



City of Saginaw
Planning and Zoning Commission
Meeting Agenda

Tuesday, January 13, 2026, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

1. Call to Order

- 1.A. Roll Call to Establish Quorum
- 1.B. Audience Participation
- 1.C. Approval of Minutes

2. Business

3. Public Hearings

- 3.A. Consideration and Action Regarding a Textural Amendment to the Zoning Ordinance to Appendix A "Zoning", Article 8-6, Section D, Relating to Carports.

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: January 6, 2026 04:44 pm



Planning & Zoning Commission Memorandum

A. Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, January 13, 2026, 6:00 PM	Call to Order Item: 1A.

Reference File

Community Goals

[object Object]

Attachments

[P&Z Commission \(Member List, January 2026\).pdf](#)

PLANNING AND 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
Rebekah Arrington	2nd Alternate	Term Expires July 1, 2026



Planning & Zoning Commission Memorandum

B. Audience Participation

Meeting	Agenda Group
Tuesday, January 13, 2026, 6:00 PM	Call to Order Item: 1B.

Reference File

Community Goals

[object Object]

Attachments

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

AUDIENCE PARTICIPATION

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



Planning & Zoning Commission Memorandum

C. Approval of Minutes

Meeting	Agenda Group
Tuesday, January 13, 2026, 6:00 PM	Call to Order Item: 1C.

Reference File

Community Goals

BACKGROUND/DISCUSSION:

The minutes for the meeting of December 09, 2025 are presented for approval.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

Attachments

[PZ Minutes \(12.09.25\).pdf](#)

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

December 9, 2025, 6:03 PM - December 9, 2025, 8:49 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Member, No. 1 Vivian Anderson
- Member, No. 3 Peter Drolet
- Member, No. 4, Malinda Julien
- Member, 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
- Director of Economic Development, Pedro Zambrano
- City Attorney, Bessie Bronstein

Absent at the Meeting:

- Member, Second Alternate, Daniela Fernandez

Visitors at the Meeting:

- Walker White
- Matt Baacke
- Doug Holmes
- Alex Costet
- Alicia Jimenez
- Allen Gent
- Jon Julien
- Clay Cristy
- Steve Meister
- Kelly Schilling
- Lucrecia V. Lopez

1. Call to Order

1.A. Roll Call to Establish Quorum- 6:03 PM

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

1.B. Audience Participation

Chairman Guttery explained the protocol for audience participation.

2. Business

2.A. Approval of Minutes

The minutes of a regular meeting on November 11, 2025 were presented for approval. A motion was made by Member Julien with a second by Member Drolet to approve the minutes for November 11, 2025 including corrections to the commission list to properly reflect the Chairman and Vice-Chairman titles. Motion carried unanimously.

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

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"

Public Hearing was opened at 6:07 PM and closed at 6:08 PM

Asst. Director Victor-Trevino briefed the Commission on the proposed amendment. She explained that due to certain notification requirements, the items discussed at the November 11, 2025 meeting needed to be brought forward once more. She noted that the remaining items previously discussed would be presented at a later date, and that the only item before the Commission at this time was the amendment related to off-premises parking.

She stated that the proposal would allow any existing legally conforming use (for off-premise parking) to continue to be considered legally conforming. Any use that existed on the date of adoption of this Ordinance and would otherwise be affected by its passage would remain legally conforming, regardless of whether the changes introduced would render it nonconforming.

The amendment proposed that off-premises parking would not be permissible in all zoning districts, with the exception of city facilities, community commercial, light industrial, and heavy industrial districts, where such parking would be allowed with an approved specific use permit. Concurrently, Section 8-9, "Off-Street Parking and Loading Requirements," of Article 8, "Supplemental District Regulations," of Appendix A, "Zoning," would be amended to include language stating that off-premises parking is eligible to apply for a specific use permit.

A motion was made by Member Julien with a second by Member Drolet to recommend that the City Council approve 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".

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

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)).

Public Hearing was opened at 6:18 PM and closed at 6:54 PM

Asst. Director Victor-Trevino explained that the application pertains to the ongoing development of Falcon Distribution Center at 112 Spring Hollow Drive and proposed land to be swapped at 304 E. McLeroy Blvd. 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.

She reminded the Commission that the applicant had requested to withdraw their application based on the City's guidance in order to be eligible to request a deviation from the screening requirement. She explained that the developer is pursuing a variance for the screening requirement to financially accommodate relocating the entry drive as requested by the Spring Creek HOA. She noted that the applicant and the HOA appear to be in agreement that the existing berm and wall along the majority of the abutting residential property line would provide sufficient screening.

Staff requested that the HOA poll the abutting residents to determine their position on the variance request. The HOA submitted a list of signatures in support; however, they were unable to make contact with all residences. Chairman Guttery asked how many residents were unavailable and how many opposed the request. HOA President, Alex Costet, responded that they had knocked on approximately 30 homes, collected 16 signatures in favor, and received no opposition.

Victor-Trevino explained that the Planned Development (PD) includes a development plan identifying two separate tracts. The property is currently zoned Single Family (SF3), Light Industrial (LI), Heavy Industrial (HI), and Community Commercial (CC). The first tract is proposed to be rezoned to a PD with light industrial-based zoning, while the second tract is proposed to be rezoned to a PD with community commercial-based zoning. The tracts were separated to clearly distinguish the area intended for the Falcon Saginaw Distribution Center development from the portion reserved for a future project or potential sale.

Victor-Trevino explained what a Planned Development entails and noted that the Commission would be reviewing the item as a comprehensive package, including both the development standards and the development plan. Victor-Trevino asked the Commission if they had any questions before introducing the applicant, Walker White.

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

Audience participation consisted of in-person participation as follows:

1. Allen Gent

- a. Concerns were raised regarding traffic and safety related to relocating the driveway to E. McLeroy Blvd. rather than off Minton Rd. or Burlington Rd. and requested a right-turn-only lane off E. McLeroy Blvd. Victor-Trevino stated that she would follow up with Public Safety to determine if this request is feasible and that the resident would be contacted.
- b. Additionally, he later inquired about a hole in his fence line.

