



## City of Saginaw

Meeting and/or Executive Session Agenda

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Tuesday, April 21, 2026, 6:00 PM  
Council Chamber  
333 West McLeroy Boulevard  
Saginaw, Texas 76179

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

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

### **1. Call To Order**

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

### **2. Consent Agenda**

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

- 2.A. Action regarding minutes from April 7, 2026, meeting--Vicky Vega, City Secretary
- 2.B. Action Regarding Canceling the May 5, 2026, City Council Meeting--Vicky Vega, City Secretary
- 2.C. Action Regarding Purchase Agreement of Water & Wastewater Utility Easement & Temporary Construction Easement located 451 Sansom Blvd -- Jarred Coursey, Asst. Director of Public Works
- 2.D. Action Regarding Amending Section 98-229 of the Saginaw City Code by adding an Enforcement Process to Water Conservation Plan--Jarred Coursey, Asst. Director of Public Works

### **3. Proclamations-Presentations**

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- 3.A. Recognitions/Presentations--Gabe Reaume, City Manager
- 3.B. Workshop: Economic Development Strategic Plan Update -- Pedro Zambrano, Director of Economic & Community Engagement
- 3.C. Presentation Regarding McLeroy Phase 3 Update--Trenton Tidwell, P.E. City Engineer
- 3.D. Work Plan Update--Gabe Reaume, City Manager

### **4. Public Hearings**

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- 4.A. PUBLIC HEARING -- Consideration and Action Regarding a Textural Amendment to the Zoning Ordinance Modifying the City's Permitted Use Table (Automotive Uses, Medical Uses, and Commercial, Retail and Services Uses) of Article 5, "Permitted Uses" of Appendix A, "Zoning". --Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement

### **5. Business**

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- 5.A. Consideration and Action Regarding Adding a Voluntary Donation Statement to Water Bills--Mary Copeland, Councilmember Place 6
- 5.B. Consideration and Action regarding adoption of Saginaw Parks and Recreation Master Plan update March 2026 -John Fielder & Trenton Tidwell, Kimley-Horn

### **6. Executive Session**

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

- 6.A. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:
- 6.B. Any Item Posted
- 6.C. 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City, and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including:
- 6.D. Building Improvement Grant for 681 N. Saginaw Blvd. Saginaw, Tarrant County, Texas
- 6.E. Building Improvement Grant for 1200 Jarvis Road Saginaw, Tarrant County, Texas

## 7. Business from Executive Session

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- 7.A. Action Regarding a Building Improvement Grant for 681 N. Saginaw Blvd. -- Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement
- 7.B. Action Regarding a Building Improvement Grant for 1200 Jarvis Road -- Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement

## 8. Adjournment

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- 8.A. Adjournment--Todd Flippo, Mayor

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

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

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

*Date Posted: April 14, 2026 05:28 pm*

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

## **City of Saginaw**

### **Minutes for the City Council**

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 7, 2026, 6:00 PM

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

- Todd Flippo, Mayor
- Paul Felegy, Mayor Pro-Tem, Place 1
- Nick Lawson, Place 2
- Valerie Junkersfeld, Place 3
- Brack St. Clair, Place 4
- Shawn Morrison, Place 5
- Mary Copeland, Place 6
- Bryn Meredith, City Attorney
- Trenton Tidwell, P.E. City Engineer
- Gabe Reaume, City Manager
- Kim Quin, Finance Director
- Doug Spears, Fire Chief
- Russell Ragsdale, Police Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Diksha, General Support Specialist
- Ronnie Horton, Adult Services Librarian
- Kristi Haney, Children Services Librarian

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

- Jon Wong
- Abigail Timoteo
- Nada Gobell
- Jonathan Whitney
- Benjamin Guttery
- Lea Lacbao
- Jeremiah Strickland
- Dr. Mark Towns

#### **1. Call To Order**

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

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

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

1.C. Invocation -- Dr. Mark Towns, First Baptist Church

Dr. Mark Towns gave the invocation.

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

## **2. Consent Agenda**

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Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Junkersfeld to approve all items in the Consent Agenda as presented. Motion carried unanimously 7-0-0-0

2.A. Action Regarding from Minutes March 17, 2026, meeting--Vicky Vega, City Secretary

Council approved the minutes from March 17, 2026, City Council meeting.

2.B. Action Regarding award of Bid for Finish Mowing/Grounds Maintenance of City Facilities & Right-of-Ways, within the City of Saginaw--Jarred Coursey, Asst. Public Works Director

Council approved the awarding of the bid to SRH Landscapes for the finish mowing and grounds maintenance of city facilities and right-of-ways. The contract term is set to commence on April 1, 2026, and will continue through December 31, 2026. The total annual contract amount for Cycle A and Cycle B is \$205,575.00. Funds allocated for this expense are budgeted for the fiscal year 2025-26.

2.C. Action Regarding award of Bid for Finish Mowing/Grounds Maintenance of City Parks--Jarred Coursey, Asst. Public Works Director

Council approved the awarding of the Bid to Perfect Finish for the finish mowing and grounds maintenance of city parks. The contract term is set to commence on April 1, 2026, and will continue through December 31, 2026. The total annual contract amount is \$105,440.94. Funds allocated for this expense are budgeted for the fiscal year 2025-26.

2.D. Action Regarding a Roof Replacement for the Recreation Center--Jarred Coursey, Asst. Director of Public Works

Council approved to award the replacement of the Recreation Center Roof to Recon Construction Group for \$179,177.11. The roof of the Recreation Center has surpassed 20 years in age, and it has never undergone comprehensive repairs. Currently, it suffers from significant water damage that requires urgent attention. Due to the

roof's age, the damage does not qualify for an insurance claim. The funds will be taken from the 2021 Parks Bond fund.

2.E. Action Regarding Special Event Alcohol Permit at the Switchyard for event hosted by Economic Development and Chamber of Commerce -- Pedro Zambrano, Director of Economic & Community Engagement

Council granted approval for a special event organized by the Economic Development Department in collaboration with the North Tarrant Chamber of Commerce to serve alcohol. This event is a business networking opportunity scheduled to take place on April 16, 2026, from 4:00 p.m. to 9:00 p.m. at the Saginaw Switchyard.

### **3. Proclamations-Presentations**

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

No Recognitions/presentations.

3.B. Presentation Regarding McLeroy Phase 3 Update--Trenton Tidwell, P.E. City Engineer

Presentation rescheduled for April 21, 2026, City Council meeting.

3.C. Young Southeast Asian Leaders Initiative (YSEALI) Program Update/Discussion--Lea Lacbao

Council received a presentation from Lea Lacbao, a participant in the Young Southeast Asian Leaders Initiative Program. Ms. Lacbao provided a comprehensive overview of the Philippines, highlighting Zamboanga City where she resides and works. Her presentation covered various aspects such as the governmental framework, demographic details, land utilization, environmental concerns, economic factors, potential hazards, and relevant policies. Additionally, she shared her experiences while touring different departments within the City of Saginaw.

3.D. IT Risk Assessment Update--Jeremiah Strickland-Iwerk

Jeremiah Strickland, representative of Iwerk, provided an overview of a comprehensive range of services they offer to the City. He highlighted some of the essential tools employed to enhance security measures.

3.E. Workshop Regarding Signage Across the City--Susy Victor, Asst. Dir. of Economic & Community Engagement

Council participated in a workshop regarding signage throughout the City, including gateways, parks, and municipal facilities. The workshop focused on creating a cohesive and effect system for welcome signage and wayfinding through strategic updates. Assistant Director of Economic & Community Engagement Victor presented examples of gateway and wayfinding aesthetics from surrounding cities for Council consideration.

One audience participation form was received to speak on topic. Mayor Flippo called Benjamin Guttery to speak. Mr. Guttery spoke FOR the topic and shared some ideas and photos with Council.

Council discussed and exchanged ideas and recommended various types of aesthetics

#### 4. Public Hearings

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4.A. PUBLIC HEARING--Consideration and Action Regarding Resolution No. 2026-06, Adoption of Mid-Year Budget Revisions for Fiscal Year 2025-2026--Kim Quin, Finance Director

Public Hearing was opened at 7:26 PM and closed at 7:39 PM

Mayor Flippo opened the Pubic Hearing a 7:26 p.m. Finance Director Kim Quin explained the proposed the mid-year budget revisions. Resolution No. 2026-06, adopts the revisions. Mayor Flippo called for public input. There was none. Mayor Flippo declared the Public Hearing closed at 7:39 p.m.

**Motion was made by Councilmember Junkersfeld and seconded by Councilmember St. Clair to approve Resolution No. 2026-06, adopting the mid-year budget revisions for 2025-26. Motion carried unanimously 7-0-0-0.**

#### 5. Business

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5.A. Consideration and Action Regarding Tarrant County Emergency Service District #1 contract renewal -- Doug Spears, Fire Chief

Council approved the contract renewal for Tarrant County Emergency District # 1. Tarrant County ESD #1 is transitioning to a career fire department model, reducing its reliance on municipal contracts. As a result, Saginaw contracted service areas will decrease this year and ESD equipment currently in the City will be relocated. The City will still receive its full \$141,600 contract payment for the fiscal year, but future service responsibilities and funding will be reduced.

**Motion was made Councilmember St. Clair and seconded by Councilmember Junkersfeld to approve TCESD#1 contract renewal. Motion carried unanimously 7-0-0-0**

5.B. Consideration and Action Regarding Award of Bid for Sale or Exchange of Land, 1.212 acres tract of land at East Bailey Boswell & East Jarvis Road--Randy Newsom, Director of Public Works

The City of Saginaw invited bids offering 1.212 acres tract of vacant land for Sale or Exchange of Land. The property is located along the South line of E. Bailey Boswell Road, East of Jarvis Road. Interested Bidders were invited to submit a bid identifying a tract of land of at least 4.5 acres that could be Exchanged or Sold to the City in return for the 1.212 acres tract outlined. Sealed bids were due March 30, 2026, the bids were publicly opened and tabulated.

The City received one proposals from A.G Hollenstein for the Sale or Exchange of Land. Mr. Hollenstein proposed a tract of approximately five acres located at the corner of Defiel Road and Minton Road. Mr. Hollenstein's land appraised at \$980,000, and the land owned by the City (1.212 Acres) appraised for \$320,000.

If approved, the bid received would exchange city-owned land fronting Bailey Boswell for a five-acre parcel located at the corner of Minton and Defiel. The difference in values would be paid by the city in cash. We believe the highest and best use for the city parcel would be for community commercial purposes.

The landowner has all frontage from the railroad tracks to Jarvis, so having the city parcel is advantageous to attract a developer interested in retail/commercial projects. Mr. Hollenstein would also consider dedicating a right-of-way, if the City considered putting in a roadway in the future.

The City Council indicated a desire to acquire the five-acre tract for future space needs. This could potentially be for a facility or for use by the Public Works Department.

The property owner is asking for \$660,000.00, to complete the exchange and sale of the land. Funding will come from a future issuance of Certificates of Obligation. Reimbursement Resolution No. 2026-03 was approved by the City Council on February 17, 2026. This will allow the city to purchase the land before the Certificates of Obligation are sold.

Council discussed and agreed to have the City Attorney negotiate the purchase and sale agreement.

**Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Lawson to approve awarding the Bid to AG Hollenstein for the sale and exchange of property and for the City Attorney to negotiate the purchase and sale agreement according to the Bid Specifications & authorize the Mayor to sign all documents associated to the transaction. Motion carried unanimously 7-0-0-0.**

## **6. Executive Session**

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Mayor Flippo called the meeting into Executive Session at 7:49 p.m.

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

6.B. Any Item Posted

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

6.D. City Owned Property located at Beltnill

## **7. Business from Executive Session**

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No Business from Executive Session.

## **8. Adjournment**

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8.A. Adjournment--Todd Flippo, Mayor

Mayor Flippo called the meeting back into regular session 7:57 p.m.

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

Mayor Flippo adjourned the meeting at 7:58 p.m.



**B. Action Regarding Canceling the May 5, 2026, City Council Meeting--Vicky Vega, City Secretary**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Consent Agenda Item: 2B.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

City Council discussed at the March 17, 2026, City Council Meeting canceling the May 5, 2026 meeting to attend City event (Cinco de Mayo) at the Switchyard.



**C. Action Regarding Purchase Agreement of Water & Wastewater Utility Easement & Temporary Construction Easement located 451 Sansom Blvd -- Jarred Coursey, Asst. Director of Public Works**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Consent Agenda Item: 2C.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

Public Works staff is seeking action to approve the purchase of Water & Wastewater Utility Easement and Temporary Construction Easement through Metro Pool Chemical's property located at 451 Sansom Blvd. This easement is needed as part of the Fairmont Phase 2 sewer project. The amount agreed upon between the land owner and city staff was based on fair market appraisal of the property. Agreements prepared by the City Attorney's office, they are attached for reference.

**FINANCIAL IMPACT:**

The financial impact is \$23,563.00. These funds will be paid from the Fairmont Phase 2 sewer rehab project, funds are allocated for the easement acquisition in the budget for FY2025-26 (Capital Projects) 05-7031-55-00.

**RECOMMENDATION:**

Staff is seeking approval.

**Attachments**

[Blank--Easement\\_Purchase\\_Agreement\\_Saginawdocx.pdf](#)

[Blank--WATER & WASTEWATER UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT](#)

## **UTILITY AND TEMPORARY CONSTRUCTION EASEMENT PURCHASE AGREEMENT**

(City of Saginaw – 451 Sansom Blvd. / Saginaw Industrial Park, Lot 4, Block 3)

This Utility and Temporary Construction Easement Purchase Agreement ("Agreement") is entered into and effective as of \_\_\_\_\_, 2026 ("Effective Date"), by and between:

(1) JONATHAN R. RENFRO and TANYA D. MORRIS, spouses, with a mailing address of 2125 Blanco Lane, Justin, Texas 76247 ("Seller" or "Grantor"); and

(2) CITY OF SAGINAW, TEXAS, a Texas home-rule municipality ("Buyer" or "City" or "Grantee").

### **RECITALS**

A. Seller is the owner of certain real property located at 451 Sansom Blvd., in the City of Saginaw, Tarrant County, Texas, commonly known as Lot 4, Block 3, Saginaw Industrial Park, as further described in the "Easement Instrument" defined below.

B. In furtherance of municipal water and wastewater utility purposes and related public improvements, City desires to acquire from Seller a perpetual Water & Wastewater Utility Easement and a Temporary Construction Easement under and subject to the terms of this Agreement and the Easement Instrument (defined below), to be used for the construction, operation, repair, maintenance, and related municipal utility purposes authorized by Texas law. See, e.g., Tex. Loc. Gov't Code chs. 273 and 552. (This recital is for context only.)

C. The parties have agreed upon consideration in the total amount of Twenty-Three Thousand Five Hundred Sixty-Three and 00/100 Dollars (US \$23,563.00) in exchange for Seller's grant of the easements more particularly set forth in the Easement Instrument, which the parties agree will be attached to this Agreement as Exhibit A.

### **1. Exhibits; Definitions.**

1.1. Exhibit A—Easement Instrument. "Water & Wastewater Utility Easement and Temporary Construction Easement" (unexecuted execution copy attached), including Exhibits A and B (legal descriptions and depictions of the Utility Easement and Temporary Construction Easement areas), and including the "Staging and Storage on Grantor's Property" clause (as set forth under the bolded heading "Staging and Storage on Grantor's Property"). The final, executed Easement Instrument will be attached to and incorporated into this Agreement at closing.

1.2. "Easements" means, collectively, the perpetual Water & Wastewater Utility Easement and the Temporary Construction Easement (for the term specified therein) to be granted by Seller to City pursuant to the Easement Instrument.

## **2. Agreement to Sell and Purchase Easements.**

2.1. Seller agrees to grant, sell, and convey to City, and City agrees to purchase from Seller, the Easements described and limited in Exhibit A.

2.2. The parties acknowledge and agree that all rights and obligations related to (i) access; (ii) permitted uses; (iii) staging and storage; (iv) restoration; (v) indemnity; (vi) non-interference with business operations; (vii) contractor flow-down; and (viii) recording and venue are governed by, and shall be as stated in, the Easement Instrument. The parties specifically reference and incorporate the “Staging and Storage on Grantor’s Property” provision in the Easement Instrument, which authorizes staging and storage within the Utility Easement and Temporary Construction Easement areas (and any additional areas agreed in writing), subject to the limitations set forth therein.

## **3. Purchase Price; Allocation; No Proration.**

3.1. Purchase Price. The total purchase price for the Easements is Twenty-Three Thousand Five Hundred Sixty-Three and 00/100 Dollars (US \$23,563.00) (“Purchase Price”), payable by City to Seller at Closing by City warrant check, electronic transfer, or other City-approved payment method.

3.2. Allocation. The Purchase Price is a negotiated lump sum for both Easements and is not contingent upon acreage confirmation or appraisal; however, nothing herein prohibits City from utilizing appraisals or internal valuation for its records.

3.3. Taxes and Assessments. No proration is necessary because the Easements constitute partial real property interests; Seller remains responsible for ad valorem taxes on the fee estate, if any.

## **4. Closing; Deliveries; Recordings.**

4.1. Closing Date and Place. The closing (“Closing”) shall occur on or before \_\_\_\_\_, 2026, or such other date mutually agreed in writing, at the City or through an escrow agent acceptable to City.

4.2. Seller’s Deliveries. At Closing, Seller shall deliver: (a) the executed and acknowledged Easement Instrument in recordable form; and (b) evidence of authority and entity/identity documents as reasonably requested by City.

4.3. City’s Deliveries. At Closing, City shall deliver the Purchase Price and an executed counterpart of the Easement Instrument.

4.4. Recording. Following Closing, City shall record the Easement Instrument in the Official Public Records of Tarrant County, Texas, and will bear the recording fees, consistent with the instrument’s recording directive.

## **5. Conditions; City Approvals; Compliance with Law.**

5.1. Procurement/Contracting Compliance. To the extent applicable, the parties acknowledge City's obligations under Tex. Loc. Gov't Code ch. 252, and City represents that any required approvals or procedural steps have been or will be satisfied.

5.2. Municipal Authority to Acquire Real Property Interests. The parties acknowledge City's authority to acquire real property interests for public purposes, including utility easements, under Tex. Loc. Gov't Code ch. 273 and to construct, operate, and maintain municipal utility systems under ch. 552.

5.3. Public Information Act. To the extent this Agreement or related "contracting information" is subject to Tex. Gov't Code ch. 552, the parties will comply, and any required Subchapter J language is incorporated by reference, including the termination right under § 552.372 for knowing or intentional noncompliance by a contracting entity where applicable.

## **6. Title; Possession; Condition.**

6.1. Title. Seller represents it holds fee simple title to the land burdened by the Easements and has authority to grant the Easements free and clear of monetary liens or encumbrances that would impair the grant, except as otherwise expressly provided in the Easement Instrument.

6.2. Entry and Use. City's rights of entry, use, construction, operation, and maintenance—including staging and storage—are exclusively as set forth in the Easement Instrument, including the restrictions that no staging occurs in drive aisles, sidewalks, fire lanes, loading areas, drive-through lanes, or parking spaces without Seller's written approval, and the obligation to restore affected areas upon completion, all as stated therein.

6.3. Temporary Construction Easement Term. The TCE's duration and any extension mechanics are as stated in the Easement Instrument.

## **7. Costs; Taxes; Fees.**

7.1. City shall pay the recording fees for the Easement Instrument. Each party bears its own attorneys' fees and due diligence costs.

7.2. Any documentary transfer taxes (if any apply) shall be borne as allocated by law.

## **8. Default; Remedies.**

8.1. Seller Default. If Seller fails to deliver the executed Easement Instrument or otherwise breaches, City may (i) terminate this Agreement and recover the portion of the Purchase Price (if any) paid but unearned, or (ii) seek specific performance and/or other remedies at law or in equity.

8.2. City Default. If City fails to deliver the Purchase Price when due (after satisfaction of conditions), Seller's sole remedy shall be termination and recovery of its actual, reasonable out-

of-pocket third-party costs incurred solely in connection with this Agreement, capped at \$23,563.00.

8.3. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver of City's sovereign or governmental immunities beyond the limited waiver (if any) provided by Tex. Loc. Gov't Code § 271.152 et seq. for certain written contracts for goods and services; the parties agree this Agreement is a real-property conveyance contract and not a contract for goods and services.

## **9. Miscellaneous.**

9.1. Entire Agreement; Incorporation by Reference. This Agreement, together with Exhibit A, constitutes the entire agreement concerning the sale and purchase of the Easements. In the event of a conflict, the executed Easement Instrument governs the scope and use of the Easements; this Agreement governs consideration and closing mechanics.

9.2. Assignment. Neither party may assign this Agreement prior to Closing without the other party's written consent; however, at or after Closing, the Easement rights run with the land and may be used by the City and its contractors and utility partners as specified in the Easement Instrument.

9.3. Notices. Notices under this Agreement shall be in writing and delivered by (i) personal delivery, (ii) nationally recognized overnight courier, or (iii) certified U.S. mail, return receipt requested, to the addresses set forth below (or as updated by notice).

If to Seller: JONATHAN R. RENFRO & TANYA D. MORRIS  
2125 Blanco Lane  
Justin, Texas 76247

If to City: City of Saginaw  
Attn: City Manager  
333 West McLeroy Blvd.  
Saginaw, Texas 76179

9.4. Governing Law and Venue. The Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas, without regard to conflict of law or choice of law principles of Texas, or of any other state or country. Venue lies exclusively in Tarrant County, Texas, consistent with the Easement Instrument.

9.5. Execution; Counterparts; Electronic Signatures. This Agreement may be signed in counterparts, and PDF/electronic signatures are binding.

9.7. No Third-Party Beneficiaries. This Agreement is intended solely for the benefit of the Seller and the City. Nothing in this Agreement shall be construed to create any rights or obligations in any third party.

9.8. Further Assurances. Each party shall execute and deliver such further instruments as may be reasonably necessary to effectuate the intent of this Agreement and record the Easement Instrument.

**SIGNATURES**

**SELLER / GRANTOR:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jonathan R. Renfro

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Tanya D. Morris

**BUYER / GRANTEE:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
*[name], [title]*

**ACKNOWLEDGMENTS**

STATE OF TEXAS           §

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COUNTY OF TARRANT   §

Before me, the undersigned authority, on this day personally appeared Jonathan R. Renfro and Tanya D. Morris, known to me (or proved to me through satisfactory evidence of identity) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS           §

§

COUNTY OF TARRANT   §

Before me, the undersigned authority, on this day personally appeared *[name]*, known to me (or proved to me through satisfactory evidence of identity) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, as the act and deed of the City of Saginaw, Texas.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**EXHIBIT A – EASEMENT INSTRUMENT**

Water & Wastewater Utility Easement and Temporary Construction Easement *(to be attached and recorded with this Agreement)*.

**WATER & WASTEWATER UTILITY EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

KNOW ALL MEN BY THESE PRESENTS:

This Grant of a Water and Wastewater Utility Easement and Temporary Construction Easement is made on the \_\_\_\_ day of \_\_\_\_, 2026, by JONATHAN R. RENFRO AND TANYA D. MORRIS, SPOUSES, with the mailing address of 2125 Blanco Lane, Justin, Texas 76247 (“Grantor”), whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the Grantor paid by the CITY OF SAGINAW, TEXAS, a home-rule municipality (“Grantee”), the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, does hereby GRANT, SELL, AND CONVEY unto Grantee an easement (hereinafter referred to as the “Utility Easement”) and the right to construct, reconstruct, erect, operate, repair, enlarge, add to, re-build, replace, relocate, alter, remove, upgrade, investigate, survey, conduct emergency repairs, supervise the work of others, and perpetually maintain (hereinafter referred to as “Easement Purposes”) water and wastewater facilities, including but not limited to water lines, sanitary sewer lines, lift stations, and related facilities (collectively referred to as the “Facilities”), together with all incidental improvements, and all necessary laterals, over, across, in, on, under and through certain real property owned by Grantor, with the mailing address of 451 Sansom Blvd, in the City of Saginaw, Tarrant County, Texas, and as legally described and depicted in **EXHIBIT A**, attached hereto and incorporated by reference as if fully set forth herein. The rights of Grantee under this Utility Easement shall extend to Grantee’s third-party contractors, subcontractors, representatives, agents, and employees fulfilling the Easement Purposes on behalf of Grantee.

Grantor also does hereby GRANT, SELL, AND CONVEY unto Grantee a temporary construction easement (hereinafter referred to as “Temporary Construction Easement”) and temporary right to access and use certain real property owned by Grantor, with the mailing address of 451 Sansom Blvd, in the City of Saginaw, Tarrant County, Texas, and as legally described and depicted in **EXHIBIT B** (hereinafter referred to as the “Temporary Construction Easement Property”), for the purpose of facilitating construction of the Facilities on the Utility Easement. The Temporary Construction Easement will automatically terminate upon the date on which the Grantee provides its final written acceptance of the Facilities; provided, however, that the Temporary Construction Easement may be renewed or extended upon mutual written agreement of Grantor and Grantee executed prior to the termination date. Any such renewal or extension shall specify the duration and provisions applicable during the extended period.

Right of Entry. All matters concerning the Facilities and the Easement Purposes are at Grantee's sole discretion, subject to Grantee's obligations described herein. In addition to the Temporary Construction Easement, if Grantee is unable to access the Utility Easement at any time due to physical barriers, obstacles, or conditions, then Grantee shall have, and is hereby granted, the temporary right of ingress and egress over that portion of the Grantor's adjacent property lying within fifteen feet (15') of the Utility Easement, as reasonably necessary for the limited purpose of accessing the Utility Easement.

- i. Grantor and Grantee shall keep the Utility Easement clean and free of debris, physical barriers, and obstacles which would deny Grantee entry onto the Utility Easement and Temporary Construction Easement.
- ii. Grantee shall have the right of ingress and egress upon the Utility Easement for the purpose of inspecting and supervising maintenance work performed by the Grantor to remedy any conditions that may adversely affect the Utility Easement, the Temporary Construction Easement, or the Facilities, and that may be detrimental to the intended Easement Purposes.
- iii. Grantor shall fully cooperate with Grantee during such inspections and supervision, including providing reasonable access and assistance as reasonably necessary to facilitate Grantee's exercise of its rights under this instrument.

Notwithstanding anything to the contrary, the permission granted herein does not authorize Grantee to:

- iv. Enter into or access the interior of any building or structure located on Grantor's property;
- v. Alter, disturb, penetrate, or otherwise affect the building, any structural components, or the building's foundation; or
- vi. Modify, remove, excavate, or otherwise alter any portion of the parking lot areas, including but not limited to pavement, striping, curbs, drainage, structures, lighting, or related improvements. All temporary ingress and egress rights granted to Grantee shall be exercised strictly in a manner that avoids impact to the building, its foundation, and the parking lot areas.

Uses. The right is hereby reserved to Grantor, its successors, lessees, and assigns, to use the Utility Easement to landscape and build and construct fences, driveways, and parking lots over or across the Utility Easement provided that any such use, landscape, installation, build, or construct do not interfere with the Grantee's use and enjoyment of the Utility Easement. Except for such permitted improvements, and except for any building, structures, or improvements that lawfully exist within the Utility Easement as of the Effective Date of this Easement ("Existing Improvements"), Grantor agrees, for the consideration set forth herein, not to construct or place within the Utility Easement any buildings, structures, property, or other improvements of any

nature whatsoever, or otherwise interfere with the use and enjoyment of the Utility Easement, without the prior written consent of Grantee.

For avoidance of doubt, the presence or continued existence of any Existing Improvements shall not be deemed a violation of this Easement; however, Grantor shall not enlarge, expand, modify, replace, or reconstruct any Existing Improvements within the Utility Easement without prior written consent of Grantee. Grantee retains the right to eliminate any encroachments into the Utility Easement not expressly permitted herein, constitute non-permitted improvements, or that Grantee has not consented to. As part of the Utility Easement hereby granted, it is further agreed between the Grantor and Grantee that any stone, earth, gravel, or caliche which may be excavated in the opening, installation, construction, or maintenance of said channel or Utility Easement may be removed from the Utility Easement by Grantee.

Liability & Indemnification. Grantee shall not be liable for any damages, losses, or injuries of any nature arising out of or relating to the failure, inadequacy, defect, or condition of any improvements erected, maintained, or installed by Grantor (or Grantor's tenants, licenses, contractors, or invitees) within the Utility Easement.

**GRANTOR HEREBY AGREES TO INDEMNIFY, AND HOLD HARMLESS GRANTEE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ANY AND ALL THIRD-PARTY CLAIMS, DEMANDS, ACTIONS, DAMAGES, LOSSES, CLAIMS, INJURIES, LIABILITIES, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) TO THE EXTENT ARISING OUT OF OR RESULTING FROM THE FAILURE, INADEQUACY, DEFECT, OR CONDITION OF ANY IMPROVEMENTS ERECTED, INSTALLED, OR MAINTAINED BY GRANTOR WITH THE UTILITY EASEMENT, EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF GRANTEE OR ITS OFFICERS, EMPLOYEES, OR AGENTS.**

Restoration. Grantee will at all times after doing any work in connection with the Facilities, restore the surface of the Utility Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs, landscaping, fences, and improvements not permitted herein or consented to by Grantee within the Utility Easement that were necessarily removed as a result of such work. Grantee shall maintain, repair and ensure the Facilities are in good working order, and kept in a clean, safe, and healthy condition in accordance with applicable laws.

Staging and Storage on Grantor's Property. Notwithstanding anything to the contrary herein, Grantee may, and may allow its contractors, subcontractors, employees, agents, invitees, and suppliers (collectively, "Grantee Parties"), to stage, stockpile, store, park, or place upon the portion of Grantor's property designated as the Utility Easement and the Temporary Construction Easement, as well as any additional areas reasonably necessary for the performance of the work as agreed by the Parties in writing, any excavated or spoil materials, fill, topsoil, rock, construction debris, tools, forms, scaffolding, trailers, portable buildings, dumpsters, vehicles, machinery, or equipment. Such staging and storage shall be permitted during active construction activities and only for the duration reasonably necessary to complete the work.

Grantee shall ensure that all staging and storage activities are conducted in a safe and orderly manner and shall keep all materials, equipment, vehicles, and debris within agreed-upon areas. Unless otherwise approved in writing by Grantor, no staging or storage shall occur within Grantor's drive aisles, sidewalks, fire lanes, loading areas, drive-through lanes, or parking spaces serving Grantor's property. Upon completion of the work, Grantee shall promptly remove all materials, equipment, and debris, and shall restore the affected areas of Grantor's property to substantially the same condition that existed immediately prior to such use, reasonable wear and tear excepted.

Non-Interference with Business Operations. Grantee shall conduct all entry, installation, construction, testing, repair, replacement, and related activities under the Utility Easement and the Temporary Construction Easement (collectively, the "Work") so as not to unreasonably interfere with the Grantor's use, occupancy, and enjoyment of Grantor's property and the conduct and operation of Grantor's business. Without limitation:

- i. *Access.* Grantee shall not block, obstruct, or materially impair ingress to or egress from Grantor's building, including pedestrian routes, loading docks, trash enclosures, and fire/life-safety access, and shall maintain safe, ADA-compliant temporary pedestrian paths when any customary route is disrupted.
- ii. *Parking.* Grantee shall not block, reserve, or use Grantor's customer, employee, or visitor parking areas or drive aisles, except (a) within the Temporary Construction area, (b) to the minimum extent reasonably necessary for safety and performance of the Work, and (c) only for the shortest practicable duration with appropriate traffic control and signage.
- iii. *Traffic Control.* Any temporary lane closures, detours, or flagging shall be minimized and coordinated as described below, and shall comply with the Texas Manual on Uniform Traffic Control Devices (as applicable).

