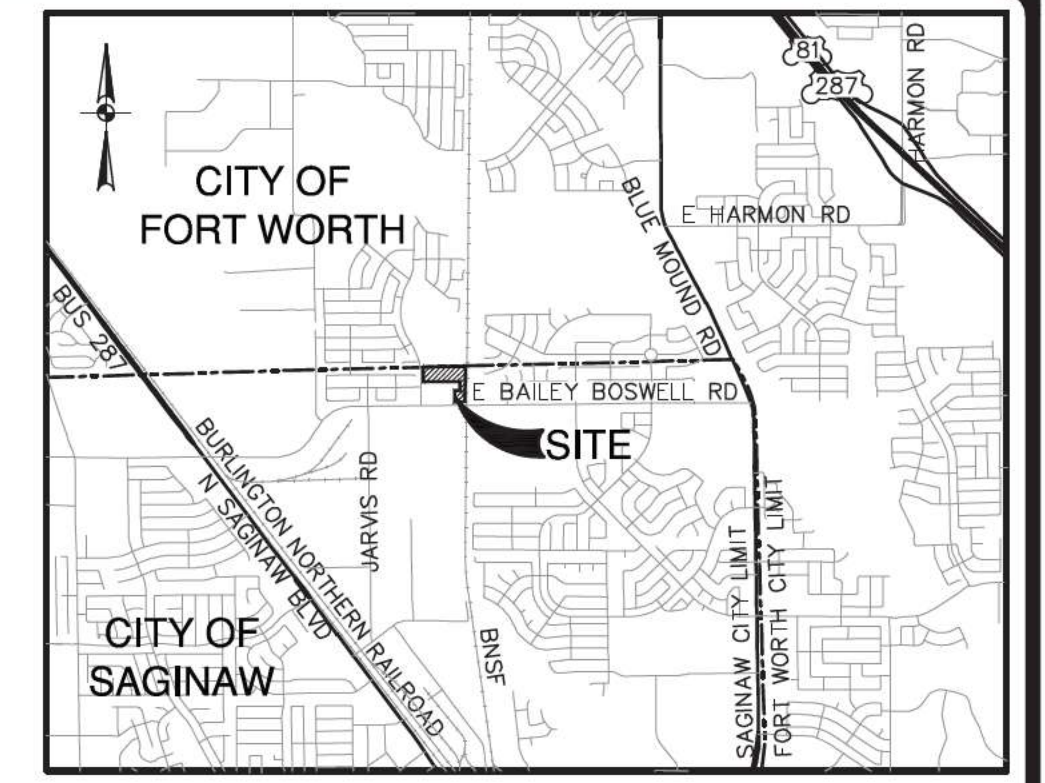
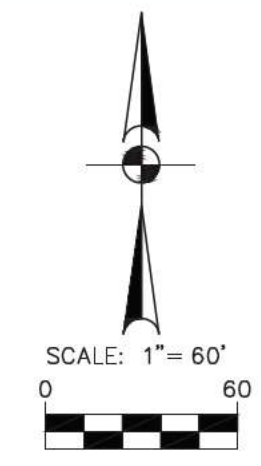
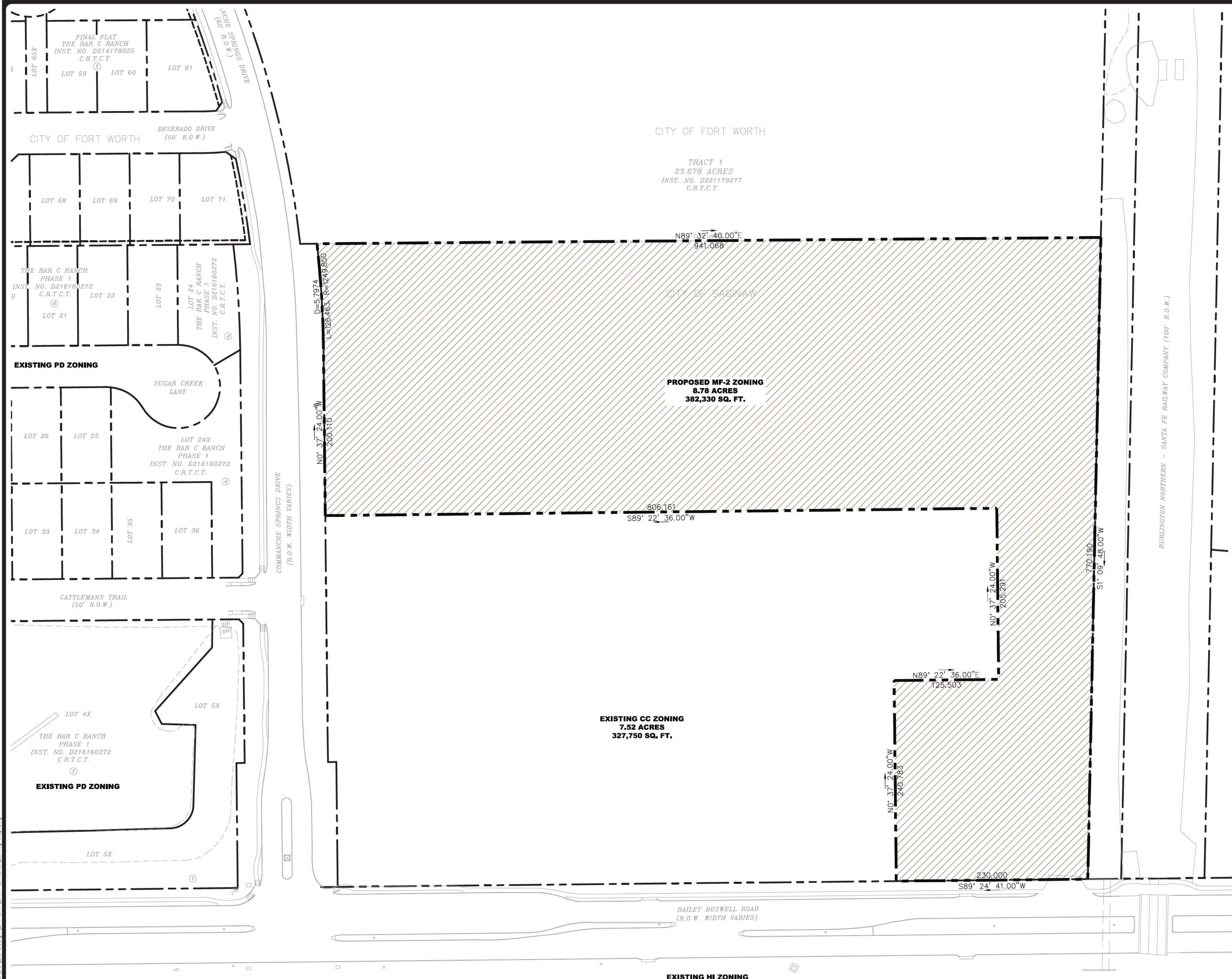
- Provide new, high-quality housing options to support Saginaw's growing population.
- Encourage a mix of uses that strengthens the local economy and supports nearby retail.
- Utilize an underdeveloped portion of land that is not well-suited for commercial construction due to drainage challenges.
- Create an attractive and functional layout that complements surrounding land uses and enhances the character of the area.
- The previously mentioned 4-acre retention pond will be enhanced as a community amenity, featuring decorative fountains, landscaped edges, and a walking trail that provides residents and neighbors with a scenic and recreational open space.