Audience participation consisted of reply forms from the below residents, which Chairman Guttery read aloud:

1. Mr. Cervantes and Mrs. Salinas
 - a. Opposed
2. Mr. Hanna
 - a. His letter was primarily directed toward item 3C; however, because the items were previously more closely connected, and because he submitted his letter before residents were re-notified of the new public hearing, it was included to ensure his perspective was represented.

Mr. White, representing the Falcon Development Group, stated that he has been working diligently with the City and the HOA to develop an alternative acceptable to all parties involved. He explained that the screening deviation was requested to offset the costs associated with preparing the land involved in a swap with their neighbor, Star Manufacturing, so that Star Manufacturing could utilize their new property. In order to relocate the driveway, Falcon Development needed to acquire land along E. McLeroy Blvd. to gain access from McLeroy Blvd., making the land swap essential. The swap would include engineering, site preparation, and construction to make the property ready for Star Manufacturing's use.

Next, HOA President Alex Costet spoke on behalf of the HOA and expressed their support for the Planned Development as presented. He explained that the negotiations included tying the existing wall on the berm to a new fence for the few homes not covered by the current fencing. Victor-Trevino informed the Commission that, if they chose to move forward with the PD, she would recommend amending the proposed ordinance to amend its language to include the stipulation that not all of the property line abutting the residential property would entail the screening deviation. Instead, the developer would be required to connect the existing fence with the additional fence for the homes not currently covered, ensuring the proposal is legally enforceable. Some Commissioners expressed confusion about why this was necessary, and City Attorney Bessie Bronstein clarified that a Planned Development is a legally binding document, allowing stipulations of this nature to be enforced on a legal basis.

The Chairman closed the public hearing at 6:54 p.m.

A motion was made by Member Julien with a second by Member Drolet to recommend that the City Council approve the Change in Zoning and a Planned Development on 25.62 Acres out of the Property located on 112 Spring Hollow Dr. and some portions of 304 E. McLeroy Blvd. from Single Family (SF3), Light Industrial (LI), Heavy Industrial (HI), and Community Commercial (CC) to a Planned Development (PD for Light Industrial (LI) and Community Commercial (CC)). Motion passed unanimously.

During the discussion of item 3C, Member Anderson mentioned that she was a resident of the Spring Creek neighborhood. Immediately following this statement, the City Attorney asked Member Anderson where in the subdivision she lived and then requested that the Commission enter an executive session at 7:16 p.m. After the executive session concluded at 7:19 p.m., the City Attorney explained that Member Anderson would be asked to recuse herself as a precaution, a new vote on item 3B would be required, and her contributions to the discussion during item 3C could not be considered. Once Member Anderson agreed to recuse herself, the Commission reopened the vote.

A motion was made by Member Julien with a second by Member Drolet to recommend that the City Council approve the Change in Zoning and a Planned Development on 25.62 Acres out of the Property located on 112 Spring Hollow Dr. and some portions of 304 E. McLeroy Blvd. from Single Family (SF3), Light Industrial (LI), Heavy Industrial (HI), and Community Commercial (CC)). Motion passed, with Member Anderson and Alternate Member Hardy abstaining.

Malinda Julien made a motion to Approve that was seconded by Peter Drolet with a result of 4-0-2-0-0. passing Abstained by John Hardy, Vivian Anderson

Malinda Julien made a motion to Approve that was seconded by Peter Drolet with a result of 4-0-2-0-0. passing Abstained by John Hardy, Vivian Anderson

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

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).

Public Hearing was opened at 7:06 PM and closed at 7:12 PM

Admin. Coordinator Pina explained that the application also pertains to the ongoing development of the Falcon Distribution Center at 112 Spring Hollow Drive. She noted that relocating the driveway required land along E. McLeroy Blvd., prompting the developer to negotiate a land swap with their abutting neighbor to the west, Star Manufacturing. For the swap to be successful, Star Manufacturing needed to continue their regular operations while relocating to the proposed land being conveyed by Falcon Saginaw Distribution Center. However, because the land being conveyed to Star Manufacturing is currently zoned Community Commercial (CC), it would require rezoning to Heavy Industrial (HI) for their use to be permissible. Therefore, the first component of this application was to rezone that CC parcel to HI.

The second component of this application involves rezoning a portion of property owned by Falcon Saginaw Distribution Center that is proposed to be donated to the Spring Creek HOA. The donation is part of an agreement between the HOA and the developer. Because this parcel is currently zoned Light Industrial (LI), the rezoning proposes changing it to Single Family (SF3) to create a cohesive zoning district, consistent with the surrounding HOA property, which is already zoned SF3.

The Chairman opened the public hearing at 7:06 p.m.

Audience participation consisted of reply forms from the below residents, which Chairman Guttery read aloud:

1. Mr. Hanna
 - a. Rescinded his opposition but stated he is still not content with the proximity of the HI to the residential area.
2. Mr. Cervantes and Mrs. Salinas
 - a. Opposed
3. Mr. Chickowski
 - a. Opposed

The Chairman closed the public hearing at 7:12 p.m.

During discussion, Member Anderson mentioned that she was a resident of the Spring Creek neighborhood. Immediately following this statement, the City Attorney asked Member Anderson where in the subdivision she lived and then requested that the Commission enter an executive session at 7:16 p.m. After the executive session concluded at 7:19 p.m., the City Attorney explained that Member Anderson would be asked to recuse herself as a precaution, a new vote on item 3B would be required, and her contributions to the discussion during item 3C could not be considered. Once Member Anderson agreed to recuse herself, the Commission reopened the discussion.

A motion was made by Member Julien with a second by Member Drolet to recommend that the City Council approve the 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). Motion passed, with Member Anderson and Alternate Member Hardy abstaining.

Malinda Julien made a motion to Approve that was seconded by Peter Drolet with a result of 4-0-2-0-0. passing Abstained by John Hardy, Vivian Anderson

3.D. Consideration and Action Regarding a Request to Amend a Change in the Beltnill 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.

Public Hearing was opened at 8:41 PM and closed at 8:41 PM

Asst. Director Victor introduced the item and informed the Commission that the property is located within the Beltnill Planned Development and the amendment would allow the applicant to rearrange the overall site and building layout. Asst. Director Victor elaborated that staff had reviewed the proposal and had requested that the plan be more walk-able and for the open concept layout to be reintegrated. She added that the development plan for Tract 4 was last updated within Ordinance 2021-10 and a printed copy had been provided for each member to review along with unofficial renderings from the previous development plans. She noted that staff did not believe the proposal met the overall intent and would remain neutral.