Flow-Down; Contractor Control. Grantee shall cause all Grantee Parties to comply with this Grant and shall incorporate these obligations into its construction and service contracts. Grantee shall be responsible for the acts and omissions of Grantee Parties as if they were its own.

No Expansion of Easement Rights. Nothing in this Grant expands the scope of the easement rights granted to Grantee. Any use of Grantor's property outside the Utility Easement area or the Temporary Construction Easement area, or any use inconsistent with this Grant, is prohibited and shall constitute a trespass and a breach of this instrument.

Liens. Grantee shall keep the Utility Easement free and clear of any and all mechanic's, materialmen's, laborers', or other construction-related liens arising out of, or related to, any construction, installation, repair, maintenance, or other work performed by or on behalf of Grantee with the easement area. In the event any such lien is asserted, filed, or recorded, Grantee shall at its sole cost and expense, promptly discharge, bond off, or otherwise remove the lien within thirty (30) days after receiving written notice thereof. If Grantee fails to timely do so,

Grantor may, by shall not be obligated to, remove or satisfy the lien, and Grantee shall reimburse Grantor for all costs and expenses incurred in connection therewith, including reasonable attorneys' fees. Nothing in this provision shall be construed as consent by Grantor to the imposition of any lien against the Utility Easement.

Title. Grantor represents and warrants to Grantee that Grantor is the sole owner of the fee simple title to the Utility Easement and the Temporary Construction Easement Property. Grantor further represents and warrants that there are no liens, attachments, or other encumbrances that would impair Grantor's right to convey this Utility Easement and Temporary Construction Easement granted herein, except for those expressly identified in this Grant and for which a signature and acknowledgment are included herein, subordinating any such lien or encumbrance to the easement rights and privileges granted to Grantee under this Grant. **GRANTOR COVENANTS AND AGREES TO DEFEND GRANTEE'S TITLE AND EASEMENT RIGHTS AGAINST ANY AND ALL CLAIMS, DEMANDS, OR ACTIONS ASSERTING AN ADVERSE INTEREST IN THE UTILITY EASEMENT.**

Non-Exclusivity & Irrevocability. The Utility Easement and Temporary Construction Easement rights and privileges granted herein are non-exclusive and irrevocable, but Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Utility Easement or Temporary Construction Easement Property which unreasonably interfere with Grantee's rights granted herein, and provided all such other grants comply with all applicable local, state, and federal laws, ordinances, rules, regulations and/or requirements, as they exist, may be amended or in the future arising.

Binding Authority. This instrument shall be binding on, and inure to the benefit of, Grantee and Grantor and their respective successors, assigns, and lessees.

Authorizations. The individual(s), agent, or entity executing this instrument on behalf of Grantor represents that all appropriate and necessary actions have been taken to authorize the individual(s), agent, or entity who is executing this instrument to do so for and on behalf of Grantor, that there are no other parties or entities required to executethis instrument in order for the same to be an authorized and binding agreement and Grant on behalf of Grantor and that the individual(s), agent, or entity affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

Counterparts. The parties may execute this in two or more counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party how signed it.

Forbearance. Forbearance by either Grantor or Grantee to exercise any right or remedy under this Utility Easement or the Temporary Construction Easement, in the event of any violation of any provision of this Utility Easement or the Temporary Construction Easement, by the other party shall not be deemed or construed to be a waiver by the forbearing party of such provision, nor of any subsequent breach of the same or any other provision of this Utility Easement or the Temporary Construction Easement, nor of any right or remedy available to such party under this Utility Easement or the Temporary Construction Easement. No delay or omission

by either party in the exercise of any right or remedy upon any breach by the other party shall impair such right or remedy or be construed as a waiver thereof.

Enforcement Rights of Others. Nothing in this Utility Easement and Temporary Construction Easement is intended to create any right to enforce this Utility Easement or Temporary Construction Easement in any third party where no such right otherwise exists under this Utility Easement or Temporary Construction Easement, or under applicable law, except as otherwise provided herein.

Transfer of Property. As set forth below, Grantor agrees that a reference to this Utility Easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests either the fee simple title or possessory interest in the Utility Easement, including without limitation a leasehold or mortgage interest. The failure of Grantor to comply with this provision shall not impair the validity of this Utility Easement or limit its enforceability in any way. Any assigns, lessee, or successor in interest of Grantor, by acceptance of a deed or other document or instrument purporting to convey an interest in the Utility Easement as legally described and depicted in Exhibit A, shall be deemed to have consented to, reaffirmed, and agreed to be bound by all of the provisions, covenants, restrictions and conditions of this Utility Easement.

Re-Recording. In order to ensure the perpetual enforceability of the Utility Easement, Grantee is authorized to re-record this instrument or any other appropriate notice or instrument; for such purpose, Grantor appoints the Grantee as Grantor's attorney-in-fact to execute, acknowledge, and deliver any necessary instrument on Grantor's behalf. Without limiting the foregoing, Grantor agrees to execute any such instruments upon request.

Governing Law & Venue. This instrument will be governed and construed in accordance with the laws and court decisions of the State of Texas, without regard to choice-of-law or conflict of law principles of Texas, or of any state or country. The obligations of Grantor and Grantee to the Utility Easement and the Temporary Construction Easement shall be performable in Tarrant County, Texas, and if legal action is necessary in connection with or to enforce rights under the Utility Easement or the Temporary Construction Easement, exclusive venue shall lie in Tarrant County, Texas.

Merger. Grantor and Grantee agree that the provisions of this Utility Easement shall survive and remain in full force and effect notwithstanding any merger of the fee simple estate and Utility Easement interest in the Utility Easement. Such merger shall not operate to extinguish or impair any rights, obligations, or remedies granted herein, whether by agreement or operation of law, and all easement rights shall continue as separate and independent interests unless expressly terminated in writing by Grantor and Grantee.

- i. These rights, obligations, and remedies shall run with the land and be binding upon and inure to the benefit of the Grantor and Grantee, and their respective successors and assigns, including lessees.
- ii. Grantee shall cause this Utility Easement to be duly recorded in the real property

By: \_\_\_\_\_  
TANYA D. MORRIS

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument; acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**GRANTEE:**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument; acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**FOR UTILITY EASEMENT**

**BEING** a 118 square foot (0.0027 acre) tract of land (TRACT 1) and a 4,720 square foot (0.1084 acre) and a 4,720 square foot (0.1084 acre) tract of land (TRACT 2) situated in the Juan Armendaris Survey, Abstract No. 58, City of Saginaw, Tarrant County, Texas; said tracts being part of Lot 4, Block 3, Saginaw Industrial Park, an addition to the City of Saginaw according to the plat recorded in Volume 388-195, Page 41 of the Plat Records of Tarrant County, Texas; said tracts also being part of that tract of land described in Special Warranty Deed to Metro Pool Chemical Inc. recorded in Volume 13338, Page 321 of the Deed Records, Tarrant County, Texas; said tracts being more particularly described as follows:

**TRACT 1**

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "RPLS 4224" found at the southeast corner of said Lot 4;

**THENCE** North 04°12'07" East, along the east line of said Lot 4, a distance of 13.83 feet to a point;

**THENCE** North 85°47'53" West, departing the said east line of Lot 4, a distance of 10.00 feet to the **POINT OF BEGINNING**; said point being in the west line of a 10-foot utility easement dedicated by said Saginaw Industrial Park;

**THENCE** North 89°21'48" West, departing said west line of the 10-foot utility easement, a distance of 18.98 feet to a point of corner;

**THENCE** North 59°32'20" West, a distance of 10.07 feet to a point for corner in the south line of a 10-foot wide sanitary sewer easement recorded in Volume 2949, Page 509 of said Deed Records;

**THENCE** South 89°21'53" East, along said south line of the 10-foot wide sanitary sewer easement, a distance of 28.03 feet to a paint for corner in the west line of said 10-foot wide utility easement;

**THENCE** South 04°12'07" West, along said west line of the 10-foot wide, utility easement, a distance of 5.02 feet to the **POINT OF BEGINNING** and containing 118 a square feet or 0.0027 acres of land, more or less.

**TRACT 2**

**COMMENCING** at 1/2-inch iron rod with cap stamped "RPLS 4224" found at the southeast corner of said Lot 4;

**THENCE** North 04°12'07" East, along the east line of said Lot 4, a distance of 28.87 feet to a point;

**THENCE** North 85°47'53" West, departing the said east line of Lot 4, a distance of 10.00 feet to the **POINT OF BEGINNING**; said point being in the said west line of the 10-foot wide utility easement; said point also being in the north line of said 10-foot wide sanitary sewer easement;

**THENCE** North 89°21'53" West, along said north line of the 10-foot wide sanitary sewer easement, a distance of 330.77 feet to a point of corner in the east right-of-way line of Sansom Boulevard (a 64-foot wide right-of-way);

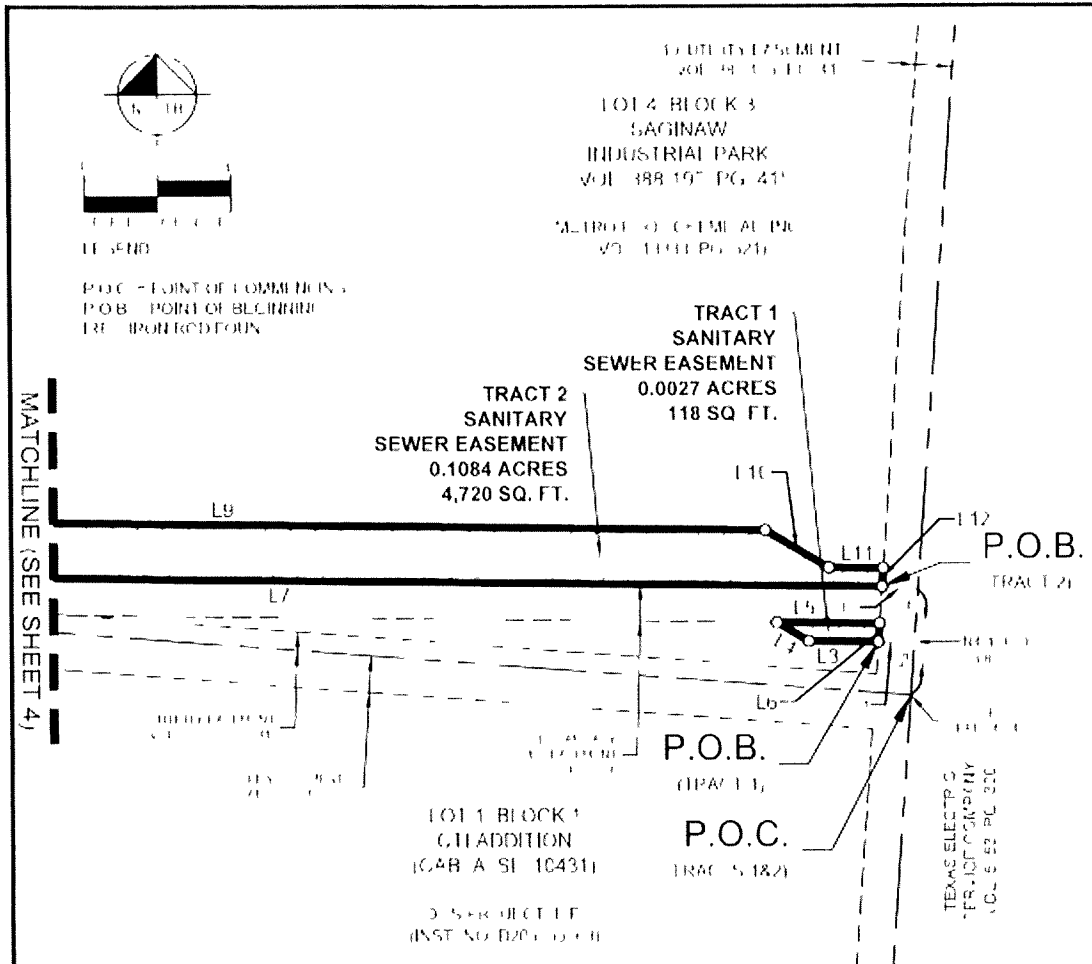
**THENCE** North 04°14'10" East, along said east right-of way line of Sansom Boulevard, a distance of 15.02 feet to a point for corner;

**THENCE** South 89°22'02" East, departing said east right-of-way line of Sansom Boulevard, a distance of 297.78 feet to a point for corner;

**THENCE** South 59°32'20" East, a distance of 20.13 feet to a point for corner;

**THENCE** South 89°21'48" East, a distance of 14.90 feet to a point for corner in the said west line of the 10-foot wide utility easement;

**THENCE** South 04°12'07" West, along said west line of the 10-foot wide utility easement, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 4,720 square feet or 0.1084 acres of land, more or less.



**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A metes & bounds description of a zero-survey date plat herewith accompanies this survey plat.

The undersigned Registered Professional Land Surveyor hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tracts.

*Michael C. Billingsley*  
 MICHAEL C. BILLINGSLEY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6558  
 801 CHERRY STREET  
 UNIT 11 SUITE 500  
 FORT WORTH, TEXAS 76102  
 PH: 817-335-6511  
 michael.billingsley@kimleyhorn.com

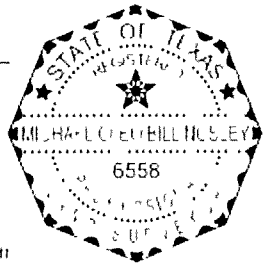
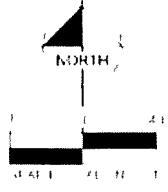
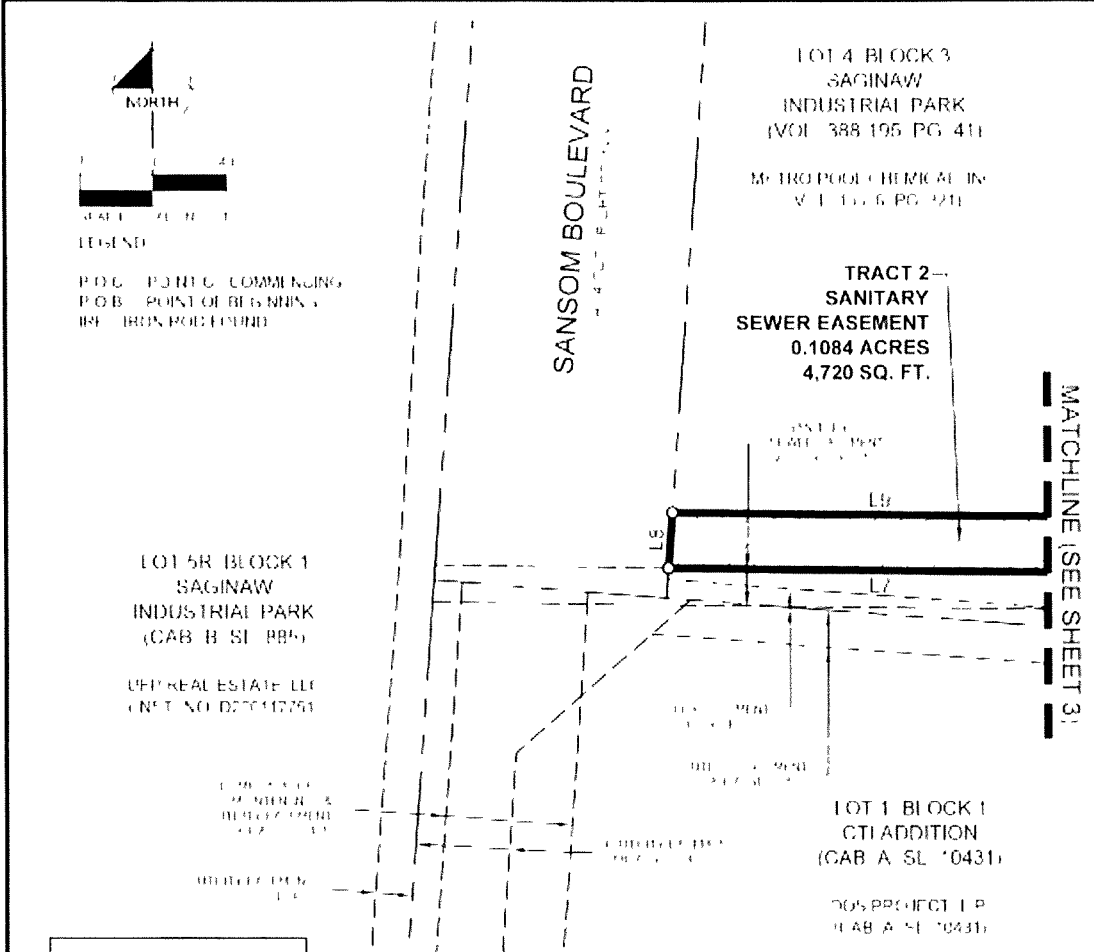


EXHIBIT "A"  
 SANITARY SEWER EASEMENT  
 LOT 4 BLOCK 3  
 SAGINAW INDUSTRIAL PARK  
 JUAN ARMENDARIS SURVEY,  
 ABSTRACT NO. 58  
 CITY OF SAGINAW  
 TARRANT COUNTY TEXAS

**Kimley»Horn**

number	date	description	sheet	of	total
1	11/11/14	Sanitary Sewer Easement	1	1	1



**LEGEND**

P.O.C. POINT OF COMMENCING  
P.O.B. POINT OF BEGINNING  
I.B.F. IRON ROD FOUND

**LOT 5R BLOCK 1 SAGINAW INDUSTRIAL PARK (CAB. B. SL. 884)**

**UPP REAL ESTATE, LLC**  
(MET. NO. D270147253)

**LOT 1 BLOCK 1 CTI ADDITION (CAB. A. SL. 10431)**

**DOG PROJECT, L.P.**  
(CAB. A. SL. 10431)

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N65°47'53"W	10.00
L2	N65°47'53"W	10.00
L3	N69°21'48"W	18.96
L4	N54°32'20"W	10.07
L5	S39°21'53"E	25.73
L6	S04°27'07"W	5.00
L7	N69°21'48"W	55.33
L8	N04°14'46"E	15.02
L9	S39°22'22"E	297.78
L10	S59°32'20"E	21.13
L11	S49°21'48"E	14.90
L12	S04°27'07"W	5.00

**EXHIBIT "A"**  
**SANITARY SEWER EASEMENT**  
**LOT 4 BLOCK 3**  
**SAGINAW INDUSTRIAL PARK**  
**JUAN ARMENDARIS SURVEY,**  
**ABSTRACT NO. 58**  
**CITY OF SAGINAW**  
**TARRANT COUNTY TEXAS**

**Kimley»Horn**

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DATE	PROJECT	SCALE	BY	CHECKED	DATE

**EXHIBIT B**  
**LEGAL DESCRIPTION FOR**  
**TEMPORARY CONSTRUCTION EASEMENT**

**BEING** a 1,040 square foot (0.0239 acre) tract of land (TRAC 1) and a 3,328 square foot (0.0764 acre) tract of land (TRACT 2) situated in the Juan Armendaris Survey, Abstract No. 58, City of Saginaw, Tarrant County, Texas; said tracts being part of Lot 4, Block 3, Saginaw Industrial Park, an addition to the City of Saginaw according to the plat recorded in Volume 388-195, Page 41 of the Plat Records of Tarrant County, Texas; said tracts also being part of that tract of land described In Special Warranty Deed to Metro Pool Chemical, Inc, recorded in Volume 13338, Page 321 of the Deed Records, Tarrant County, Texas; said tracts being more particularly described as follows:

**TRACT 1**

**COMMENCING** at a 1/2-inch iron rod with cap stamped "RPLS 4224" found at the southeast corner of said Lot 4;

**THENCE** North 04°12'07" East, along the east line of said Lot 4, a distance of 13.83 feet to a point;

**THENCE** North 85°47'53" West, departing the said east line of lot 4, a distance of 10.00 feet to the **POINT OF BEGINNING**; said' point being in the west line of a 10-foot utility easement dedicated by said Saginaw Industrial Park;

**THENCE** South 04°12'07" West, a distance of 8.82 feet to a point for corner in the north line of said 5-foot utility easement;

**THENCE** North 85°45'50" West, along the said north line of 10-foot utility easement, a distance of 26.09 feet to a point for corner;

**THENCE** North 59°32'20" West, departing the said north line of 10-foot utility easement, a distance of 14.43 feet to a point for corner;

**THENCE** North 89°22'02" West, a distance of 101.45 feet to a point for corner in the said north line of 10-foot utility easement;

**THENCE** North 85°45'50" West, along the said north line of 10-foot utility easement, a distance of 79.66 feet to a point for corner in the south line of a 10-foot wide sanitary sewer easement recorded in Volume 2949, Page 509 of said Deed Records;

**THENCE** South 89°21'53" East, along the said south line of 10-foot wide sanitary sewer easement, a distance of 192.34 feet to a point for corner;

**THENCE** South 59°32'20" East, departing the said south line of 10-foot wide sanitary sewer easement, a distance of 10.07 feet to a point for corner;

**THENCE** South 89°21'46" East, a distance of 18.98 feet to the **POINT OF BEGINNING** and containing 11,040 square feet or 0.0239 acres of land, more or less.

**TRACT 2**

**COMMENCING** at a 1/2-inch iron rod with cap stamped "RPLS 4224" found at the southeast corner of said Lot 4;

**THENCE** North 04°12'07" East, along the east line of said Lot 4, a distance of 43.89 feet to a point;

**THENCE** North 85°47'53" West, departing the said east line of Lot 4, a distance of 10.00-feet to the **POINT OF BEGINNING**; said point being in the said west line of the 10-foot wide utility easement;

**THENCE** South 04°12'07" West, along said west line of the 10-foot wide utility easement, a distance of 10.02 feet to a point for corner;

**THENCE** North 89°21'48" West, departing said west line, of the 10-foot wide utility easement, a distance of 14.90 feet to a point for corner;

**THENCE** North 59°32'20" West, a distance of 20.13 feet to a point for corner;

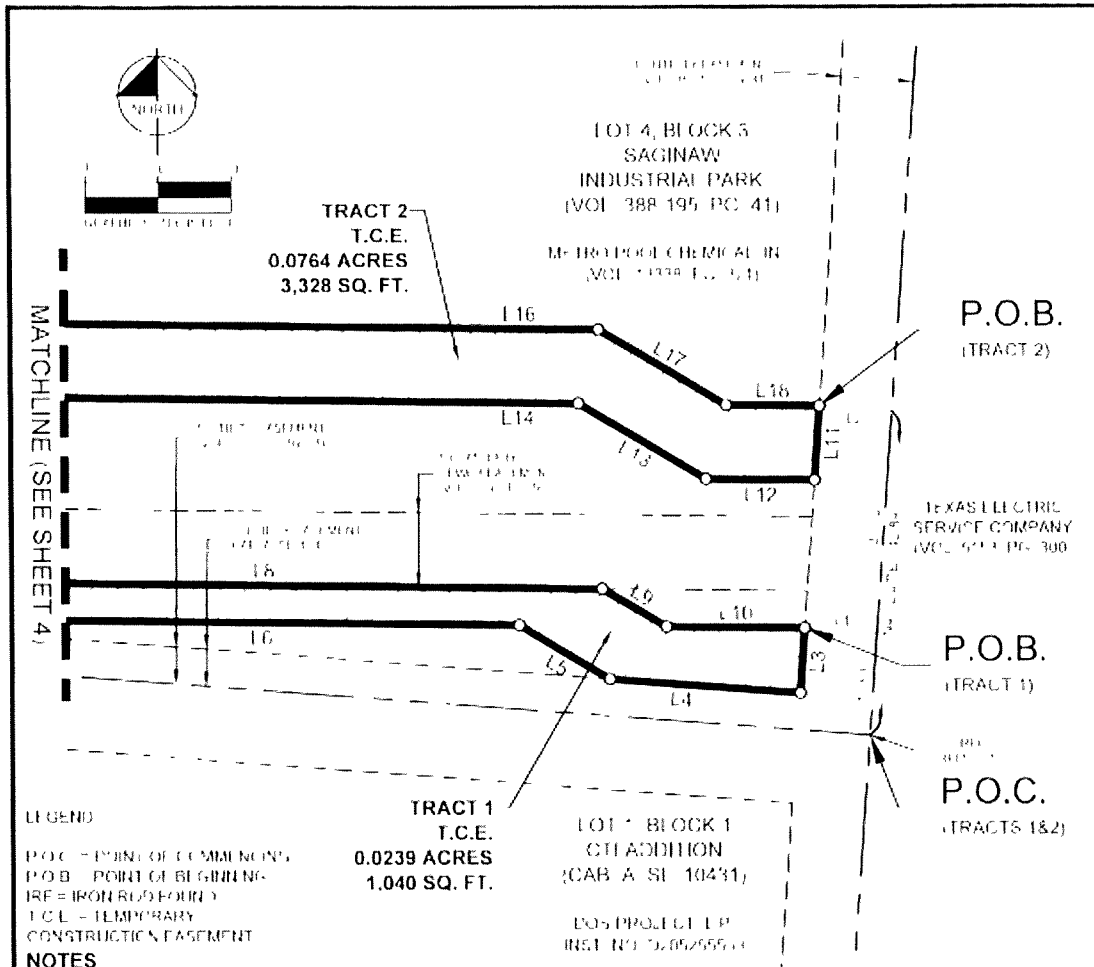
**THENCE** North 89°22'02" West, a distance of 297.78 feet to a point for corner in the east right-of-way line of Sansom Boulevard (a 64-foot wide right-of-way);

**THENCE** North 04°14'10" East, along said east line of Sansom Boulevard, a distance of 10.02 feet to a point for corner;

**THENCE** South 89°22'02' East, departing said east line of Sansom Boulevard, a distance of 299.81 feet to a point for corner;

**THENCE** South 59°32'20" East, a distance of 20.13 feet to a point for corner;

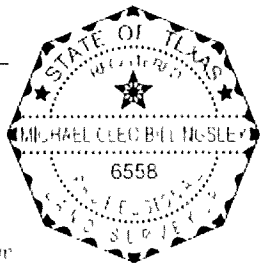
**THENCE** South 89°21'48" East, a distance of 12.86 feet to the **POINT OF BEGINNING** and containing 3,328 square feet or 0.0764 acres of land, more or less.



Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment) North Central Zone (42021) with an applied combined scale factor of 1.00012. A metes & bounds description of every survey date herewith accompanies this survey plat.

The undersigned Registered Professional Land Surveyor hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tracts.

*Michael C. Billingsley*  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH: 817 335 6517  
michael.billingsley@kimleyhorn.com



**EXHIBIT "A"**  
**TEMPORARY**  
**CONSTRUCTION EASEMENT**  
**LOT 4, BLOCK 3**  
**SAGINAW INDUSTRIAL PARK**  
**JUAN ARMENDARIS SURVEY,**  
**ABSTRACT NO. 58**  
**CITY OF SAGINAW**  
**TARRANT COUNTY, TEXAS**

**Kimley»Horn**

DATE	PROJECT	SCALE	BY	CHECKED	DATE



**D. Action Regarding Amending Section 98-229 of the Saginaw City Code by adding an Enforcement Process to Water Conservation Plan--Jarred Coursey, Asst. Director of Public Works**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Consent Agenda Item: 2D.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION**

Public Works staff is seeking action to approve an ordinance that will amend "Enforcement Process" in our current watering restrictions ordinance. The City of Fort Worth Water Department has notified all wholesale water customers that they are requiring the institution, application, and enforcement of the same conservation measures and irrigation restrictions adopted by City of Fort Worth. As a wholesale customer of City of Fort Worth water, we are contractually liable to follow and adhere to this directive. Saginaw already follows Fort Worth's watering schedule; we are adding the required enforcement process Fort Worth has adopted which includes a graduated step process that will apply administrative fees for non-compliance. The goal remains voluntary compliance; however, sustained violations or nuisance conditions require decisive measures to prevent water waste, reduce peak demands on the water system, and prevent infrastructure damage.

City Attorney is currently working on the Ordinance to reflect the changes and would be available before the Council Meeting.

To view the City of Fort Worth's adopted Enforcement Measures, please refer to attached.

- City of Fort Worth Ordinance
- City of Fort Worth - Irrigation Ordinance Update
- City of Saginaw - Current Ordinance

**RECOMMENDATION:**

Staff recommends approval.

**Attachments**

[City of Saginaw - Current Ordinance.pdf](#)

[City of Fort Worth Ordinance.pdf](#)

[City of Fort Worth - Irrigation Ordinance Update.pdf](#)

**ORDINANCE NO. 2014-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING AN UPDATED WATER CONSERVATION PLAN AND A DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; AMENDING CHAPTER 98 OF THE SAGINAW CITY CODE BY PROVIDING FOR YEAR ROUND WATERING AND IRRIGATION RESTRICTIONS; PROVIDING FOR AFFIRMATIVE DEFENSES AND EXCEPTIONS TO PROSECUTION; PROVIDING FOR PROVISIONS RELATED TO THE DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; PROVIDING FOR VARIANCE PROCEDURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS 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 finds that conservation of water and protection of water supplies are in the best interest of its citizens; and

**WHEREAS**, the City has drafted a Drought Contingency and Emergency Water Management Plan and a Water Conservation Plan which comply with Chapter 288, Title 30 of the Texas Administrative Code; and

**WHEREAS**, the City is a wholesale water service customer of the City of Fort Worth; and

**WHEREAS**, as a wholesale customer of the City of Fort Worth, the City is required to institute the same rationing and water use restrictions on City customers as does the City of Fort Worth for so long as any part of the total water supply is furnished by the City of Fort Worth; and

**WHEREAS**, it is necessary to make amendments to Chapter 98 of the City’s code of ordinances to reflect the City of Fort Worth’s rationing and water use restrictions.

**WHEREAS**, the City Council finds that the amendments set forth herein are in the best interest of the public health, safety and general welfare.

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

## SECTION 1.

That the Water Conservation Plan, attached hereto as “Exhibit A,” and the Drought Contingency and Emergency Water Management Plan, attached hereto as “Exhibit B,” are hereby adopted and incorporated herein for all purposes.

## SECTION 2.

That section 98-218 of the Saginaw City Code is hereby amended to read as follows:

### **“Sec. 98-218. Lawn and landscape irrigation restrictions.**

(a) Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).

Except for hand watering, drip irrigation and the use of soaker hoses, a person may only irrigate, water, or cause or permit the irrigation or watering of any lawn or landscape, inclusive of structural foundations, trees, and other high value landscape materials, located on premises owned, leased, or managed by that person (i) on a day designated as an outdoor water use day for the property’s address as shown below; and (ii) between the hours of 12 midnight to 10 a.m. and 6 p.m. to 11:59 p.m. on such day.

(1) Residential addresses ending in an even number (0, 2, 4, 6 or 8) may water on Wednesdays and Saturdays.

(2) Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.

(3) All non-residential locations (apartment complexes, businesses, industries, parks, street and/or roadway medians, etc.) may water on Tuesdays and Fridays.

(b) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person between the hours of 10:00 a.m. and 6:00 p.m.

(c) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person on a day that is not designated as an outdoor water use for that property address as shown in subsection (a) above.

(d) A person commits an offense if a person knowingly or recklessly irrigates, waters, or causes or permits the irrigation or watering of a lawn or landscape located on premises owned, leased or managed by the person in a manner that causes:

(1) a substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or

(2) an irrigation system or other lawn or landscape watering device to operate during any form of precipitation.