This zoning request aligns with the City of Saginaw's vision for thoughtful growth, economic vitality, and compatible land use transitions. By maintaining commercial opportunities along the main corridor and introducing multifamily housing to the rear of the site, the proposed development provides a balanced approach to development that meets both market demand and community goals.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



David Greer, P.E.
Associate Vice President



LOCATION MAP
NOT-TO-SCALE

EXISTING CC ZONING

ZONING MAP
NEC BAILEY BOSWELL & COMMANCHE SPRINGS
 PORTION OF LAND SITUATED IN THE
 J.P ALFORD SURVEY
 ABSTRACT NUMBER 53
 CITY OF SAGINAW
 TARRANT COUNTY, TEXAS

11/10/2025

PAPE-DAWSON
 201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



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

Notice of Public Hearing

RE: Consideration of a Zoning Change request regarding the property located at 8400 Wagley Robertson Road (Per TAD) from Community Commercial (CC) to Multi-Family (MF-2).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received an application for a Zoning Change for a property within 200 feet of yours. The details of the application are as follows:

Applicant Name: Catherine Courtney Schmuck, owner.

Application Address: 8400 Wagley Robertson Rd, Saginaw, TX 76131.

Application Type: Request for a Zoning Change of the referenced property from Community Commercial (CC) to Multi-Family (MF-2).

