



City of Saginaw

Meeting and/or Executive Session Agenda

Tuesday, May 19, 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

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

2. Consent Agenda

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

- 2.A. Action regarding minutes from April 21, 2026 meeting -- Vicky Vega, City Secretary
- 2.B. Action Regarding renewal of Memorandum of Understanding (MOU) between Saginaw Police Department and Eagle Mountain-Saginaw ISD Police Department- Chief of Police Russell Ragsdale
- 2.C. Action Regarding a Right of Way Encroachment Agreement with Miller Milling Company, LLC. -- Randy Newsom, Director of Public Works
- 2.D. Action Regarding an Amendment to a Right of Way Encroachment Agreement with Fuel City Saginaw, LLC. -- Randy Newsom, Director of Public Works

- 2.E. Consideration and Action regarding Ordinance No. 2026-06 amending Saginaw City Ordinance Sec 94-62. Parking Of Certain Vehicles Prohibited On Certain Streets -- Doug Spears, Fire Chief
- 2.F. Action Regarding the Approval of the Purchase of Holiday Light Displays -- Jarred Coursey, Assist. Director of Public Works

3. Proclamations-Presentations

- 3.A. Recognitions/Presentations--Gabe Reaume, City Manager
- 3.B. Presentation of Proposed Pillar Murals at the Bailey Boswell and Saginaw Boulevard Overpass -- Luisa Pina, PW Admin. Coordinator
- 3.C. Workshop Regarding Signage Across all City Parks--Susy Victor, Asst. Director of Economic & Community Engagement
- 3.D. Discussion regarding the Sale of Old Street Signs--Randy Newsom, Director of Public Works
- 3.E. Work Plan Update--Gabe Reaume, City Manager

4. Public Hearings

- 4.A. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)--Susy Victor, Asst. Dir. of Economic & Community Eng.
- 4.B. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)--Susy Victor, Asst. Dir. of Economic & Community Eng.
- 4.C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)--Susy Victor, Asst. Dir. of Economic & Community Eng.
- 4.D. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 107, to Allow the Operation of a Philanthropic and/or Charitable Organization --Susy Victor, Asst. Dir. of Economic & Community Eng.
- 4.E. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 108, to Allow the Operation of a Philanthropic and/or Charitable Organization --Susy Victor, Asst. Dir. of Economic & Community Eng.
- 4.F. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Boulevard, to Allow the Operation of An Auto Service Station--Susy Victor, Asst. Dir. of Economic & Community Eng.

5. Business

- 5.A. Consideration and Antion Regarding Appointment of Council Subcommittee for Board Appointments--Vicky Vega, City Secretary
- 5.B. Election of Mayor Pro-Tem--Vicky Vega, City Secretary

6. Executive Session

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

7. Adjournment

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

Date Posted: _____ Time: _____ By:

Date Retrieved: _____ Time: _____ By:

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

Date Posted: May 12, 2026 04:49 pm



A. Action regarding minutes from April 21, 2026 meeting -- Vicky Vega, City Secretary

| Meeting | Agenda Group |
|--------------------------------|--------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2A. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Draft Minutes from the April 21, 2026 meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes -- 4-21-2026.pdf](#)

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

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 21, 2026, 6:00 p.m.

Roll Call: *(The following members were in attendance)*

- 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

Visitors at the meeting

- Tabitha O'Connor
- Roberto Bachiller
- John Fielder
- Diana Bridges

Absent

- None

1. Call To Order

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

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

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

1.C. Invocation -- Pastor Ramon Smith, Saginaw United Methodist Church

Mayor Flippo gave in the invocation in absence of Pastor Ramon.

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

2. Consent Agenda

Motion was made by Councilmember Junkersfeld and seconded by Mayor Pro-tem Felegy to approve 2A, 2B, 2C from the consent agenda and to pull 2D for further discussion. Motion carried 7-0-0-0

2.A. Action regarding minutes from April 7, 2026, meeting--Vicky Vega, City Secretary

Council approved the minutes from the April 7, 2026 meeting.

This item was approved through the Consent Agenda.

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

Council approved the cancellation of the May 5, 2026 City Council meeting.

This item was approved through the Consent Agenda.

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

Council approved the purchase of a Water and Wastewater Utility Easement and Temporary Construction Easement through Metro Pool Chemical's property at 451 Sansom Blvd for the Fairmont Phase 2 sewer project in the amount of \$23,563.

This item was approved through the Consent Agenda.

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

**** Item was Removed from Consent**

This item was pulled from the Consent Agenda for further discussion.

Council approved Ordinance No 2026-07, amending the City's water conservation ordinance to add an enforcement process consistent with the City of Fort Worth Water Department. As a wholesale customer of Fort Worth Water, the City is required to enforce the same conservation measures and irrigation restrictions adopted by Fort Worth. The amendment establishes a graduated enforcement process for repeated violations, and potential temporary suspension of irrigation service for continued non-compliance. The goal remains voluntary compliance while reducing water waste and water infrastructure.

Mayor Flippo received one request to speak on topic from Saginaw resident Ms. Diana Bridges. Ms. Bridges expressed concerns regarding shutting the water off if it would damage the irrigation system.

Motion was made by Mayor Pro-tem Felegy and seconded by Councilmember Copeland to approve item. Motion carried 6-1-0-0. (Nay: Lawson)

3. Proclamations-Presentations

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

General Support Specialist Diksha was honored by Dr. Skip Krueger, Director of the MPA Program at the University of North Texas. Diksha was recently named Outstanding MPA Student of the

Year.

Public Works awarded the 212 Award to Ronnie Martinez, Superintendent of Water Utilities. Mr. Martinez was honored for his outstanding work ethic, dedication and professionalism.

Fire Department recognized Capt. Walker, Apparatus Operator Waugh, Firefighter Polk, and Firefighter Hickey along with Fort Worth Fire Department/EMS. The Livesaver Award was presented in recognition of their teamwork and lifesaving efforts that resulted in an incredible outcome.

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

Workshop regarding updates to the Economic Development Strategic Plan. Staff went over the purpose of the plan, existing focus areas from the 2016 plan, reasons for updating the plan, and options for completing the update, including in-house, consultant-led, and hybrid approaches. Discussions included the advantages and disadvantages of each option, and Council was asked to provide direction on the preferred method for moving forward.

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

City Engineer Trenton Tidwell provided an update regarding McLeroy Phase 3, including project schedules, franchise coordination, right-of-way acquisitions, final design, bidding process, pre-construction activities, anticipated construction start dates, and median landscaping options.

3.D. Work Plan Update--Gabe Reaume, City Manager

City Manager Reaume gave Council a progress update regarding his 2026 Work Plan.

4. Public Hearings

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

Public Hearing was opened at 7:41 PM and closed at 7:46 PM

Mayor Flippo opened the Public Hearing at 7:13 p.m. And immediately called the meeting into Executive Session. At 7:41 p.m., Mayor Flippo reconvened the meeting into Regular

Session. Assistant Director of Economic & Community Engagement Susy Victor presented and discussed the proposed amendments to the Zoning Ordinance modifying the City's Permitted Use table, specifically the Automotive, Commercial, Retail and Services section. The proposed amendments did not include modifications to the Medical Use Table, which will be discussed at a future meeting. Mayor Flippo called for Public Input; there was none. At 7:46 p.m. Mayor Flippo closed the Public Hearing.