(e) A person commits an offense if, on premises owned, leased, or managed by that person, a person operates a lawn or landscape irrigation system or device that:

(1) has any broken or missing sprinkler head; or

(2) has not been properly maintained in a manner that prevents the waste of water.

(f) Affirmative Defenses

(1) It shall be an affirmative defense to prosecution of an offense under subsection (a) that at the time such person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape, such activity was for the purpose of:

(A) dust control of a sports field; or

(B) the maintenance, repair, or testing of an irrigation system.

(2) The activity described in subsection f (1) (A) and (B) may only occur within a period of two (2) days no more than once every thirty (30) days. Any such activity requiring a longer period or greater frequency shall require a variance as provided by section 98-220.

(g) A person who irrigates, waters, or causes or permits the irrigation or watering by use of an alternative water source such as a well, reclaimed or reused water, or water from the Trinity River is exempt from prosecution if that person has:

(1) Registered such alternative water source with the City;

(2) Provided sufficient proof to the public works director that the alternative water source is from a well, reclaimed or reused water or from the Trinity River and has allowed inspection by the public works director if deemed necessary; and

(3) Complied with the City's Backflow and Cross-connection Control Program set forth in article V.”

### SECTION 3.

That section 98-220 of the Saginaw City Code is hereby amended to read as follows:

**“Sec. 98-220. Variances.**

(a) The public works director or official designee may grant variances to the twice per week watering and irrigation restrictions and schedule, if one or more of the following conditions are met:

- (1) Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance;
- (2) Compliance with the watering and irrigation restrictions and/or schedule cannot be accomplished due to technical or other limitations; or
- (3) Alternative methods that achieve the same level of reduction in water use can be implemented.

(b) The public works director or official designee may grant variances to allow for establishment of hydromulch, grass sod, or grass seed for new lawns.

(c) Variances shall be granted or denied at the discretion of the public works director or official designee. All petitions for variances shall be in writing and shall include the following:

- (1) Name and address of the petitioner(s);
- (2) Purpose of the water use;
- (3) Specific provisions from which relief is requested;
- (4) Detailed statement of the adverse effect of the provision from which relief is requested;
- (5) Description of the relief requested;
- (6) Period of time for which the variance is sought;
- (7) Alternative measures that will be taken to reduce water use; and
- (8) Other pertinent information requested.”

## SECTION 4.

That Chapter 98 of the Saginaw City Code, Article III “Water”, Division III “Water Management”, Subdivision II “Emergency Water Demand Management (EWDM)” is hereby repealed in its entirety and replaced with a new Subdivision II to read as follows:

### “Subdivision II.- Drought Contingency & Emergency Water Management Plan

#### **Sec. 98-226. Emergency authority.**

(a) *Purpose and scope.* The purpose of this section is to establish the city's policy in the event of shortages or delivery limitations in the city's water supply and to establish water restrictions to be enforced in case of drought or emergency conditions. This section applies to:

- (1) All persons and premises within the city using water from the water system;
- (2) All retail customers who live in unincorporated areas within the city's extraterritorial jurisdiction and are served by the water system; and
- (3) All wholesale service customers outside the city to the extent provided in subsection (h).

(b) *Drought Contingency and Emergency Water Management Plan.* The City has adopted a Drought Contingency and Emergency Water Management Plan (“Plan”) which is on file and available for inspection at the City Secretary’s office. The Plan may be amended from time to time by adopting an ordinance amending the Plan.

(c) *Authority.* The city manager is authorized to implement measures prescribed when required by this section and by the Plan approved by the city council. The city manager is authorized to enforce the measures implemented and to promulgate regulations, not in conflict with this section, the plan or state and federal laws, in aid of enforcement.

(d) *Initiation of plan stages.* The city manager may order that the appropriate stage of the Plan be initiated upon determination that drought conditions or a water emergency exists. To be effective, the order must be:

- (1) Made by public announcement to local media; and
- (2) Published on the city's website.

(e) *Duration of stage; change.* A stage will remain in effect until the conditions that triggered initiation of the stage have been eliminated. When conditions change, the city manager may terminate, upgrade or downgrade the stage. Any such change must be made in the same manner prescribed in subsection (d).

(f) *Violation of section.* A person commits an offense if he knowingly makes, causes or permits a use of water contrary to the measures implemented by the city manager as prescribed

in the plan. For purposes of this subsection, it is presumed that a person has knowingly made, caused or permitted a use of water contrary to the measures implemented if the mandatory measures have been formally ordered consistent with the terms of subsection (d) and:

- (1) The manner of use has been prohibited by the Plan;
- (2) The amount of water used exceeds that allowed by the Plan; or
- (3) The manner or amount used violates the terms and conditions of a compliance agreement made pursuant to a variance granted by the city manager.

(g) *Penalties/enforcement of violations.* Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan will be given a written warning that he has violated a mandatory water use restriction as a first offense. Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan may be fined not more than \$2,000.00 for each subsequent offense. In addition, the following penalties shall apply:

- (1) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 1 of the plan as a second offense, shall be fined not less than \$100.00.
- (2) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 2 of the plan as a second offense, shall be fined not less than \$250.00.
- (3) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 3 of the plan as a second offense, shall be fined not less than \$500.00.
- (4) If a person is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the plan as a third offense, the director may either:
  - A. Install a flow restrictor in the water line to the premises where the violations occurred to limit the amount of water that may pass through the meter in a 24-hour period or a lock-out device to a backflow assembly; or
  - B. Discontinue water service to the premises where the violation occurred.

(h) *Wholesale service to customers outside the city.* The city manager shall advise customers receiving wholesale water service from the city of actions taken under the Plan. The city manager may restrict service to customers outside the city as permitted under the contract and state law.

(i) *Authority under other laws.* Nothing in this section shall be construed to limit the authority of the mayor, the city council or the city manager to seek emergency relief under the provisions of any state or federal disaster relief act.

**Sec. 98-227. Variances.**

(a) The city manager may grant and revoke temporary variances to this Plan as provided by ordinance if one or more of the following conditions are met:

- (1) Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance;
- (2) Compliance with this plan cannot be accomplished due to technical or other limitations; or
- (3) Alternative methods that achieve the same level of reduction in water use can be implemented.

(b) Variances shall be granted or denied at the discretion of the city manager. All petitions for variances should be in writing and should include the following information:

- (1) Name and address of the petitioner(s);
- (2) Purpose of water use;
- (3) Specific provisions from which relief is requested;
- (4) Detailed statement of the adverse effect of the provision from which relief is requested;
- (5) Description of the relief requested;
- (6) Period of time for which the variance is sought;
- (7) Detailed schedule of irrigation that shows a reduction in use over the 30 day period for new lawns and landscapes. Schedule should be designed to that at the end of the 30 day period, lawn and landscaped areas can adhere to the twice per week schedule defined in Stage 1;
- (8) Alternative measures that will be taken to reduce water use; and
- (9) Other pertinent information.

**Secs. 98-228—98-240. – Reserved.”**

**SECTION 5.  
CUMULATIVE PROVISIONS**

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Saginaw and other applicable City ordinances, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the applicability of the conflicting provisions of such ordinances are hereby repealed.

**SECTION 6.  
SEVERABILITY CLAUSE**

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

**SECTION 7.  
PENALTY CLAUSE**

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

**SECTION 8.  
SAVINGS CLAUSE**

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of any ordinances governing irrigation and water usage that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 9.  
PUBLICATION**

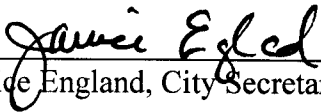
The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

**SECTION 10.  
EFFECTIVE DATE**

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.

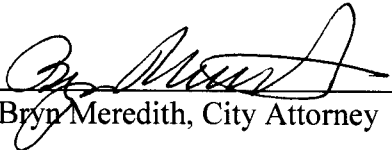
**PASSED AND APPROVED ON THIS 15<sup>th</sup> DAY OF APRIL, 2014.**

  
\_\_\_\_\_  
Gary Brinkley, Mayor

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

EFFECTIVE: 5-1-2014

APPROVED AS TO FORM AND LEGALITY:

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

**EXHIBIT "A"**  
**WATER CONSERVATION PLAN**

# City of Saginaw

## Water Conservation Plan



# City of Saginaw

*Prepared by:*

**City of Saginaw, Texas**  
205 Brenda Lane  
Saginaw, Texas 76179  
(817) 230-0500  
PWS #2200023

**Kimley-Horn and Associates Inc.**  
TBPE Firm No. F-928  
801 Cherry Street, Unit 11  
Fort Worth, Texas  
(817) 335-6511



**City of Saginaw**



**Kimley-Horn  
and Associates, Inc.**

*Adopted: April 15, 2014*

*Effective: May 1, 2014*

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**I. Introduction**

The City of Saginaw developed the following Water Conservation Plan (Plan) to provide a framework for future efforts to conserve existing water resources and avoid wasting water in current water use practices. The Plan outlines procedures to conserve the available water supply and protect the integrity of water supply facilities with particular regard for domestic water use, and fire protection, and to protect and preserve public health, welfare, and safety. Further, the goal of the Plan is to minimize adverse impacts of water supply shortage or other water supply emergency conditions.

The Plan outlines water conservation procedures currently used by the City of Saginaw water system. The Plan also identifies practices that may reduce water usage in the future.

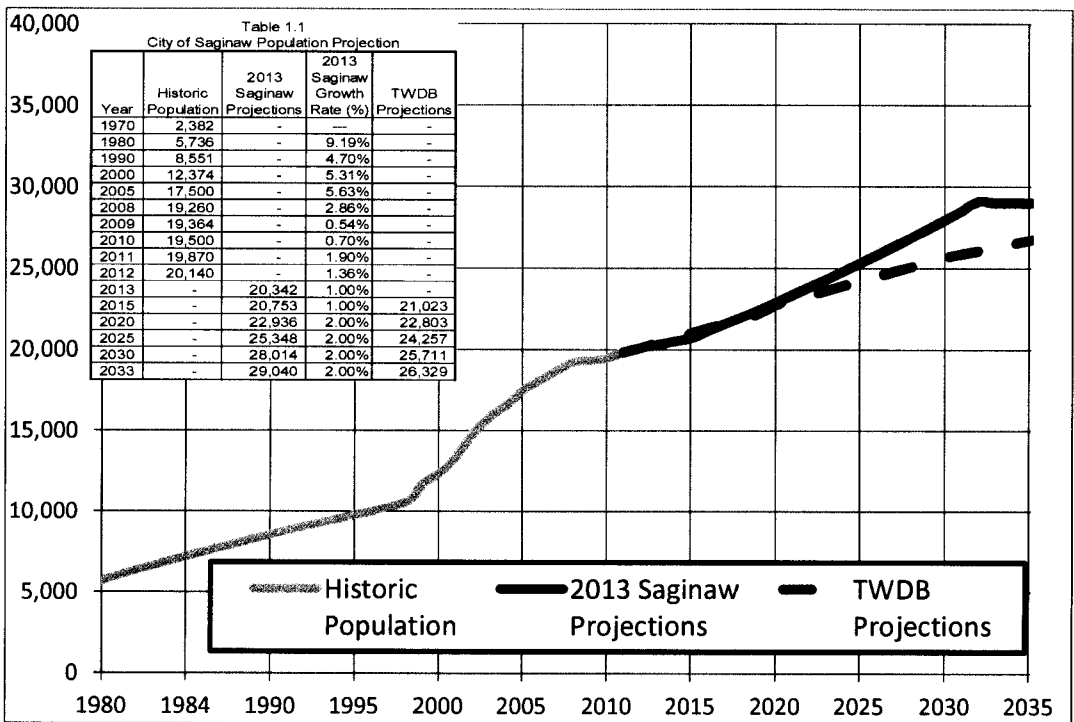
**II. Utility Profile**

This Utility Profile section provides information related to section 288.2(1)(A) of Chapter 288 of Title 30 of the Texas Administrative Code (TAC) including current population and customer data, water use data, and information about the water supply system and wastewater collection and treatment system.

**A. Population and Customer Data**

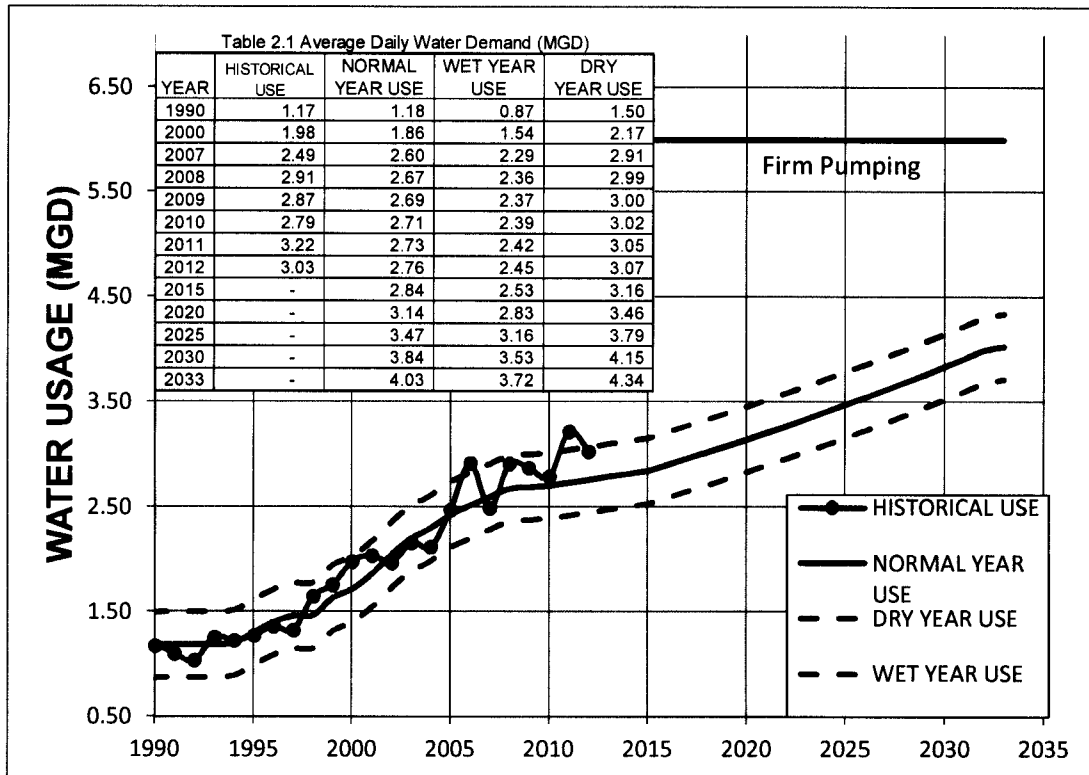
The current population (2012) of the City of Saginaw is 20,140. The service area is approximately 7.6 square miles and is coterminous with the City limits. **Figure 1** shows the historic and projected population trend line for the City of Saginaw.

**Figure 1 - Historic and Projected Population Trend**



The historic population data is based on City data, while the projected population data is based upon the City's historic growth rates.

The City of Saginaw has historically used an average of 150 gallons per capita per day over the past twenty-six years (1986-2012). **Figure 2** shows the City of Saginaw's historic and projected water usage.



The water system serves 6,670 metered residential connections and 336 metered commercial/ industrial connections. All known connections within the water system are metered.

**B. Water Supply System Data**

The City of Saginaw receives treated water from the neighboring City of Fort Worth, Texas through a single delivery point, Longhorn Pump Station, with a capacity of 5,500 GPM. There are two emergency interconnects (Twin Mills and Highland Station). If an emergency occurs, Saginaw can lose its pumping and/or storage capabilities and still be supplied via the emergency interconnects.

**C. Wastewater System Data**

The City of Saginaw currently contracts with the City of Fort Worth for wastewater treatment.

### **III. Conservation Goals**

This Conservation Goals section provides information related to 30 TAC § 288.2(1)(C) including municipal water use goals, basis for the goals, and time frame for achieving the goals.

#### **A. Municipal Per Capita Water Use Goals**

The municipal per capita water use goals for the City of Saginaw include the following:

- 1% reduction in water use (per capita per day per year-pcpd/year) in five years

Therefore, in 2019, the average daily consumption of water including the 1% reduction is 143 gallons per capita per day, and in 2024, the average daily consumption of water is 136 gallons per capita per day.

#### **B. Basis for Goals**

The City of Saginaw water use goals were set forth to achieve significant conservation savings without burdening the customer with extra costs while still generating enough water savings to extend the life of the existing water source supply. After reviewing historic and projected water use data, the City of Saginaw believes the water use goals set forth would constitute water usage savings without significantly impacting the City of Saginaw customers.

The City of Saginaw projects a significant population increase over the next five to fifteen years. Based on the typical growth patterns and projected increase in industrial uses, the City of Saginaw anticipates the water usage per year would increase as the population grows. Although the base water usage per year is expected to increase, the City of Saginaw will attempt to implement the water conservation practices described within this Plan to reduce the per capita per day water usage and achieve the water conservation goals. The City of Saginaw feels the conservation goals set forth are reasonable with all factors considered. However, attaining the goals will require cooperation from the population served by the system.

#### **C. Time Frame for Achieving Goals**

The water use goals were determined by evaluating the population and water usage projections until the year 2030. It is anticipated the 1% reduction in water use (per capita per day per year) will be during the next five years.

The conservation goals will only be reached if the City of Saginaw water users participate in the conservation efforts. The City of Saginaw will attempt to notify water users of the conservation goals and the proposed conservation plan so the goals can be achieved.

#### **IV. Water Savings Targets**

This Water Savings Targets section provides information related to 30 TAC § 288.2(1)(C) and 288.2(3) including quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use, in gallons per capita per day. Note that the goals established by a public water supplier under this subparagraph are not enforceable by the TCEQ.

In order to achieve the water conservation goals mentioned in Section III, the City of Saginaw has identified specific management and usage areas to target within the next five to ten years. These water saving target areas are divided into two categories: (1) Existing Water Conservation Efforts and (2) Future Water Conservation Efforts.

##### **A. Existing Water Conservation Efforts**

The City of Saginaw currently has several water conservation programs in place. A few of these programs include:

- Leak Detection Program
- Meter Replacement Program
- Record Management System
- Annual Water System Audit

Leak Detection Program: The City of Saginaw's Water Department is available to address water line breaks 24-hours a day. Trained personnel are dispatched to investigate reports of water line breaks within the distribution system and direct the corrective measures required. Immediate steps are taken to address waterline breaks or service leaks upon the staff's discovery.

Meter Replacement Program: The City of Saginaw will continue to identify, replace, and repair residential, commercial, and industrial metering devices. Replacing broken or inaccurate meters helps account for water usage and helps the water system operate more effectively. The Water Department replaces approximately 20 meters monthly.

Record Management System: The City of Saginaw Water and Billing Department maintains meter reading, meter count, and meter repair and replacement data. These records are updated as the City staff gathers the data and reports the information to the Public Works and Billing Department.

Annual Water System Audit: Information gathered by the Water Department and reported to the Utility Billing Department is evaluated annually to identify potential water loss areas, as well as water loss quantities. The City of Saginaw will use the information gathered from the water audit to revise meter testing and repair procedures, reduce

unauthorized water use, improve accounting for authorized but unbilled water and implement effective water loss management strategies.

## **B. Future Water Conservation Efforts**

In cooperation with the Texas Water Development Board's Best Management Practice (BMP) recommendations, the City of Saginaw plans to implement a BMP over the next fifteen years known as the Showerhead, Aerator, and Toilet Flapper Retrofit BMP.

- **Showerhead, Aerator, and Toilet Flapper Retrofit**: The City of Saginaw plans to implement this program by first identifying how many single-family and multi-family housing units were built before 1995. The City of Saginaw will then determine the appropriate approach for implementing the retrofit program whether it is by ordinance, enforcement of the plumbing code, or increase in consumer awareness of the benefits of low-flow plumbing components. The goal of this BMP is to encourage the retrofit of specific plumbing components (showerheads, kitchen and bathroom aerators, and toilet flappers) to include high-quality low-flow devices and to require new installations to include these devices.
- **Water Conservation Pricing BMP**: Water Conservation Pricing is the use of rate structures that discourage the inefficient use or waste of water. Conservation pricing structures include increasing unit prices with increased consumption such as inverted block rates, base rates and excess use rates such as water budget rates, and seasonal rates. Seasonal rate structures may include additional charges for upper block (outdoor) usage or excess-use surcharges for commercial customers to reduce demand during summer months. The City of Saginaw staff plans to explore implementing this BMP by checking the current flat rate structure, the current water use trends and exploring the feasibility of changing to a conservation oriented structure. Any alteration to current rate structures will require approval and involvement of the City Council.

## **V. Metering Devices**

This Metering Devices section provides information related to 30 TAC § 288.2(1)(D) including a description of the devices and their accuracy.

### **A. Existing Devices**

Water metering devices are essential to ensuring that the City of Saginaw accurately measures the production and usage of the water within the water system. The City of Saginaw has a 10-inch water meter located at the City of Fort Worth delivery point.

**B. Accuracy**

The City of Fort Worth is responsible for ensuring the water meters are tested and are calibrated to within 5% of the actual flow at least annually.

**VI. Universal Metering Program**

This Universal Metering Program section provides information related to 30 TAC § 288.2(1)(E) including both customer and public uses of water, meter testing and repair, periodic meter replacement. The City of Saginaw has programs for universal metering, meter testing, meter repair, and periodic meter replacement in place. The programs follow American Water Works Association (AWWA) standards.

**A. Customer and Public Uses of Water**

The City of Saginaw requires all new and existing residential, commercial, and industrial customers to install individually approved meters through the City of Saginaw’s Water Department. **Table 1** lists the number of meters currently in the City of Saginaw water system by meter size in inches.

Table 1 - Size and Number of Meters

Residential Meters		Commercial Meters	
Meter Size	Number of Meters	Meter Size	Number of Meters
¾"	6,660	¾"	129
1"	6	1"	105
2"	4	1 ½"	10
<b>Total</b>	<b>6,670</b>	2"	92
		3"	0
		4"	0
		<b>Total</b>	<b>336</b>
<b>TOTAL METERS = 7,006</b>			

Construction contractors utilize temporary meters to obtain bulk water from the water system. A contractor performing work places a deposit with City of Saginaw’s Water officials, indicates the location of temporary fire hydrant supply connection needs, and receives a standard fire hydrant meter assembly. Upon return of the assigned meter,

the contractor compensates the City of Saginaw for all water used for construction purposes.

#### **B. Meter Testing and Repair**

The City of Saginaw tests and repairs the residential and commercial meters upon request by the customer and/or when the City feels the water meter is not operating or performing correctly. Testing procedures are in accordance with AWWA M6. Currently, the City of Saginaw replaces approximately 20 per month.

#### **C. Periodic Meter Replacement**

The City of Saginaw will continue to monitor, test, and repair meters as necessary. The water utility billing department reads the meters monthly and reports faulty or leaking meters to the water department maintenance staff. A meter exchange program is in place to provide for the annual replacement of meters in the systems that do not register the correct amount of water flowing through them. This program will increase revenues and water accountability.

### **VII. Unaccounted-For Water Use**

This Unaccounted-For Water Use section provides information related to 30 TAC § 288.2(1)(F); 288.2(2)(A), (B) including procedures for periodic visual inspections along distribution lines; annual audits of the water system to determine illegal connections; and abandoned services.

The City of Saginaw continuously evaluates existing infrastructure and management practices to ensure the City of Saginaw accounts for as much water use as possible. Two areas for unaccounted for water use include routine flushing of the hydrants and lines by the fire department and unexpected water line breaks and leaks.

To better account of the unaccounted for water use, the City of Saginaw will focus on two key areas: periodic visual inspections of water infrastructure and annual audits.

#### **A. Periodic Visual Inspections of Water Infrastructure**

The City of Saginaw's Public Works Department will continue to visually inspect the ground surface above underground distribution lines for potential indications of leaks in the pipe lines. Residents are often relied upon to notify City staff of potential water line leaks and main breaks. Once the City staff is notified of potential water leaks, the staff will repair the leak as quickly as possible.

#### **B. Annual Audit**

The purpose of annual or monthly water audits is to ensure the water system accounts for as much water as possible. As part of the City of Saginaw's annual water audit, staff

takes monthly meter readings from all residential, commercial, and industrial customers. These reports are electronically stored for monthly billings and meter counts. The City of Saginaw maintains these readings for at least one year and performs a water audit at the end of that year. Water audit procedures are performed in accordance with the recommendation for conducting a water system audit in AWWA M36. The audit identifies potential areas of unaccounted for water use and the City of Saginaw, in turn, evaluates steps that may need to be taken to account for this type of usage.

#### **VIII. Public Education Program**

This Public Education Program section provides information related to 30 TAC § 288.2(1)(G). The City of Saginaw will periodically provide the public with information about water conservation and the water conservation target areas.

The City of Saginaw will provide public education concerning the provisions of the water conservation to include, but not limited to, the following:

- City web Page, flyers, cable TV, scheduled public meetings, and visitations to civic organizations, TV, radio, newspaper, and signage
- Water Bill Inserts
- Periodic status reports to the City Council on drought response programs, water emergencies and their results.

#### **IX. Water Rate Structure**

This Water Rate Structure section provides information related to 30 TAC § 288.2(1)(H).

The City of Saginaw has three different categories of water rates-(1) Residential, (2) Multi-Family and (3) Commercial/ Industrial. Water users are charged a “Basic Monthly Charge” and then a usage rate based on the quantity of water used. **Table 2** provides a summary of the City of Saginaw rate structure for residential, multi-family, and commercial/industrial water use.

All three water rate structures are considered fixed fee or flat rate water structures. These cost-based structures discourage excessive use of water due to the customer paying for each unit of water used. The City will continue to study the potential use of a progressive rate structure by considering the benefits of a progressive rate structure against the demands of extra accounting and overhead.

Table 2 – Water Rate Structure (per Ordinance No. 2013-17 October 1, 2013)

<b>Residential Water Rates</b>	Basic Monthly Charge	\$13.95 per Customer
	Rate for volumes between 2,000 and 10,000 gallons	\$4.32 per 1,000 gallons
	Rate for volumes in excess of 10,000 gallons	\$4.60 per 1,000 gallons
<b>Multi-Family Water Rates</b>	Basic Monthly Charge	\$13.95 per Customer
	Rate for volumes between 2,000 and 8,000 gallons per dwelling unit	\$4.60 per 1,000 gallons
	Rate for volumes in excess of 8,000 gallons per dwelling unit	\$5.56 per 1,000 gallons
<b>Commercial/ Industrial Water Rates</b>	Basic Monthly Charge	\$13.95 per Customer
	Rate for volumes between 2,000 and 10,000 gallons	\$4.60 per 1,000 gallons
	Rate for volumes in excess of 10,000 gallons	\$5.56 per 1,000 gallons

## X. Means of Implementation and Enforcement

This Means of Implementation and Enforcement section provides information related to 30 TAC § 288.2(1)(J).

The Water Conservation Plan was presented to the City Council during a regular council meeting and was adopted via ordinance. Enforcement procedures and penalties are provided by ordinance.

### A. Authority and Enforcement

No person shall knowingly or intentionally allow the use of water from the City of Saginaw for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan. Illegal water tapping and services will not be tolerated. Upon discovery of the illegal activity, the City Manager has the authority to file criminal charges against the assailant, in addition to any enforcement procedures and penalties that are provided by ordinance.

## **XI. Regional Water Planning Groups Coordination**

This Coordination section provides information related to 30 TAC § 288.2(1)(K).

The City of Saginaw system is regulated by Region 6 of the U.S. Environmental Protection Agency (EPA) and Region 4 of the Texas Commission on Environmental Quality (TCEQ). The District strives to coordinate water conservation efforts with these regulatory authorities as well as the Texas Water Development Board (TWDB) and the City of Fort Worth.

### **A. Texas Water Development Board**

In November 2004, the Texas Water Development Board published "Report 362-Water Conservation Best Management Practice Guide." The document provides guidance on implementing over fifteen Best Management Practices (BMPs) in order to conserve water. The City of Saginaw will implement one of these recommended BMPs (Showerhead, Aerator, and Toilet Flapper Retrofit) over the next ten years in order to improve both the District's and customer's water use efficiency and thus, ultimately conserving water usage. The City of Saginaw will continue to evaluate other BMPs for the potential of incorporating them into the water system procedures and policies.

**EXHIBIT "B"**

**DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN**

**City of Saginaw**  
**Drought Contingency & Emergency**  
**Water Management Plan**  
**For Retail Water Customers**



**City of Saginaw**

*Prepared by:*

**City of Saginaw, Texas**  
205 Brenda Lane  
Saginaw, Texas 76179  
(817) 230-0500  
PWS #2200023

**Kimley-Horn and Associates Inc.**  
TBPE Firm No. F-928  
801 Cherry Street, Unit 11  
Fort Worth, Texas  
(817) 335-6511



**City of Saginaw**



**Kimley-Horn  
and Associates, Inc.**

*Adopted: April 15, 2014*  
*Effective: May 1, 2014*

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*Drought Contingency and Emergency Water Management Plan*

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## **1. INTRODUCTION AND OBJECTIVES**

The purpose of this Drought Contingency and Emergency Water Management Plan (subsequently referred to as the Plan) is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions

## **2. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES**

TCEQ rule Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.1 (4) defines a drought contingency plan as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”

TCEQ rules governing development of and minimum requirements for drought contingency plans for municipal water suppliers and wholesale water suppliers are contained in Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 and Rule 288.22, respectively.

## **3. WATER SYSTEM PROFILE**

The City of Saginaw receives treated water from the neighboring City of Fort Worth, Texas through a single delivery point, Longhorn Pump Station, with a capacity of 5,500 GPM. There are two emergency interconnects (Twin Mills and Highland Station). If an emergency occurs, Saginaw can lose its pumping and/or storage capabilities and still be supplied via the emergency interconnects.

The system capacity baseline for triggers is the reliable delivery capacity of 6.0 million gallons per day (MGD). This trigger number will be evaluated each year to take into consideration improvements that may have been added to the system.

The water supply triggers defined in Section 4.4 were provided to Saginaw by its water supplier, City of Fort Worth. The City of Fort Worth was provided its water supply triggers from its suppliers, Tarrant Regional Water District. TRWD selected its triggers after hiring an outside consultant to evaluate where the triggers levels should be for the drought plan to achieve meaningful water savings.

## **4. DROUGHT CONTINGENCY / EMERGENCY WATER MANAGEMENT PLAN**

### **4.1 Public Involvement**

The public had several opportunities to provide input into the plan.

- A public meeting soliciting comments was held on April 15, 2014. The meeting was advertised on the city Web site, and through news releases.
- The draft plan was posted on the City of Saginaw Web site ([www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)) prior to City Council adoption.
- Copies were available to anyone upon request.

### **4.2 Public Education**

Saginaw will inform and educate the public about the Drought Contingency / Emergency Water Management Plan by the following means:

- Preparing fact sheets describing the plan and making these available online and at various city sites.
- Posting a copy of the Plan on the city's Web site.
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the plan.

At any time that the Drought Contingency/Emergency Water Management Plan is activated or the stage changes, customers will be notified through local media of the issues, the current response stage, and the specific actions required of the public. The information will also be publicized on the city's Web site. Bill inserts will also be used as appropriate.