Clay Cristy, addressed the Commission on behalf of the applicant. He informed the Commission that the anchor tenant for the site was EOS Fitness and they would be located in the building at the north end of the site. He elaborated that the site proposal also included one building for retail and restaurants that were adjacent to the detention pond and conceptual pad sites along E. Bailey Boswell Rd. Mr. Cristy stated that the current development plan lends itself for more office spaces without any nearby parking or service entries that could provide access for trash disposal and deliveries. Mr. Cristy and the applicant have concluded that the demand for office space in the DFW market is currently low due to an increase in hybrid and remote workforce and therefore there was a need to pursue a different building layout. Mr. Cristy further explained that their research indicates that Saginaw's growing population lands within the prime spending demographic with the median age being 36, ideal for commercial tenants. He concluded by stating that the proposed mixed-use concept aligns more with the current market, supports connectivity through the site, and provides appropriate accommodations for all tenants.

Chairman Guttery inquired whether the proposed amendment included a change in zoning. Staff clarified that the request did not include rezoning but was instead a change of the development plan, specifically rearranging the overall site and building layout.

Chairman Guttery expressed concern with the proposed "L" shaped retail building, noting that it deviated from the previously approved plan where the detention pond served as the focal point. Chairman Guttery elaborated that the proposal failed to incorporate play areas, outdoor patios, and open spaces that would be activated with the presence of the detention pond. Mr. Cristy explained that placing the building along the pond would create logistical challenges, as service functions such as deliveries and trash collection would face the main entrance. He further explained that the side of the building facing Bailey Boswell was designated as the front to allow for maximum visibility for the tenants. Mr. Cristy also noted that the retail building was intentionally designed to include a beveled corner to provide additional open spaces for the tenants.

Members Julien and Drolet acknowledged the need to move the building away from the pond to allow tenants the proper back-end entrance. Member Anderson and Visas stressed the need for additional green spaces through out the site, specifically along the pond. Mr. Cristy noted that the site already included multiple

landscape buffers between the lots and adjacent properties but acknowledged that the site had potential for additional children's play areas.

Director of Economic Development, Mr. Zambrano, confirmed that no public funds had been granted to the developer, noted that the property lies within a TIRZ district, and stated that the Council's priority is sit-down restaurants and entertainment.

Chairman Guttery inquired whether the Commission could approve the fitness center independently of the other lots. Staff clarified that the proposal was for the entire site, and partial approval would require specifying that the remaining lots either remain as currently depicted in the existing plan or be left vacant. Staff retracted their statement and explained that the Commission could not approve only the fitness center because the plans would not be consistent.

Chairman Guttery reiterated that while he was in favor of the fitness center and the drive-thru lots, he could not recommend the approval of the reconfigured retail buildings because they did not include activated spaces and the incorporation of the detention pond..

Public Hearing was opened at 8:40 PM.

Staff noted that owner notices were not required for this item and therefore no reply forms were received.

Public Hearing was closed at 8:41 PM.

Member Julien motioned to table the item. Motion was withdrawn after Chairman Guttery recommended forwarding the proposal to City Council along with the Commission's concern. He further explained that he believed that City Council would be better suited to address the site's concerns. Motion was withdrawn.

Member Visas motioned to recommend approval to City Council with the addition of open space amenities. Seconded by Member Drolet. Motion carried.

**Val Visas made a motion to Approve that was seconded by Peter Drolet with a result of 5-0-1-0-0. passing
Abstained by John Hardy**

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

City Attorney Bronstein informed the Commission that item 3E cannot be discussed due to an issue in noticing and that the application will be brought forth at a later time.

4. Staff Report

4.A. Project Updates

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

5. Executive Session

City Attorney Bronstein requested that the Planning and Zoning Commission enter into an executive session. The Planning and Zoning Commission entered into an executive session at 7:16 p.m.

The executive session convened at 7:19 p.m.

6. Adjournment

6.A. Adjournment

Prior to adjournment, City Attorney, Bessie Bronstein, informed the Commission of her upcoming maternity leave. She noted that her leave is expected to begin around May 2026 and that she will notify staff and the Commission once the exact date is confirmed, along with who will be covering her duties during her absence.

A motion was made by Member Julien and seconded by Member Drolet to adjourn the meeting at 8:49 P.M. Motion carried unanimously.

Malinda Julien 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 Textural Amendment to the Zoning Ordinance to Appendix A "Zoning", Article 8-6, Section D, Relating to Carports.

Meeting	Agenda Group
Tuesday, January 13, 2026, 6:00 PM	Public Hearings Item: 3A.
Reference File	
Community Goals	

The Planning and Zoning Division and Fire Department memos are included in the linked attachments.

Attachments

- [Carports \(Amendment, Memo\).pdf](#)
- [Carports \(Textural Amendment, FD Memo\).pdf](#)
- [Carports \(Textural Amendment, Notice, Newspaper\).pdf](#)
- [Carports \(Textural Amendment, Proposed Ordinance\).pdf](#)
- [Carports \(Textural Amendment, Existing Ordinance\).pdf](#)

P&Z MEMO



Proposed Textural Amendment Regarding Carports

Date: January 03, 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 Textural Amendment to the Zoning Ordinance to Appendix A "Zoning", Article 8-6, Section D, Relating to Carports.

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:** This item was requested by Councilman Lawson and voted to be formally deliberated on by City Council (4 in favor, 3 opposed) at the December 16, 2025, City Council Meeting. The City Council recording can found [here](#), the item was discussed at 2:26:01 and commenced at 2:46:51. Discussions among City Council members were centered on carports specifically in Old Saginaw, where some carports either previously permitted or built without permits, had (or may need) to be rebuilt but couldn't meet current standards. Supporters of the proposal argued that these carports should be allowed to be rebuilt or modified under updated guidelines. However, some Councilmembers opposed sending the item to the Planning and Zoning Commission for deliberation, citing that the issue appeared to be limited to a few isolated cases. They expressed concerns that the proposed changes might introduce more safety risks rather than improvements.