Motion was made by Councilmember St. Clair and Seconded by Councilmember Junkersfeld to approve the proposed amendments to the Commercial, Retail, and Service section of the City's Permitted Use Table related to convenience stores with or without fuel sales by changing the use from permitted to not permitted in the Neighborhood Commercial (NC) district and from permitted to Specific Use Permit (SUP) in the Community Commercial (CC) district; approve amendments to the Permitted Use Table by moving ambulance service, cosmetic tattoo establishment, and pharmacy uses from Commercial, Retail and Service category to the medical category; and approve the proposed amendments to the Automotive section of the permitted Use Table as presented, with the exception that Farm Machinery and implemented sales and services be allowed in the Light Industrial (LI) district through a Specific Use Permit (SUP). Motion carried 7-0-0-0.

5. Business

5.A. Consideration and Action Regarding Adding a Voluntary Donation Statement to Water Bills--
Mary Copeland, Councilmember Place 6

Councilmember Copeland discussed adding a statement to water bills clarifying the donation charges are voluntary after residents expressed they were unaware they could opt out. She stated the change would improve transparency.

Staff discussed adding language to utility bills clarifying that contribution charges are voluntary. Staff explained residents may opt out through written request, e-mail, or by completing an online form. Council discussed providing additional information regarding programs and community events funded through the donation fund.

Mayor Flippo received, one request to speak on topic from Saginaw resident Tabitha O'Connor. Ms. O'Connor asked questions regarding animal shelter funding and donations. Staff explained the shelter's regular operations are funded through the general fund budget, while donation funds are used for supplemental animal care needs, emergency medical expenses, and TVNR program expenses.

Council discussed providing a one-time insert with the utility bills to inform residents that contributions are voluntary and to explain the community programs and services funded through

the donations.

Motion was made by Councilmember Copeland and seconded by Councilmember Junkersfeld to add a statement to the water bills that indicate that donations are voluntary and adding a one-time informational insert in the water bill. Motion carried 7-0-0-0.

5.B. Consideration and Action regarding adoption of Saginaw Parks and Recreation Master Plan update March 2026 -John Fielder & Trenton Tidwell, Kimley-Horn

Senior Landscape Architect John Fielder with Kimley-Horn gave a presentation to Council regarding the Saginaw Parks and Recreation Master Plan March 2026 edition. The presentation included a project timeline, summary updates related to playground assessments, park assessment, park concepts, tree canopy inventory, grants and alternative funding opportunities, future addendums, and next steps for project funding and City Council and Staff direction following adoption of the Parks Master Plan.

Council requested additional information regarding grant limits, timelines, and cost to prepare for the upcoming budget process. Council also discussed two amendments to the Parks Master Plan, including correcting the location of Highland Station Park from West Saginaw to East Saginaw and clarifying that the project involves expansion of the existing parking lot at Highland Station Park rather than constructing a new parking lot.

Motion was made Councilmember St. Clair and seconded by Councilmember Morrison to approve the Saginaw Parks and Recreation Master Plan Update March 2026 and to include the two modifications as presented. Motion carried 7-0-0-0.

6. Executive Session

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

Mayor Flippo called the meeting into Executive Session at 7:13 p.m.

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:

Mayor Flippo called the meeting into Executive Session at 8:14 p.m.

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

Mayor Flippo reconvened the meeting into regular session at 8:26 p.m.

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

Susy Victor, Asst. Director of Economic Development & Community Engagement, informed the Council that the city received a Building Improvement Grant application from MGC Ashton, LLC located at 681 N. Saginaw Blvd. The applicant requested funding for public art improvements depicted in the application packet. Council approved awarding the applicant \$3,485 through the Building Improvement Grant Program.

Motion was made Councilmember St. Clair and seconded by Councilmember Morrison to approve item as presented and award MGC Ashton, LLC \$3,485 through the Building Improvement Grant Program. Motion carried 7-0-0-0

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

Susy Victor, Asst. Director of Economic Development & Community Engagement, informed the Council that the city received a Building Improvement Grant application from Holloway Company, Inc located at 1200 Jarvis Road. The applicant requested funding in the amount of \$66,000 for a new fence installation. Council approved awarding the applicant \$16,000 through the Building Improvement Grant Program.

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to approve item as presented and award Holloway Company, Inc \$16,000 through the Building Improvement Grant Program. Motion carried 7-0-0-0.

8. Adjournment

8.A. Adjournment--Todd Flippo, Mayor

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

Mayor Flippo adjourned the meeting at 8:28 p.m.



B. Action Regarding renewal of Memorandum of Understanding (MOU) between Saginaw Police Department and Eagle Mountain-Saginaw ISD Police Department- Chief of Police Russell Ragsdale

| Meeting | Agenda Group |
|--------------------------------|--------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2B. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

This is renewal of the Memorandum of Understanding (MOU) between the Saginaw Police Department and the EMS-ISD Police Department. Services include housing arrestees for EMS-ISD Police Department and spelling out responsibilities for calls associated with school property

FINANCIAL IMPACT:

There is limited financial impact. For jail services the EMS-ISD PD is required to reimburse the city per arrest that is housed in the Saginaw jail within 30 days of such arrest. To date the EMS-ISD PD has housed fewer that 5 inmates.

RECOMMENDATION:

Staff recommends renewal of the Memorandum of Understanding (MOU)

Attachments

[EMS-ISD PD MOU 2026.pdf](#)

MEMORANDUM of UNDERSTANDING
Between
CITY OF SAGINAW, on behalf of its POLICE DEPARTMENT
AND
EAGLE MOUNTIAN-SAGINAW INDEPENDENT SCHOOL DISTRICT,
on behalf of its POLICE DEPARTMENT

This Memorandum of Understanding (“MOU”) is being executed by the Eagle Mountain-Saginaw Independent School District (“EMS ISD”), on behalf of its Police Department, in conjunction with the City of Saginaw, on behalf of its Police Department, collectively referred to as the “Departments” or the “Parties.” The Departments agree to abide by the terms and provisions of this MOU throughout the duration of this MOU.

PURPOSE

The purpose of this MOU is to set out a mutual understanding of the policies and procedures the Departments will follow in providing police service to EMS ISD schools located in Saginaw, Tarrant County and/or The State of Texas. This MOU is a formal agreement to clarify jurisdiction, define parameters and areas of responsibility, and to establish a spirit of cooperation to enhance the services that both departments provide to the citizens residing within the city limits of Saginaw, Texas, in accordance with the provisions of Texas Education Code, Section 37.081.MISSION

The mission of this MOU is to provide better utilization of resources by the Saginaw Police Department and EMS ISD Police Department. Further, it will substantially increase cooperation between these two Departments by eliminating waste of public resources resulting in better accumulation of crime analysis data and ultimately providing the safest environment possible for the school children of EMS ISD and reducing crime in Saginaw, Texas.

TERMS OF AGREEMENT

This MOU shall be in full force and effect May 01, 2029. This MOU may be renewed every three years upon approval by both Parties. Either Party may terminate this MOU upon giving the other Party written notice thirty (30) days prior to the date of termination.

SERVICES PROVIDED AND RESPONSIBILITIES OF THE SAGINAW POLICE DEPARTMENT

- The Saginaw Police Department will assume primary jurisdiction and serve as the lead agency for any law enforcement action originating or ending in the Saginaw city limits except those where the incident occurs exclusively on and involving property owned, leased, rented or otherwise under the control of the EMS ISD School Board. The Saginaw Police Department will retain primary jurisdiction if any of its officers discharge a firearm, is alleged to have caused serious bodily injury or death or are the victim of an assault resulting in serious bodily injury or death.
- The Saginaw Police Department may consider any request from the EMS ISD Police Department for investigative assistance, for crimes that are, by definition of the Texas Penal Code, a 3rd degree felony or higher offense. The request will be made to the Chief of Police of the Saginaw Police Department.