### **4.3 Initiation & Termination of Drought & Emergency Response Stages**

The provisions of this Plan shall apply to all persons, customers, and property utilizing potable water provided by the City of Saginaw. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities. The Plan does not apply to locations using treated wastewater effluent, private wells, or possessing their own water rights in the Trinity River; however, any pond, impoundment, body of water, or other water source that is supplemented, or has the ability to supplement supply, with potable water shall adhere to the provisions of this plan.

The Plan may be applied to the entire city or geographic portions of the city as necessary. If the Plan is applied only to a limited sector, the boundaries will be defined in terms of roadways, creeks and other easily distinguishable features, such as city limits.

#### **Initiation of a Drought / Emergency Water Management Stage**

The City Manager or his/her official designee may order the implementation of a drought

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response or water emergency stage when one or more of the trigger conditions for that stage is met. The following actions will occur when a stage is initiated.

- The public will be notified through local media and the City of Saginaw Web site, as described in Section 4.2.
- City of Fort Worth and Tarrant Regional Water District will be notified by telephone and with a follow-up letter, e-mail, or fax that provides details of the reasons for initiation of the drought or water emergency stage.
- The Saginaw Public Works Department will notify the Executive Director of the TCEQ within 5 business days when mandatory provisions of the Plan are activated.

Stages imposed by TRWD and the City of Fort Worth action must be initiated by the City of Saginaw.

For other trigger conditions, the City Manager may decide not to order the implementation of a drought response or water emergency stage even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision should be documented.

#### **Termination of a Drought Stage**

The City Manager may order the termination of a drought response or water emergency stage when the conditions for termination are met or at their discretion. The following actions will be taken when a drought stage is terminated:

- The public will be notified through local media and the City of Saginaw Web site as described in Section 4.2.
- City of Fort and Tarrant Regional Water District will be notified by telephone with a follow-up letter, e-mail, or fax.
- If any mandatory provisions of the drought contingency/emergency water management plan that have been activated are terminated, the Saginaw Public Works Department will notify the Executive Director of the TCEQ within 5 business days.

The City Manager may decide not to order the termination of a drought response stage or water emergency even though the conditions for termination of the stage are met. The City Manager may choose to implement a phased out approach when exiting various stages to protect the integrity of the system. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, or the anticipation of potential changed conditions that warrant the continuation of the drought stage. The reason for this decision should be documented.

#### **4.4 Drought and Emergency Response Stages**

##### **Stage 1 – Water Watch**

##### **Triggering Conditions**

- Water demand reaches or exceeds 90% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
- Saginaw's water distribution system becomes contaminated.
- Saginaw's water demand for all or part of the delivery system approaches delivery capacity because delivery capacity is inadequate.
- Saginaw's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Fort Worth initiated Stage 1 – Water watch for one or more of the following reasons:
  - Fort Worth's water treatment or distribution system becomes contaminated.
  - Fort Worth's water demand for all or part of the delivery system approaches delivery capacity because delivery capacity is inadequate.
  - Fort Worth's water supply system is unable to deliver water due to the failure or damage of major water system components.
- TRWD initiated Stage 1 – Water Watch for one or more of the following reasons:
  - Total raw water supply in TRWD western and eastern division reservoirs drops below 75% (25% depleted) of conservation storage.
  - Water demand for all or part of the TRWD delivery system exceeds delivery capacity because delivery capacity is inadequate.
  - Water demand is projected to approach the limit of TRWD's permitted supply.
  - TRWD's supply source becomes contaminated.
  - TRWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
  - The TRWD General Manager, with the concurrence of the TRWD Board of Directors, finds that conditions warrant the declaration of a Stage 1 drought.



### **Terminating Conditions for Stage 1**

Stage 1 may terminate when TRWD and/or Fort Worth terminates its Stage 1 condition or when the circumstances that caused the initiation of Stage 1 no longer prevail.

### **Goal for Use Reduction for Stage 1**

The goal for water use reduction under Stage 1, Water Watch, is five percent. If circumstances warrant or if required by TRWD and/or Fort Worth, the City Manager can set a goal for greater water use reduction.

### **Actions Available for Stage 1**

The City Manager may order the implementation of any of the actions listed below, as deemed necessary. The City Manager must implement any action(s) required by the TRWD and/or Fort Worth.

### **All Water Users**

- Initiate mandatory restrictions to prohibit non-essential water use as follows:
  - Discourage hosing of paved areas, such as sidewalks, driveways, parking lots, tennis courts, patios, or other impervious surfaces, except to alleviate an immediate health or safety hazard. This may include premises with raw or processed food, pharmaceutical or vaccine processing, storage or vending establishments including restaurants and grocery stores may be washed to extent necessary for sanitary purposes. These areas may include:
    - Trash and dumpster areas
    - Areas around fuel pumps
    - Store front cleaning of areas with accumulated bird droppings, feathers and debris
    - Localized spot cleaning of parking areas to remove oil, grease buildup that may pose a health and safety issue.
  - Discourage hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.
  - Prohibit using water in such a manner as to allow runoff or other waste, including:
    - failure to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
    - operating a permanently installed irrigation system with: (a) a broken head; (b) a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or (c) a head that is misting because of high water pressure; or

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- during irrigation, allowing water to (a) to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or (b) to pond in a street or parking lot to a depth greater than one-quarter of an inch.
- Allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are at or below 32 degree Fahrenheit.
- Prohibit outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.
- Limit landscape watering with sprinklers or irrigation systems at each service address to a twice per week schedule as outlined below. This includes landscape watering of parks, and sports fields.
  - Residential addresses ending in an even number (0, 2, 4, 6, or 8) may water on Wednesdays and Saturdays.
  - Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.
  - All non-residential locations (apartment complexes, businesses, industries, parks, medians, etc.) may water on Tuesdays and Fridays.

Exceptions:

- Lawns and landscaping may be watered on any day by handheld hose, drip irrigation, a soaker hose or tree bubbler.
- Water use necessary for the repair of an irrigation system, plumbing line, fountain, etc. in the presence of the person making the repair.
- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the City Manager, if the City determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days.
- Establishing new turf is discouraged. If hydromulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no watering restrictions for the first 30 days while it is being established. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)
- Golf courses may water greens and tee boxes as necessary, however water must be done before 10 a.m. and after 6 p.m. Encouraged to reduce water use by five percent.
- Skinned areas of sports fields may be watered as needed for dust control.



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- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by five percent.
  - Public areas that are open to the public at-large and have a high-impact from frequent use may be allowed additional watering, with a variance granted by the City Manager, if it is deemed to be beneficial to serve and protect the community amenity. Examples may include but are not limited to: outdoor amphitheaters, demonstration gardens, public art exhibits, outdoor learning areas, arboretums, etc.
- All users are encouraged to reduce the frequency of draining and refilling swimming pools.
  - All users are encouraged to use native and adapted drought tolerant plants in landscaping.
  - Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with an automated on-site vehicle washing facility may wash its vehicles at any time. Further, such washing may be exempt from these requirements if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
  - Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs, and Jacuzzi type pools except to maintain adequate levels for structural integrity, proper operation and maintenance, and/or alleviate an issue that poses a public safety risk.

### **City and Local Governments**

In addition to the actions listed above:

- Review conditions and problems that caused Stage 1. Take corrective action.
- Increase public education efforts on ways to reduce water use.
- Increase enforcement efforts.
- Intensify leak detection and repair efforts.
- Audit all city and local government irrigation systems to ensure proper condition, settings, and operation.
- Identify and encourage voluntary reduction measures by high-volume water users through water use audits.

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- Reduce non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.

**Commercial or Industrial**

- All actions listed above for all water users apply to commercial and industrial users.
- Stock at commercial plant nurseries is exempt from Stage 1 watering restrictions.
- Hotels, restaurants, and bars are encouraged to serve drinking water to patrons on an “on demand” basis.
- Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broken or misdirected nozzles, and that all equipment is operating efficiently.
- All commercial and industrial customers are encouraged to audit irrigation systems.

**Stage 2 – Water Warning****Triggering Conditions for Stage 2**

- Water demand reaches or exceeds 95% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
- Contamination of the water supply source(s) or water supply system.
- Demand for all or part of the delivery system equals or exceeds delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components.
- Fort Worth initiated Sage 2 – Water warning for one or more of the following reasons:
  - Fort Worth’s water demand reaches or exceeds 95% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
  - Contamination of the Fort Worth water supply source(s) or water supply system.
  - Demand for all or part of the Fort Worth delivery system equals or exceeds delivery capacity because delivery capacity is inadequate.
  - Fort Worth’s water supply system is unable to deliver water due to the

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failure or damage of major water system components.

- TRWD initiated Stage 2 – Water Warning for one or more of the following reasons:
  - Total raw water supply in TRWD western and eastern division reservoirs drops below 60% (40% depleted) of conservation storage.
  - Water demand for all or part of the TRWD delivery system exceeds delivery capacity because delivery capacity is inadequate.
  - Water demand is projected to approach the limit of TRWD’s permitted supply.
  - TRWD’s supply source becomes contaminated.
  - TRWD’s water supply system is unable to deliver water due to the failure or damage of major water system components.
  - The TRWD General Manager, with the concurrence of the TRWD Board of Directors, finds that conditions warrant the declaration of a Stage 2 drought.

### **Terminating Conditions for Stage 2**

Stage 2 may terminate when TRWD and/or Fort Worth terminates its Stage 2 condition or when the circumstances that caused the initiation of Stage 2 no longer prevail.

### **Goal for Use Reduction for Stage 2**

The goal for water use reduction under Stage 2 – Water Warning is to decrease use by 10 percent. If circumstances warrant or if required by TRWD and/or Fort Worth, the City Manager can set a goal for greater water use reduction.

### **Actions Available for Stage 2**

The City Manager may order the implementation of any of the actions listed below, as deemed necessary. The City Manager must implement any action(s) required by the TRWD and/or Fort Worth.

- Continue or initiate any actions available under Stage 1.
- Initiate engineering studies to evaluate water supply alternatives should conditions worsen.

### **All Water Users**

- Limit landscape watering with sprinklers or irrigation systems to a once per week schedule at each service address as determined by the City Manager. This includes landscape watering at parks, and sports fields.

#### **Exceptions:**

- Lawns and landscaping may be watered on any day, at any time, by

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handheld hose, drip irrigation, a soaker hose or tree bubbler.

- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the City Manager, if he/she determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days.
- Golf courses may water greens and tee boxes as needed to keep them alive, however watering must be done before 10 a.m. and after 6 p.m. Fairways are restricted to once per week as outlined above. Golf course rough cannot be watered.
- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials for athletic events. Encouraged to reduce water use by 10%.
- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping and turf. If hydromulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no watering restrictions for the first 30 days while it is being established. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)
- Discourage the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs, and Jacuzzi type pools except to maintain adequate levels for structural integrity, proper operation and maintenance, and/or alleviate an issue that poses a public safety risk.
- Encourage the use of covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.

### **City and Local Governments**

- Review conditions or problems that caused Stage 2. Take corrective action.
- Increase frequency of media releases on water supply conditions.
- Further accelerate public education efforts on ways to reduce water use.
- Eliminate non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- Prohibit wet street sweeping.

**Commercial or Industrial**

- All actions listed above for all water users apply to commercial and industrial users.
- Use of water from fire hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the City Manager. Fire hydrant use may be limited to only designated hydrants.

**Stage 3 – Emergency Water Use****Triggering Conditions for Stage 3**

- Water demand has reaches or exceeds 98% of reliable delivery capacity for one day. The delivery capacity could be citywide or in a specified portion of the system.
- Contamination of the water supply source(s) or water supply system.
- Demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components.
- Fort Worth has initiated Stage 3 – Emergency Water Use, which may also be initiated by one or more of the following:
  - Fort Worth's water demand has reaches or exceeds 98% of reliable delivery capacity for one day. The delivery capacity could be citywide or in a specified portion of the system.
  - Contamination of the Fort Worth water supply source(s) or water supply system.
  - Demand for all or part of the Fort Worth delivery system exceeds delivery capacity because delivery capacity is inadequate.
  - Fort Worth's water supply system is unable to deliver water due to the failure or damage of major water system components.
- TRWD has initiated Stage 3 – Emergency Water Use, which may also be initiated by one or more of the following:
  - Total raw water supply in TRWD western and eastern division reservoirs drops below 45% (55% depleted) of conservation storage.
  - Water demand for all or part of the TRWD delivery system exceeds delivery capacity because delivery capacity is inadequate.
  - Water demand is projected to approach or exceed the limit of TRWD's permitted supply.
  - TRWD's supply source becomes contaminated.
  - TRWD's water supply system is unable to deliver water due to the



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*Drought Contingency and Emergency Water Management Plan*

- failure or damage of major water system components.
- The TRWD General Manager, with the concurrence of the TRWD Board of Directors, finds that conditions warrant the declaration of a Stage 3 drought.

### **Terminating Conditions for Stage 3**

Stage 3 may terminate when TRWD and/or Fort Worth terminates its Stage 3 condition or when the circumstances that caused the initiation of Stage 3 no longer prevail.

### **Goals for Use Reduction for Stage 3**

The goal for water use reduction under Stage 3, Emergency Water Use, is to decrease use by 20 percent. If circumstances warrant or if required by TRWD and/or Fort Worth, the City Manager can set a goal for a greater water use reduction.

### **Actions Available for Stage 3**

The City Manager may order the implementation of any of the actions listed below, as deemed necessary. The City Manager must implement any action(s) required by the TRWD and/or Fort Worth.

- Continue or initiate any actions available under Stages 1 and 2.

### **All Water Users**

- Prohibit landscape watering, including at parks, and sports fields.  
Exceptions:
  - Watering with hand-held hose, soaker hose or drip irrigation system may occur any day and any time. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
  - Golf course greens only may be watered by hand-held hose as needed to keep them alive. Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may be allowed to water by variance. A water management plan must be submitted to the City Manager detailing how each area will comply with stage 3 drought measures.
- Prohibit establishment of new landscaping. Variances may be granted for those landscape projects started prior to the initiation of stage 3 drought restrictions.
- Vehicle washing restricted to commercial car wash, commercial service station or a private on-site vehicle washing facility and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage trucks and vehicles used to transport food and other perishables. All other vehicle washing is prohibited.



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*Drought Contingency and Emergency Water Management Plan*

- Prohibit the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.
- Prohibit the draining, filling, or refilling of swimming pools, wading pools and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels; however they may not be refilled using automatic fill valves.
- Prohibit hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting with high-pressure equipment. Must be performed by a professional power washing service utilizing high efficiency equipment and a vacuum recovery system where possible.

### **City and Local Governments**

In addition to actions listed above:

- Continue or initiate any actions available under Stages 1 and 2.
- Review conditions or problems that caused Stage 3. Take corrective action.
- Implement viable alternative water supply strategies.
- Increase frequency of media releases explaining emergency situation.
- Reduce city and local government water use to maximum extent possible.
- Prohibit the permitting of new swimming pools, Jacuzzi type pools, spas, ornamental ponds and fountain construction. Pools already permitted and under construction may be completely filled with water.
- Institute a mandated reduction in deliveries to all wholesale customers. Such a reduction will be distributed as required by Texas Water Code §11.039.

### **Commercial or Industrial**

- All actions listed above for all water users apply to commercial and industrial users.
- Hotels, restaurants, and bars required to serve drinking water to patrons on an "on demand" basis.
- Hotels are required to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Stock at commercial plant nursery may be watered only with a hand-held hose, handheld watering can, or drip irrigation system.
- Commercial and industrial water users required to reduce water use by a set percentage determined by the City Manager.
- Use of water from hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the City Manager. Fire hydrant use may be limited to only designated hydrants.

#### **4.5 Procedures for Granting Variances to the Plan**

The City Manager may grant and revoke temporary variances to this Plan as provided by ordinance if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the City Manager. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioner(s)
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Detailed schedule of irrigation that shows a reduction in use over the 30 day period for new lawns and landscapes. Schedule should be designed to that at the end of the 30 day period, lawn and landscaped areas can adhere to the twice per week schedule defined in Stage 1.
- Alternative measures that will be taken to reduce water use
- Other pertinent information.

#### **4.6 Procedures for Enforcing Mandatory Water Use Measures**

Mandatory water use restrictions may be imposed in Stages 1, 2, and 3. These mandatory water use restrictions will be enforced by warnings and penalties as follows:

- On the first violation, customers will be given a written warning that they have violated the mandatory water use restriction.
- On the second and subsequent violations, citations may be issued to customers, with minimum and maximum fines established by ordinance.
- After three violations have occurred, the utility may cut off water service to the customer.

Appendix A contains a copy of the City of Saginaw City ordinance adopting this Plan and the enforcement actions and penalties.



#### **4.7 Coordination with the Other Entities**

Appendix B includes a copy of a letters sent to the chair of the Region C Water Planning Group, General Manager of TRWD, Public Education Coordinator of the City of Fort Worth and the Executive Director of TCEQ upon adoption of this Plan.

#### **4.8 Review and Update of Drought Contingency Plan**

Saginaw reviewed this drought contingency plan in 2014 and will review it at least every five years thereafter, or as required by TCEQ.



*Drought Contingency and Emergency Water Management Plan*

**5.0 Drought Contingency Plan Definitions**

<b>Term</b>	<b>Definition</b>
Aesthetic Water Use	Water use for ornamental or decorative features such as fountains, reflecting pools and water gardens.
Alternative Water Source	Means water produced by a source other than a water treatment plant and in not considered potable. These sources can include, but are not limited to: reclaimed/recycled water, collected rain water, collected grey water, private well water.
Athletic Field	Means a sports playing field, the essential feature of which is turf grass, used primarily for organized sports for schools, professional sports, or sanctioned league play.
Automatic Irrigation System	Means a site specific system of delivering water generally for landscaping via a system of pipes or other conduits installed below ground that automatically cycles water use through water emitters to a preset program, whether on a designated timer or through manual operation.
Aquatic Life	Means a vertebrate organism dependent upon an aquatic environment to sustain its life.
Conservation	Those practices, techniques, and technologies that reduce water consumption; reduce the loss or waste of water; improve the efficiency in water use; and increase the recycling and reuse of water so that supply is conserved and made available for other or future uses.
Customer	Any person, company, or organization using water supplied by TRWD or through an entity supplied by TRWD.
Drip Irrigation	An irrigation system (drip, porous pipe, etc.) that applies water at a predetermined controlled low-flow levels directly to the roots of the plant.
Drought Contingency Plan	Means a strategy or combination of strategies for temporary supply management and demand management responses to temporary or potentially recurring water supply shortages and other water supply emergencies.
Fountain	An artificially created jet, stream or flow of water, a structure, often decorative, from which a jet, stream or flow of water issues.
Golf Course	Means an irrigated and landscaped playing area made up of greens, tees, fairways, roughs and related areas used for the playing of golf.
Hand-Held Hose	Means a hose physically held by one person, fitted with a manual or automatic shutoff nozzle.
Hand Watering	Means the application of water for irrigation purposes through a hand-held watering hose, watering can, or bucket.
Hose-End Sprinkler	Means a device through which water flows from a hose to a sprinkler to water any lawn or landscape.
Hosing	Means to spray, water, or wash with a water hose.
Industrial Water Use	Means the use of water for or in connection with commercial or industrial activities, including but not limited to, manufacturing, bottling, brewing, food processing, scientific research and technology, recycling, production of concrete, asphalt, and cement, commercial uses of water for tourism, entertainment, and hotel or motel lodging, generation of power other than hydroelectric and other business activities.
Irrigation System	Means a system of fixed pipes and water emitters that apply water to landscape plants or turfgrass, including, but not limited to, in-ground and permanent irrigation systems.
Lake, Lagoon or Pond	Means an artificially created body of fresh or salt water.
Landscape Irrigation Use	Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, right-of-ways, medians and entry ways.



*Drought Contingency and Emergency Water Management Plan*

"New Landscape" Means	<p>a. Installed during construction of a new house, multi-family dwelling, or commercial building;</p> <p>b. Installed as part of a governmental entity's capital improvement project; or</p> <p>c. Alters more than one-half the area of an existing landscape.</p>
Non-Essential Water Use	<p>Water uses that are not required for the protection of public health, safety and welfare, such as:</p> <p>a. Irrigating landscape areas, including parks, athletic fields, and golf courses, except as otherwise provided under this plan;</p> <p>b. Washing any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas; except to alleviate a public health and safety issue;</p> <p>c. Washing any automobile, motorbike, boat (and/or trailer), airplane, or other vehicle except where required by law for safety and sanitary purposes.</p> <p>d. Washing buildings or structures for purposes other than immediate fire protection, or other uses provided under this plan;</p> <p>e. Filling, refilling, or adding to any swimming pools or Jacuzzi-type pools, except to maintain safe operating levels;</p> <p>f. Filling or operation of a fountain or pond for aesthetic or scenic purposes except when necessary to support aquatic life;</p> <p>g. Failure to repair a controllable leak within a reasonable time period after being directed to do so by formal notice; and</p> <p>h. Drawing from hydrants for construction purposes or any other purpose other than firefighting or protection of public drinking water supplies.</p>
Park	<p>Means a non-residential or multifamily tract of land, other than a golf course, maintained by a city, private organization, or individual, as a place of beauty or public recreation and available for use to the general public.</p>
Power/Pressure Washer	<p>Means a machine that uses water or a water-based product applied at high pressure to clean impervious surfaces.</p>
Pressure Washer (High-Efficiency)	<p>Means a machine that uses water or a water-based product applied at 1500 pounds per square inch (PSI) or greater.</p>
Reclaimed Water	<p>Municipal wastewater effluent that is given additional treatment and distributed for reuse in certain applications. Also referred to as recycled water.</p>
Soaker Hose	<p>Means a flexible hose that is designed to slowly emit water across the entire length and connect directly to a flexible hose or spigot. Does not include hose that by design or use sends a fine spray in the air. It is not considered drip irrigation.</p>
Splash Pad/Spray Park	<p>Means an area for water play that has no standing water. Typically, they utilize various spray nozzles which spray water in multiple directions.</p>
Swimming Pool	<p>Means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point.</p>
Vegetable Garden	<p>Means any noncommercial vegetable garden planted primarily for household use; "noncommercial" includes incidental direct selling of produce from such a vegetable garden to the public.</p>
Well Water	<p>Means water that has been, or is, obtained from the ground by digging, boring, or drilling to access an underground aquifer.</p>

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# **Appendix A**

## **Ordinance Adopting the Plan**

**ORDINANCE NO. 2014-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, ADOPTING AN UPDATED WATER CONSERVATION PLAN AND A DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; AMENDING CHAPTER 98 OF THE SAGINAW CITY CODE BY PROVIDING FOR YEAR ROUND WATERING AND IRRIGATION RESTRICTIONS; PROVIDING FOR AFFIRMATIVE DEFENSES AND EXCEPTIONS TO PROSECUTION; PROVIDING FOR PROVISIONS RELATED TO THE DROUGHT CONTINGENCY AND EMERGENCY WATER MANAGEMENT PLAN; PROVIDING FOR VARIANCE PROCEDURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS 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 finds that conservation of water and protection of water supplies are in the best interest of its citizens; and

**WHEREAS**, the City has drafted a Drought Contingency and Emergency Water Management Plan and a Water Conservation Plan which comply with Chapter 288, Title 30 of the Texas Administrative Code; and

**WHEREAS**, the City is a wholesale water service customer of the City of Fort Worth; and

**WHEREAS**, as a wholesale customer of the City of Fort Worth, the City is required to institute the same rationing and water use restrictions on City customers as does the City of Fort Worth for so long as any part of the total water supply is furnished by the City of Fort Worth; and

**WHEREAS**, it is necessary to make amendments to Chapter 98 of the City's code of ordinances to reflect the City of Fort Worth's rationing and water use restrictions.

**WHEREAS**, the City Council finds that the amendments set forth herein are in the best interest of the public health, safety and general welfare.

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

## SECTION 1.

That the Water Conservation Plan, attached hereto as “Exhibit A,” and the Drought Contingency and Emergency Water Management Plan, attached hereto as “Exhibit B,” are hereby adopted and incorporated herein for all purposes.

## SECTION 2.

That section 98-218 of the Saginaw City Code is hereby amended to read as follows:

### **“Sec. 98-218. Lawn and landscape irrigation restrictions.**

(a) Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).

Except for hand watering, drip irrigation and the use of soaker hoses, a person may only irrigate, water, or cause or permit the irrigation or watering of any lawn or landscape, inclusive of structural foundations, trees, and other high value landscape materials, located on premises owned, leased, or managed by that person (i) on a day designated as an outdoor water use day for the property’s address as shown below; and (ii) between the hours of 12 midnight to 10 a.m. and 6 p.m. to 11:59 p.m. on such day.

(1) Residential addresses ending in an even number (0, 2, 4, 6 or 8) may water on Wednesdays and Saturdays.

(2) Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.

(3) All non-residential locations (apartment complexes, businesses, industries, parks, street and/or roadway medians, etc.) may water on Tuesdays and Fridays.

(b) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person between the hours of 10:00 a.m. and 6:00 p.m.

(c) Except for hand watering, drip irrigation and the use of soaker hoses, a person commits an offense if that person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape located on premises owned, leased, or managed by that person on a day that is not designated as an outdoor water use for that property address as shown in subsection (a) above.

(d) A person commits an offense if a person knowingly or recklessly irrigates, waters, or causes or permits the irrigation or watering of a lawn or landscape located on premises owned, leased or managed by the person in a manner that causes:

(1) a substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or

(2) an irrigation system or other lawn or landscape watering device to operate during any form of precipitation.

(e) A person commits an offense if, on premises owned, leased, or managed by that person, a person operates a lawn or landscape irrigation system or device that:

(1) has any broken or missing sprinkler head; or

(2) has not been properly maintained in a manner that prevents the waste of water.

(f) Affirmative Defenses

(1) It shall be an affirmative defense to prosecution of an offense under subsection (a) that at the time such person irrigates, waters, or causes or permits the irrigation or watering of any lawn or landscape, such activity was for the purpose of:

(A) dust control of a sports field; or

(B) the maintenance, repair, or testing of an irrigation system.

(2) The activity described in subsection f (1) (A) and (B) may only occur within a period of two (2) days no more than once every thirty (30) days. Any such activity requiring a longer period or greater frequency shall require a variance as provided by section 98-220.

(g) A person who irrigates, waters, or causes or permits the irrigation or watering by use of an alternative water source such as a well, reclaimed or reused water, or water from the Trinity River is exempt from prosecution if that person has:

(1) Registered such alternative water source with the City;

(2) Provided sufficient proof to the public works director that the alternative water source is from a well, reclaimed or reused water or from the Trinity River and has allowed inspection by the public works director if deemed necessary; and

(3) Complied with the City's Backflow and Cross-connection Control Program set forth in article V.”

### SECTION 3.

That section 98-220 of the Saginaw City Code is hereby amended to read as follows:

**“Sec. 98-220. Variances.**

(a) The public works director or official designee may grant variances to the twice per week watering and irrigation restrictions and schedule, if one or more of the following conditions are met:

- (1) Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance;
- (2) Compliance with the watering and irrigation restrictions and/or schedule cannot be accomplished due to technical or other limitations; or
- (3) Alternative methods that achieve the same level of reduction in water use can be implemented.

(b) The public works director or official designee may grant variances to allow for establishment of hydromulch, grass sod, or grass seed for new lawns.

(c) Variances shall be granted or denied at the discretion of the public works director or official designee. All petitions for variances shall be in writing and shall include the following:

- (1) Name and address of the petitioner(s);
- (2) Purpose of the water use;
- (3) Specific provisions from which relief is requested;
- (4) Detailed statement of the adverse effect of the provision from which relief is requested;
- (5) Description of the relief requested;
- (6) Period of time for which the variance is sought;
- (7) Alternative measures that will be taken to reduce water use; and
- (8) Other pertinent information requested.”

## SECTION 4.

That Chapter 98 of the Saginaw City Code, Article III “Water”, Division III “Water Management”, Subdivision II “Emergency Water Demand Management (EWDM)” is hereby repealed in its entirety and replaced with a new Subdivision II to read as follows:

### “Subdivision II.- Drought Contingency & Emergency Water Management Plan

#### **Sec. 98-226. Emergency authority.**

(a) *Purpose and scope.* The purpose of this section is to establish the city's policy in the event of shortages or delivery limitations in the city's water supply and to establish water restrictions to be enforced in case of drought or emergency conditions. This section applies to:

- (1) All persons and premises within the city using water from the water system;
- (2) All retail customers who live in unincorporated areas within the city's extraterritorial jurisdiction and are served by the water system; and
- (3) All wholesale service customers outside the city to the extent provided in subsection (h).

(b) *Drought Contingency and Emergency Water Management Plan.* The City has adopted a Drought Contingency and Emergency Water Management Plan (“Plan”) which is on file and available for inspection at the City Secretary’s office. The Plan may be amended from time to time by adopting an ordinance amending the Plan.

(c) *Authority.* The city manager is authorized to implement measures prescribed when required by this section and by the Plan approved by the city council. The city manager is authorized to enforce the measures implemented and to promulgate regulations, not in conflict with this section, the plan or state and federal laws, in aid of enforcement.

(d) *Initiation of plan stages.* The city manager may order that the appropriate stage of the Plan be initiated upon determination that drought conditions or a water emergency exists. To be effective, the order must be:

- (1) Made by public announcement to local media; and
- (2) Published on the city's website.

(e) *Duration of stage; change.* A stage will remain in effect until the conditions that triggered initiation of the stage have been eliminated. When conditions change, the city manager may terminate, upgrade or downgrade the stage. Any such change must be made in the same manner prescribed in subsection (d).

(f) *Violation of section.* A person commits an offense if he knowingly makes, causes or permits a use of water contrary to the measures implemented by the city manager as prescribed

in the plan. For purposes of this subsection, it is presumed that a person has knowingly made, caused or permitted a use of water contrary to the measures implemented if the mandatory measures have been formally ordered consistent with the terms of subsection (d) and:

- (1) The manner of use has been prohibited by the Plan;
- (2) The amount of water used exceeds that allowed by the Plan; or
- (3) The manner or amount used violates the terms and conditions of a compliance agreement made pursuant to a variance granted by the city manager.

(g) *Penalties/enforcement of violations.* Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan will be given a written warning that he has violated a mandatory water use restriction as a first offense. Any person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the Plan may be fined not more than \$2,000.00 for each subsequent offense. In addition, the following penalties shall apply:

- (1) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 1 of the plan as a second offense, shall be fined not less than \$100.00.
- (2) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 2 of the plan as a second offense, shall be fined not less than \$250.00.
- (3) A person who is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and stage 3 of the plan as a second offense, shall be fined not less than \$500.00.
- (4) If a person is convicted of violating, disobeying, omitting, neglecting or refusing to comply with a measure implemented in accordance with this section and the plan as a third offense, the director may either:
  - A. Install a flow restrictor in the water line to the premises where the violations occurred to limit the amount of water that may pass through the meter in a 24-hour period or a lock-out device to a backflow assembly; or
  - B. Discontinue water service to the premises where the violation occurred.

(h) *Wholesale service to customers outside the city.* The city manager shall advise customers receiving wholesale water service from the city of actions taken under the Plan. The city manager may restrict service to customers outside the city as permitted under the contract and state law.

(i) *Authority under other laws.* Nothing in this section shall be construed to limit the authority of the mayor, the city council or the city manager to seek emergency relief under the provisions of any state or federal disaster relief act.

**Sec. 98-227. Variances.**

(a) The city manager may grant and revoke temporary variances to this Plan as provided by ordinance if one or more of the following conditions are met:

- (1) Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance;
- (2) Compliance with this plan cannot be accomplished due to technical or other limitations; or
- (3) Alternative methods that achieve the same level of reduction in water use can be implemented.