- 2) **Addresses & Zoning:** City-wide within the below permissible zoning designations:

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				
ACCESSORY USES																			
S	P	P	P	P	P	P	P	P	P	P							P	P	P
																			21

- 3) **Request:** The applicant is requesting a textural amendment to Ordinance 2025-09, proposing that in zoning districts where carports are currently allowed, carports may exceed the 600 square foot roof area limit and/or encroach into the required side yard setback. These exceptions would be considered through the established Specific Use Permit (SUP) process.



The proposed textural changes in Appendix A "Zoning", Article 8-6, Section D-1, read as follows (*changes highlighted in yellow*):

- i. (B) **Except as provided in subsection j.**, below, no carport may exceed more than 600 square feet in roofed area.
- ii. (D) **Except as provided in subsection j.**, below, carports shall maintain the required side yard setback from the property lines according to the applicable zoning district or approved development agreement.
- iii. (J) **With the approval of a Specific Use Permit in a zoning district that otherwise allows the installation of a carport, a carport may exceed 600 square feet in roofed area and/or may encroach into the side yard setback. In the permitted erection, repair or remodel of any carport pursuant to this subsection j., if a known drainage problem exists, or if, in the sole opinion of the Chief Building Official, a drainage problem is likely to be created or compounded, an engineered drainage study for mitigation may be required with the cost of said study to be borne by the applicant. In situations where the side yard property boundary location is not known with certainty, an application for a Specific Use Permit seeking permission to encroach into a side yard setback must include a valid survey of the property on which the carport is proposed to be installed. Said survey must: i) clearly identify the property boundaries, ii) include the dimensions of the proposed carport structure's location on the property in reference to property boundaries, and, iii) clearly demonstrate that the proposed carport will not encroach upon the property line. The Chief Building Official shall determine whether a legal survey of the property shall be required. Costs associated with the survey shall be borne by applicant.**

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																
ACCESSORY USES																														
Existing Permitted Use Table											S	P	P	P	P	P	P	P	P	P	P	Carport, Residential					P	P	P	21
											S	S	S	S	S	S	S	S	S	S	S	Carport, Residential (Allowed Deviations)					S	S	S	21

Permitted Use Table will not change, but will depict the illustrated zoning districts to permit a specific use permit for Section D-1, Item J.

Attachments:

Newspaper Notice, FD Memo, Proposed Ordinance 2026-02, Existing Ordinance 2025-09

**FIRE DEPARTMENT
MEMO**



Saginaw Fire Department

700 W McLeroy Blvd. Saginaw, Texas 76179
Tel: 817-230-0412 Fax: 817-232-3731

DOUG SPEARS
FIRE CHIEF

TO: City Council, Staff, Planning and Zoning Commission

FROM: Fire Chief / Building and Code Compliance Director Doug Spears

DATE: February 5, 2025

RE: Amendment to the Carport Ordinance

Attached is an amendment to Saginaw Municipal Code Section 8-6 "*Miscellaneous Requirements - Sub Section D*" pertaining to the regulation of carports. Amendment to the existing ordinance establishes formal discretion for situations of unique or special circumstance. See Section 1-j. In zoning where carports are currently allowed, through the established Specific Use Permit (SUP) process, a carport may be allowed to exceed the current maximum of 600 square feet in roofed area and/or encroach into the applicable zoning side yard setback dimensions.

While unique or special circumstances relating to carports are rare, they can and do exist. The currently adopted ordinance leaves staff and elected governing officials zero flexibility for resolution consideration. The proposed amendment allows reasonable flexibility with the safeguard of formal discretion via the SUP process. In the event a carport SUP is submitted, the amendment incorporates, when necessary, staff tools regarding drainage and property boundaries to address those respective concerns.

With the guidance of City Council, and legal counsel coordination with staff, amendment to the carport ordinance is proposed for your consideration.

**NEWSPAPER
NOTICE PROOF**

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817.390.7400

Legals

Legals & Public Notices

PUBLIC NOTICE
RAILROAD COMMISSION OF TEXAS OIL AND GAS DIVISION

DISTRICT 05 Status/Permit No. 911637DATE OF ISSUANCE: Dec 22, 2025
NOTICE OF PROTEST DEADLINE: 5:00 PM, Jan 5, 2026
Address: Railroad Commission of TexasATTN: Drilling Permit UnitP. O. Box 12967
Austin, Texas 78711-2967
Fax: (512) 463-6780Email: SWR37@RRC.TEXAS.GOV
NOTICE OF APPLICATION
NOTICE IS HEREBY GIVEN that the UPP OPERATING, LLC, [RRC Operator No. 875310] has made application for a spacing exception permit under the provisions of Railroad Commission-Statewide Rule 37 (16 Tex. Admin. Code section 3.37). Applicant seeks exception to the lease line distance requirement because the Applicant is less than the required Rule 37/lease line distance to an unleased or non-pooled interest within the subject unit for the NEW DRILL permit in Sec. , Bk. , MAISE, M Survey, A-1001, NEWARK, EAST (BARNETT SHALE)Field, TARRANT County, being 0 miles Within direction from ARLINGTON, Texas. PURSUANT TO THE TERMS of Railroad Commission rules and regulations, this application may be granted WITHOUT A HEARINGif no protest to the application is received within the deadline. An affected person is entitled to protest this application. Affected personsinclude owners of record and the operator or lessees of record of adjacent tracts and tracts nearer to the proposed well than the minimum lease line spacing distance. If you have questions which are specific to the Application or the information set forth in thisNotice, please contact the Commission's Drilling Permit Unit at (512)463-6751. If a hearing is called, the applicant has the burden to prove the need for an exception. AProtestant should be prepared to establish standing as an affected person, and to appear at the hearing either in person or by qualified representative and protest the application with cross-examination or presentation of a direct case. The rules of evidence are applicable in the hearing. If you have any questions regarding the hearing procedure, please contact the Commission's Docket Services Department at(512)463-6848.
IF YOU WISH TO REQUEST A HEARING ON THIS APPLICATION, AN INTENT TO APPEAR IN PROTEST-MUST BE RECEIVED IN THE RAILROAD COMMISSION'S AUSTIN OFFICE AT THE ADDRESS, FAX NUMBER, OR E-MAIL ADDRESS SET OUT ABOVE BYJan 5, 2026 at 5:00 p.m. IF NO PROTEST IS RECEIVED WITHINSUCH TIME, YOU WILL LOSE YOUR RIGHT TO PROTEST AND THE REQUESTED PERMIT MAY BE GRANTEDADMINISTRATIVELY.
THIS NOTICE OF APPLICATION REQUIRES PUBLICATION
The location and identity of the well is as shown below:
FIELD: NEWARK, EAST (BARNETT SHALE)
---Lease/Unit Name : YU UNITLease/Unit Well No. : 7HLease/Unit Acres : 604.87
Nearest Lease Line (ft) : null
Nearest Well on Lease (ft) : 678.0
Lease Lines : 498.0 F North L, 4177.0 F EAST L
Survey Lines : 498.0 F North L, 4177.0 F EAST L
Wellbore Profile(s) : Horizontal