- The Saginaw Police Department agrees to assist any lead agency in response to an active shooter, barricaded person, hostage incidents, bomb threats, kidnapping, or missing student incidents occurring on EMS ISD campuses.
- The Saginaw Police Department may defer jurisdiction to EMS ISD Police for offenses on EMS ISD property.
- Media requests for press releases involving police incidents where the EMS ISD Police Department has primary jurisdiction will be referred to the EMS ISD. Records that are property of the City of Saginaw may be subject to the Texas Public Information Act and will be released in accordance with city policy, subject to the requirements of Texas Education Code, Sec. 37.084(c) and the Family Educational Rights and Privacy Act (“FERPA”), 20 U.S.C. Sec. 1232g and 34 CFR Part 99.
- The Saginaw Police Department agrees to notify the EMS ISD Police Department of any warrant service initiated by the Saginaw Police Department occurring on an EMS ISD campus except those for Class C misdemeanors or those resulting from a traffic stop initiated on a public roadway.
- The Saginaw Police Department and EMS ISD Police shall comply with Texas Education Code Sec. 37.085 and Chapter 37, Subchapter E-1.
- The Saginaw Police Department agrees to participate in the initial law enforcement response to any major police incident including an active shooter, barricaded person or hostage incident occurring on an EMS ISD property in the City of Saginaw. The Saginaw Police Department may assume initial command of these incidents until a representative from the EMS ISD Police Department is available on scene. In conjunction, the EMS ISD Police Department and Saginaw Police Department will determine the appropriate time to transition command of the incident.
- The Saginaw Police Department will respond to and assume the role of lead agency to any incident occurring on EMS ISD property within the Saginaw city limits occurring while no EMS ISD Police officer is on-duty. EMS ISD Police will be notified of the incident as soon as practicable.
- To the extent permitted by law, the Saginaw Police Department will share intelligence information it develops regarding any EMS ISD campus with the EMS ISD Police Department.
- Whenever practicable, upon request, the Saginaw Police Department will provide to the EMS ISD Police Department emergency assistance at their property within the City of Saginaw. When significant resources are required for a prolonged period of time, or a special event is planned the request should be made to the Saginaw Chief of Police or designee.
- Planned Special Events utilizing on-duty Saginaw Police Officers may require reimbursement for costs incurred to the City of Saginaw. EMS ISD shall remit reimbursement costs to the Saginaw Police Department within 30 days of receipt of an invoice for services provided.
- Neither EMS ISD Police or Saginaw Police Department shall be responsible for routine student discipline, school administrative tasks, or contact with students unrelated to the law enforcement duties of the officers. Texas Education Code, Sec. 37.081(d-2).
- The City of Saginaw shall permit the EMS ISD Police Department to utilize the City of Saginaw Jail for any adult offenders arrested by EMS ISD Police. EMS ISD shall reimburse the City of Saginaw for the costs of jail services for each inmate within 30 days of receipt of an invoice for the jail services provided. Attached here as Exhibit A and incorporated as if fully set forth herein.

SERVICES PROVIDED AND RESPONSIBILITIES OF THE EAGLE MOUNTIAN-SAGINAW INDEPENDENT SCHOOL DISTRICT POLICE DEPARTMENT:

- The EMS ISD Police Department will have primary law enforcement jurisdiction within the city limits of Saginaw involving property owned, leased, rented, or otherwise under the control

of the EMS ISD School Board (“Board”).

- Media requests for press releases involving police incidents where the Saginaw Police Department has primary jurisdiction will be referred to the City of Saginaw. Records that are property of the EMS ISD are subject to the Texas Public Information Act and will be released in accordance with Board policy, subject to the requirements of FERPA and Texas Education Code, Sec. 37.084(c).
- The EMS ISD Police Department may provide traffic control, management, or enforcement that enhances the safety of their campuses on any road owned by the City where it is adjacent to an EMS ISD School campus and other roads while they are being utilized as an EMS ISD School bus stop. The EMS ISD will assume liability for any costs associated with such action. This MOU does not limit the authority of the EMS ISD Police Department’s officers granted by state law.
- The EMS ISD Police Department must implement and make available to the Saginaw Police Department a traffic enforcement and pursuit policy that aligns with those of the Saginaw Police Department.
- The EMS ISD Police Department will provide annual racial profiling statistics describing traffic stop locations, violations, and warning for violations within the city limits of Saginaw, as required by TCOLE.
- Whenever practicable, the EMS ISD Police Department will provide the Saginaw Police Department with emergency assistance as requested. When significant resources are needed, request should be made to the EMS ISD Chief of Police or his/her designee.
- The EMS ISD Police Department agrees to notify the Saginaw Police Department of any warrant service initiated by the Department and occurring in the City of Saginaw except those for Class C misdemeanors, those resulting from a traffic stop or those occurring on property owned, leased, rented, or otherwise under the control of the Board.
- To the extent permitted by law, the EMS ISD Police Department will share intelligence information it develops regarding crime related to the City of Saginaw with the Saginaw Police Department.

ASSIGNMENT

Neither Party shall assign, transfer, or sub-contract any of its rights, burdens, duties, or obligations under this MOU without the prior written permission of the other Party to this MOU.

CITY OF SAGINAW LIABILITY

The City understands and agrees that the City, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of the EMS ISD. The City shall not be required to indemnify nor defend the EMS ISD for any liability arising out of the wrongful acts of employees or agents of the EMS ISD to the extent allowed by Texas law.

SCHOOL DISTRICT LIABILITY

The EMS ISD understands and agrees that the District, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of the City. The EMS ISD shall not be required to indemnify nor defend City for any liability arising out of the wrongful acts of employees or agents of City to the extent allowed by Texas law.

SEVERABILITY

Nothing contained in this MOU shall waive the respective immunities of the City of Saginaw or the Eagle Mountain-Saginaw Independent School District.

The validity of this MOU and/or any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. In the event that any portion of this MOU shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

SIGNATORIES

For City of Saginaw:

Chief of Police
Saginaw Police Department

Date

City Manager
City of Saginaw

Date

For the Eagle Mountain-Saginaw Independent School District:

Chief of Police
EMS ISD Police
Department

Date

Superintendent
EMS ISD

Date

Board President
EMS ISD

Date

School Attorney
EMS ISD

Date

Exhibit A

ARTICLE 1: DETENTION SERVICES

The Saginaw Police Department (hereinafter "Department") shall provide the following necessary and appropriate services for the EMS-ISD PD to maximum extent authorized by this agreement without regard to race, religion, color, age, sex and national origin, to wit:

HOUSING AND CARE OF ARRESTEES

The Department agrees to accept and provide secure custody, care and safekeeping of arrestees from the EMS-ISD police department, in accordance with state and local law. The department will provide housing, care and meals for arrestees on the same basis as it provides for its own arrestees confined in its own detention center.

MEDICAL SERVICES

Any arrestee requesting medical services will be provided with a medical evaluation from paramedics with either the Saginaw Fire Department, MedStar, or both. The per-arrestee rate does not cover medical health care services provided outside the Department's facility, by other than facility staff, prescription drugs and treatments or surgical and dental care and does not include the costs associated with the hospitalization of an arrestee.

When it becomes necessary for an arrestee to be hospitalized, the Department shall contact EMS-ISD PD through its chief or designated representative as soon as possible to inform EMS-ISD of the fact that the arrestee has been hospitalized and the nature of the illness or injury that has required the hospitalization.

TRANSPORTATION AND OFF-SITE SECURITY

EMS-ISD PD is solely responsible for the transportation of the arrestee to and from the Department. Should an arrestee require medical services while in custody, the EMS-ISD PD will be responsible for non-ambulance transportation, and will be responsible to provide stationary guard services for an arrestee awaiting medical treatment or evaluation, or admitted to, or committed to an off-site medical facility.