(b) Variances shall be granted or denied at the discretion of the city manager. All petitions for variances should be in writing and should include the following information:

- (1) Name and address of the petitioner(s);
- (2) Purpose of water use;
- (3) Specific provisions from which relief is requested;
- (4) Detailed statement of the adverse effect of the provision from which relief is requested;
- (5) Description of the relief requested;
- (6) Period of time for which the variance is sought;
- (7) Detailed schedule of irrigation that shows a reduction in use over the 30 day period for new lawns and landscapes. Schedule should be designed to that at the end of the 30 day period, lawn and landscaped areas can adhere to the twice per week schedule defined in Stage 1;
- (8) Alternative measures that will be taken to reduce water use; and
- (9) Other pertinent information.

**Secs. 98-228—98-240. – Reserved.”**

**SECTION 5.  
CUMULATIVE PROVISIONS**

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Saginaw and other applicable City ordinances, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the applicability of the conflicting provisions of such ordinances are hereby repealed.

**SECTION 6.  
SEVERABILITY CLAUSE**

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

**SECTION 7.  
PENALTY CLAUSE**

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

**SECTION 8.  
SAVINGS CLAUSE**

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of any ordinances governing irrigation and water usage that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

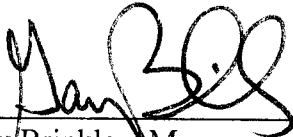
**SECTION 9.  
PUBLICATION**

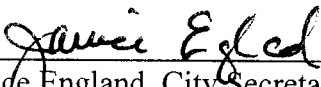
The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

**SECTION 10.  
EFFECTIVE DATE**

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.

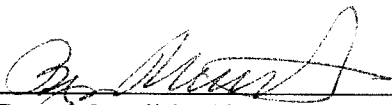
**PASSED AND APPROVED ON THIS 15<sup>th</sup> DAY OF APRIL, 2014.**

  
\_\_\_\_\_  
Gary Brinkley, Mayor

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

EFFECTIVE: 5-1-2014

APPROVED AS TO FORM AND LEGALITY:

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

# **Appendix B**

**Letters to:**

**Region C Water Planning Group**

**Tarrant Regional Water District**

**City of Fort Worth**

**Texas Commission on Environmental Quality**



## City of Saginaw

333 West McLeroy  
P.O. Box 79070  
Saginaw, Texas 76179  
817-232-4640  
Fax 817-232-4644  
[www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)

April 16, 2014

Mr. Jim Parks  
Chair, Region C Water Planning Group  
North Texas Municipal Water District  
P. O. Box 2408  
Wylie, Texas 75098

Dear Mr. Parks:

Enclosed is a copy of the City of Saginaw's Drought Contingency / Emergency Water Management Plan. This document was adopted on April 15, 2014 and will become effective on May 1, 2014.

These plans are submitted to the Region C Water Planning Group in accordance with Chapter 288 of Title 30, Texas Administrative Code, "Water Conservation Plans, Drought Contingency Plans, Guidelines and Requirements".

If you have any questions about these documents, please contact me at 817-232-4640 or [nstanford@ci.saginaw.tx.us](mailto:nstanford@ci.saginaw.tx.us).

Sincerely,

Nan Stanford  
City Manager



## City of Saginaw

333 West McLeroy  
P.O. Box 79070  
Saginaw, Texas 76179  
817-232-4640  
Fax 817-232-4644  
[www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)

April 16, 2014

Ms. Linda Christie  
Community & Governmental Relations Director  
Tarrant Regional Water District  
800 East Northside Drive  
Fort Worth, Texas 76102-1097

Dear Ms. Christie:

Enclosed are two copies of the City of Saginaw's Drought Contingency/Emergency Water Management Plan. This document was adopted on April 15, 2014 and will become effective on May 1, 2014.

This plan was prepared in accordance with Chapter 288 of Title 30, Texas Administrative Code, "Water Conservation Plans, Drought Contingency Plans, Guidelines and Requirements".

If you have any questions about these documents, please contact me at 817-232-4640 or [nstanford@ci.saginaw.tx.us](mailto:nstanford@ci.saginaw.tx.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Nan Stanford". The signature is fluid and cursive, with the first name "Nan" being more prominent.

Nan Stanford  
City Manager



## City of Saginaw

333 West McLeroy  
P.O. Box 79070  
Saginaw, Texas 76179  
817-232-4640  
Fax 817-232-4644  
[www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)

April 16, 2014

Ms. Mary Gugliuzza  
Public Education Coordinator  
City of Fort Worth Water Department  
1000 Throckmorton Street  
Fort Worth, Texas 76102

Dear Ms. Gugliuzza:

Enclosed is a copy of the City of Saginaw's Drought Contingency/Emergency Water Management Plan. This document was adopted on April 15, 2014 and will become effective on May 1, 2014.

This plan was prepared in accordance with Chapter 288 of Title 30, Texas Administrative Code, "Water Conservation Plans, Drought Contingency Plans, Guidelines and Requirements" and the wholesale customer contract.

If you have any questions about these documents, please contact me at 817-232-4640 or [nstanford@ci.saginaw.tx.us](mailto:nstanford@ci.saginaw.tx.us).

Sincerely,

Nan Stanford  
City Manager



## City of Saginaw

333 West McLeroy  
P.O. Box 79070  
Saginaw, Texas 76179  
817-232-4640  
Fax 817-232-4644  
[www.ci.saginaw.tx.us](http://www.ci.saginaw.tx.us)

April 16, 2014

Texas Commission on Environmental Quality  
Water Resource Protection Team  
MC-160  
P. O. Box 13087  
Austin, Texas 78711-3087

Re: Drought Contingency/Emergency Water Management Plan  
City of Saginaw  
PWS: TX2200023

To the Water Source Protection Team:

Enclosed is a copy of the City of Saginaw's Drought Contingency/Emergency Water Management Plan. This document was adopted on April 15, 2014 and will become effective on May 1, 2014.

These plans are submitted in accordance with Chapter 288 of Title 30, Texas Administrative Code, "Water Conservation Plans, Drought Contingency Plans, Guidelines and Requirements".

If you have any questions about these documents, please contact me at 817-232-4640 or [nstanford@ci.saginaw.tx.us](mailto:nstanford@ci.saginaw.tx.us).

Sincerely,

Nan Stanford  
City Manager

# **Appendix C**

## **Matrix of Actions by Customer Type and Stage**

## City of Saginaw

### Drought Plan Matrix of Actions by Stage and Customer Type

All actions apply to the use of City of Saginaw potable water. Restrictions do not apply to locations which own their water rights or are using treated wastewater effluent or well water for irrigation.

	5%	10%	20%
<b>Water User</b>	<b>Use Reduction Goal:</b>		
<b>Water Use or Action Category</b>	<b>Stage 1 – Water Watch</b>	<b>Stage 2 – Water Warning</b>	<b>Stage 3 – Water Emergency</b>
<p>Hosing/Washing</p>	<ul style="list-style-type: none"> <li>▪ <u>Discourage</u>: hosing of paved areas, such as sidewalks, driveways, parking lots, tennis courts, patios, or other impervious surfaces, except to alleviate an immediate health or safety hazard.</li> <li>▪ <u>Discourage</u>: hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1</li> </ul>
<p>Runoff/Waste/Leaks</p>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited</u>: using water in such a manner as to allow runoff or other waste, including:                             <ol style="list-style-type: none"> <li>(1) failure to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;</li> <li>(2) operating a permanently installed irrigation system with: (a) a broken head; (b) a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or (c) a head that is misting because of high water pressure; or</li> <li>(3) during irrigation, allowing water to (a) to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or (b) to pond in a street or parking lot to a depth greater than one-quarter of an inch.</li> <li>(4) allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are at or below 32 degree Fahrenheit.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>
<b>All Water Users</b>			

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

Water User	Water Use or Action Category	Stage 1 – Water Watch	Stage 2 – Water Warning	Stage 3 – Water Emergency
All Water Users (continued)	Outdoor Watering	<ul style="list-style-type: none"> <li>▪ <u>Prohibited:</u> outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.</li> <li>▪ <u>Limited to twice per week:</u> landscape watering with sprinklers or irrigation systems at each service address is limited to a twice per week schedule. This includes landscape watering of parks, golf courses, and sports fields.                             <ul style="list-style-type: none"> <li>○ Residential addresses ending in an even number (0, 2, 4, 6, or 8) may water on Wednesdays and Saturdays.</li> <li>○ Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.</li> <li>○ All non-residential locations (apartment complexes, businesses, industries, parks, medians, etc.) may water on Tuesdays and Fridays.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited:</u> outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.</li> <li>▪ <u>Restricted to once every seven days:</u> outdoor watering with sprinklers or irrigation systems at each service address is limited to a once per week schedule as determined by the director of utilities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited:</u> all outdoor watering</li> </ul>
	Exceptions to Outdoor Watering Restrictions	<ul style="list-style-type: none"> <li>▪ <u>Foundations:</u> may be watered according to the watering schedule outlined above or any day if watered using a handheld hose.</li> <li>▪ <u>Selected Landscaping Plants:</u> may be watered according to the watering schedule outlined above or any day if watered using a handheld hose.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Golf courses may water greens and tee boxes as necessary, however, watering must be done before 10 a.m. and after 6 p.m. Fairways are restricted to once per week watering as outlined above. Golf course rough cannot be watered.</li> <li>▪ All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping and turf. Variances granted for establishing new turfgrass or landscaping will be for a maximum of 30 days from the date of approval.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Foundations:</u> may be watered any day if watered using a handheld hose. (The intent of this measure is to allow for the protection of structural foundations, tress, and other high value landscape materials.</li> </ul>

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

<b>Water User</b>	<b>Water Use or Action Category</b>	<b>Stage 1 – Water Watch</b>	<b>Stage 2 – Water Warning</b>	<b>Stage 3 – Water Emergency</b>
<b>All Water Users (continued)</b>	<p>Exceptions to Outdoor Watering Restrictions (continued)</p>	<ul style="list-style-type: none"> <li>▪ New Turf: Establishing new turf is discouraged. If hydromulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no watering restrictions for the first 30 days while it is being established. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)</li> <li>▪ Large Multi-station Irrigation: outdoor watering may take place in accordance with a variance granted by the director, if the director determines that a property cannot be completely watered with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be watered on different days.</li> <li>▪ Golf courses may water greens and tee boxes as necessary, however, watering must be done before 10 a.m. and after 6 p.m.</li> <li>▪ Watering of athletic fields (fields only, does not include surrounding landscaped areas) may occur as necessary to protect the health and safety of the players, staff, or official present for athletic events.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue additional restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Watering of athletic fields (fields only, does not include surrounding landscaped areas) as necessary to protect the health and safety of the players, staff, or official present for athletic events may be allowed by variance. A water management plan must be submitted to the City Manager detailing how each area will comply with stage 3 drought measures.</li> <li>▪ Continue additional restrictions implemented in Stages 1 and 2.</li> </ul>

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

Water User	Water Use or Action Category	Stage 1 – Water Watch	Stage 2 – Water Warning	Stage 3 – Water Emergency
<b>All Water Users (continued)</b>	Landscaping	<ul style="list-style-type: none"> <li>▪ All users are encouraged to use native and drought tolerant plants in landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>▪ All users are encouraged to wait until the current drought or emergency situation has passed before installing plants and turf.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited</u>: installing and establishing new landscape plants and turf.</li> </ul>
	Vehicle Washing	<ul style="list-style-type: none"> <li>▪ Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses.</li> <li>▪ Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with an automated on-site vehicle washing facility may wash its vehicles at anytime.</li> <li>▪ Washing may be exempt from these requirements if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Vehicle washing restricted to commercial car wash, commercial service station or a private on-site vehicle washing facility and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage trucks and vehicles used to transport food and other perishables. All other vehicle washing is prohibited.</li> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	Swimming Pools	<ul style="list-style-type: none"> <li>▪ All users are encouraged to reduce the frequency of draining and refilling swimming pools except to maintain adequate levels for structural integrity, proper operation and maintenance, and/or alleviate an issue that poses a public safety risk.</li> </ul>	<ul style="list-style-type: none"> <li>▪ All users are encouraged to use covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.</li> <li>▪ Continue additional restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited</u>: the draining, filling, or refilling of swimming pools, wading pools and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels. Swimming pools may not be refilled with automatic fill valves.</li> <li>▪ Continue additional restrictions implemented in Stages 1 and 2.</li> </ul>
	Dust Control	<ul style="list-style-type: none"> <li>▪ Skinned areas of sports fields may be watered as needed for dust control.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	Ornamental Fountains/Ponds	<ul style="list-style-type: none"> <li>▪ No restriction.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Discourage</u>: the operation of ornamental fountains or ponds that use potable water, except where necessary to support aquatic life.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Prohibited</u>: the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.</li> </ul>

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

Water User	Water Use or Action Category	Stage 1 – Water Watch	Stage 2 – Water Warning	Stage 3 – Water Emergency
<b>City and Local Governments</b>	<b>All actions listed for All Users apply to City and Local Governments.</b>			
	Administrative	<ul style="list-style-type: none"> <li>▪ Review conditions and problems that caused Stage 1 and take corrective action.</li> <li>▪ Notify wholesale customers of actions being taken and request them to implement similar procedures.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Review conditions and problems that caused Stage 2 and take corrective action.</li> <li>▪ Notify wholesale customers of actions being taken and request them to implement similar procedures.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Review conditions and problems that caused Stage 3 and take corrective action.</li> <li>▪ Implement viable alternative water supply strategies.</li> <li>▪ Reduce city and local government water use to maximum extent possible.</li> <li>▪ If TRWD of Fort Worth has imposed a reduction in water available to customers, impose the same percent reduction on wholesale customers.</li> </ul>
	Public Education	<ul style="list-style-type: none"> <li>▪ Increase public education efforts on ways to reduce water use.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increase frequency of media releases on water supply conditions. Further accelerate public education efforts on ways to reduce water use.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increase frequency of media releases explaining emergency situation.</li> <li>▪ Further accelerate public education efforts on ways to reduce water use.</li> </ul>
	Enforcement	<ul style="list-style-type: none"> <li>▪ Increase enforcement efforts.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	Runoff/Waste/Leaks	<ul style="list-style-type: none"> <li>▪ Intensify leak detection and repair efforts.</li> <li>▪ Audit all City and local government irrigation systems to ensure proper condition, settings.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

<b>Water User</b>	<b>Water Use or Action Category</b>	<b>Stage 1 – Water Watch</b>	<b>Stage 2 – Water Warning</b>	<b>Stage 3 – Water Emergency</b>
<b>City and Local Governments (continued)</b>	High Volume Users	<ul style="list-style-type: none"> <li>Identify and encourage voluntary reduction measures by high-volume water users through water use audits.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	Wet Street Sweeping	<ul style="list-style-type: none"> <li>No restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>Prohibited: wet street sweeping.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	Swimming Pool permitting	<ul style="list-style-type: none"> <li>No restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>No restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>Prohibit the permitting of new swimming pools, Jacuzzi type pools, spas, ornamental ponds and fountain construction. Pools already permitted and under construction may be completely filled with water.</li> </ul>
	Non-essential water use (those uses that do not have any health or safety impact, and are not needed to meet the core function of the agency).	<ul style="list-style-type: none"> <li>Reduce non-essential water use.</li> </ul>	<ul style="list-style-type: none"> <li>Eliminate non-essential water use.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stages 1 and 2.</li> </ul>
	<b>All actions listed for All Users apply to Commercial and Industrial users.</b>			
<b>Commercial and Industrial Users</b>	Commercial Plant Nursery Stock	<ul style="list-style-type: none"> <li>Stock at a commercial plant nursery is exempt from Stage 1 watering restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>Stock at a commercial plant nursery may be watered only with a hand-held hose, hand-held watering can, or drip irrigation system.</li> </ul>
	Hotels, Restaurants, and Bars	<ul style="list-style-type: none"> <li>Hotels, restaurants, and bars are encouraged to serve drinking water to patrons on an "on demand" basis.</li> <li>Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.</li> </ul>	<ul style="list-style-type: none"> <li>Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>Hotels and restaurants are required to serve drinking water to patrons on an "on demand" basis.</li> <li>Hotels are required to implement laundry conservation measures by encouraging patrons to reuse linens and towels.</li> </ul>

**City of Saginaw  
Drought Plan Matrix of Actions by Stage and Customer Type**

<b>Water User</b>	<b>Water Use or Action Category</b>	<b>Stage 1 – Water Watch</b>	<b>Stage 2 – Water Warning</b>	<b>Stage 3 – Water Emergency</b>
<b>Commercial and Industrial users (continued)</b>	<ul style="list-style-type: none"> <li>▪ Commercial and Industrial Users</li> </ul>	<ul style="list-style-type: none"> <li>▪ Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broke or misdirected nozzles, and that all equipment is operating efficiently.</li> <li>▪ All commercial and industrial customers are encouraged to audit irrigation systems.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Commercial and industrial users may be required to reduce water use by a set percentage.</li> <li>▪ Continue additional restrictions implemented in Stages 1 and 2.</li> </ul>
Contract (Hydrant) Meters			<ul style="list-style-type: none"> <li>▪ Use of water from hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the City Manager. Fire hydrant use may be limited to only designated hydrants (excluding firefighting).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue restrictions implemented in Stages 1 and 2.</li> </ul>

**This is what the City of Fort Worth has adopted; the City of Saginaw will adopt, apply, and enforce the same measures.**

## **Enforcement Process**

The Irrigation Ordinance allows the City to address violations through a progressive enforcement process while providing flexibility to act immediately when conditions warrant. The goal remains voluntary compliance; however, sustained violations or nuisance conditions require decisive measures to prevent water waste, reduce peak demands on the water system, and prevent infrastructure damage.

Under a revised enforcement framework developed this past summer and being clarified for transparency in proposed ordinance modifications, the following graduated steps will generally apply:

- First violation: Written notice of violation accompanied by educational information on proper irrigation scheduling.
- Second violation: Administrative fee of \$25.
- Third violation: Administrative fee of \$50.
- Fourth violation: Administrative fee of \$75 and written notification by US mail to the property owner, property manager, or business representative for commercial properties.
- Subsequent violations: Temporary shut-off of irrigation service and assessment of a shut-off and restoration fee in accordance with the City's adopted Water Department fee schedule.

### **.§ 35-155 ENFORCEMENT**

The director or the director's designee may enforce violations of this ordinance in his or her discretion. The director or the director's designee may assess administrative noncompliance fees, lock-out fees, and lock tampering fees in addition to any criminal penalty assessed for a violation of this article. Each day that a violation occurs shall constitute a separate violation.

ill Except as provided in subsection (b), the director may:

ill provide written warnings to customers;

ill after providing a written warning, assess administrative noncompliance fees as approved by City Council for violations of this article;

ill notify the responsible party, including, but not limited to, the owner or operator of the irrigation system, that the irrigation system may be locked-out if

subsequent violations occur after the assessment of administrative noncompliance fees;

ill place a locking mechanism on an irrigation system if continued violations occur after notifying the responsible party that their irrigation system may be locked-out; and

ill terminate water service to irrigation systems found to be operating in violation of this article after a lock-out has occurred and service has been restored.

.(hl *Immediate enforcement for egregious or hazardous conditions.*

The director or the director's designee may not order the immediate lock-out of an irrigation system for the first violation of this article unless it is necessary to prevent:

ill Excessive or continuous water loss creating flooding or infrastructure damage;

ill Unsafe or unsanitary conditions; or

ill Any other condition determined by the director or the director's designee to pose a significant risk to public health, public safety, or the City's water supply.

Notice of the action taken and the reason for the imrnedia lock-out of an irrigation

Ordinance No. Page 3 of 6

system pursuant to this section shall be provided to the customer as soon as 12racticable.

Kl *Irrigation Svstem Lock-out*

ill The director or the director's designee may install a locking device on a double check valve to the irrigation system, or at the meter for systems with a dedicated meter, found to be operating in violation of this article and may assess a lock-out fee as approved by the city council.

ill Notice of the lock-out shall be left on the premises to advise the individual responsible for the irrigation system.

ill Notice shall also be sent by United States postal service to the person identified as the city's water customer notifying that person that the irrigation system has been locked-out. The notice shall indicate the amount of the lock-out fee and the restoration fee. The notice shall provide the procedures for payment of the fees and the procedure to request a hearing to contest the assessment of the fees.

ill It shall be unlawful for any person to tamper with, cause damage to, or remove a locking device placed by the director or the director's designee on a double check valve or a meter.

**To the Mayor and Members of the City Council****November 4, 2025**

Page 4 of 4

**SUBJECT: IRRIGATION ORDINANCE COMPLIANCE – 2025 UPDATE****Why It Matters**

Fort Worth's geography, rapid growth, and sole reliance on limited surface water supplies make conservation critical. Seasonal irrigation drives peak demand, strains infrastructure, and accelerates the need for costly expansions, which impact rates. Irrigation restrictions smooth out water demand, preventing sharp peaks that make it more difficult for the utility to serve customers reliably. Further, reducing per-capita water use is not only essential to local system reliability, but also a requirement within the Region C Water Plan and the State Water Plan, which call for 25% of future supply to come from conservation. Compliance with the existing and proposed ordinance revisions is necessary to realizing the goals set forth in the City Council-adopted 2024 Conservation Plan. Failure to achieve meaningful GPCD reductions undermines Fort Worth's credibility in regional and statewide planning discussions and risks future water supply allocations as well as state project financing opportunities.

Strict enforcement of the irrigation ordinance, paired with targeted ordinance updates, remains the most immediate, reliable, and cost-effective tool to manage demand and ensure Fort Worth is recognized as a responsible steward of its water resources.

Please contact Water Director Chris Harder at (817) 392-5020 with any questions.

**Jesus "Jay" Chapa**  
**City Manager**



**B. Workshop: Economic Development Strategic Plan Update -- Pedro Zambrano, Director of Economic & Community Engagement**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Proclamations-Presentations Item: 3B.
Reference File	
Community Goals	
<input checked="" type="checkbox"/> Work Plan	

**BACKGROUND/DISCUSSION:**

The City of Saginaw last adopted an Economic Development Strategic Plan in 2016. That plan laid out a framework focused on destination development, redevelopment along key corridors, and leveraging the City’s location, small-town character, and industrial base to attract investment and enhance quality of life.

Since that time, Saginaw has experienced growth and changes in both local and regional economic conditions. There have also been shifts in retail trends, workforce dynamics, and development patterns have created new opportunities and challenges for the City. As a result, it is appropriate to revisit and update the Strategic Plan to ensure it reflects current priorities and positions the City for future success.

The purpose of this workshop is to initiate the Strategic Plan update process and obtain City Council direction on the preferred approach for development of the updated plan. The update to the Economic Development Strategic Plan is identified as a priority project within the City’s 2026 Work Plan.

**FINANCIAL IMPACT:**

No immediate fiscal impact is associated with this discussion item. Should Council direct staff to engage a third-party consultant, funding options and cost estimates will be presented at a future meeting.

**Attachments**

[2016 EcoDev Strategic Plan.pdf](#)



City of Saginaw



# **SAGINAW, TEXAS: ECONOMIC DEVELOPMENT STRATEGIC PLAN, MISSION STATEMENT & VISION STATEMENT**

**November 2016**

**Marty Wieder  
Strategic Consulting Services**



City of Saginaw

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City of Saginaw

**“We cannot predict the future. But we can create it.”**

**Jim Collins,  
*Great by Choice***

## **INTRODUCTION**

### ***Background***

The Saginaw City Council (and Mayor Gary Brinkley, in particular) desired a strategic plan—and City Staff first communicated this initiative to Marty Wieder Strategic Consulting Services on August 1, 2016. Subsequent conversations took place with City Manager Nan Stanford and Mayor Brinkley. And Mayor Brinkley made it clear from the beginning that he preferred the Plan focus on economic development. City Council Members later concurred.

Intermittent, intentional planning such as this is wise for any municipality—and even more so for Cities that have differing views of community amenities. That has apparently sometimes been the case when it comes to Saginaw’s railroad history and legacy. A well-crafted and managed exercise can help everyone air and weigh their opinions on all sorts of development subjects—and at the very least come to an agreement on the best way to proceed for the new Fiscal Year (and hopefully beyond).

And as a bonus to the resulting Strategic Plan document, Marty Wieder Strategic Consulting Services also offered to survey Council Members and key City staff professionals and craft associated Vision and Mission Statements based on these Visioning Survey results. In addition to allowing a snapshot of Council impressions, the Visioning Survey can yield statements that frame the Strategic Plan itself, as well as guide its implementation.

### ***Process***

As requested by Saginaw (so early results could be used in conjunction with the City’s Fiscal Year 2016-17 Budget Process), Marty Wieder Strategic Consulting Services compressed the initial Saginaw planning process by tailoring a very brief (one-page) Visioning Survey, tabulating results and reporting them as the lead into an opening strategic planning Workshop on August 11, 2016. In addition to helping everyone understand their perspectives (and in giving Marty Wieder a heads up on Council preferences), Visioning Survey results were later used to draft Vision and Mission Statements for Council and Staff implementation of Plan Goals and Objectives.



## City of Saginaw

With the intent of facilitating unity and generating a Plan for implementation, Marty Wieder Strategic Consulting Services planned and facilitated the structured Workshop; this session lasted approximately 2 ½ hours. The initial Strategic Planning event included—

1. An introduction to the participants and the process—as well as a briefing on the exercise’s importance as it relates to Saginaw’s future budgeting and Capital Improvements Program planning (as delivered within a PowerPoint presentation). The introduction also included a review of the Scope of Work.

From the very beginning, Marty noted (and reiterated several times throughout the evening) three things related to the process:

- A. The importance of working toward and delivering a worthwhile product—and a *living document* (one that can continue to be updated and amended)—to the City (and for that matter *citizens*) of Saginaw. As originally communicated to City staff, Marty Wieder Strategic Consulting Services began providing strategic planning process results in an 11 X 17 format some time ago so that everyone on a City Council may measure progress and check off (when completed), rewrite or even remove certain priorities when necessary. And an end product such as this provides the City a leg up to take on future strategic planning efforts or follow-up activities, too.
- B. The pre-Session Visioning Survey was meant to give the City Council and staff professionals a jumpstart on the process—and results were used to draft Vision and Mission Statements, since they indicated what was most important to Saginaw’s elected and appointed leaders.
- C. This would certainly not be a plan without a purpose—that ultimately ends up hidden somewhere on a dusty shelf. It is critical to keep in mind planning’s importance, and Marty Wieder stressed how it was not worth the time and effort to simply go through a process such as this without subsequent accomplishment. Thus, the Plan would include a Postscript of suggestions, based on Marty’s more than two decades of public and related service at the North Central Texas Council of Governments, two Chambers of Commerce and three municipalities—so the City continues to have a leg up on the community’s most pressing wants and needs.

As Marty would also point out at the first convened session, Strategic Planning takes time and effort, helps in budgeting and decision-making and can be managed. And it’s worth doing, especially since Plans—

- Provide *unified and planned governmental decisions*.
- Provide City staff a *functional approach for budget processing*.
- Allow elected and appointed officials to be *entrepreneurial*.
- Determine just how far the City might go in the coming years to reach its goals and objectives.
- Determine projects that *best utilize area resources*.
- Prepare for grant and other *opportunities that may present themselves*.
- Stimulate *public awareness, interest and support*.



## City of Saginaw

2. Conducting a SWOT Analysis—evaluating Saginaw’s Strengths, Weaknesses, Opportunities and Threats. This exercise—

- A. Allowed and even invited everyone who attended to state their items, priorities and concerns. It was critical to draw out comments from all participants, and the pre-exercise survey even allowed the consultant some insight on the priorities of everyone involved so he could ensure all those issues or concerns were uncovered. And he shared one other important point, as well: “The only bad idea tonight is the one that goes unmentioned.”
- B. Moreover, it allowed him to pass along a few of his observations about Saginaw, including how the community has . . .
  - ✓ A unique, attractive railroad and grain silo history to leverage as a unique place making opportunity;
  - ✓ A Saginaw Boulevard corridor that is ripe for redevelopment;
  - ✓ Much in the way of industrial facilities and acreage—that may be used to facilitate other enterprises in the future, in connection with the Maker Movement.
- C. Asked representatives of all both groups (Council and key City management professionals) to rank the items as to priority; this task facilitated Marty Wieder Strategic Consulting Services efforts to evaluate participants’ responses and then combine those into the priorities, which would comprise the resulting Strategic Plan.

Marty Wieder Strategic Consulting Services spent subsequent weeks fine-tuning the actual plan with a proposed set of initial action items—and returned to City Council on September 13, 2016. Marty Wieder Strategic Consulting Services identified the SWOT Analysis and Ranked SWOT (Strengths, Weaknesses, Opportunities and Threats) priorities that Council and key City staff identified at the Strategic Planning Work Session on August 11—as well as the Draft Strategic Plan and alternatives for the Council to consider for their Mission and Vision Statements. Council Members and staff made a few suggestions to reword the Draft Plan and the Vision Statement, so Marty Wieder completed those requests, prepared this plan—as well as added a list of “First Steps”, as Council requested. He returned to Saginaw delivered the final plan to Council Members for their adoption on November 8, 2016.

In summary, the Draft Strategic Plan itself identifies three key objectives that City Council Members and Staff must—

- Capitalize on Saginaw’s great **location, good schools, and small town, family-oriented feel** by targeting, attracting and facilitating several unique **places** and destination businesses—where people can **hang out** and **experience** Saginaw.
- Combat the threat of **adjacent development** and ensure that the **market won’t ignore Saginaw.**
- Create a one-of-a-kind destination along Saginaw Boulevard



City of Saginaw

## ***Results***

The Strategic Plan that follows is intended to provide a framework for development of a more complete set of tactics in the coming Fiscal Year. For instance, the ranked SWOT Analysis and complimentary Strategic Plan—based entirely upon the priorities and preferences of City officials—provides Saginaw’s policy and administrative leaders with the information you need to conduct additional research that quantifies and clarifies preliminary findings and elaborate on the items identified as being at the top of the Plan with more specific objectives and timetables for completion.

And as an extra bonus, the “First Steps” also give you two lists of Immediate and Intermediate tasks—providing Saginaw with a tactical edge until the City decides how you prefer to tackle Economic Development activities in the future.