City of Saginaw Public Notice

A Public Hearing will be conducted by the Planning & Zoning Commission at 6:00 p.m. on January 13, 2026 to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 8 "Supplemental District Regulations", Section 6 "Miscellaneous Requirements" relating to Sub Item D, "Carports". A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on January 20, 2026 to consider the above-mentioned textual amendment, contingent upon the receipt of a report from the Planning & Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to the Saginaw P&Z Team at 817-230-0440/0444 or pz@saginawtx.org ; IFL0302076 Dec 31 2025

NOTICE OF PUBLIC HEARING

The Benbrook City Council will conduct a public hearing to consider the following item on **Thursday, January 15, 2026**, at 7:00 p.m., in the Council Chambers of City Hall, 911 Winscott Road, Benbrook, Texas 76126. All interested persons are invited to attend.

PZ-2026-01 - A request to rezone approximately 80 acres of land, situated in the Thomas G. Zachary Survey, Abstract No. 1759, from "C-PD" Multiple-Family Planned Development District to "C-PD" Multiple-Family Planned Development District (18.6 acres) and "B" One-Family District (61.3 acres). The property is generally located on the east side of I.H. 820 between Veterans Pkwy and Chapin Rd (4501 W Loop 820 S).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6061.
IPL0301913
Dec 31 2025

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

On Thursday, January 8, 2026, at 6:00 p.m., the Arlington Landmark Preservation Commission (LPC) will conduct a public hearing at City Hall, 101 W. Abram Street, Council Briefing Room (third floor), Arlington, TX 76010. The purpose of these public hearings is to receive input from the owner(s) and/or representative(s) and/or other interested parties regarding the historic and/or architectural significance to the community of the structure(s) located at 6616 Rickey Lane, 4001 W. Park Row Drive, 3515 W. Sublett Road, and 301 E. Randol Mill Road. During the public hearings, the LPC will entertain discussion(s) from the owner(s) and/or representative(s) and/or other interested parties regarding plans to demolish these structures. At the end of the public hearing, the LPC will decide if this structure is historically and/or architecturally significant and whether or not to approve the demolition permit(s).
IPL0301846
Dec 31 2025

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Legals & Public Notices

PUBLIC NOTICE

RAILROAD COMMISSION OF TEXAS OIL AND GAS DIVISION
DISTRICT 05 Status/Permit No. 911580DATE OF ISSUANCE: Dec 22, 2025
NOTICE OF PROTEST DEADLINE: 5:00 PM, Jan 5, 2026
Address: Railroad Commission of TexasATTN: Drilling Permit UnitP. O. Box 12967
Austin, Texas 78711-2967
Fax: (512) 463-6780Email: SWR37@RRC.TEXAS.GOV
NOTICE OF APPLICATION
NOTICE IS HEREBY GIVEN that the UPP OPERATING, LLC, [RRC Operator No. 875310] has made application for a spacing exception permit under the provisions of Railroad Commission-Statewide Rule 37 (16 Tex. Admin. Code section 3.37). Applicant seeks exception to the lease line distance requirement because the Applicant is less than the required Rule 37/lease line distance to an unleased or non-pooled interest within the subject unit for the NEW DRILL permit in Sec. , Bk. , MAISE, M Survey, A-1001, NEWARK, EAST (BARNETT SHALE)Field, TARRANT County, being 0 miles Within direction from ARLINGTON, Texas. PURSUANT TO THE TERMS of Railroad Commission rules and regulations, this application may be granted WITHOUT A HEARINGif no protest to the application is received within the deadline. An affected person is entitled to protest this application. Affected personsinclude owners of record and the operator or lessees of record of adjacent tracts and tracts nearer to the proposed well than the minimum lease line spacing distance. If you have questions which are specific to the Application or the information set forth in thisNotice, please contact the Commission's Drilling Permit Unit at (512)463-6751. If a hearing is called, the applicant has the burden to prove the need for an exception. AProtestant should be prepared to establish standing as an affected person, and to appear at the hearing either in person or by qualified representative and protest the application with cross-examination or presentation of a direct case. The rules of evidence are applicable in the hearing. If you have any questions regarding the hearing procedure, please contact the Commission's Docket Services Department at(512)463-6848.
IF YOU WISH TO REQUEST A HEARING ON THIS APPLICATION, AN INTENT TO APPEAR IN PROTEST-MUST BE RECEIVED IN THE RAILROAD COMMISSION'S AUSTIN OFFICE AT THE ADDRESS, FAX NUMBER, OR E-MAIL ADDRESS SET OUT ABOVE BYJan 5, 2026 at 5:00 p.m. IF NO PROTEST IS RECEIVED WITHINSUCH TIME, YOU WILL LOSE YOUR RIGHT TO PROTEST AND THE REQUESTED PERMIT MAY BE GRANTEDADMINISTRATIVELY.
THIS NOTICE OF APPLICATION REQUIRES PUBLICATION
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---Lease/Unit Name : YU UNITLease/Unit Well No. : 5HLease/Unit Acres : 604.87
Nearest Lease Line (ft) : null
Nearest Well on Lease (ft) : 580.0
Lease Lines : 513.0 F North L, 4179.0 F EAST L
Survey Lines : 513.0 F North L, 4179.0 F EAST L
Wellbore Profile(s) : Horizontal