ARTICLE 2: FINANCIAL PROVISIONS

PER DIEM RATE

The per diem rate for detention services under this agreement is four hundred-fifteen dollars (\$415) per arrestee.

BILLING PROCEDURE

The department shall submit an itemized invoice for the services provided each month to the EMS-ISD PD. The EMS-ISD PD shall make payment to the Department within 30 days after receipt of the invoice.

Article 3: ACCEPTANCE OF ARRESTEES

COMPLIANCE WITH LAW

Nothing herein shall create any obligation upon the Department to house the EMS-ISD PD's arrestees where the housing of said arrestees will, in the opinion of the Department, raise the population of the facility above the permissible numbers of arrestees allowed by law or will, in the Department's opinion, create a condition of over crowding or create conditions which endanger the life or welfare of personnel and arrestees at the facility or result in possible violation of the constitutional rights of the arrestees housed at the facility.

Likewise, if any arrestee's behavior, medical or psychological condition or other circumstance of reasonable concern to the Department makes the arrestee unacceptable for detention in the facility, in the opinion of Departments Chief of Police, the arrestee will be denied. Furthermore, if an arrestee becomes unacceptable to continued detention based on behavior, medical or psychological condition or other circumstance of reasonable concern, the EMS-ISD PD will be requested to remove the arrestee from the facility and shall do so within eight hours upon the request.



C. Action Regarding a Right of Way Encroachment Agreement with Miller Milling Company, LLC. -- Randy Newsom, Director of Public Works

| Meeting | Agenda Group |
|--------------------------------|--------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2C. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

The agreement establishes a 25-year term. Staff has reviewed the agreement and is proposing to include a compensation structure of a one-time administrative fee of \$10. The portion of right-of-way involved is minimal and does not significantly impact City operations or future use. Miller Milling Company, LLC has been a valued partner to the City, and the proposed amendment provides a practical and streamlined approach to managing minor encroachments.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

Attachments

[ROW Encroachment Agreement with Miller Milling Company, LLC.](#)

RIGHT OF WAY ENCROACHMENT AGREEMENT

THIS RIGHT OF WAY ENCROACHMENT AGREEMENT (this "Agreement"), dated _____, 2026 (the "Effective Date"), is made and entered into by and between the City of Saginaw, a home rule municipal corporation of Tarrant County, Texas (the "City"), and Miller Milling Company, LLC ("Licensee").

RECITALS

WHEREAS, Licensee is the owner of certain real property situated in the City of Saginaw, Tarrant County, Texas, more particularly described in the legal description attached as **Exhibit "A"** (the "Property"); and

WHEREAS, the City has a street, alley, sidewalk, and/or other public right-of-way (individually or collectively, the "Public Right-of-Way") adjacent to the Property as shown on the map attached to this Agreement as **Exhibit "B"**, and incorporated herein for all purposes; and

WHEREAS, Licensee desires to maintain certain improvements which will encroach onto the Public Right-of-Way; and

WHEREAS, the Improvements consist of a fire lane and related appurtenances, as more particularly depicted and described in Exhibit "C"; and

WHEREAS, The City will allow the encroachment under the terms and conditions as set forth in this Agreement to accommodate the needs of the Licensee.

NOW, THEREFORE, the City and Licensee agree as follows:

AGREEMENT

1. The City, in consideration of the payment by Licensee of the fee set out below and covenants and agreements hereinafter contained, to be kept and performed by Licensee, hereby grants permission to Licensee to encroach upon, use and/or occupy portions of the space under, on, and/or above the City's Public Right-of-Way to construct/install and/or allow to remain, certain improvements (whether one or more, the "Improvements") as described in and at the location shown on **Exhibit "C"** but only to the extent shown thereon. Upon completion of the Improvements, Licensee agrees to be responsible for maintaining the Improvements. Licensee shall not expand or otherwise cause the Improvements to further infringe in or on the City's Public Right-of-Way beyond what is permitted by this Agreement.

2. All construction, maintenance and operation in connection with such Improvements, use and occupancy shall be performed in compliance with this Agreement and the City's Charter, Ordinances and Codes, and in accordance with the directions of the City Manager, or the City Manager's authorized representative. Licensee shall submit all plans and Charter, Ordinances and

Codes, and in accordance with the directions of the City Manager, of the City Manager's authorized representative. Licensee shall submit all plans and specifications to the applicable Director (as defined below) or the Director's duly authorized representative prior to the construction of the Improvements. Licensee shall not commence construction of the Improvements until receiving written approval by the City Manager, but such approval shall not relieve Licensee of responsibility and liability for concept, design and computation in the preparation of such plans and specifications.

3. Upon completion of the construction and installation of the Improvements, there shall be no other encroachments in, under, on or above the surface area of the Public Right-of-Way except as may be permitted or required by this Agreement and approved by the City in writing.

4. Licensee, at no expense to the City, shall make proper provisions for the relocation and installation of any existing or future utilities affected by such encroachment, use and occupancy, including the securing of approval and consent from any affected utility companies and the appropriate agencies of the State of Texas and its political subdivisions. In the event that any installation, reinstatement, relocation or repair of any existing or future utility or improvements owned by, constructed by or on behalf of the public or at public expense is made more costly by virtue of the construction, maintenance or existence of such encroachment and use, Licensee shall pay to the City an additional amount equal to such additional cost as identified and presented to Licensee, and determined to be a reasonable cost by the Director of Public Works ("Director"), or the Director's duly authorized representative.

5. Upon prior written notice to Licensee, except in the case of an emergency, Licensee agrees that the City may enter and utilize the referenced areas at any time for the purpose of installing, repairing, replacing or maintaining improvements to its public facilities or public utilities necessary for the health, safety and welfare of the public or for any other public purpose. The City shall bear no responsibility or liability for damage or disruption or other adverse consequences resulting from the Improvements installed by Licensee, but the City will make reasonable efforts to minimize such damage. The City shall bear responsibility or liability for damage or disruption or other adverse consequences to the Improvements that are caused solely by a City action. Nothing in this Agreement shall be construed to waive any immunity or defense, including sovereign and governmental immunity.

6. Licensee agrees to pay a license fee in the amount of ten (\$10) dollars upon execution of this Agreement. This will be considered adequate consideration for the Initial Term (as defined below). Should Licensee choose to renew the contract, these fees shall be paid again for the Renewal Term. The City may amend its fee schedule from time to time, and any renewal term shall be subject to the fees in effect at the time of renewal unless otherwise approved by the City in writing. Additionally, Licensee shall pay all applicable permit and inspection fees to the City as a result of the construction, maintenance, and operation of the encroachments under this Agreement. The City shall have no duty to maintain, repair, replace, monitor, or inspect the Improvements for the benefit of Licensee, and any City inspection shall be solely for the City's own purposes.

7. The initial term of this Agreement shall be for twenty five (25) years commencing on the date this Agreement is executed (the "Initial Term"). However, this Agreement shall terminate upon

Licensee's non-compliance with any of the terms of this Agreement. The City shall notify Licensee in writing of the non-compliance, and if not cured within thirty (30) days of Licensee receiving notice, this Agreement shall be terminated. However, if such non-compliance is not susceptible to cure within thirty (30) days, Licensee must notify the City in writing within thirty (30) days that they will take necessary and reasonable steps to remedy the non-compliance and will thereafter proceed diligently and with continuity to remedy the non-compliance. Should Licensee fail to provide any of the required notices or proceed diligently and with continuity, this Agreement will be terminated. By mutual agreement, Licensee and City may agree to renew or extend this Agreement for an additional period. Licensee shall notify the City at least six (6) months before end of the Initial Term of its intent to renew the Agreement.