**“A process by which an organization or community envisions its future and develops the necessary procedures and actions to achieve that future.”**

**- David R. Kolzow**



City of Saginaw

# SWOT ANALYSIS

## STRENGTHS

- Location
- Developer Friendly
- Good Schools
- Stable, happy industrial base
- Strong Infrastructure
- Rail Access
- Experienced staff & Council
- Strong traffic counts on 287
- Low tax rate
- Quality public services
- Good Fire & Police
- Sense of benevolence
- AA Bond Rating
- History of good financial management
- Family oriented
- Top consultants
- Good vision
- Great heritage

## STRENGTHS (continued)

- Building Bailey-Boswell Bridge across rail tracks
- Strong civic & Church organizations
- Small town feel/Home Town
- Affordable City Services
- Desire of new residents to be in Saginaw
- Low Crime Rate
- Positive Image

## WEAKNESSES

- No ETJ/Landlocked
- Identity/Citizen misperception
- Perception of per capita income level
- Poor communication
- Technology infrastructure
- First impression, look off of 820
- Don't control north/south arteries
- Physically divided town
- Main drag is ugly
- Speed trap reputation
- Not top of mind to developers
- Land owners
- Being a retail "tweener"
- Congestion
- No places to hang out; an experience

## OPPORTUNITIES

- Leverage strong industrial base

## OPPORTUNITIES (continued)

Leverage industrial sales taxes  
Promote Quality of Life, parks  
Marketing  
Connectivity to other trails  
More activities  
Trail Bridge  
Collaborative City Council  
Mom & Pop development  
Playoff the City's railroad design themes  
Allies Day event  
Leverage new facilities with outside folks  
Great location  
Undeveloped corridors  
Population growth  
Redevelopment opportunities  
Design standards  
City owns land on 287  
Repurpose silos  
Mass transit  
Maximize population growth  
Fulfill need for youth sports facilities  
Interlocal partnerships  
Serve aging population  
Land next to Depot  
Partner with FC Dallas on soccer facilities  
Opportunity to communicate higher per capita incomes  
Along 287, go vertical to grow day time population  
Foster high speed internet infrastructure

## **THREATS**

Accessibility/geography

Traffic flow

Losing out on high tech residents

TxDOT controls all entrances into Saginaw

Build out cost of infrastructure

Ability to control 287 & 156

Perception of being lower income

Inaccurate information (incomplete or half)

Market will ignore us

Adjacent development

Trains

Changing purchasing trends

Manufacturing trends



City of Saginaw

# 2016 SWOT ANALYSIS – PRIORITY RANKINGS

## STRENGTHS

Location – 31/8

Good Schools – 13/6

AA Bond Rating – 9/3

Small town feel/Home Town – 9/3

Experienced staff & Council – 8/4

Low tax rate – 8/4

Family oriented – 7/4

Strong traffic counts on 287 – 7/3

Strong Infrastructure – 3/3

Affordable City Services – 3/2

Developer Friendly – 3/1

Great Heritage – 3/1

Quality public services – 2/1

Stable, happy industrial base – 1/1

## WEAKNESSES

No places to hang out; an experience – 19/7  
First impression, look off of 820 – 15/4  
Land owners – 13/5  
Congestion – 10/5  
Not top of mind to developers – 9/4

Technology infrastructure – 8/3  
Main drag is ugly – 6/3  
Being a retail “tweener” – 6/2  
No ETJ/Landlocked – 5/2  
Identity/Citizen misperception – 5/2  
Perception of per capita income level – 5/2  
Divided town (physically) – 4/3  
Don’t control north/south arteries – 3/1

## OPPORTUNITIES

Great location – 29/9  
Along 287, go vertical to grow day time population – 14/7

Redevelopment opportunities – 8/4  
Leverage strong industrial base – 7/3  
Foster high speed internet infrastructure – 7/3  
Promote Quality of Life, parks – 6/2  
Connectivity to other trails – 6/2  
Collaborative City Council – 6/2  
Leverage new facilities with outside folks – 5/2  
Land next to Depot – 4/2

## OPPORTUNITIES (continued)

- Marketing – 3/1
- Fulfill need for youth sports facilities – 3/1
- “Mom & Pop” development – 2/2
- Undeveloped corridors – 2/1
- Interlocal partnerships – 2/1
- Mass transit – 1/1
- Serve aging population – 1/1

## THREATS

### **Adjacent development – 41/11**

- Ability to control 287 & 156 – 22/8
- Market will ignore us – 13/7
- Traffic flow – 9/4
  
- TxDOT controls all entrances into Saginaw – 6/3
- Changing purchasing trends – 5/3
- Inaccurate information (incomplete or half) – 4/2
- Accessibility/geography – 4/2
- Losing out on high tech residents – 3/2
- Perception of being lower income – 3/2



City of Saginaw

“You can’t do everything well—  
so you must focus on doing a few things well,  
the most important things.”

-David R. Kolzow, President  
Kolzow & Associates

## 2016 SAGINAW ECONOMIC DEVELOPMENT STRATEGIC PLAN GOALS & OBJECTIVES

- Capitalize on Saginaw’s great location, good schools, and small town, family-oriented feel by targeting, attracting and facilitating several unique **places** and destination businesses—where people can **hang out** and **experience** Saginaw.
  - ❑ Recognize how restaurants are becoming the new anchor for retail:
    - Encourage and reward (through incentives, reduced fees and/or expedited permitting) restaurant patios with shade and landscaping;
    - Approach chefs and incentivize new concepts across or near the grain elevators;
    - Establish a farmers’ market and/or community garden to generate fresh produce—to the benefit of chefs (to help generate a chef-driven restaurant atmosphere).
  - ❑ Research and focus on certain concepts that attract others and are known for being student-friendly establishments and places of employment, consistent with a **home town** like Saginaw. Hire a consulting firm to prepare a Merchandising Plan which summarizes the Greater Saginaw market and identifies the best retailers and restaurants to target. *retail coach*



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- Identify the best building along or in close proximity to Saginaw Boulevard to become a live music venue; the best property to house one of the new bowling/dining concepts.

➤ Combat the threat of **adjacent development** and ensure that the **market won't ignore Saginaw** by—

- Getting and staying **top of mind to developers**:

- Identify and invite in the best ones, host them in Saginaw regularly—and make sure they're aware of the Saginaw Boulevard (SH 287) **traffic counts** and **infrastructure improvements**.
- Communicate with them monthly through Constant Contact about Saginaw's assets and opportunities. Find ways to restate the results of the Saginaw Merchandising Plan; to show them the best structures for unique attractions.
- **Get to know the owners of Saginaw's top 10 vacant parcels and 10 best redevelopment options on or near Saginaw Boulevard**; convene them in individual and group meetings on at least a quarterly (if not bi-monthly) basis. Ask what's necessary to help sell their properties.
- Introduce developers and brokers to (and if necessary, creatively bridge the cost differences between them and) **property owners**;

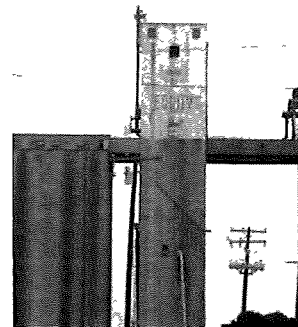
- Increasing **traffic flow** and reducing **congestion** by working with TxDOT to **synchronize signals along the Saginaw Boulevard corridor**—and examining other ways to facilitate east/west travel to and from key intersections.



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➤ Create a one-of-a-kind destination along Saginaw Boulevard by—

- Fostering an attractive **first impression** at Saginaw’s Loop 820 entrance.
  - Meet with TxDOT’s Fort Worth District Office and explore ways to work together on monument entry and way finding signage (if necessary, even within TxDOT right-of-way) with a rail station theme;
  - Mirror Downtown Dallas and Fort Worth – and explore placement of lighting on Saginaw’s iconic grain elevators to make them even more visible from Loop 820 and beyond.



- Taking tangible steps to improve the look of Saginaw’s “**main drag**”;



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- Pour and add curbs and hardscape where none exist now; install iconic hardscape and Texas native landscape to create a consistent look throughout the Saginaw Boulevard corridor.
- Install over time new “old” turn signals and light posts consistent with an historic train community feel.
- Explore the addition of unique signage – such as signs hanging off the wall of businesses—again consistent with an historic theme.



❑ Growing Saginaw’s daytime population by going vertical **along SH 287** (Saginaw Boulevard);

- Examine the zoning ordinance and land development plan to remove any obstacles to multi-story buildings fronting Saginaw Boulevard;
- Hire a consultant to—
  - research the most appropriate “railroad historic” architecture that’s true to and recaptures the best of Saginaw’s history;



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- create a set of design standards to accommodate such a look with appropriate setbacks—and parking in the back/off the street;
- sketch elevations and renderings to help illustrate how existing parcels may be developed; existing buildings may be redeveloped; and
- Explore how the City may provide façade redevelopment grants, reduce or waive permit fees or rebate increased property tax values to help stimulate new office and mixed-use product.
- Encourage use of larger, vacant parcels to the west for structured parking, where warranted, to ensure maximization of properties fronting Saginaw Boulevard.





City of Saginaw

**“When we have purpose and believe  
in a vision, it is fulfilled by who we  
are and what we do.”**

**- Dan Brokke  
DaySpring Cards**

## **CITY COUNCIL VISION STATEMENT**

**Saginaw leverages its location and history to attract destination businesses and family-oriented, visual entertainment centers, dining establishments and amenities— that lead our citizens to stay and play here and neighbors to come and experience our character.**



City of Saginaw

**“The plans of the diligent lead surely to advantage.”**

**-Proverbs 21:5a**

## **CITY COUNCIL MISSION STATEMENT**

**The Saginaw City Council recognizes the importance of (and seeks to preserve) Saginaw’s small town feel— as well as the need to increase mobility, capitalize on Saginaw’s location, and redevelop Saginaw Boulevard.**



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## 2016 CITY COUNCIL VISIONING SURVEY RESULTS

### *The one best thing about living in Saginaw . . .*

Location/proximity – 3  
Sense of community - 2  
Very convenient  
Small town feel  
Family-oriented  
Low cost of living  
Scale responsive to citizens  
Available park space

### *The best thing about working in Saginaw*

N/A – 4  
Help citizens/support City/making a difference - 3  
Retail/service perspective  
Convenience  
Proximity  
Staff works as a team

### *Single most important issue facing the City*

Transportation/traffic/mobility - 5  
Balancing needs/requests while being fiscally responsible  
Balancing needs against residents' QoL wants  
Revenue diversity  
Upgrading infrastructure  
Public safety (stop big purchases, give raises)  
Fort Worth total inundation

### *One thing I appreciate most about Saginaw:*

Small town feel/atmosphere\* - 7  
Police and fire departments  
Saginaw's heritage  
Excellent public services at below market prices  
Quality streets

\*One added "with global access; another "on the edge of the big city".

### *One most significant way Saginaw has changed:*

Population growth – 4  
Socioeconomic/demographic shift\* - 3  
Awesome drainage & street program  
Commerce shifted north  
Growth in rooftops but not corresponding commercial  
Growth in residential and commercial

\*One noted it as "blue collar to baby blue collar"; another said "to lower income levels due to affordable housing", yet another "more diverse residents"

### *One most significant way Saginaw needs to change:*

More/higher level of businesses – 3\*  
Make Quality of Life the priority over rooftops, businesses  
Change zoning ordinance wording  
Improve looks along Business 287  
Become more technologically modern  
Close gap in perception of Saginaw's commercial market  
Better traffic flow on Saginaw Blvd  
Educate new, young residents on services, amenities  
Focus on upscale growth

\*Two specifically identified restaurants and retail businesses.

*One most important area of planning focus for Saginaw's immediate future:*

Redevelopment of older areas/Business 287 south of Cambridge – 3

Activities, restaurants, “something visual” so residents stay, spend in Saginaw - 2

Attracting quality residents and businesses/increased and smart Economic Development - 2

Marketing\* - 2

Change revenue trends to ensure funds for QofL investments

Getting landowners to participate

Traffic flow

\*One said to “keep residents informed and updated on status of projects”



City of Saginaw

**“Plans are neither successful nor unsuccessful until they are executed.  
And the successful execution of a plan is more important than the plan itself.”  
Colin Powell, It Worked for Me**

## **SAGINAW STRATEGIC PLAN: A 2016 POSTSCRIPT OBSERVATIONS & RECOMMENDATIONS**

The City of Saginaw has been very wise to invest in infrastructure—to make road improvements a priority—in recent years; that should bring you benefits as you sharpen your focus next on attracting unique retail and restaurant development. Yet connections to (i.e. flared intersections with dedicated right turn lanes and improved signalization) and east/west alternatives to Saginaw Boulevard appear to be what’s next in the way of infrastructure needs. And perhaps TxDOT won’t hesitate to team with you in seeking future Congestion Mitigation/Air Quality (CMAQ) grants from the Regional Transportation Council for this purpose along Saginaw Boulevard. The relationships you further as Saginaw pursues the Goals and Objectives related to TxDOT should help you with this, as well.

It’s obvious that the Council Members and City Staff professionals have your hands and feet on the pulse of the community; yet with as fast as North Texas is growing, I’m sure new residents are locating in Saginaw every week. Because of that, I recommend you consider hiring a consultant and doing a comprehensive citizen survey in 2017. Include the option of completing the survey on-line. You heard me share my favorite refrain during this planning process: “People support what they help create.” Such a survey, crafted correctly, will help Saginaw generate new ideas and community buy-in of these initiatives—especially as they are implemented in ways your citizens prefer.

I encourage you to keep in mind how your manufacturing/warehouse/distribution strength may provide revenues for doing that (and funding the Strategic Plan initiatives), too. Some types of industrial can yield sales tax generating ventures. While that didn't shake out as a priority in this first plan, it's still worth getting to know all of these employers, to assist them—and help foster potential new sales tax revenues in their enterprises.

There's no question that *grain silos and freight trains are your identity*. I've suggested to Cities over the years that they illustrate how their communities are sanctified, or set apart; Saginaw has a prime opportunity to overcome the resistance to that by embracing your train and grain legacy. Perhaps it's time to amend your brand to ensure that others don't mistake your heritage. Consider how that can be built upon in a positive way, to help you leverage the next phase of development you prefer. It's worth the investment (and it also may surprise you in the way it helps generate an even higher level of community pride here, too).

Speaking of grain, you'll see one suggestion I make in the final "First Steps" (and thanks for suggesting that new wrinkle). Public/private partnerships are often the only way to achieve what can't or won't get done otherwise. I make a specific suggestion for you to do that—so Saginaw can ensure no one forgets your unique history.

## **Closing Remarks**

Marty Wieder Strategic Consulting Services is honored to have been asked to assist Saginaw with this strategic planning exercise. I enjoyed meeting and working with you. Thank you for allowing me this opportunity.

For some time I've recommended Cities follow the lead of architects and engineers. Professionals like these often work with huge sets of plans—that are only successfully implemented as contractors and subcontractors follow them. Yet some of the best plans are done in a design-build format, since site, environmental and weather-related conditions may alter the details a bit upon build-out—and contractors may see better ways to accomplish an architect's plans while in the process of construction.

A Strategic Plan is quite similar; there will be reasons to amend these prioritized Goals and Objectives. Don't be afraid to reword, scratch out and replace along the way. Always *keep in mind that this Plan is a "living document"*. And the process detailed herein is meant to be repeated every 18 to 24 months, since things can and will change. Flexibility to respond to market forces and citizens' preferences are what makes strategic planning worth doing.

Delivery of this Plan within a ledger (11X17) format—as well as in a larger type (14+ points)—is meant to facilitate these changes and edits. Now that you have hard copies of this tool, please don't hold back when you want to write, edit, rewrite—and even delete. Consider each new action item proposed in the coming weeks and months and ask “does it fit within this Plan?” And if not, ask “is it a high enough priority that we need to change this Plan?” There's absolutely no pride of authorship—and you'll find that kind of activity likewise benefits a community's well-being. And you'll have a head start on the next document if you change the plan when they do—and pass along those comments to whoever assists you next.

A few years ago, someone shared with me a new take on strategic planning:

- A City's Vision is your preferred destination.
- Your Mission is your vehicle.
- Your Strategic Plan goals and objectives are the “thoroughfares to get us there”.

You folks in Saginaw understand the importance of thoroughfares. Just as we sometimes have to change our travel plans or take a detour, Cities are allowed and encouraged to do the same—as long as you stay pointed in the direction of your Vision.

Remember that a document formatted like this is also meant to as a tool for your City Staff to us as they manage Saginaw. It's also intended to give them a framework to use as they go back, conduct research and return with answers, as you need them.

Finally, know going in that *place making can be painstaking*—but it will be worth it as you work together. Build a buzz and tell others what you plan to do; show some tenacity as you do it. Achieving a vision like the one you've identified here means you'll have to come at the restaurants and retail you want again and again. And it all starts with your initial steps . . . .



City of Saginaw

***"The best strategies gain our commitment  
and are implemented."***

***-Dan Brokke  
Dayspring Cards***

## **FIRST STEPS**

Elected and appointed leaders may agree on the Goals and Objectives that are best for a community—but they aren't always certain on how to start.

At the final Strategic Planning Work Session, City of Saginaw Council Members requested a list of tasks that Saginaw should tackle to address the Plan detailed herein; what follows is a list of "First Steps" to prime the pump and help Saginaw get moving. Marty Wieder Strategic Consulting is pleased to respond with two lists of tasks, broken into Immediate (3-6 months) and Intermediate (6-12 months) categories.

### **IMMEDIATE TASKS** (In priority order; 3-6 months)

1. *Hire a consultant to prepare a Merchandising Plan—which quantifies Saginaw's Primary Retail Trade Area.*
  - a. *Have the consultant deliver the results as an infographic, which should allow you to segment and publish the most important facts.*
  - b. *Ensure that the consultant delivers a list of retailers and restaurants that would be a good fit for the Primary Retail Trade Area (that aren't presently located within the Trade Area), and that they vet the willingness of each identified prospect to take a closer look at Saginaw.*
2. *Contact owners of silos with historic logos and brands; determine the cost of painting and restoring these logos—and share in those costs to ensure that Saginaw protects and promotes these legacies.*
3. *Subscribe to Constant Contact and either prepare a masthead layout or hire a consulting firm to do that for you.*
4. *Consider whether you'll have an existing staff member take on direction of your Economic Development efforts—or if Saginaw will bring on a consultant to assist with these activities.*

5. Join the North Texas Commercial Association (NTCAR), Fort Worth Society of Commercial Realtors (SCR) and the International Council of Shopping Centers (ICSC).
  - a. Begin attending SCR monthly breakfasts, NTCAR and Bisnow events.
  - b. Introduce yourselves to, network and talk with prospective brokers and developers—and tell them Saginaw’s important facts. Let them know what you want—and that you want to work with them.
  - c. Start identifying (and the collecting cards of) the ones who’ve done the types of projects you desire—and who show serious interest in learning more about the Saginaw market.
6. Invite 5-10 of the most interested brokers and developers to come have lunch in Saginaw.
  - a. Have them drive Saginaw Boulevard with you.
  - b. Let them help you identify the top 10 vacant parcels and 10 best redevelopment options.

#### **INTERMEDIATE TASKS (6-12 months)**

1. Send 1-2 City leaders or a consultant to the ICSC RECon in May.
  - a. Make appointments with the restaurants and retailers identified in the Merchandising Plan (that were vetted as having interest in the Saginaw Primary Retail Trade Area).
  - b. Pick up site criteria information from the retailers and restaurants exhibiting at ICSC RECon; consider ones that may be a fit for your Primary Retail Trade Area (but may not have been included among the list provided through the Merchandising Plan).
2. Send out regular (monthly if possible) Constant Contact blasts to the brokers, making them aware of your plans to attend RECon, of your willingness to accompany them on appointments—and of the Merchandising Plan infographic facts. Don’t be afraid of repeating the information in different ways and words; repetition will help convince them of the message.
3. Continue conversation with silo owners—and determine the cost of placing lights on each. Determine whether they can or would do this themselves—or if they need any City assistance. Include initial costs as a budget amount in Fiscal Year 2017-18, so lighting may be completed next fall.
4. Purchase a display booth (I recommend a light one with removal fabric panels that will allow you to best display the infographic facts).
5. Reserve a booth space at the NTCAR Expo (takes place usually in late August or early September) and participate (staffed by either City employees or the consultant).
6. Reserve a booth for the ICSC Texas Conference and Deal Making in Dallas (which took place this year in early October).



**A. PUBLIC HEARING -- Consideration and Action Regarding a Textural Amendment to the Zoning Ordinance Modifying the City's Permitted Use Table (Automotive Uses, Medical Uses, and Commercial, Retail and Services Uses) of Article 5, "Permitted Uses" of Appendix A, "Zoning". --Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Public Hearings Item: 4A.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

The City of Saginaw Planning and Zoning Division is requesting the city's permitted use table be amended to accommodate the current needs of the community. The proposed amendments are among three categories: "automotive", "medical", and "commercial, retail, and service" to reflect the described changes found in the attached (*separate*) memo.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[Permitted Use Table \(Newspaper Tearsheet\).pdf](#)

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

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

# Wolves ride Ayo Dosunmu's triple-double to win over Mavs

BY FIELD LEVEL MEDIA  
Field Level Media NBA Stories

Ayo Dosunmu recorded his second career triple-double, finishing with 18 points, a career-high 15 rebounds and 12 assists to lead the Minnesota Timberwolves to a 124-94 road rout of the Dallas Mavericks on Monday.

With All-NBA guard Anthony Edwards coming off the bench and limited to 22:37 of playing time in his return from a knee injury, Dosunmu stepped up to shoulder some of the offensive load.

Minnesota (46-29) came into the contest off of its second-lowest scoring performance of the season, managing just 87 points in a 22-point loss to the Detroit Pistons on Saturday, but the Timberwolves bounced back as seven players scored in double figures.

Edwards was among the



Jerome Miron-Imagn Images

Dallas Mavericks forward Kris Middleton looks to move the ball past Minnesota Timberwolves guard Donte DiVincenzo during the second quarter at the American Airlines Center on Monday in Dallas.

contingent, amassing 17 points on 7-of-13 shooting. Monday marked his first appearance after a six-game absence. Naz Reid and Bones Hyland joined Edwards off the bench scoring 12 points each.

The Timberwolves' Rudy Gobert posted 14 points and 10 rebounds,

while Julius Randle netted a game-high 24 points. Donte DiVincenzo, who logged 15 points, knocked down a trio of 3-pointers to help fuel a 19-4 Minnesota run.

The spurt, spanning almost four minutes mid-way through the third quarter, effectively blew

the game open.

The Timberwolves led by no fewer than 18 points the rest of the way, and they were up by as many as 33 points in the fourth quarter.

After leading in the opening minutes, Dallas (24-51) surrendered two 8-0 runs in the period, forcing the Mavericks to play from behind for most of the contest.

Daniel Gafford led Dallas with 21 points on 9-of-11 field-goal shooting, while Rookie of the Year hopeful Cooper Flagg was held more than eight points below his season-long scoring average with 12 points on 5-of-19 shooting from the floor.

Flagg's shooting struggles extended beyond the 3-point arc, where he was 0-for-3. As a team, the Mavericks shot just 7-for-29 (24.1%) from long distance to Minnesota's 14-for-31 (45.2%).

Brandon Williams came off the bench to finish with 15 points, six rebounds and a team-high seven assists as Dallas lost for the sixth time in seven games.

--Field Level Media  
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# Second TCU men's basketball player intends to enter the transfer portal

BY STEVEN JOHNSON  
stjohnson@star-telegram.com

A second TCU men's basketball player has announced his intention to enter the transfer portal.

TCU sophomore guard Jace Posey announced his looming departure on social media Tuesday morning with a statement.

"I want to thank TCU for everything over the past three years," Posey said. "I appreciate my coaches, teammates and the fans who have supported me throughout my time here. I've built strong relationships and made memories that will stay with me forever. My time here has helped me grow both on and off the court. With that being said, I will be entering the transfer portal."

The 6-foot-5 redshirt sophomore from Houston appeared in 27 games this

season, but played sparingly down the stretch as TCU narrowed its rotation to just seven or eight players during its NCAA Tournament push. Posey averaged 4.6 points and 2.3 rebounds this season.

As a redshirt freshman, Posey played in 31 games, including making three starts. He showed flashes of being a potential contributor with a 20-point performance against Arizona State on Feb. 15, 2025.

Now the former four-star recruit and son of NBA champion James Posey will look for a new home. Posey still has plenty of potential to be molded due to his athleticism and defense, but needs to continue to work on his jump shot.

Posey joins sophomore guard RJ Jones in the transfer portal.

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## Legals

### Beverage Notice

#### LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premises Permit (BQ) by SRI & BREE, INC. dba KING'S QUICK STOP to be located at 4800 James Avenue, FortWorth, Tarrant County, Texas. Officers of said corporation is Uddhav Khadka.  
IPL0326924  
Mar 31-Apr 1 2026

### Legals & Public Notices

#### NOTICE TO BIDDERS

Bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 23rd of April 2026 for:

#### BID: 26-0195; Project WUTR24012

John F. Kubala Water Treatment Plant Recycle Pump Electrical Improvements

#### PRE-BID MEETING:

April 1, 2026, at 10:00 AM  
John F. Kubala Water Treatment Plant Conference Room  
7001 Frontage Rd.,  
Arlington, Texas 76001

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor  
s/s Alex Busken  
City Secretary

IPL0325182  
Mar 25-Apr 1 2026

#### NOTICE TO BIDDERS

Qualifications received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 23rd of April 2026 for:

#### RFQ: 26-0188

Request for Qualifications for Civil Engineering Site Assessment for Center Street Gateway Redevelopment

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor

s/s Alex Busken  
City Secretary

IPL0327252  
Apr 1, 8 2026

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### Legals & Public Notices

#### NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 30th of April 2026 for:

#### BID: 26-0198

Annual Requirements Contract for Various Fill Materials for the Water Utilities Department

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor

s/s Alex Busken  
City Secretary

IPL0327253  
Apr 1, 8 2026

#### NOTICE TO BIDDERS

Qualifications received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 9th of April 2026 for:

#### RFQ: 26-0183

Request for Qualifications for Construction Documents for 150th Anniversary Public Art Sculpture Installation

#### PRE-QUALIFICATIONS MEETING:

April 2, 2026, at 3:30 PM  
City Hall, 2nd Floor  
101 W. Abram St.  
Arlington, Texas 76010

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor  
s/s Alex Busken  
City Secretary

IPL0325172  
Mar 25-Apr 1 2026

#### NOTICE TO BIDDERS

Qualifications received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 16th of April 2026 for:

#### RFQ: 26-0196

Request for Qualifications for the Safe Routes to Schools Master Plan

#### PRE-QUALIFICATIONS MEETING:

April 7, 2026, at 1:00 PM  
City Hall, 2nd Floor  
101 W. Abram St.  
Arlington, Texas 76010

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor  
s/s Alex Busken  
City Secretary

IPL0325180  
Mar 25-Apr 1 2026

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### Legals & Public Notices

#### Texas Commission on Environmental Quality

##### EXAMPLE A

#### NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN AIR PERMIT (NORI) RENEWAL

##### PERMIT NUMBER 75661

APPLICATION. The University of Texas at Arlington, has applied to the Texas Commission on Environmental Quality (TCEQ) for renewal of Air Quality Permit Number 75661, which would authorize continued operation of the Thermal Energy Plant located at 301 West Third Street, Arlington, Tarrant County, Texas 76019. AVISO DE IDIOMA ALTERNATIVO. El aviso de idioma alternativo en español está disponible en

<https://www.tceq.texas.gov/permitting/air/newssource/airpermits-pendingpermit-apps>. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <https://gisweb.tceq.texas.gov/LocationMapper/?marker=97.110556,32.730278&level=13>. The existing facility is authorized to emit the following air contaminants: carbon monoxide, hazardous air pollutants, nitrogen oxides, organic compounds, particulate matter including particulate matter with diameters of 10 microns or less and 2.5 microns or less, and sulfur dioxide.

This application was submitted to the TCEQ on June 13, 2025. The application will be available for viewing and copying at the TCEQ central office, TCEQ Dallas/Fort Worth regional office, and the Central Library, 702 Planetarium Place, Arlington, Tarrant County, Texas 76019, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review in the Dallas/Fort Worth regional office of the TCEQ. The application, including any updates, is available electronically at the following webpage: <https://www.tceq.texas.gov/permitting/air/airpermit-applications-notices>

The executive director has determined the application is administratively complete and will conduct a technical review of the application. Information in the application indicates that this permit renewal would not result in an increase in allowable emissions and would not result in the emission of an air contaminant not previously emitted. The TCEQ may act on this application without seeking further public comment or providing an opportunity for a contested case hearing if certain criteria are met.

PUBLIC COMMENT. You may submit public comments to the Office of the Chief Clerk at the address below. The TCEQ will consider all public comments in developing a final decision on the application and the executive director will prepare a response to those comments. Issues such as property values, noise, traffic safety, and zoning are outside of the TCEQ's jurisdiction to address in the permit process.

OPPORTUNITY FOR A CONTESTED CASE HEARING. You may request a contested case hearing if you are a person who may be affected by emissions of air contaminants from the facility. If requesting a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number; (2) applicant's name and permit number; (3) the statement "[l]we request a contested case hearing;" (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests the group or association seeks to protect must also be identified. You may also submit your proposed adjustments to the application/permit which would satisfy your concerns.

The deadline to submit a request for a contested case hearing is 15 days after newspaper notice is published. If a request is timely filed, the deadline for requesting a contested case hearing will be extended to 30 days after mailing of the response to comments.

If any requests for a contested case hearing are timely filed, the Executive Director will forward the application and any requests for a contested case hearing to the Commissioners for their consideration at a scheduled Commission meeting. Unless the application is directly referred to a contested case hearing, the executive director will mail the response to comments along with notification of Commission meeting to everyone who submitted comments or is on the mailing list for this application. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.

MAILING LIST. In addition to submitting public comments, you may ask to be placed on a mailing list for this application by sending a request to the Office of the Chief Clerk at the address below. Those on the mailing list will receive copies of future public notices (if any) mailed by the Office of the Chief Clerk for this application.

AGENCY CONTACTS AND INFORMATION. All public comments and requests must be submitted either electronically at [www14.tceq.texas.gov/epic/eComment/](http://www14.tceq.texas.gov/epic/eComment/), or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record. For more information about the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at [www.tceq.texas.gov/goto/pep](http://www.tceq.texas.gov/goto/pep). Si desea información en Español, puede llamar al 1-800-687-4040. You can also view our website for public participation opportunities at [www.tceq.texas.gov/goto/participation](http://www.tceq.texas.gov/goto/participation). Further information may also be obtained from The University of Texas at Arlington, 1225 West Mitchell Street, Arlington, Texas 76013-2502, or by calling Mr. Otu Inyang, Director Environmental Health and Safety, at (817) 272-2185.

Notice Issuance Date: TBD  
IPL0326385  
Apr 1 2026

#### NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 30th of April 2026 for:

#### BID: 26-0199

Annual Requirements Contract for Various Fill Materials for the Public Works Department

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor

s/s Alex Busken  
City Secretary

IPL0327256  
Apr 1, 8 2026

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

On Thursday, April 9, 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 historical and/or architectural significance to the community of the structure(s) located at 513 S. Center Street, 515 S. Center Street, and 3104 W. Division Street. During the public hearings, the LPC will entertain discussion(s) from the owner(s) and/or representative(s) and/or other interested parties regarding plans to demolish these structures. At the end of the public hearing, the LPC will decide if this structure is historically and/or architecturally significant and whether or not to approve the demolition permit(s).

IPL0327400  
Apr 1 2026

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#### NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 30th of April 2026 for:

#### BID: 26-0200

Annual Requirements Contract for Ozone Generator Maintenance and Cleaning

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities>, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76004-3231. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor

s/s Alex Busken  
City Secretary

IPL0327249  
Apr 1, 8 2026

### Legals & Public Notices

#### REQUEST FOR QUALIFICATIONS TO PROVIDE PROFESSIONAL ENGINEERING CONSULTANT SERVICES TO THE CITY OF FORT WORTH, TEXAS RFQ 2027 TRANSPORTATION IMPACT FEE STUDY UPDATE 106900

The City of Fort Worth (City) Development Services Department (DSD) is requesting qualifications from interested and qualified engineering consulting firms to perform professional services necessary to update the City's TRANSPORTATION IMPACT FEE STUDY.