City of Saginaw Public Notice

A Public Hearing will be conducted by the Planning & Zoning Commission at 6:00 p.m. on January 13, 2026 to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 8 "Supplemental District Regulations", Section 6 "Miscellaneous Requirements" relating to Sub Item D, "Carports". A Public Hearing will be conducted by the Saginaw City Council at 6:00 p.m. on January 20, 2026 to consider the above-mentioned textual amendment, contingent upon the receipt of a report from the Planning & Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to the Saginaw P&Z Team at 817-230-0440/0444 or pz@saginawtx.org ; IFL0302076 Dec 31 2025

LEGAL NOTICE

Johnson County Purchasing Agent, Lance Anderson, is accepting proposals for the following: RFP 2026-300 Request for Proposal - CMAR Renovation of 110 N. Main
Specifications may be obtained from the Purchasing Department, at 411 Marti Drive, Cleburne, Texas 76033. The closing date for the RFP is February 11, 2026 at 2:00 PM, CST. For additional information contact Lance Anderson, Johnson County Purchasing Agent at (817) 556-6382. Documents can be obtained at: <https://www.johnsoncountytx.org/departments/purchasing/bidding-opportunities>
IFL0302176
Dec 31,Jan 7,14,21 2026

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Legals & Public Notices

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS
Electronic bids for Design-Build Services for W. 7th Street Bridge Lighting CPN 105022 will be received for 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, Wednesday, January 22, 2026, as further described below:

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)

The Design-Build Teams that successfully submitted for this opportunity will be read aloud at 2:00 PM CST at Fort Worth City Hall on January 22, 2026.

GENERAL DESCRIPTION OF WORK

The Project consists of the complete replacement of the existing W. 7th Street Bridge Lighting System in Fort Worth, Texas. The existing system includes the following lighting elements:in-grade color-changing LED fixtures along the bridge span arches;in-wall LED fixtures installed along the bridge sidewalks;in-grade LED sidewalk fixtures located at the bridge ends;Decorative LED street lighting along the bridge roadway; andUnderpass lighting.

The project will replace these existing lighting elements with new fixtures of comparable or improved quality, durability, and performance. The project will also include installation of new wiring, a new lighting control system with communications capability, and the retrofit or replacement of the conduit system, as required.

The project scope also includes bridge median reconstruction around one street lighting assembly, where the existing lighting assembly was previously damaged and removed.

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.

PRE-SUBMITTAL CONFERENCE - In-person and Web Conference
A pre-submittal conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date and time, as well as simultaneously via a web conferencing application:

LOCATION: James Avenue Transportation and Public Works Training Conference Room[BD1] [DS2] , 5001 James Avenue, Suite 301; Fort Worth, Texas 76115
DATE: Wednesday, January 7, 2026
TIME: 2:00pm

The Microsoft Teams link is below.
RFQ Pre-Submittal Conference for W. 7th Street Bridge Lighting (Virtual & In-Person)/5001 James Ave-Suite 301; Fort Worth, TX | Meeting-Join | Microsoft Teams
After the pre-submittal conference is held, the presentation and any questions and answers provided at the pre-submittal conference will be issued as an Addendum through the City of Fort Worth Procurement Portal in Bonfire.

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. Questions submitted by email or any other means will not be addressed.

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

This Request for Qualifications is the 1st phase of a 2-phase solicitation process. The City will shortlist a maximum of 5 Design-Build teams based on their Statement of Qualification responses who will be invited to submit a proposal in the 2nd phase of the solicitation to be released on or after February 6, 2026.

FUNDING

Any Contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from the City of Fort Worth 2022 Bond Program and reserved by the City for the Project.

ADVERTISEMENT DATES

December 24, 2025
December 31, 2025
IFL0300836
Dec 24,31 2025

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the Cities of Grand Prairie and Midlothian and Unincorporated Areas of Ellis County, Texas, Case No. 24-06-2527P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).
IFL0299217
Dec 24,31 2025

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Legals & Public Notices

CITY OF GRAND PRAIRIE LEGAL NOTICE

You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-25-12-0024 - Comprehensive Plan Amendment - Hill Street Native Gardeners (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to commercial/Retail/Office on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St
ZON-25-12-0042 - Zoning Change - Hill Street Native Gardeners (City Council District 5). Zoning Change from Single Family-Four (SF-4) District and General Retail (GR) District to a Planned Development District for General Retail uses on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St
ZON-25-09-0036 - Zoning Change/Concept Plan - Flex-N-Gate (City Council District 4). Zoning Change from PD-55 for Commercial Uses to Planned Development for Light Industrial Uses on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20
SUP-25-10-0042 - Specific Use Permit - Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20
VCC-25-11-0004 - Unified Signage Plan - Rosa's Cafe Monument Signs (City Council 2). Unified Signage Plan for a retail development within the SH 161 Corridor and IH 20 Corridor Overlay Districts. Lots 1-4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, and addressed as 1525, 1545, 1555, and 1565 Mayfield Rd
ZON-25-12-0041 - Zoning Change - 3301, 3305, and 3313 ELLIS DR (City Council District 1). Zoning Change from Single Family-One (SF-1) District to Light Industrial (LI) District on 2.29 acres. Tracts 21, 17, & 17.1, John C. Read Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within the 161 Corridor Overlay District, and addressed as 3301, 3305, & 3313 Ellis Dr
ZON-25-12-0043 - Zoning Change/Concept Plan - Goodland Data Center (City Council 6). Zoning Change from Agriculture (A) and PD-454A to a Planned Development District for Light Industrial, including Data Center uses. 1,452.43 acres generally located west of HWY 287, south of 2 of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 199203, and 192956, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd
For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on January 13, 2026, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on February 3, 2026 at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0301240
Dec 31,Jan 11 2026

Misc. Legals

To: Aaron Delshawn Deed
ACTION NO. AD 513
In The Chancery Court for Lincoln County, Tennessee
Adoption of L M D, DOB: 8/16/17

Martis Sanchez and wife, Josette Sanchez, Petitioners,
vs.
Aaron Delshawn Deed Respondent

In this cause, it appearing from the Order of Publication, that the Respondent, Aaron Delshawn Deed's residence is unknown and cannot be ascertained upon diligent inquiry, it was ordered that publication be made and be published for 4 (four) successive weeks as required by law, in The Fort Worth Star -Telegram ,notifying Respondent, Aaron Delshawn Deed, to file an answer with this Court and send a copy to Petitioner's attorney, Courtney Lutz Creal , whose address is 511 Union Street , Suite 1000, Nashville, Tennessee, 37219, within 30 days from the last date of publication, exclusive of the last date of publication, or a judgment by default may be entered against Respondent, Aaron Delshawn Deed. Failure to appear may result in the termination of Respondent's parental rights to the above referenced child. This cause is set for hearing before this Court on Tuesday, February 10th, 2026 at 9:00 a.m. to provide said Respondent with an opportunity to appear and defend.