The enclosed map illustrates the area under consideration for this request; the shaded section represents the property under consideration, while the red circle 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 request. 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:

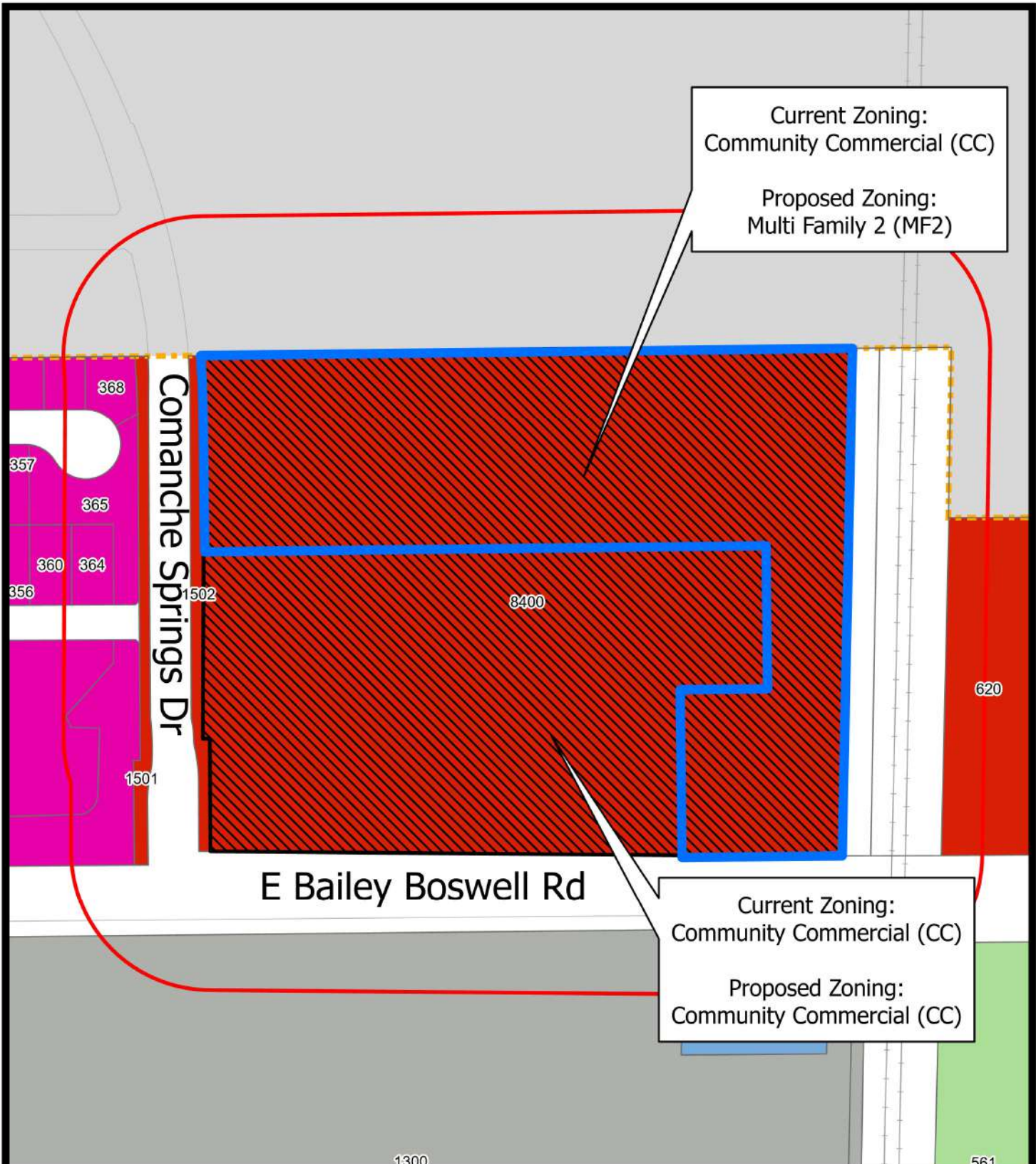
Planning and Zoning Commission Meeting: December 9, 2025, at 6:00 p.m.

City Council Meeting: December 16, 2025, at 6:00 p.m.