The Request for Qualifications and related information may be examined or obtained on-line by visiting <https://fortworthtexas.bonfire.com/portal/?tab=openOpportunities>

#### Pre-Submission Meeting:

A pre-submission meeting will be held at the following date:  
DATE: April 14, 2026  
TIME : 10:00 to 11:00 AM  
LOCATION: Virtual - Microsoft Teams  
The link to the pre-submission meeting can be obtained on-line by visiting <https://fortworthtexas.bonfire.com/portal/?tab=openOpportunities>. Interested firms are encouraged to attend.

The Applicant is solely responsible to ensure that it has received all communications issued by the City and a failure to obtain any such communication is at the sole and absolute risk of the Applicant.

#### Submission Requirement

One electronic copy (PDF) of the RFQ shall be uploaded to <https://fortworthtexas.bonfire.com/portal/?tab=openOpportunities> no later than 2:00 PM on Thursday, April 30, 2026. Submittals received after this date shall be rejected as non-responsive.  
IPL0327202  
Apr 1, 8 2026

#### CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on April 14, 2026, to consider a proposed textural amendment to the zoning ordinance regarding modifying the city's permitted use table (automotive uses, medical uses, and commercial, retail, and service uses), of Article 5, "Permitted Uses," of Appendix A, "Zoning." The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on April 21, 2026, to consider the above-mentioned request for a textural zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

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

Please direct any question regarding this matter to Saginaw Planning & Zoning at 817-230-0440 or [pz@saginawtx.org](mailto:pz@saginawtx.org).  
IPL0327454  
Apr 1 2026

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## Permitted Use Table Updates

**Date:** April 21 2026  
**To:** City Council  
**From:** Susy Victor-Trevino, Asst. Dir. of Comm. and Eco. Engagement  
**Subject:** Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses, medical uses, and Commercial, Retail and Services Uses) of Article 5, "Permitted Uses" of Appendix A, "Zoning".

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

### Commercial, Retail, and Service

1. **Convenience Store, With or Without Fuel Sales**
  - a. Neighborhood Commercial (NC):
    - i. **(P→P) Change permitted to not permitted.**
    - ii. Most NC parcels within the city are not compatible with gas stations and are better suited for mom-and-pop shops.
    - iii. In the future, convenience stores will be classified separately from gas stations.
  - b. Community Commercial (CC):
    - i. **(P→S) Change from permitted to permitted with a specific use permit.**
    - ii. Case-by-case review allows the city to better assess parcel compatibility.

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						
COMMERCIAL, RETAIL, AND SERVICE																					
														P	S	P	S		P	P	7

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





**Commercial, Retail, and Service (Continued)**

**2. Reclassifying Uses**

- a. **Reclassifying the below uses from the “Commercial, Retail, and Service” category to the “Medical” category to ensure streamlining.**
  - i. Ambulance Service
  - ii. Cosmetic Tattoo Establishment
  - iii. Massage Therapy Establishment
  - iv. Pharmacy

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						
<b>COMMERCIAL, RETAIL, AND SERVICE → CHANGE TO MEDICAL</b>																			
											Ambulance Service	S	S		P	S	P	P	2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Massage Therapy Establishment				S				
											Pharmacy	S	P	P	P				2

*\*The chart above reflects the updates from request #2.*





**Medical**

**3. Community Commercial (CC) Medical Category**

a. Community Commercial (CC):

- i. (P→S) Change all permitted uses within CC to permitted with a specific use permit.
- ii. Recommendation from the legal team to ensure compliance with state law.

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								
<b>MEDICAL USES</b>																				
												Ambulance Service	S	S		PS	S	P	P	2
												Clinic						S	S	27
												Cosmetic Tattoo Establishment	P	P	S	PS				
												Hospital	S	S		PS	S			2, 22
												Laboratory, Medical and/or Dental	S			PS		P	S	2
												Laboratory, Research	S	S		PS		P	P	2
												Laboratory, Support				PS		P	P	
												Medical, Dental & Optical Retail Sales	P	P	P	PS				
												Medical, Dental Office	P	P	P	PS				
									S	S		Nursing Home		S		PS				2
												Optician Shop	S	S	P	PS				2
												Pharmacy	S	P	P	PS				2
S												Veterinary Hospital without Outside Pens	S	S	S	PS		P	P	2
S												Veterinarian Office, Small Animal Practice	P	P	P	PS				2

\*The chart above reflects the updates from request #3.



## Automotive Uses

4. **Auto Auction**
  - a. Light Industrial (*LI*):
    - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
  - b. Heavy Industrial (*HI*):
    - i. (P→~~P~~) Change from permitted to not permitted.
  
5. **Auto Car Wash**
  - a. Neighborhood Commercial (*NC*) and Community Commercial (*CC*):
    - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
  - b. Light and Heavy Industrial (*LI/HI*):
    - i. (P→S) Change from permitted to permitted with a specific use permit.
  
6. **Auto Parts & Accessory Sales**
  - a. Neighborhood Commercial (*NC*):
    - i. (S→~~P~~) Change from permitted with a specific use permit to not permitted.
  - b. Community Commercial (*CC*):
    - i. (P→S) Change from permitted to permitted with a specific use permit.
  
7. **Auto Rental (Car & Truck)**
  - a. Neighborhood Commercial (*NC*):
    - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
  - b. Community Commercial (*CC*):
    - i. (P→S) Change from permitted to permitted with a specific use permit.
  
8. **Auto Repair Garage**
  - a. Neighborhood Commercial (*NC*):
    - i. (S→~~P~~) Change from permitted with a specific use permit to not permitted.
  
9. **Auto Sales, New & Used**
  - a. Community Commercial (*CC*):
    - i. (S→~~P~~) Change from permitted with a specific use permit (*SUP*) to not permitted.
  - b. Light and Heavy Industrial (*LI/HI*):
    - ii. (P→~~P~~) Change from permitted to not permitted.
  
10. **Auto Service Station**
  - a. Neighborhood Commercial (*NC*):
    - i. (S→~~P~~) Change from permitted with a specific use permit (*SUP*) to not permitted.
  - b. Community Commercial (*CC*):
    - i. (P→S) Change from permitted to permitted with a specific use permit.



#### 11. Auto Service Station, Light Maintenance

- a. Neighborhood Commercial (*NC*):
  - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Community Commercial (*CC*):
  - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

#### 12. Bus, Train, & Taxi Station or Terminal

- a. Neighborhood Commercial (*NC*):
  - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Neighborhood Mixed Use (*NMU*):
  - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- c. Community Commercial (*CC*):
  - i. (~~P~~→~~P~~) Change from permitted to not permitted.

#### 13. Motorcycle Sales

- a. Neighborhood Commercial (*NC*):
  - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Community Commercial (*CC*):
  - i. (~~P~~→~~P~~) Change from permitted to not permitted.
- c. Light Industrial (*LI*):
  - i. (~~P~~→~~P~~) Change from permitted to not permitted.

#### 14. Park and Ride Lots

- a. Future: Add definition.
- b. Residential (*AG, SF1, SF2, SF3, SF4, SFA, DX, ZLL, MH, MF1, MF2*), Office Professional (*OP*), Neighborhood Commercial (*NC*), Neighborhood Mixes Use (*NMU*):
  - i. (~~S~~→~~P~~) Change from permitted with a specific use permit to not permitted.
- c. Community Commercial (*CC*), Light and Heavy Industrial (*LI/HI*):
  - i. (~~P~~→~~P~~) Change from permitted to not permitted.

#### 15. Parking Lot, Commercial (Auto)

- a. Community Commercial (*CC*):
  - i. (~~P~~→~~P~~) Change from permitted to not permitted.
- b. Light and Heavy Industrial (*LI, HI*):
  - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

#### 16. Parking Lot, Commercial (Truck)

- a. Light and Heavy Industrial (*LI, HI*):
  - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

#### 17. Recreational Vehicle Rental

- a. Community Commercial (*CC*):
  - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.



- b. Light and Heavy Industrial (LI/HI):
  - i. (P→P) Change from permitted to not permitted.

#### 18. Recreational Vehicle Storage (Commercial)

- a. Light and Heavy Industrial (LI/HI):
  - i. (P→P) Change from permitted to not permitted.

#### Explanation:

- These uses should be reviewed case by case to ensure parcel compatibility, rather than being allowed by right.
  - a. P→S
  - b. P→S
- These uses are no longer compatible with the city's priorities within the affected zoning districts.
  - a. P→P
  - b. S→P

These amendments reflect evolving community needs and priorities: aligning the permitted use table with current conditions, supporting higher-quality retail and sit-down dining, increasing buffers to protect residential areas, improving land-use compatibility, and refining industrial uses to attract more desirable development and strengthen long-term community value.

*Please note:* Any use that previously existed on the date of the passage for this associated 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.



P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
City of Saginaw Land Use Table																			
Residential											Land Use Designation		Nonresidential				Supplemental Conditions		
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
1	2	3	4	A					1	2				U					
<b>AUTOMOTIVE USES</b>																			
																	S	P	<del>1, 7, 11, 13</del>
												S			S		P	P	2, 7
												S			P	S		P	2
												S			P	S		P	2, 13
												S			S		P	P	1, 11, 12, 13
															S		P	P	<del>2, 7, 12, 13</del>
												S			P	S		P	2, 7, 11, 12, 13
												S			P	S		P	
												S	S		P		P	P	2, 13
												S			P		P		<del>2, 12, 13</del>
S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P		S	P	2, 7
															P		P	P	7
															P		S	S	
															S		P	P	<del>2, 7, 13</del>
																	P	P	<del>7, 11</del>
																	P	P	

\*The chart above reflects the updates from request #4 to #16.

# Permitted

2026

# Use Table



2026 UPDATES

PRESENTED BY  
**P&Z Division**

# Use Categories



AUTOMOBILE



COMMERCIAL,  
RETAIL, & SERVICE



MEDICAL



# Commercial, Retail, & Service

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
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					
COMMERCIAL, RETAIL, & SERVICE USES																			
											Convenience Store, with or without Fuel Sales		<del>P</del>	S	<del>PS</del>		P	P	7

*\*Change the above use to not permitted in Neighborhood Commercial and allowed by SUP in Community Commercial.*

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
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					
COMMERCIAL, RETAIL, & SERVICE USES → CHANGE TO MEDICAL																			
											Ambulance Service	S	S		P	S	P	P	2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Massage Therapy Establishment				S				
											Pharmacy	S	P	P	P				2

*\*Reclassify the above uses from the “Commercial, Retail, and Service” category to the “Medical” category.*

# Medical

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																					
Residential											Land Use			Nonresidential						Supplemental Conditions	
											Designation										
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					
MEDICAL USES																					
											Ambulance Service	S	S		<del>P</del> S	S	P	P	2		
											Clinic						S	S	27		
											Cosmetic Tattoo Establishment	P	P	S	<del>P</del> S						
											Hospital	S	S		<del>P</del> S	S			2, 22		
											Laboratory, Medical and/or Dental	S			<del>P</del> S		P	S	2		
											Laboratory, Research	S	S		<del>P</del> S		P	P	2		
											Laboratory, Support				<del>P</del> S		P	P			
											Medical, Dental & Optical Retail Sales	P	P	P	<del>P</del> S						
											Medical, Dental Office	P	P	P	<del>P</del> S						
									S	S	Nursing Home		S		<del>P</del> S				2		
											Optician Shop	S	S	P	<del>P</del> S				2		
											Pharmacy	S	P	P	<del>P</del> S				2		
S											Veterinary Hospital with Outside Pens	S	S	S	<del>P</del> S		P	P	2		
S											Veterinarian Office, Small Animal Practice	P	P	P	<del>P</del> S				2		

*\*Amend uses that are permitted in the Community Commercial (CC) category to allowed by SUP.  
(Suggested by legal to conform with state law.)*

# Automotive

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
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																			
																	S	P	<del>1, 7, 11, 13</del>
												S		S			PS	PS	2, 7
												S		PS			P	P	2
												S		PS			P		2, 13
												S		S			P	P	1, 11, 12, 13
														S			P	P	<del>2, 7, 12, 13</del>
												S		PS			P	P	2, 7, 11, 12, 13
												S		PS			P	P	
												S	S	P			P	P	2, 13
												S		P			P		<del>2, 12, 13</del>
S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S		P	P	2, 7
														P			PS	PS	7
																	PS	PS	7
														S			P	P	<del>2, 7, 13</del>
																	P	P	<del>7, 11</del>

*\*Various changes are proposed to better match the city's shift toward redevelopment as it nears full build-out.*



**A. Consideration and Action Regarding Adding a Voluntary Donation Statement to Water Bills--Mary Copeland, Councilmember Place 6**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Business Item: 5A.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

Councilmember Copeland has requested this item to be on the agenda for discussion and action. The discussion on topic would be adding a statement on the water bill that would clarify that the donations on the water bill are voluntary and residents would be able to call the water department to remove the donation.



**B. Consideration and Action regarding adoption of Saginaw Parks and Recreation Master Plan update March 2026 -John Fielder & Trenton Tidwell, Kimley-Horn**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Business Item: 5B.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

The Parks and Recreation Master Plan, finalized in December 2021, was officially adopted by Council on April 5, 2022. The Parks and Recreation Master Plan was created to evaluate the conditions of existing regional, community, and neighborhood parks to identify areas that require renovations, and prioritize future safety and accessibility improvements. A presentation outlining the proposed amendments will be provided during the City Council meeting.

Parks Board reviewed and recommended the proposed amendments at the March 16, 2025, meeting.

To view the current Master Plan, please click the link <https://tinyurl.com/4z3wzn3a>

**RECOMMENDATION:**

Staff is seeking approval of proposed amendments.



**A. Action Regarding a Building Improvement Grant for 681 N. Saginaw Blvd. -- Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Business from Executive Session Item: 7A.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

Please see attached memo.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[BIG \(Ashton Apartments Memo\).pdf](#)


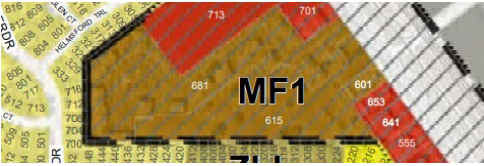
[Ashton \(BIG Application\)\\_Redacted.pdf](#)

**Building Improvement Grant Application for 681 N. Saginaw Blvd.**

**Date:** April 21, 2026  
**To:** City Council  
**From:** Susy Victor-Trevino, Assistant Director of Economic and Community Engagement  
**Subject:** Action Regarding Building Improvement Grant Application for 681 N. Saginaw Blvd.

**Background/Discussion:**

The Economic Development Department has received an application for a Building Improvement Grant as follows:

Applicant	<p><u>Company:</u> MGC ASHTON LLC, M Group Capital  <u>DBA:</u> Ashton Apartments  <u>Contact:</u> Cassandra Norcutt, US Property Consultants</p> <p><b>Owner Information</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><b>Current Owner:</b> MGC ASHTON LLC</td> <td style="width: 33%;"><b>Primary Owner Address:</b> 10228 E NORTHWEST HWY PMB 10016 DALLAS, TX 75238</td> <td style="width: 33%;"><b>Deed Date:</b> 2/26/2025 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D225044964</a></td> </tr> </table>	<b>Current Owner:</b> MGC ASHTON LLC	<b>Primary Owner Address:</b> 10228 E NORTHWEST HWY PMB 10016 DALLAS, TX 75238	<b>Deed Date:</b> 2/26/2025 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D225044964</a>
<b>Current Owner:</b> MGC ASHTON LLC	<b>Primary Owner Address:</b> 10228 E NORTHWEST HWY PMB 10016 DALLAS, TX 75238	<b>Deed Date:</b> 2/26/2025 <b>Deed Volume:</b> <b>Deed Page:</b> <b>Instrument:</b> <a href="#">D225044964</a>		
Property	<div style="text-align: center;">  </div> <p><u>Address:</u> 681 N. Saginaw Blvd. Saginaw, Texas 76179  <u>Legal Description:</u> WILLIAMSBURG VLG APTS Block 1 Lot 1 (Within the grant's prioritized areas)  <u>Zoning:</u> Community Commercial "CC" and within Saginaw Blvd. District</p> <div style="text-align: center;">  </div>			

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	Z	P	C	M	C	F	I	I		
	1	2	3	4	A									U						
RESIDENTIAL LAND USES																				
									P	P	Apartment			P					19	

**Permitted Use: Apartment**

Request

**\$3,845.00** for public art enhancements.

Reasoning

To enhance the existing structure to more nicely fit the community's desires.

Total Cost (Bid)

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.12	Public Art	\$6,970.00	50%	\$10,000.00	\$3,485.00	

Previously, City Council expressed a preference for the mural design to better reflect the character of the City of Saginaw. Specifically, they wanted to see elements such as a BNSF-style train and grain elevators in place of the current urban city background, and possibly behind the longhorn. The City Council wanted to know if the applicant was open to modifying the mural to better align with the community's identity. If the applicant was willing to make such revisions, the City Council would be open to reconsidering the grant value.

The applicant was willing to modify their mural and worked with staff to have the mural better align with the City Council's vision.

Property Values

**Owner Information**

**Current Owner:**  
MGC ASHTON LLC

**Primary Owner Address:**  
10228 E NORTHWEST HWY PMB 10016  
DALLAS, TX 75238

**Deed Date:** 2/26/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D226044964](#)

**Previous Owners:**

Name	Date	Instrument	Deed Volume	Deed Page
ASHTON APARTMENTS LLC	12/30/2021	<a href="#">D222000038</a>		
WV SAGINAW INVESTORS LLC	2/20/2020	<a href="#">D220040979</a>		
WILLIAMSBURG VILLAGE LLC	7/31/2015	<a href="#">D215169647</a>		
SNYDER D PETER;SNYDER KIMANN	8/30/2002	<a href="#">D205163571</a>	0000000	0000000
DAROSE CO LLC	4/14/1994	<a href="#">00115450000801</a>	0011545	0000801
GREEN-WACON LTD PTNSHP	12/7/1992	<a href="#">00108760001325</a>	0010876	0001325
SUNBELT SAVINGS FSB	1/1/1991	<a href="#">00101380001535</a>	0010138	0001535
WILLIAMSBURG APT LTD	1/6/1989	<a href="#">00085030001732</a>	0008503	0001732
WILLIAMSBURG APT LTD	4/2/1986	<a href="#">00085030001732</a>	0008503	0001732
WILLIAMSBURG VLG APTS LTD-SAG	7/26/1984	<a href="#">00000000000000</a>	0000000	0000000

Photos



Old Proposal



New Proposal

Eligibility

Good Standing: City Taxes, Property Taxes, No Code Violations, No City Liens

**Project Information**

Property Address: 681 N Saginaw Blvd

Applicant Name: Cassie Norcutt

Applicant E-Mail: [REDACTED]@US-PC.com Applicant Phone: [REDACTED]

Date of Application: 2-26-26 Years in Business: \_\_\_\_\_

Application Request:

Public art mural - Artwork has been approved

Project Start Date: 3-15-26 Project Completion Date: 4-30-26

**Project Requirements and Priorities**

Project Eligibility			
Within City Limits	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Non-Residentially Zoned	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Ad-Valorem Property Tax Paying Entity	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Good Standing with City (Taxes/Monies)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Good Standing (Business Taxes)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
No Existing City Liens	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Proof of Ownership	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Owner Authorization Granted	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
No Outstanding Code Violations	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Permissible Frequency of Grants (Sec.3.1.8)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>

Application Documentation			
Ownership/Lease Documentation	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Photos of Existing Conditions	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Drawing, Renderings, & Plans of the Proposed Enhancements	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Written Description of the Enhancements (i.e. building materials and color schemes)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Construction Cost Estimate	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Owner Support of the Grant Application	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>

BIG Priorities			
Located On: (Saginaw Blvd., Bailey Boswell Rd., Old Decatur Rd., Blue Mound Rd., or McLeroy Blvd.)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Located Within: "Downtown Areas"	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Retail Business	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Restaurant Business	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Professional Office Business	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Industrial and Manufacturing Business	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sales-Tax Generating Business	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>

### Enhancements

Please fill out the table below to identify enhancements and allocate your requested funding.

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.3	Facade		50%	\$10,000.00		
4.4	Interior Renovation		50%	\$10,000.00		
4.5	Landscaping		50%	\$10,000.00		
4.6	Lighting		50%	\$10,000.00		
4.7	Parking & Driveways		50%	\$10,000.00		
4.8	Pedestrian Amenities		50%	\$10,000.00		
4.9	Signage		50%	\$10,000.00		
4.10	Code Compliance		50%	\$10,000.00		
4.11	Demolition		50%	\$10,000.00		
4.12	Public Art	\$6,970.00	50%	\$10,000.00	\$3,485.00	
		<del>\$10,489.35</del>			<del>\$5,244.67</del>	
<b>Total Requested Amount:</b>				\$		
<b>BIG Approved Amount:</b>				\$		

Please identify and describe any additional enhancements not applicable for grant funding:

*we included a beautiful perimeter fence.*

---



---



**Contractor Information**

**Contractor 1:**

Company Name: Woodland Graphics  
 Contractor Name: Jackie Green Contractor Title: Project Manager  
 Contractor Address: Woodland Graphics 3630 Margud Dr. Garland, TX 75042  
 Contractor E-Mail: Signs@woodlandgraphics.com Contractor Phone: [REDACTED]  
 Contractor Cell: [REDACTED] Company Website: woodlandgraphics.com

**Contractor 2:**

Company Name: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_  
 Contractor Address: \_\_\_\_\_  
 Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_  
 Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

**Contractor 3:**

Company Name: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_  
 Contractor Address: \_\_\_\_\_  
 Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_  
 Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

**Contractor 4:**

Company Name: \_\_\_\_\_  
 Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_  
 Contractor Address: \_\_\_\_\_  
 Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_  
 Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

## Applicant/Owner Certification

In accordance with Resolution 2018-23 adopting the [Building Improvement Grant Policy](#), the undersigned do hereby certify the following:

<b>Section 7.1 – Application Accuracy:</b>	The information in the application, and all that may have been affixed thereto, is true and correct, and that the city may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
<b>Section 7.2 - Compliance</b>	I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an application nor payment of a grant upon completion of the project shall constitute approval of the project by any city department, board member or staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
<b>Section 7.3 - Insurance</b>	I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
<b>Section 7.4 - Maintenance</b>	I (we) certify that the enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
<b>Section 7.5 - Discretionary Rights:</b>	I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching grant relative to the application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a grant on terms and conditions that are contrary to the guidelines of this policy.
<b>Section 7.6 - Policy Promotion:</b>	I (we) authorize the City to use an approved project to promote the merits of this policy, including but not limited to displaying a sign at the property or business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the city's website.
<b>Section 7.7 - Indemnification:</b>	I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the board, and I or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an application, agree to indemnify the City, the board and I or their agents, employees, officers, and I or directors from any claims or damages resulting from the project, including reasonable attorney fees.

I hereby acknowledge the above information

I do not acknowledge the above information

Owner Name: Corey Morrow  
 Signature: [Signature]  
 Date: 2/25/26

Applicant Name: Carole Norcutt  
 Signature: [Signature]  
 Date: 2/25/26

# PROOF OF OWNERSHIP





**Fidelity National Title Agency, Inc.**

1125 Executive Circle, Suite 220

Irving, TX 75038

Phone: (972)650-6847 Fax: (972)637-7184

**Buyer's Settlement Statement**

**Settlement Date:** March 14, 2025  
**GF Number:** 9001312400945  
**Escrow Officer:** Amanda Brower  
**Buyer:** MGC Ashton LLC, a Texas limited liability company  
**Seller:** Ashton Apartments, LLC, a Delaware limited liability company  
**Lender:** Colliers Mortgage LLC  
**Property:** 681 N Saginaw Blvd  
 Saginaw, TX 76179  
 (Ashton Apartment Homes)

	Buyer	
	Debit	Credit
<b>Total Consideration</b>		
Purchase Price		
Principal Amount of New Loan		
Earnest Money Deposit		
<b>Prorations/Adjustments</b>		
2025 Property Tax Prorations (Estimate Based on 2024 Tax Bill) Annually 72 days @ [REDACTED] 01/01/25-03/13/25		
Rent Prorations Monthly 18 days @ [REDACTED] 03/14/25-03/31/25		
Prepaid Rents		
Security Deposits		
Make Ready Credit		
RUBS Credit		
<b>Total Commissions</b>		
Commission to Lifestyles Realty Dallas, Inc		
<b>Loan Charges</b> [REDACTED]		
Origination Fee to Colliers Mortgage LLC		
FNMA Delivery Fee to Colliers Mortgage LLC		
Insurance Escrow Deposit to Colliers Mortgage LLC		
Real Estate Tax Escrow Deposit to Colliers Mortgage LLC		
Loan Application Fee P.O.C. [REDACTED]		
Refundable Loan Application Fee		
Good Faith Deposit/Commitment Fee P.O.C. [REDACTED]		
Good Faith Deposit Refund		

**Buyer's Settlement Statement**

	Buyer	
	Debit	Credit
<b>Balance Due FROM Buyer</b>		
<b>Totals</b>		

**See signature page to follow**

**Buyer's Settlement Statement**

**APPROVED AND ACCEPTED**

The Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

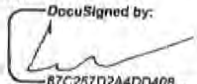
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

**BUYER**

MGC Ashton LLC,  
a Texas limited liability company

By: Capital by M Group LLC,  
a Texas limited liability company  
its Manager

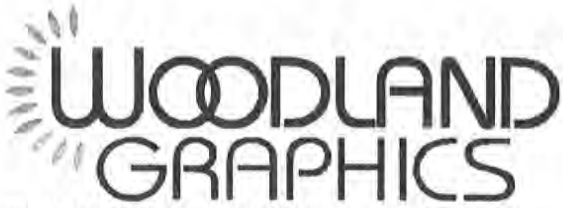
By: \_\_\_\_\_  
Corey N. Muldrow  
Manager

DocuSigned by:  


By: \_\_\_\_\_  
Candice N. Muldrow  
Manager

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

BY: \_\_\_\_\_  
Fidelity National Title Agency, Inc.  
Settlement Agent



SIGN DESIGN - FABRICATION - INSTALLATION  
 3630 Marquis Dr. Garland, Tx 75042 • 972-272-7677  
 email: signs@woodlandgraphics.com

# Proposal

<b>Date:</b> 2/23/2026	<b>Proposal #:</b> 22046
<b>Project</b>	
<b>Phone Number</b>	<b>Fax Number</b>

**Bill To:**  
 Ashton  
 681 Saginaw Blvd.  
 Saginaw, TX 76179

Item	Description	Qty	Rate	Total
Secondary	Aluminum composite 3mm thick. Intermediate print with laminate. Luster 3M 8509 applied. Installs direct to corrugated metal substrate of building with hardware. (12) 4' x 8' sheets, (4) 5' x 10' sheets	1	6,970.00	6,970.00T
Installation	Installation Sales Tax	1	2,100.00 8.25%	2,100.00 575.03
<b>Terms</b>	50% deposit, 50% at delivery		<b>Total</b>	<b>\$9,645.03</b>

**Accepted By:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL - TERMS AND CONDITIONS**  
 DESIGN-The design and 2 revisions are included in the proposal. Additional revisions are billed at \$65/hr. EXCAVATION- Buyer responsible for any additional expense due to underground obstructions not visible from the surface. ELECTRICAL-Buyer to provide and connect any required electrical power. PAST DUE- Invoices may be subject to 1.5% late charge/month and collection costs. In the event of DEFAULT, buyer allows Woodland access to the property to reclaim signs. Buyer is responsible for all costs incurred. OTHER-Design proofs are the property of Woodland and cannot be used or reproduced. Work proceeds upon signature acceptance of proposal and art proofs.