This 17th day of December,2025.
Rebecca N. Bartlett
Clerk and Master
IPL0297952
Dec 17,24,31,Jan 7 2026

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CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire Interactive to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.
Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities> and will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Mezzanine Floor, Room MZ10, Fort Worth TX 76102, unless otherwise specified.
RFP 26-0039 SENDERA SPRINGS LIBRARY FURNITURE PURCHASE AND INSTALLATION
OPENS 01/08/2026
ITB 26-0056 BRINE MACHINE, SALT SUPPLY, AND TANK
OPENS 01/15/2026
RFP 26-0059 ATHLETIC EQUIPMENT & SUPPLIES, TEAM UNIFORMS, AND GYM SERVICES
A Pre-Proposal Meeting is scheduled in-person on Monday, January 5, 2026, from 11:00 AM to 12:00 PM (CST), for details please check the City's Bonfire website for this solicitation.
OPENS 01/15/2026
RFP 26-0053 HVAC WATER TREATMENT SERVICES
A Pre-Proposal Meeting is scheduled in-person on Tuesday, January 6, 2025, from 2:00 PM to 3:00 PM (CST), for details please check the City's Bonfire website for this solicitation.
OPENS 01/22/2026
RFP 26-0066 EMS BILLING SERVICES
A Pre-Proposal Meeting is scheduled in-person on Wednesday, January 7, 2026, from 2:30 PM to 3:30 PM (CST), for details please check the City's Bonfire website for this solicitation.
OPENS 01/22/2026
RFP 26-0061 CONSULTANT SERVICES FOR THE SMALL CONTRACTOR DEVELOPMENT PROGRAM
A Pre-Proposal Meeting is scheduled in-person on Wednesday, January 7, 2026, from 10:00 AM to 11:00 AM (CST), for details please check the City's Bonfire website for this solicitation.
OPENS 01/29/2026

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0302052
Dec 31 2025

Auctions

Notice of Public Sale
North Richland Hills Notice of Public Sale: Self-Storage Unit contents of the following customers containing Household and other goods will be sold by Richland Hills Secure Storage as Agent for the Owner of 3725 Flory St., North Richland Hills, Tx. 76180 to satisfy a lien on Jan 8, 2026 at approx. 10am at www.storageauctions.com: Ashley Burch and Lanna Medford. Units appear to contain shelving, tables, sofa, mattresses, bedframes and other items.
Estate Sales
ESTATE SALE
Ft worth 4608 CALMONT AVE. THURSDAY AND FRIDAY 8AM TO 5PM SATURDAY AND SUNDAY 9AM TO 5PM
INSIDE AND OUT HOME OF MUSICIAN AND ARTIST. ANTIQUES, FURNITURE, MUSICAL INSTRUMENTS AND SUPPLIES, ART SUPPLIES, ARTWORK, APPLIANCES, TOOLS, ALL KINDS OF DECOR, PRIMITIVES, COLLECTIBLES, BOOKS, GLASSWARE, YARD ITEMS, TOO MUCH TO LIST. DON'T MISS OUT! WE WILL ACCEPT CASH, ZELLE, VENMO AND CASH APP. VERY INTERESTING SALE.

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**PROPOSED
ORDINANCE**

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SUBPART 1 “INSTALLATION AND DESIGN,” OF SUBSECTION D “CARPORTS,” OF SECTION 8-6, “MISCELLANEOUS REQUIREMENTS,” OF ARTICLE 8, “SUPPLEMENTAL DISTRICT REGULATIONS,” OF APPENDIX A, “ZONING,” OF THE SAGINAW CITY CODE, TO AMEND INSTALLATION AND DESIGN REQUIREMENTS FOR CARPORTS; 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 Council has previously adopted an ordinance amending the carport regulations of the municipality; and

WHEREAS, the City Council wishes to further clarify the carport regulations of the municipality; 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, public hearings in accordance with the requirements of the Local Government Code were held after proper notice of these hearings was given in accordance with said Code; and

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City’s zoning ordinance as described herein.

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

SECTION 1.

Subpart 1, “Installation and Design,” of Subsection D, “Carports,” of Section 8-6, “Miscellaneous requirements,” of Article 8, “Supplemental District Regulations,” of Appendix A, “Zoning,” of the Saginaw City Code is hereby amended to read as follows:

“1. *Installation and design.* The installation and design of carports shall meet the following standards:

- a. No more than one (1) carport shall be permitted per residential lot, unless otherwise approved by the city council.
- b. **Except as provided in subsection j., below,** no carport may exceed more than 600 square feet in roofed area.
- c. No carport may exceed more than ten (10') feet in clear opening height for any open sided area.
- d. **Except as provided in subsection j.,** below, carports shall maintain the required side yard setback from the property lines according to the applicable zoning district or approved development agreement.
- e. The front setback for carports shall be a minimum of ten (10') feet from the back of the curb, but in no case shall any portion of the carport project beyond any property line.
- f. Construction is encouraged to be compatible in both design and materials with the primary structure to mirror or maintain the characteristics of the primary structure, adjacent properties and neighborhood. Construction shall meet the requirements of the city building code and other applicable codes as adopted by the city and require permitting prior to construction.
- g. Approved materials:
 1. Wood framing and decking meeting the current adopted codes.
 2. Metal C-Purlin & Receiver Minimum 14 gauge.
 3. 0'- 12' in length= 6'' C-Purlin, 0' – 20' in length = 8'' C-Purlin.
 4. Minimum 14-gauge 4x4 steel post.
 5. Minimum 10'' round pier hole.
 6. Minimum buried depth 1/3 height of post.
 7. Minimum 26-gauge R- panel.
 8. Composition shingle allowed > 2:12 roof pitch for wood framed.
 9. Other approved materials.
- h. Prohibited materials:
 1. Corrugated roofing.
 2. Fiberglass roofing.
 3. Corrugated asphalt roofing.
 4. Rolled roofing.
- i. Manufactured carport construction shall incorporate associated trim kits or finishing trim. Non-manufactured carports shall incorporate trim components to conceal seams and provide a finished construction appearance.