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

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

Sincerely,
City of Saginaw Planning & Zoning Division



Legend

-  City Limits
-  200ft Buffer
-  Property of Interest
-  Zoning Split

**8400 Wagley Robertson Rd
200 ft Property Owner
Notification**



City of Saginaw

180 0 180



Feet



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Catherine Courtney Schmuck, owner.
Application Address: 8400 Wagley Robertson Rd, Saginaw, TX 76131.
Application Type: Request for a Zoning Change of the referenced property from Community Commercial (CC) to Multi-Family (MF-2).
Planning and Zoning Commission Meeting: December 9, 2025, at 6:00 p.m.
City Council Meeting: December 16, 2025, at 6:00 p.m.
Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

Response Details:

Name: _____

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: _____

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
████	████	Legal Ad - IPL0293100	8400 Wagley Robertson Road	1.0	32.0L

ATTENTION: CITY OF SAGINAW IP
 PO BOX 79070
 FORT WORTH, TX 76179-0070
 █████

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on December 9, 2025, to consider a change in zoning, for the property located at 8400 Wagley Robertson Road (Per TAD), from Community Commercial (CC) to Multi-Family (MF-2) and Community Commercial (CC). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on December 16, 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.
 IPL0293100
 Nov 26 2025

THE STATE OF TEXAS
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:
 11/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela

Mary Castro



Sworn to and subscribed before me on

Nov 26, 2025, 12:07 PM EST



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

**CITY OF SAGINAW
PUBLIC NOTICE**

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**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.
IPL0293100
Nov 26 2025



Reply Form

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

E-Mail:
pz@saginawtx.org

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

In-Person:
Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Catherine Courtney Schmuck, owner.
Application Address: 8400 Wagley Robertson Rd, Saginaw, TX 76131.
Application Type: Request for a Zoning Change of the referenced property from Community Commercial (CC) to Multi-Family (MF-2).
Planning and Zoning Commission Meeting: December 9, 2025, at 6:00 p.m.
City Council Meeting: December 16, 2025, at 6:00 p.m.
Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

Response Details:

Name: [Redacted]

Address: [Redacted]

Phone Number: [Redacted]

In Favor

Opposed

Reasoning: • We need a second park - Consider area a walking trail as well.
• Traffic concerns already a problem - adding a development will ↑ problems.
• No ability to make Bailey Boswell a 3-lane to meet traffic demands.
• Train already a problem with back-up flow.
• Consider another bridge to allow excess flow if approved.

ORDINANCE NO. 2025-33

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 8.8 ACRES OUT OF THE JAMES P ALFORD SURVEY, ABSTRACT 53, TRACT 2A, CITY BOUNDARY SPLIT, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT NORTHEAST CORNER OF EAST BAILEY BOSWELL ROAD AND COMANCHE SPRINGS DRIVE , IN SAGINAW, TEXAS; CHANGING THE ZONING CLASSIFICATION FOR A PORTION OF SAID PROPERTY FROM CC (COMMUNITY COMMERCIAL) TO MF2 (MULTIFAMILY); 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 8.8 acres of land and described as James P Alford Survey, Abstract 53, Tract 2a, City Boundary Split, City of Saginaw, Tarrant County, Texas, and located at northeast corner of East Bailey Boswell Road and Comanche Springs Drive, Saginaw, Texas, from its present classification of CC (Community Commercial) to CC (Community Commercial) and MF2 (Multifamily); 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 December 09, 2025, and the City Council held a public hearing on December 16, 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 CC to CC and MF2 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 the northeast corner of East Bailey Boswell Road and Comanche Springs Drive, Saginaw, Texas 76179:

Approximately 8.8 acres of land described as James P Alford Survey, Abstract 53, Tract 2a, City Boundary Split, 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 9.

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

SECTION 10.

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

PASSED AND APPROVED ON this the _____ of _____, 2025.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

Exhibit A
Property Description

ZONING PARCEL LEGAL DESCRIPTION

A 8.78 ACRES, MORE OR LESS, TRACT OF LAND BEING OUT OF THAT CERTAIN 23.678 ACRE TRACT DESCRIBED IN THE DEED FROM JACK G. ROACH, TRUSTEE TO Q.P. COURTNEY, JR AND WILL A. COURTNEY, RECORDED IN VOLUME 6087, PAGE 434, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SITUATED IN THE JAMES P. ALFORD SURVEY, A-53 BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING: AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF THE BAR 'C' RANCH ADDITION, RECORDED IN INSTRUMENT NUMBER D2505251242 UNDER PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), ON THE EAST RIGHT-OF-WAY LINE OF COMMANCHE SPRINGS, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE, ALONG THE NORTHERN CITY LIMIT OF SAGINAW, NORTH 89 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 941.07 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY, RECORDED IN VOLUME 12730, PAGE 1165 (D.R.T.C.T.)