**Woodland Graphics, Inc.**

3630 Marquis St., Garland, Texas 75042  
(972) 272-7677 Fax:(972) 494-3056

**Invoice**

**Invoice #:** 21040-f  
**Invoice Date:** 2/25/2026  
**Terms:** Due on receipt

**Bill To:**

Ashton  
681 Saginaw Blvd.  
Saginaw, TX 76179

**Proposal #:** 21040

Due Date:	2/25/2026
-----------	-----------

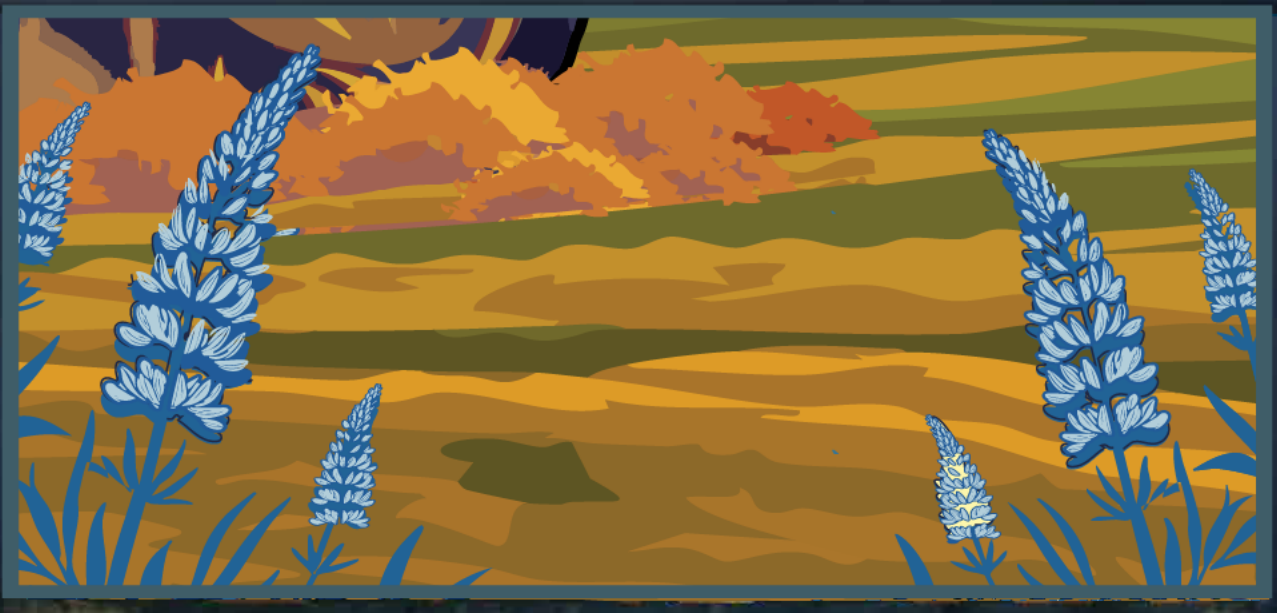
Description	QTY	Rate	Amount
Consultation and development of vector artwork for Ashton mural. Includes altering graphics to make a more consistent "flow" per city requirements. Scaling graphic to fit into existing panels. Defining where artwork divides to make a cohesive picture. Color alterations for client approval.	12	65.00	780.00T
Sales Tax		8.25%	64.35

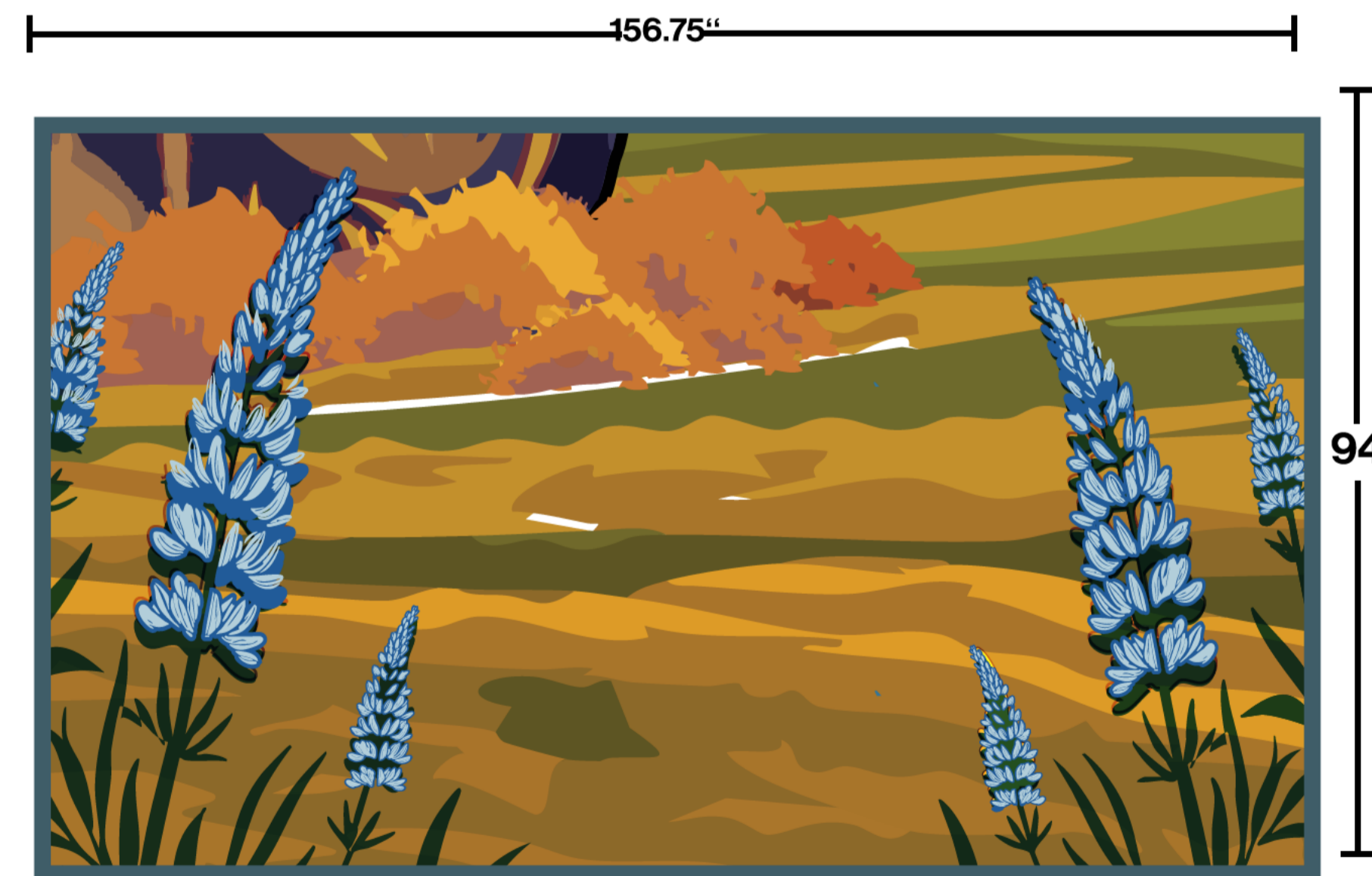
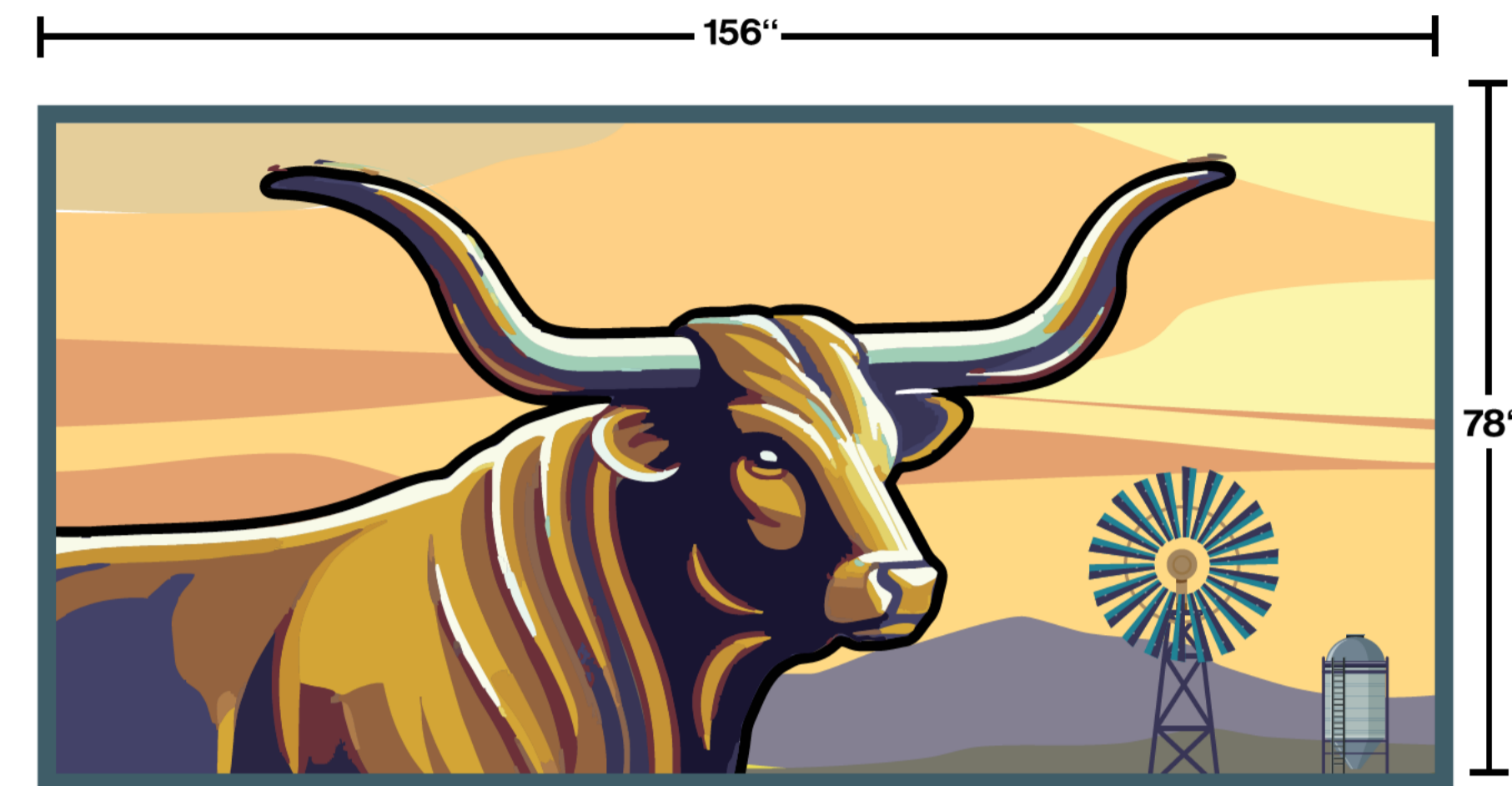
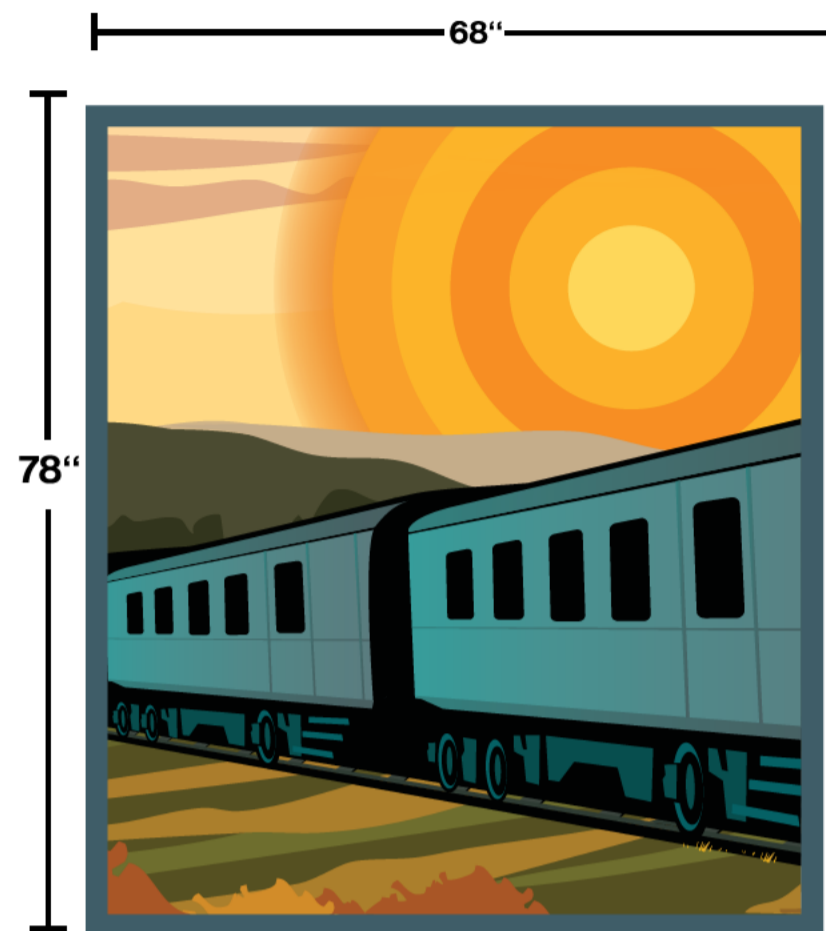
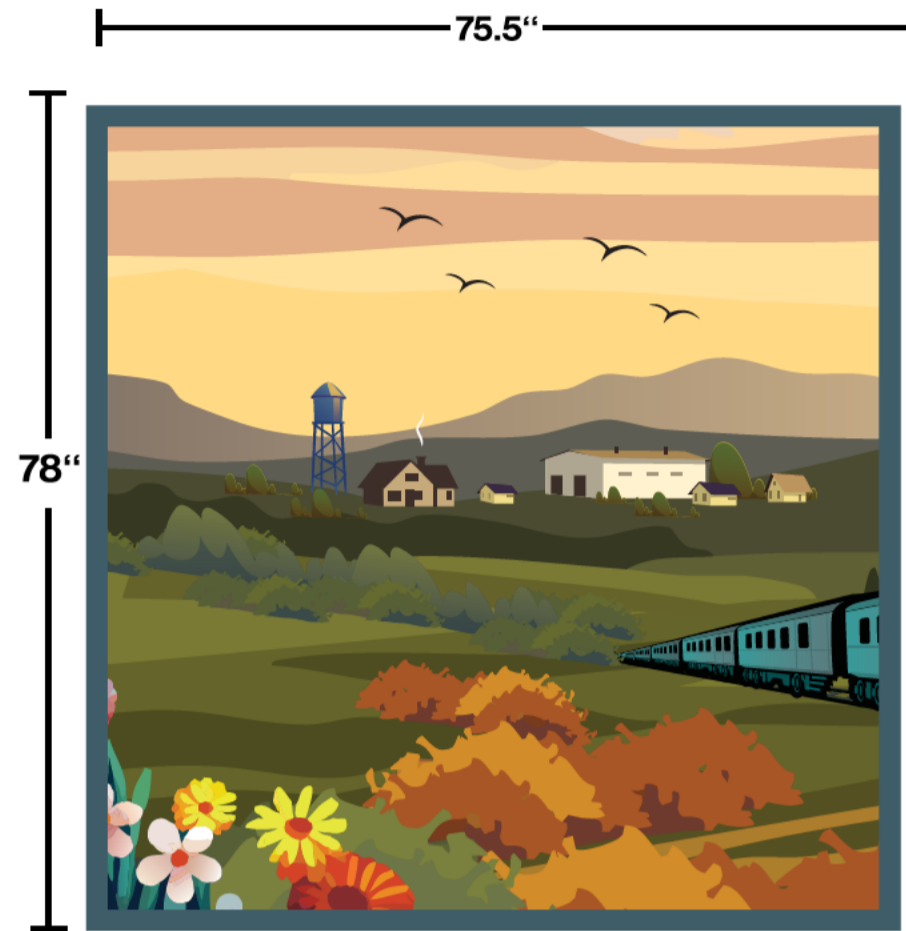
<b>Total</b>	\$844.35
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$844.35



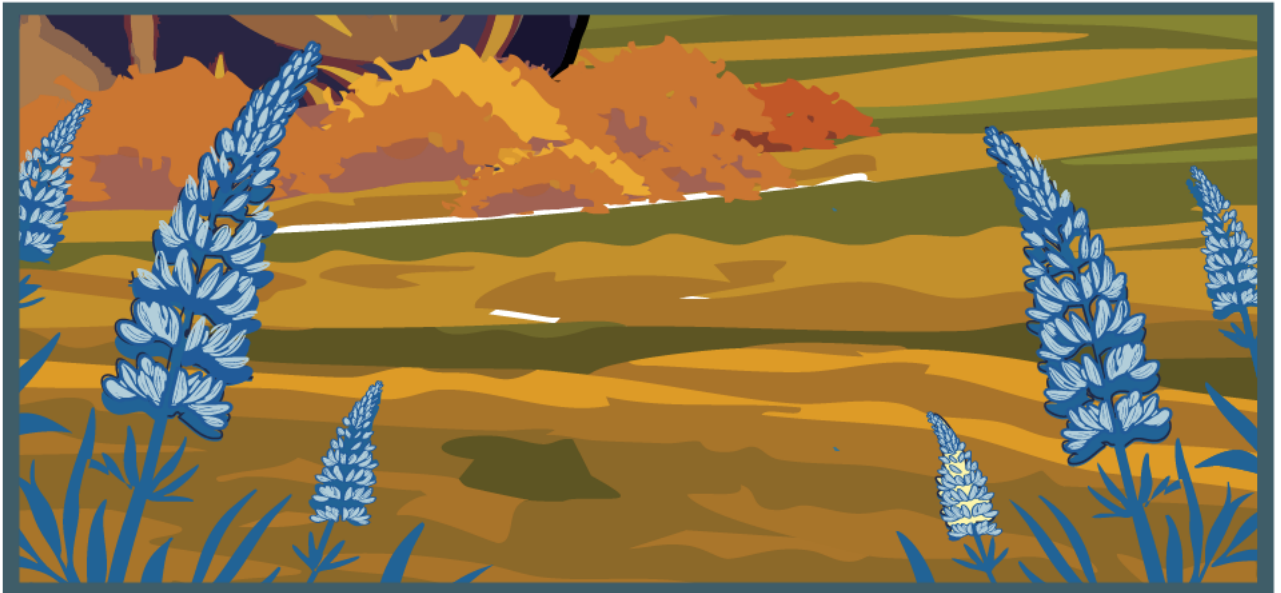


*Ashton*  
APARTMENT HOMES











**B. Action Regarding a Building Improvement Grant for 1200 Jarvis Road -- Susy Victor Trevino, Asst. Dir. of Economic & Community Engagement**

Meeting	Agenda Group
Tuesday, April 21, 2026, 6:00 PM	Business from Executive Session Item: 7B.
Reference File	
Community Goals	

**BACKGROUND/DISCUSSION:**

Please see attached memo.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[BIG \(Holloway CC Memo\).pdf](#)


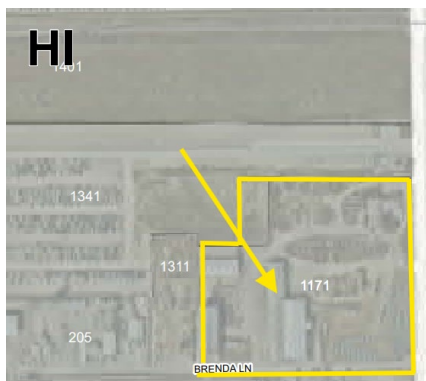
[Holloway \(BIG Application\)\\_Redacted.pdf](#)

**Building Improvement Grant Application for 1200 Jarvis Road**

**Date:** April 14, 2026  
**To:** City Council  
**From:** Susy Victor-Trevino, Assistant Director of Economic and Community Engagement  
**Subject:** Action Regarding Building Improvement Grant Application for 1200 Jarvis Road

**Background/Discussion:**

The Economic Development Department has received an application for a Building Improvement Grant as follows:

Applicant	<p><u>Company:</u> <a href="#">Hollow Company, Inc.</a>  <u>Contact:</u> Lynton Holloway, Owner</p> <p><b>Owner Information</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><b>Current Owner:</b> HOLLOWAY COMPANY INC</td> <td style="width: 33%; border: none;"><b>Primary Owner Address:</b> PO BOX 79577 FORT WORTH, TX 76179--0577</td> <td style="width: 33%; border: none;"><b>Deed Date:</b> 1/1/2008 <b>Deed Volume:</b> 0000000 <b>Deed Page:</b> 0000000 <b>Instrument:</b> 000000000000000</td> </tr> </table>	<b>Current Owner:</b> HOLLOWAY COMPANY INC	<b>Primary Owner Address:</b> PO BOX 79577 FORT WORTH, TX 76179--0577	<b>Deed Date:</b> 1/1/2008 <b>Deed Volume:</b> 0000000 <b>Deed Page:</b> 0000000 <b>Instrument:</b> 000000000000000
<b>Current Owner:</b> HOLLOWAY COMPANY INC	<b>Primary Owner Address:</b> PO BOX 79577 FORT WORTH, TX 76179--0577	<b>Deed Date:</b> 1/1/2008 <b>Deed Volume:</b> 0000000 <b>Deed Page:</b> 0000000 <b>Instrument:</b> 000000000000000		
Property	<p><u>Address:</u> <a href="#">1200 Jarvis Road, Saginaw, Texas 76179</a>  <u>Legal Description:</u> <a href="#">Holloway Addition-Saginaw Block 1, Lot 1</a> (Not within the grant's prioritized areas)</p> <div style="text-align: center;">  </div> <p><u>Zoning:</u> <a href="#">Heavy Industrial</a></p> <div style="text-align: center;">  </div>			

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

City of Saginaw Land Use Table

Residential										Land Use Designation	Nonresidential					Supplemental Conditions			
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
	1	2	3	4	A				1	2									
RESIDENTIAL LAND USES																			
											Manufacturing Facility (Light)							P	P 7.22

Permitted Use: Manufacturing Facility

Request

The applicant has **requested \$66,000.00** in funding to cover landscaping improvements (fencing).

Although this request exceeds the standard maximum allowed under the policy, the applicant is seeking consideration under the provision that gives City Council discretion to approve higher amounts. If the award were limited to the policy maximum, the total maximum funding would be **\$10,000.00** for 1 enhancement category: landscaping.

The applicant has begun construction on a new facility and the screening is being updated to complement the improvements.

Reasoning

The funds will aid in the updating and moderation of the facilities at 1200 Jarvis Road for, but not limited to, new fencing and landscaping.

Total Cost (Bid)

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.3	Facade		50%			
4.4	Interior Renovation		50%			
4.5	Landscaping	\$66,000.00	50%	<b>\$10,000.00</b>	\$66,000.00	
4.6	Lighting		50%			
4.7	Parking & Driveways		50%			
4.8	Pedestrian Amenities		50%			
4.9	Signage		50%			
4.10	Code Compliance		50%			
4.11	Demolition		50%		\$66,000.00	
<b>1 Total Enhancements</b>		<b>\$66,000.00</b>		<b>\$10,000.00</b>	<b>\$66,000.00</b>	<b>\$</b>

Property Values

**Owner Information**

**Current Owner:**  
HOLLOWAY COMPANY INC

**Primary Owner Address:**  
PO BOX 79577  
FORT WORTH, TX 76179-0577

**Deed Date:** 1/1/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 00000000000000

**\$ Values**

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$1,593,750	\$321,900	\$1,915,650	\$1,915,650
2024	\$1,553,100	\$321,900	\$1,875,000	\$1,875,000
2023	\$1,378,300	\$321,900	\$1,700,000	\$1,700,000
2022	\$1,245,450	\$321,900	\$1,567,350	\$1,567,350
2021	\$1,245,450	\$321,900	\$1,567,350	\$1,567,350
2020	\$1,245,450	\$321,900	\$1,567,350	\$1,567,350

Pending indicates that the property record has not yet been completed for the indicated tax year.  
+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Photos



Eligibility

Good Standing: City Taxes, Property Taxes, No Code Violations, No City Liens

Building Improvement Grant Goals

- 1.1) Enhance the commercial viability and sustainability of commercial properties in the City.
- 1.2) Improve the physical appearance of businesses and visibly enhance the City's commercial corridors.
- 1.3) Aid in the retention and expansion of existing businesses.
- 1.4) Increase the taxable value of commercial properties in the City.
- 1.5) Enhance commercial areas through the placement of Public Art.
- 1.6) Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance.
- 1.7) Increase the safety of a commercial area and stimulate more public interaction.
- 1.8) Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

[Building Improvement Grant Policy](#)

**Project Information**

Property Address: 1200 Jarvis Rd. Saginaw, TX 76179

Applicant Name: Lynton Holloway (Holloway Co. Inc)

Applicant E-Mail: [REDACTED] Applicant Phone: [REDACTED]

Date of Application: \_\_\_\_\_ Years in Business: \_\_\_\_\_

Application Request:

Requesting \$66,000.00 for a new fence to match their new building. The applicant is aware of the policy max but would like to request more funds per the clause in the policy that states that City Council has the discretion to approve more than the policy max.

Project Start Date: \_\_\_\_\_ Project Completion Date: \_\_\_\_\_

**Project Requirements and Priorities**

Project Eligibility					
Within City Limits	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Non-Residentially Zoned	Yes	<input type="checkbox"/>		No	<input type="checkbox"/>
Ad-Valorem Property Tax Paying Entity	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Good Standing with City (Taxes/Monies)	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Good Standing (Business Taxes)	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
No Existing City Liens	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Proof of Ownership	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Owner Authorization Granted	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
No Outstanding Code Violations	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Permissible Frequency of Grants (Sec.3.1.8)	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>

Application Documentation					
Ownership/Lease Documentation	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Photos of Existing Conditions	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Drawing, Renderings, & Plans of the Proposed Enhancements	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Written Description of the Enhancements (i.e. building materials and color schemes)	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Construction Cost Estimate	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>
Owner Support of the Grant Application	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>

BIG Priorities		
Located On: (Saginaw Blvd., Bailey Boswell Rd., Old Decatur Rd., Blue Mound Rd., or McLeroy Blvd.)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Located Within: "Downtown Areas"	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Retail Business	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Restaurant Business	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Professional Office Business	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Industrial and Manufacturing Business	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sales-Tax Generating Business	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

### Enhancements

Please fill out the table below to identify enhancements and allocate your requested funding.

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.3	Façade		50%	\$10,000.00		
4.4	Interior Renovation		50%	\$10,000.00		
4.5	Landscaping	\$66,000.00	50%	\$10,000.00	\$66,000.00	
4.6	Lighting		50%	\$10,000.00		
4.7	Parking & Driveways		50%	\$10,000.00		
4.8	Pedestrian Amenities		50%	\$10,000.00		
4.9	Signage		50%	\$10,000.00		
4.10	Code Compliance		50%	\$10,000.00		
4.11	Demolition		50%	\$10,000.00		
4.12	Public Art		50%	\$10,000.00		
<b>Total Requested Amount:</b>				\$66,000.00		
<b>BIG Approved Amount:</b>				\$		

Please identify and describe any additional enhancements not applicable for grant funding:

An new multi-million dollar facility is being constructed to replace the current administrative building for

Holloway Co. Inc.

### **Contractor Information**

#### **Contractor 1:**

Company Name: Swinger Gate & Panel

Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_

Contractor Address: 632 S Cherry Ln White Settlement, TX 76108

Contractor E-Mail: mgr@swingergateco.com Contractor Phone: XXXXXXXXXX

Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

#### **Contractor 2:**

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

Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_

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

Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_

Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

#### **Contractor 3:**

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

Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_

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

Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_

Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_

#### **Contractor 4:**

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

Contractor Name: \_\_\_\_\_ Contractor Title: \_\_\_\_\_

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

Contractor E-Mail: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_

Contractor Cell: \_\_\_\_\_ Company Website: \_\_\_\_\_



### Applicant/Owner Certification

In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:

<b>Section 7.1 – Application Accuracy:</b>	The information in the application, and all that may have been affixed thereto, is true and correct, and that the city may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
<b>Section 7.2 - Compliance</b>	I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an application nor payment of a grant upon completion of the project shall constitute approval of the project by any city department, board member or staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
<b>Section 7.3 - Insurance</b>	I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
<b>Section 7.4 - Maintenance</b>	I (we) certify that the enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
<b>Section 7.5 - Discretionary Rights:</b>	I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching grant relative to the application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a grant on terms and conditions that are contrary to the guidelines of this policy.
<b>Section 7.6 - Policy Promotion:</b>	I (we) authorize the City to use an approved project to promote the merits of this policy, including but not limited to displaying a sign at the property or business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the city's website.
<b>Section 7.7 - Indemnification:</b>	I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the board, and I or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an application, agree to indemnify the City, the board and I or their agents, employees, officers, and I or directors from any claims or damages resulting from the project, including reasonable attorney fees.

I hereby acknowledge the above information

I do not acknowledge the above information

Owner Name: Lynton Holloway

Signature: \_\_\_\_\_

Date: 04/14/26

Applicant Name: Lynton Holloway

Signature: [Handwritten Signature]

Date: 04/14/26



**Swinger Gate and Panel**

Holloway Company Inc  
 1200 Jarvis Rd  
 Saginaw, TX 76179

☎ [Redacted]  
 ✉ [Redacted]

ESTIMATE	#23564
ESTIMATE DATE	Apr 1, 2026
EXPIRATION DATE	May 1, 2026
<b>TOTAL</b>	<b>\$91,693.53</b>

CONTACT US

632 S Cherry Ln  
 White Settlement, TX 76108

☎ (817) 740-9449  
 ✉ mgr@swingergateco.com

ESTIMATE

Services	qty	unit price	amount
New Installation - Installation and Programming	16.0	\$135.00	\$2,160.00
Labor Hours for installation and programming of equipment			

Services subtotal: \$2,160.00

Materials	qty	unit price	amount
1000' of 6' Double Top Rail Extended Picket Fence	1.0	\$66,000.00	\$66,000.00
Material: 1 1/2" Rail 3/4" Picket 3"x3" Post			
20' Slide Gate	1.0	\$4,900.00	\$4,900.00
Material: 3" Frame 3/4" Pickets to Match Fence			
30' Dual Slide Gate at Main Entrance to Match Fence	1.0	\$7,350.00	\$7,350.00
Material: 3" Frame 3/4" Pickets to Match Fence			
Slide - CSL24UL - 24VDC Commercial Slide Gate Operator	2.0	\$4,690.00	\$9,380.00
24VDC Commercial Slide Gate Operator			
Includes: -(30 ft) #41 Black Oxide Chain -(1) S505AL -(1) LMRRUL. -Includes Battery Backup -myQ -UL Listed -Power 120/230V single-phase -UL Usage Classification: I, II, III, and IV, -Gate Speed 12" per Second			
Manufacturer's Warranty: -Commercial: 5 Years on Components -Residential: 7 Years on Components			
Pad Mount	2.0	\$500.00	\$1,000.00

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Remotes - 811LMX 1-Button Remote	4.0	\$29.95	\$119.80
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LiftMaster model 811LMX replaces the 811LM & is a one button 12-code switch digital encrypted visor remote control that uses the narrow band tri frequencies (310, 315 and 390MHz) for better range and is compatible with LiftMaster 850LM and 860LM radio receivers and commercial openers with Security+ 2.0 technology. This remote has 12 on/off code switches and transmits a digital encrypted signal rather than a standard digital signal to provide additional security. The LiftMaster 811LMX remote is directly compatible with the 850LM and 860LM radio receivers and commercial openers that use the Security+ 2.0 system.

Product Specifications: Power: 3 volt lithium battery CR2032 included Frequency: Tri-frequency 310, 390 and 315MHz Codes: 4,096 set by 12 on/off code switches Dimensions: 3.125 x 1.75 x 0.625 inches

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Materials subtotal: \$88,749.80

Subtotal	\$90,909.80
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Tax (TX-White Settlement-5220558 8.25%)	\$783.73
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<b>Total</b>	<b>\$91,693.53</b>
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Cost of services for initial service calls & final invoices upon completion (including any revisions to invoices for additional services & materials) are non-refundable.

Custom work is not held for more than 30 days before storage charges are incurred.

Gate & Access Control systems/parts are subject to the manufacturer's warranty. Please note that LABOR does not fall under any type of warranty. Issues with workmanship must be discussed with the office within 14 days of installation/repairs.

Payment for all services and materials are due upon receipt.

By approving this estimate, you agree to the stated terms.

We appreciate your business!



2025 PROPERTY VALUE NOTICE

05-01-2025

TARRANT APPRAISAL DISTRICT  
2500 HANDLEY-EDERVILLE ROAD  
FORT WORTH, TX 76118

To see value, exemption, sales comparables  
and homestead changes, go to:

[www.TAD.org](http://www.TAD.org)

★ ACCOUNT NUMBER: [REDACTED] ★

00025  
ODAY HARRISON GRANT INC  
HOLLOWAY COMPANY INC  
[REDACTED]

Property Description and Address  
HOLLOWAY ADDITION-SAGINAW BLOCK 1 LOT 1  
1171 JARVIS RD

Duplicate of Original



**JUNE 2, 2025**  
**IS YOUR PROTEST DEADLINE**



Messages

For estimated taxes and rate  
information go to:  
[www.Texas.gov/PropertyTaxes](http://www.Texas.gov/PropertyTaxes)

IF YOU ARE THE CURRENT OWNER OF THIS PROPERTY OR THE AUTHORIZED AGENT YOU MAY VIEW A COMPLETE COPY OF THIS VALUE NOTICE ONLINE. TO DO SO, PLEASE **SIGN IN** TO YOUR EXISTING ONLINE ACCOUNT TO VIEW THIS AND OTHER DOCUMENTS ON 'MY ACCOUNT'. FOR ASSISTANCE PLEASE GO **HERE** AND / OR CALL THE PHONE NUMBER ABOVE ON THIS NOTICE.

If you disagree with the proposed value, contact the TARRANT APPRAISAL DISTRICT (TAD) at (817) 284-2025. If the APPRAISAL DISTRICT cannot resolve the problem, you have the right to protest to the APPRAISAL REVIEW BOARD (ARB). **IN ORDER TO PROTEST YOU MUST FILE A WRITTEN PROTEST WITH THE ARB NO LATER THAN JUNE 2, 2025.** You have the right to an informal conference with the APPRAISAL DISTRICT before your hearing to discuss and resolve your protest. Please refer to the filing instructions for details to file a protest and request an informal conference. ARB hearings begin May 20, 2025 at 2500 Handley-Ederville Road. If you file a protest, you will receive notice of your hearing date and time at least 15 days before the hearing.

ACCOUNT NUMBER

[REDACTED]

TOTAL DUE

\$0.00

OWNER NAME

**HOLLOWAY COMPANY INC**

TYPE

 Real

PROPERTY LOCATION

1171 JARVIS RD

Select

Details

ACCOUNT NUMBER

[REDACTED]


TOTAL DUE

\$0.00

OWNER NAME

**HOLLOWAY CO INC**

TYPE

 Personal

PROPERTY LOCATION

1200 JARVIS RD

Select

Details

ACCOUNT NUMBER

[REDACTED]

TOTAL DUE

\$0.00

OWNER NAME

**HOLLOWAY LEASING INC**

TYPE

 Personal

PROPERTY LOCATION

1200 JARVIS RD

Select

Details