- j. With the approval of a Specific Use Permit in a zoning district that otherwise allows the installation of a carport, a carport may exceed 600 square feet in roofed area and/or may encroach into the side yard setback. In the permitted erection, repair or remodel of any carport pursuant to this subsection j., if a known drainage problem exists, or if, in the sole opinion of the Chief Building Official, a drainage problem is likely to be created or compounded, an engineered drainage study for mitigation may be required with the cost of said study to be borne by the applicant. In situations where the side yard property boundary location is not known with certainty, an application for a Specific Use Permit seeking permission to encroach into a side yard setback must include a valid survey of the property on which the carport is proposed to be installed. Said survey must: i) clearly identify the property boundaries, ii) include the dimensions of the proposed carport structure's location on the property in reference to property boundaries, and, iii) clearly demonstrate that the proposed carport will not encroach upon the property line. The Chief Building Official shall determine whether a legal survey of the property shall be required. Costs associated with the survey shall be borne by applicant.”

SECTION 2.

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 3.

That 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 4.

That 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 carports or permitted uses 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 5.

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 violation of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

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 7.

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

PASSED AND APPROVED ON this the _____ day of _____ 2026.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

**EXISTING
ORDINANCE
RELATING TO
CARPORTS**

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A, "ZONING," OF THE SAGINAW CITY CODE TO AMEND SECTION 5-1, "PERMITTED USE TABLE" OF ARTICLE 5, "PERMITTED USES," AND SUBSECTION D OF SECTION 8-6, "MISCELLANEOUS REQUIREMENTS," OF ARTICLE 8, "SUPPLEMENTAL DISTRICT REGULATIONS," TO AMEND MISCELLANEOUS REQUIREMENTS FOR CARPORTS; 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 Council has previously adopted an ordinance amending the carport regulations of the municipality; 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, public hearings in accordance with the requirements of the Local Government Code were held after proper notice of these hearings was given in accordance with said Code; and

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City's zoning ordinance as described herein.

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 amending the Accessory Uses section of the City of Saginaw Land Use Table, "Carport, Residential," to read as follows:

“

ACCESSORY USES											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					
S	P	P	P	P	P	P	P	P	P	P	Carport, Residential					P	P	P	21

”

SECTION 2.

Subsection D, “Carports,” of “Section 8-6, “Miscellaneous requirements,” of Article 8, “Supplemental District Regulations,” of the Saginaw City Code is hereby amended to read as follows:

“Sec. 8-6. D. - *Carports*. All carports constructed prior to the repeal of the carport overlay district, and which comply with other applicable provisions of the city code, are considered lawfully existing uses. All carports constructed on or after the effective date of the ordinance from which this section derives shall comply with the regulations set forth in this subsection, other regulations contained in appendix A of this Code, and other applicable provisions of the Zoning Code.

1. *Installation and design*. The installation and design of carports shall meet the following standards:
 - a. No more than one (1) carport shall be permitted per residential lot, unless otherwise approved by city council.
 - b. No carport may exceed more than six hundred (600) square feet in roofed area.
 - c. No carport may exceed more than ten (10) feet in clear opening height for any open sided area.
 - d. Carports shall maintain the required side yard setback from the property lines according to the applicable zoning district or approved development agreement.
 - e. The front setback for carports shall be a minimum of ten (10) feet from the back of the curb, but in no case shall any portion of the carport project beyond the property line.
 - f. Construction is encouraged to be compatible in both design and materials with the primary structure to mirror or maintain the characteristics of the primary structure, adjacent properties and neighborhood. Construction shall meet the requirements of the city building code and other applicable codes as adopted by the city and require permitting prior to construction.

- h. Approved materials:
 - 1. Wood framing and decking meeting the current adopted codes.
 - 2. Metal C-Purlin & Receiver Minimum 14 gauge.
 - 3. 0' - 12' in length = 6'' C-Purlin, 0' - 20' in length = 8'' C-Purlin.
 - 4. Minimum 14-gauge 4x4 steel post.
 - 5. Minimum 10'' round pier hole.
 - 6. Minimum buried depth 1/3 height of post.
 - 7. Minimum 26-gauge R- panel.
 - 8. Composition shingle allowed > 2:12 roof pitch for wood framed.
 - 9. Other approved materials.

- i. Prohibited materials:
 - 1. Corrugated roofing.
 - 2. Fiberglass roofing.
 - 3. Corrugated asphalt roofing.
 - 4. Rolled roofing.”

- j. Manufactured carport construction shall incorporate associated trim kits or finishing trim. Non-manufactured carports shall incorporate trim components to conceal seams and provide a finished construction appearance.

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.

That 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.

That 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 carports or permitted uses 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 6.

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 violation of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

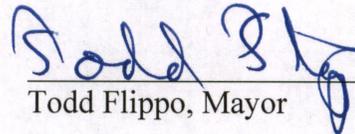
SECTION 7.

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.

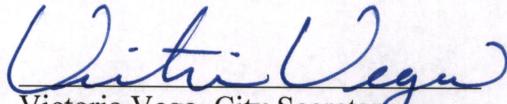
This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law and it is so ordained.

PASSED AND APPROVED ON this the 15th day of July 2025.



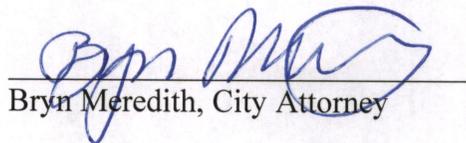
Todd Flippo, Mayor

ATTEST:



Victoria Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney





Planning & Zoning Commission Memorandum

A. Project Updates

Meeting	Agenda Group
Tuesday, January 13, 2026, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The report of projects in December 2025 will presented by staff.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A