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY, SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 770.19 FEET;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF BAILEY BOSWELL ROAD, SOUTH 89 DEGREES 24 MINUTES 41 SECONDS, A DISTANCE OF 230.00 FEET;

THENCE, NORTH 00 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 240.78 FEET;

THENCE, NORTH 89 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 125.50 FEET;

THENCE, NORTH 00 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 205.29 FEET;

THENCE, SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 806.16 FEET;

THENCE, ALONG THE EAST LINE OF COMMANCHE SPRINGS RIGHT-OF-WAY, NORTH 00 DEGREES 37 MINUTES 24 SECONDS, A DISTANCE OF 200.11 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1249.85', A CENTRAL ANGLE OF 03 DEGREES 28 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 31 MINUTES 19 SECONDS WEST, 126.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.78 ACRES OR 382,330 SQUARE FEET MORE OR LESS, IN TARRANT COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Planning & Zoning Commission Memorandum

A. Project Updates

Meeting	Agenda Group
Tuesday, December 9, 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 November 2025.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Project Updates \(12.09.25\).pdf](#)



Project Updates

Date: December 9, 2025

To: Chairman and Members of the Planning and Zoning Commission

From: Luisa Pina, PW Admin. Coordinator

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

Background/Discussion:

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

1. **FM156 and Industrial Blvd Reconstruction * This is a TXDOT project. ***
 - a. *In Progress:* Contractor is working on excavation, lime stabilization, and curb and gutter installation on the east side of FM 156 (Blue Mound Rd). Excavation on the north side of E. Industrial Blvd was paused due to unforeseen utility conflicts.
 - b. **Waiting for further construction updates from TXDOT**

*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. *100% Complete:* Sanitary Sewer and Storm Drain
 - c. *90% Complete:* Water
 - d. *Scheduled Completion Date:* TBD

3. **Falcon Distribution**
 - a. *100% Complete:* Water, Sanitary Sewer, and Storm Drain
 - b. *50% Complete:* Concrete paving (fire lanes paving 80% done; fire lanes for the new driveway off McLeroy to be completed)
 - c. *In Progress:* Contractor is working on infrastructure.
 - d. *Scheduled Completion Date:* TBD

4. **Holloway Company**
 - a. *In progress:* Contractor is working on infrastructure
 - b. *Scheduled Completion Date:* TBD

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

Project Updates (Continued)

- iv. *Days Used to Date:* 802 days
- v. *Days Remaining:* -47 days

- b. *Phase 1 of Phase II*
Knowles Drive from McLeroy to Woodcrest
 - i. *In Progress:* No Activity.
 - ii. *Remaining Items:* Installing street signs and traffic markings for final clean up for city inspection.

- c. *Phase 2 & 3 of Phase II*
Knowles Drive from McLeroy to Longhorn
 - i. *Complete*
- d. **McLeroy and Knowles Roundabout**
 - i. *Opened to traffic on 11/25/2025.*
 - ii. *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.
 - iii. *50% Complete:* Irrigation
 - iv. *30% Complete:* Decorative stamped concrete medians
 - v. *50% Complete:* Grading parkways and topsoil

- 5. **Longhorn Traffic Signals**
 - a. Complete.

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

- 7. **Opal Jo Jennings and Brian Schwengler Parks**
 - i. *Original Contract Duration:* 75 Calendar Days
 - ii. *New Contract Duration:* 145 Calendar Days
 - iii. *Days Used to Date:* 188 calendar days
 - iv. *Days Remaining:* -43 days

 - v. **Opal Jo Jennings**
 - i. *In Progress:* Irrigation, grass sod, 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 playground equipment and surface, and the canopy cover.**

 - vi. **Brian Schwengler**

Project Updates (Continued)

- 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 50th Southern Avenue Sidewalks**
 - a. *Contract Duration*: 50 calendar days
 - b. *Days Used*: 68 days
 - c. *Days Remaining*: -18 days

 - d. *In progress*: An inspection took place on 11/13/25, several items failed. Contractor is working on corrections for a re-inspection.
 - e. *Scheduled Completion Date*: 12/05/2025

9. **Saginaw Retail**
 - a. *In progress*: Contractor to begin work on 12/02/25.
 - 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*: March 2026

11. **Wayside Middle School**
 - a. *In Progress*: Concrete headwall around the detention pond and planting grass sod.
 - b. *80% Complete*: Storm drain
 - c. *90% Complete*: Paving (remaining paving won't 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.*