8. Upon termination of this Agreement, Licensee shall at no expense to the City and within sixty (60) days, remove the Improvements encroaching into the Public Right-of-Way, and restore the Public Right-of-Way to a condition acceptable to the Director of Public Works, or the Director's duly authorized representative, in accordance with then-existing City specifications, It is understood and agreed by Licensee that if this Agreement terminates and Licensee fails to remove the Improvements and restore the Public Right-of-Way, Licensee hereby gives the City permission to remove the Improvements along with any supporting structures, restore the Public Right-of-Way, and assess a lien on the Property for the costs expended by the City in taking such actions. The City may terminate this Agreement early by relocating the Improvements to a mutually agreeable location, so that they are no longer encroaching upon the Public Right of Way.

9. It is further understood and agreed between the parties hereto that the Public Right-of-Way to be used and encroached upon as described herein, is held by the City as trustee for the public; that the City exercises such powers over the public right-of way as have been delegated to it by the Constitution of the State of Texas or by the Texas Legislature; and that the City cannot contract away its duty and its legislative power to control the Public Right-of-Way for the use and benefit of the public. It is accordingly agreed that if the governing body of the City may at any time during the term hereof determine in its sole discretion to use or cause or permit the Public Right-of-Way to be used for city utilities including drainage, sanitary sewerage, whether presently contemplated or not, that this Agreement shall terminate upon sixty (60) days with written notice to Licensee. In the event this Agreement is terminated under this Section 9, Licensee shall perform the obligations regarding removing the Improvements and restoring the Public Right-of-Way as required by this Agreement.

10. Licensee agrees and acknowledges that this Agreement is solely for the purpose of permitting Licensee to construct, maintain and locate the Improvements over or within the described Public Right-of-Way and is not a conveyance of any right, title or interest in or to the Public Right-of-Way nor is it meant to convey any right to use or occupy any property in which a third party may have an interest. Licensee agrees that it will obtain all necessary permissions before occupying such property.

11. Licensee agrees to comply fully with all applicable federal, state and local laws, statutes, ordinances, codes or regulations in connection with the construction, operation and maintenance of the Improvements, encroachment and uses.

12. Licensee agrees to pay promptly when due all fees, taxes or rentals provided for

by this Agreement or by any federal, state or local statute, law or regulation.

13. Licensee covenants and agrees that it shall operate hereunder as an independent contractor as to all rights and privileges granted hereunder and not as an officer, agent, servant or employee of the City, and Licensee shall have exclusive control of and the exclusive right to control the details of its operations, and all persons performing same, and shall be solely responsible for the acts and omissions of its officers, agents, servants, employees, contractors, subcontractors, licensees and invitees. The doctrine of respondeat superior shall not apply as between the City and Licensee, its officers, agents, servants, employees, contractors and subcontractors, and nothing herein shall be construed as creating a partnership or joint enterprise between the City and Licensee.

14. LICENSEE COVENANTS AND AGREES TO INDEMNIFY, AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, AND ELECTED OFFICIALS FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OR CHARACTER, ARISING OUT OF OR IN CONNECTION WITH, THE CONSTRUCTION, MAINTENANCE, OCCUPANCY, USE, EXISTENCE OR LOCATION OF THE IMPROVEMENTS AND ENCROACHMENT AND USES GRANTED HEREUNDER, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, ELECTED OFFICIALS, OR INVITEES OF THE CITY; AND LICENSEE HEREBY ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR SUCH CLAIMS OR SUITS. LICENSEE SHALL LIKEWISE ASSUME ALL LIABILITY AND RESPONSIBILITY AND SHALL INDEMNIFY THE CITY FOR ANY AND ALL INJURY OR DAMAGE TO CITY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THE IMPROVEMENTS AND ANY AND ALL ACTS OR OMISSIONS OF LICENSEE, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, INVITEES, OR TRESPASSERS.

15. While this Agreement is in effect, Licensee agrees to furnish the City with a Certificate of Insurance naming the City as certificate holder, as proof that it has secured and paid for a policy of commercial general liability insurance with respect to the Property. The amounts of such insurance shall be not less than \$1,000,000 Commercial General Liability with the understanding and agreement by Licensee that such insurance amounts may be revised upward at the City's option, with a maximum limit of \$2,000,000, and that Licensee shall so revise such amounts promptly following notice to Licensee of such requirement. A copy of such Certificate of Insurance is attached as **Exhibit "D"**. Licensee agrees to submit a similar Certificate of Insurance annually to the City on the anniversary date of the execution of this Agreement. Licensee agrees, binds and obligates itself, its successors and assigns, to maintain and keep in force such public liability insurance at all times during the term of this Agreement and until the removal of all encroachments and the cleaning and restoration of the Public Right-of-Way. All insurance coverage required herein shall include coverage of all Licensees' contractors and subcontractors.

16. Upon execution of this Agreement, Licensee agrees to deposit with the City a sufficient sum of to pay all fees necessary to record this Agreement in the Real Property Records of

Tarrant County, Texas. After being recorded, the original recorded instrument shall be returned to the City Secretary of the City of Saginaw.

17. In any action brought by the City for the enforcement of the obligations of the Licensee, City shall be entitled to recover interest and reasonable attorneys' fees.

18. Licensee covenants and agrees that it will not assign all or any of its rights, privileges or duties under this Agreement without the prior written approval of the City, which approval shall not be unreasonably conditioned or withheld, and any attempted assignment without such written approval shall be void. In the event Licensee conveys the Property, Licensee may assign all of its rights and obligations under this Agreement to the new owner of the Property, and Licensee shall be deemed released from its duties and obligations hereunder upon City's approval in writing of such assignment, which approval shall not be unreasonably conditioned or withheld. Foreclosure by a secured lender of Licensee or assignment to a secured lender by Licensee in the event of default or otherwise shall not require City approval, provided that said lender notifies the City in writing within sixty (60) days of such foreclosure or assignment and assumes all of Licensees' rights and obligations hereunder. However, no change of ownership due to foreclosure or assignment to any secured lender of Licensee shall be effective as to City unless and until written notice of such foreclosure or assignment is provided to City.

19. Any cause of action for breach of this Agreement shall be brought in Tarrant County, Texas. This Agreement shall be governed by the laws of the State of Texas.

20. If any portion of this Agreement is held invalid or inoperative, then so far as is reasonable and possible the remainder of this Agreement shall be deemed valid and operative, and, to the greatest extent legally possible, effect shall be given to the intent manifested by the portion held invalid or inoperative. The failure by either party to enforce against the other any term or provision of this Agreement shall not be deemed to be a waiver of such party's right to enforce against the other party the same or any other such term or provision in the future.

21. The parties hereby acknowledge and agree that the City is entering into this Agreement pursuant to its governmental function(s) and that nothing contained in the Agreement shall be construed as constituting a waiver of the City's police power, which cannot be waived, or governmental immunity from suit or liability, which are expressly reserved to the extent allowed by law. To the extent a court of competent jurisdiction determines this License is subject to the provisions of Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE, as amended, the City's immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this Agreement is made subject to all applicable provisions of the Texas Civil Practices and Remedies Code ("CPRC"), including, but not limited to, all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in CPRC Chapter 101 and Chapter 75.

22. This Agreement shall be binding upon the parties hereto, their successors and assigns. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

23. Licensee shall ensure that the Improvements do not obstruct visibility, interfere with

pedestrian or vehicular traffic, impair drainage, create a hazardous condition, impede access to utilities, or violate ADA, fire code, or other applicable accessibility and life-safety requirements.

[The balance of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above in this Agreement.

CITY

City of Saginaw,

By: _____
Name: _____
Title: _____

State of Texas

County of _____

This instrument was acknowledged before me on _____ by _____ as _____ of the City of Saginaw.

(Personalized Seal)

Notary Public's Signature

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above in this Agreement.

LICENSEE

Miller Milling Company, LLC

By: 
Name: Benjamin Oertel
Title: CFO

State of Minnesota
County of Hennepin

This instrument was acknowledged before me on 4/30/2026 by Benjamin Oertel a CFO of Miller Miller Company LLC, a Minnesota limited liability company.

(Personalized Seal)


Notary Public's Signature



Exhibit "A"

Legal Description of the Property

[221 S. Fairmont St]

Tract 1:

Being Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 6 of CAMPBELL'S ADDITION to the City of Saginaw, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204-A, Page 104, Map Records, Tarrant County, Texas.

Tract 2:

BLOCK 1

Being Lot 1, ~~Block A~~ of FARMLAND ADDITION, an Addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4130, Plat Records, Tarrant County, Texas.

Exhibit "B"

The Right of Way



Exhibit "C"

The Improvements

Fire Lane

Exhibit “D”

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|--|----------------|
| PRODUCER Marsh & McLennan Agency LLC 6160 Golden Hills Drive Minneapolis MN 55416 | CONTACT NAME: MMA Certificate Service Team | PHONE (A/C, No, Ext): | FAX (A/C, No): |
| | E-MAIL ADDRESS: CAST@marshmma.com | | |
| INSURED Miller Milling Company, LLC 10050 Crosstown Circle Suite 350 Eden Prairie MN 55344 | MILLEMILL11 | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | | INSURER A : Travelers Property Casualty Co | 25674 |
| | | INSURER B : WESTCHESTER FIRE INSURANCE COM | 10030 |
| | | INSURER C : United Specialty Insurance Com | 12537 |
| | | INSURER D : Twin City Fire Insurance Compa | 29459 |
| | INSURER E : | | |
| | INSURER F : | | |

COVERAGES CERTIFICATE NUMBER: 138817759 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|----------|--|-----------|----------|---------------------------|-------------------------|-------------------------|--|--------------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: | | | TC2J-9P533549-GLSA-TIL- 2 | 12/1/2025 | 12/1/2026 | EACH OCCURRENCE | \$ 1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 500,000 |
| | | | | | | | MED EXP (Any one person) | \$ 15,000 |
| | | | | | | | PERSONAL & ADV INJURY | \$ 1,000,000 |
| | | | | | | | GENERAL AGGREGATE | \$ 2,000,000 |
| | | | | | | | PRODUCTS - COMP/OP AGG | \$ 2,000,000 |
| | | | | | | | | \$ |
| A | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input type="checkbox"/> AUTOS ONLY | | | TJCAP-9P533550-TIL-25 | 12/1/2025 | 12/1/2026 | COMBINED SINGLE LIMIT (Ea accident) | \$ 1,000,000 |
| | | | | | | | BODILY INJURY (Per person) | \$ |
| | | | | | | | BODILY INJURY (Per accident) | \$ |
| | | | | | | | PROPERTY DAMAGE (Per accident) | \$ |
| | | | | | | | | \$ |
| B | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | G49557656 001 | 12/1/2025 | 12/1/2026 | EACH OCCURRENCE | \$ 5,000,000 |
| | | | | | | | AGGREGATE | \$ 5,000,000 |
| | | | | | | | | \$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | UB-C1074034-25-51-K | 12/1/2025 | 12/1/2026 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER | |
| | | | | | | | E.L. EACH ACCIDENT | \$ 1,000,000 |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | \$ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ 1,000,000 |
| C | Umbrella \$10M xs \$5M | | | BTM2513563 | 12/1/2025 | 12/1/2026 | EA. OCCUR/AGGREGATE | 10,000,000 |
| D | Excess Liability \$10M xs \$15M | | | 41HV7BL6YHG | 12/1/2025 | 12/1/2026 | EA. OCCUR/AGGREGATE | 15,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

| | |
|---|--|
| CERTIFICATE HOLDER | CANCELLATION |
| The City of Saginaw 333 West McLeroy Blvd Saginaw, TX 76779 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE |

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**D. Action Regarding an Amendment to a Right of Way Encroachment Agreement with Fuel City Saginaw, LLC. --
Randy Newsom, Director of Public Works**

| Meeting | Agenda Group |
|--------------------------------|--------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2D. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

In 2023, Fuel City Saginaw, LLC and the City of Saginaw entered into a Right-of-Way Encroachment Agreement for the use of a portion of public right-of-way. The agreement established a 30-year term and included an annual payment requirement. Staff has reviewed the agreement and is proposing an amendment to modify the compensation structure by replacing the annual payment requirement with a one-time administrative fee of \$10. The portion of right-of-way involved is minimal and does not significantly impact City operations or future use. Fuel City Saginaw, LLC has been a valued partner to the City, and the proposed amendment provides a practical and streamlined approach to managing minor encroachments.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

Attachments

[Right of Way Encroachment with Fuel City Saginaw, LLC. \(NOT SIGNED\)](#)

FIRST AMENDMENT TO RIGHT OF WAY ENCROACHMENT AGREEMENT

This First Amendment to Right of Way Encroachment Agreement (“First Amendment”) is made and entered into effective _____, 2026, by and between the City of Saginaw, Texas (“City”), and Fuel City Saginaw, LLC (“Licensee”), jointly referred to as the “Parties.”

RECITALS

WHEREAS, City and Licensee entered into that certain Right of Way Encroachment Agreement dated August 15, 2023, concerning the property located at 1080 S. Blue Mound Road, Saginaw, Texas 76131 (the “Original Agreement”); and

WHEREAS, the parties desire to amend the Original Agreement to revise the consideration language and the fee provisions, as more fully described herein; and

WHEREAS, City and Licensee entered into that certain Right of Way Encroachment Agreement dated August 15, 2023, concerning the property located at 1080 S. Blue Mound Road, Saginaw, Texas 76131 (the “Original Agreement”), attached hereto as **Exhibit A**; and

WHEREAS, the Original Agreement was recorded in the Official Public Records of Tarrant County, Texas, and the parties intend for this First Amendment to be recorded in the Official Public Records of Tarrant County, Texas in order to provide notice of the amendments set forth herein; and

WHEREAS, except as expressly amended herein, all other terms and provisions of the Original Agreement shall remain in full force and effect.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and in the Original Agreement, City and Licensee hereby amend the Original Agreement as follows:

Amendment 1:

Section 1 of the Original Agreement is hereby amended by deleting the first sentence and replacing it with the following:

The City, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the covenants and agreements hereinafter contained, to be kept and performed by Licensee, hereby grants permission to Licensee to encroach upon, use and/or occupy portions of the space under, on, and/or above the City’s Public Right-of-Way to construct/install and/or allow to remain certain improvements for the purpose of (whether one or more, the “Improvements”) as described in and at the location shown on Exhibit “B,” but only to the extent shown thereon.

The remainder of Section 1 remains unchanged.

Amendment 2:

Section 6 of the Original Agreement is hereby amended in its entirety to read as follows:

Upon execution of this Agreement, Licensee shall pay the City a one-time fee of Ten Dollars (\$10.00), together with other good and valuable consideration, which shall constitute sufficient consideration for the Initial Term of this Agreement. In the event Licensee exercises its option to renew, the City reserves the right to establish a different fee applicable to the Renewal Term.

All other terms and provisions contained in the Original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Right of Way Encroachment Agreement on this _____ day of _____, 2026.

CITY OF SAGINAW, TEXAS

FUEL CITY SAGINAW, LLC

By: _____

By: _____

Name: Todd Flippo _____

Name: _____

Title: Mayor _____

Title: _____

Dated: _____

Dated: _____

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared **Randy Newsom**, Director of Public Works and Community Development of the City of Saginaw, on behalf of the City of Saginaw, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 DALLAS

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared _____(Name), _____(Title), on behalf of Fuel City Saginaw, LLC and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

RIGHT OF WAY ENCROACHMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Saginaw, a home rule municipal corporation of Tarrant County, Texas (the "**City**"), and Fuel City Saginaw, LLC ("**Licensee**"), acting herein by and through its duly authorized Vice President, the owner of the real property located at 1080 S. Blue Mound Road, Saginaw, Texas 7613 ("**Property**").

RECITALS

WHEREAS, Licensee is the owner of certain real property situated in the City of Saginaw, Tarrant County, Texas, more particularly described in the attached **Legal Description**, attached as **Exhibit "A"**, of the Property; and

WHEREAS, the City has a street, alley, sidewalk, and/or other public right-of-way (individually or collectively, the "**Public Right-of-Way**") adjacent to the Property as shown on the map attached to this Agreement as **Exhibit "B"**, and incorporated herein for all purposes; and

WHEREAS, Licensee has donated to the City right of way as needed for the intersection improvements to FM 156 at Industrial, and a copy of the legal description of the right of way donation ("**ROW Donation**") is attached as **Exhibit "C"** and

WHEREAS, Licensee desires to maintain certain improvements which will encroach onto the Public Right-of-Way; and

WHEREAS, The City will allow the encroachment under the terms and conditions as set forth in this Agreement to accommodate the needs of the Licensee.

NOW, THEREFORE, the City and Licensee agree as follows:

AGREEMENT

1.

The City, in consideration of the payment by Licensee of the fee set out below and covenants and agreements hereinafter contained, to be kept and performed by Licensee, hereby grants permission to Licensee to encroach upon, use and/or occupy portions of the space under, on, and/or above the City's Public Right-of-Way to construct/install and/or allow to remain, certain improvements for the purpose of (whether one or more, the "**Improvements**") as described in and at the location shown on **Exhibit "B"** but only to the extent shown thereon. Upon completion of the Improvements, Licensee agrees to be responsible for maintaining the Improvements. Licensee shall not expand or otherwise cause the Improvements to further infringe in or on the City's Public Right-of-Way beyond what is specifically described in the Exhibit(s) attached hereto.



D223207980

11/21/2023 09:46 AM

Page: 1 of 24

Fees: \$111.00

AGREEMENT

SUBMITTER: LUISA PINA SERRANO

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

2.

All construction, maintenance and operation in connection with such Improvements, use and occupancy shall be performed in strict compliance with this Agreement and the City's Charter, Ordinances and Codes, and in accordance with the directions of the City Manager, or his or her duly authorized representative. Licensee shall submit all plans and Charter, Ordinances and Codes, and in accordance with the directions of the City Manager, or his or her duly authorized representative. Licensee shall submit all plans and specifications to the applicable Director or his or her duly authorized representative prior to the construction of the Improvements. Licensee shall not commence construction of the Improvements until receiving written approval by the City Manager, but such approval shall not relieve Licensee of responsibility and liability for concept, design and computation in the preparation of such plans and specifications.

3.

Upon completion of the construction and installation of the Improvements, there shall be no other encroachments in, under, on or above the surface area of the Public Right-of-Way, except as described herein and depicted on **Exhibit "B"**.

4.

Licensee, at no expense to the City, shall make proper provisions for the relocation and installation of any existing or future utilities affected by such encroachment, use and occupancy, including the securing of approval and consent from any affected utility companies and the appropriate agencies of the State of Texas and its political subdivisions. In the event that any installation, reinstallation, relocation or repair of any existing or future utility or improvements owned by, constructed by or on behalf of the public or at public expense is made more costly by virtue of the construction, maintenance or existence of such encroachment and use, Licensee shall pay to the City an additional amount equal to such additional cost as identified and presented to Licensee, and determined to be a reasonable cost by the Director of Public Works ("**Director**"), or his or her duly authorized representative.

5.

Upon prior written notice to Licensee, except in the case of an emergency, Licensee agrees that the City may enter and utilize the referenced areas at any time for the purpose of installing, repairing, replacing or maintaining improvements to its public facilities or public utilities necessary for the health, safety and welfare of the public or for any other public purpose. The City shall bear no responsibility or liability for damage or disruption or other adverse consequences resulting from the Improvements installed by Licensee, but the City will make reasonable efforts to minimize such damage. The City shall bear responsibility or liability for damage or disruption or other adverse consequences to the Improvements that are caused solely by a City action. Nothing in this agreement shall be construed to waive any immunity or defense, including sovereign and governmental immunity.

6.

Licensee agrees to pay to City at the time this Agreement is requested an application

fee of \$325.00 in order to defray all costs of inspection and supervision which City has incurred or will incur as a result of the construction, maintenance, inspection or management of the encroachments and uses provided for by this Agreement. Licensee agrees to pay a fee in the amount of \$.56 per square/linear foot of the encroachment area upon execution of this Agreement and annually thereafter. This will be considered adequate consideration for the Initial Term. Should Licensee choose to renew the contract, these fees shall be paid again for the Renewal Term.

7.

The initial term of this Agreement shall be for **thirty (30)** years commencing on the date this Agreement is executed. (the "**Initial Term**"). However, this Agreement shall terminate upon Licensee's non-compliance with any of the terms of this Agreement. The City shall notify Licensee in writing of the non-compliance, and if not cured within **thirty (30)** days of Licensee receiving notice, this Agreement shall be terminated. However, if such non-compliance is not susceptible to cure within **thirty (30)** days, Licensee must notify the City in writing within **thirty (30)** days that they will take necessary and reasonable steps to remedy the non-compliance and will thereafter proceed diligently and with continuity to remedy the non-compliance. Should Licensee fail to provide any of the required notices or proceed diligently and with continuity, this Agreement will be terminated.

In addition to the Initial Term, Licensee has the option to renew the Initial Term of this Agreement for a successive period of **thirty (30)** years (a "**Renewal Term**"), the Renewal Term will be upon the same terms and conditions as the Initial Term. Licensee shall notify the City at least **six (6)** months before end of the Initial Term of its intent to renew the Agreement.

8.

Upon termination of this Agreement, Licensee shall at no expense to the City and within **sixty (60)** days, remove the Improvements encroaching into the Public Right-of-Way, and restore the Public Right-of-Way to a condition acceptable to the Director of Public Works, or his or her duly authorized representative, in accordance with then-existing City specifications. It is understood and agreed by Licensee that if this Agreement terminates and Licensee fails to remove the Improvements and restore the Public Right-of-Way, Licensee hereby gives the City permission to remove the Improvements along with any supporting structures, restore the Public Right-of-Way, and assess a lien on the Property for the costs expended by the City in taking such actions.

The City may terminate this Agreement early by relocating the Improvements to a mutually agreeable location, so that they are no longer encroaching upon the Public Right of Way.

9.

It is further understood and agreed between the parties hereto that the Public Right-of-Way to be used and encroached upon as described herein, is held by the City as trustee for the public; that the City exercises such powers over the public right-of way as have been delegated to it by the Constitution of the State of Texas or by the Texas Legislature; and that the City cannot contract

away its duty and its legislative power to control the Public Right-of-Way for the use and benefit of the public. It is accordingly agreed that if the governing body of the City may at any time during the term hereof determine in its sole discretion to use or cause or permit the Public Right-of-Way to be used for city utilities including drainage, sanitary sewerage, whether presently contemplated or not, that this Agreement shall terminate upon sixty (60) days with written notice to Licensee. In the event this Agreement is terminated under this Section 8, Licensee shall perform the obligations regarding removing the Improvements and restoring the Public Right-of-Way described in Section 7.

10.

Licensee agrees and acknowledges that this Agreement is solely for the purpose of permitting Licensee to construct, maintain and locate the Improvements over or within the described Public Right-of-Way and is not a conveyance of any right, title or interest in or to the Public Right-of-Way nor is it meant to convey any right to use or occupy any property in which a third party may have an interest. Licensee agrees that it will obtain all necessary permissions before occupying such property.

11.

Licensee agrees to comply fully with all applicable federal, state and local laws, statutes, ordinances, codes or regulations in connection with the construction, operation and maintenance of the Improvements, encroachment and uses.

12.

Licensee agrees to pay promptly when due all fees, taxes or rentals provided for by this Agreement or by any federal, state or local statute, law or regulation.

13.

Licensee covenants and agrees that it shall operate hereunder as an independent contractor as to all rights and privileges granted hereunder and not as an officer, agent, servant or employee of the City, and Licensee shall have exclusive control of and the exclusive right to control the details of its operations, and all persons performing same, and shall be solely responsible for the acts and omissions of its officers, agents, servants, employees, contractors, subcontractors, licensees and invitees. The doctrine of respondeat superior shall not apply as between the City and Licensee, its officers, agents, servants, employees, contractors and subcontractors, and nothing herein shall be construed as creating a partnership or joint enterprise between the City and Licensee.

14.

LICENSEE COVENANTS AND AGREES TO INDEMNIFY, AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, AND ELECTED OFFICIALS FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR

PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OR CHARACTER, ARISING OUT OF OR IN CONNECTION WITH, THE CONSTRUCTION, MAINTENANCE, OCCUPANCY, USE, EXISTENCE OR LOCATION OF THE IMPROVEMENTS AND ENCROACHMENT AND USES GRANTED HEREUNDER, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, ELECTED OFFICIALS, OR INVITEES OF THE CITY; AND LICENSEE HEREBY ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR SUCH CLAIMS OR SUITS. LICENSEE SHALL LIKEWISE ASSUME ALL LIABILITY AND RESPONSIBILITY AND SHALL INDEMNIFY THE CITY FOR ANY AND ALL INJURY OR DAMAGE TO CITY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THE IMPROVEMENTS AND ANY AND ALL ACTS OR OMISSIONS OF LICENSEE, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, INVITEES, OR TRESPASSERS.

15.

While this Agreement is in effect, Licensee agrees to furnish the City with a Certificate of Insurance naming the City as certificate holder, as proof that it has secured and paid for a policy of public liability insurance covering all public risks related to the proposed use and occupancy of public property as described or depicted in Exhibit "A".

The amounts of such insurance shall be not less than

\$1,000,000 Commercial General Liability

With the understanding and agreement by Licensee that such insurance amounts may be revised upward at the City's option, with a maximum limit of \$2,000,000, and that Licensee shall so revise such amounts promptly following notice to Licensee of such requirement. Such insurance policy shall not be amended without at least **thirty (30)** days prior written notice to the Director of Public of the City of Saginaw. A copy of such Certificate of Insurance is attached as Exhibit "D" and incorporated herein for all purposes. Licensee agrees to submit a similar Certificate of Insurance annually to the City on the anniversary date of the execution of this Agreement.

Licensee agrees, binds and obligates itself, its successors and assigns, to maintain and keep in force such public liability insurance at all times during the term of this Agreement and until the removal of all encroachments and the cleaning and restoration of the Public Right-of-Way. All insurance coverage required herein shall include coverage of all Licensees' contractors and subcontractors.

16.

Upon execution of this Agreement, Licensee agrees to deposit with the City a sufficient sum of to pay all fees necessary to record this Agreement in the Real Property Records of Tarrant County, Texas. After being recorded, the original shall be returned to the City Secretary of the City of Saginaw.

17.

In any action brought by the City for the enforcement of the obligations of the Licensee, City shall be entitled to recover interest and reasonable attorney's fees.

18.

Licensee covenants and agrees that it will not assign all or any of its rights, privileges or duties under this Agreement without the prior written approval of the City, which approval shall not be unreasonably conditioned or withheld, and any attempted assignment without such written approval shall be void. In the event Licensee conveys the Property, Licensee may assign all of its rights and obligations under this Agreement to the new owner of the Property, and Licensee shall be deemed released from its duties and obligations hereunder upon City's approval in writing of such assignment, which approval shall not be unreasonably conditioned or withheld. Foreclosure by a secured lender of Licensee or assignment to a secured lender by Licensee in the event of default or otherwise shall not require City approval, provided that said lender notifies the City in writing within sixty (60) days of such foreclosure or assignment and assumes all of Licensee's rights and obligations hereunder. However, no change of ownership due to foreclosure or assignment to any secured lender of Licensee shall be effective as to City unless and until written notice of such foreclosure or assignment is provided to City.

19.

THE PARTIES AGREE THAT THE DUTIES AND OBLIGATIONS CONTAINED IN PARAGRAPH 8 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

20.

Any cause of action for breach of this Agreement shall be brought in Tarrant County, Texas. This Agreement shall be governed by the laws of the State of Texas.

21.

If any portion of this Agreement is held invalid or inoperative, then so far as is reasonable and possible the remainder of this Agreement shall be deemed valid and operative, and, to the greatest extent legally possible, effect shall be given to the intent manifested by the portion held invalid or inoperative. The failure by either party to enforce against the other any term or provision of this Agreement shall not be deemed to be a waiver of such party's right to enforce against the other party the same or any other such term or provision in the future.

22.

The parties hereby acknowledge and agree that the City is entering into this Agreement pursuant to its governmental function(s) and that nothing contained in the Agreement shall be construed as constituting a waiver of the City's police power, which cannot be waived, or governmental immunity from suit or liability, which are expressly reserved to the extent allowed by law. To the extent a court of competent jurisdiction determines this License is subject to the provisions of Subchapter I of Chapter 271, TEXAS

LOCAL GOVERNMENT CODE, as amended, the City's immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this Agreement is made subject to all applicable provisions of the Texas Civil Practices and Remedies Code ("CPRC"), including, but not limited to, all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in CPRC Chapter 101 and Chapter 75.

23.

This Agreement shall be binding upon the parties hereto, their successors and assigns.

THIS AGREEMENT may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

City:

Licensee:

City of Saginaw

By: Todd Flippo

By: _____

Todd Flippo, Mayor

Name:

Title:

Date: 8-15-2023

Date: _____

ATTEST:

Approved As To Form and Legality:

By: Janice England

By: Bryn Meredith

Janice England, City Secretary

Bryn Meredith, City Attorney



LOCAL GOVERNMENT CODE, as amended, the City's immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this Agreement is made subject to all applicable provisions of the Texas Civil Practices and Remedies Code ("CPRC"), including, but not limited to, all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in CPRC Chapter 101 and Chapter 75.

23.

This Agreement shall be binding upon the parties hereto, their successors and assigns.

THIS AGREEMENT may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

City:

Licensee:

City of Saginaw

By: _____

By: Mark Diet

Todd Flippo, Mayor

Name: Mark Diet

Title: Vice President,
Fuel City Saginaw, LLC

Date: _____

Date: 11-14-23

ATTEST:

Approved As To Form and Legality:

By: _____

By: _____

Janice England, City Secretary

Bryn Meredith, City Attorney

STATE OF TEXAS

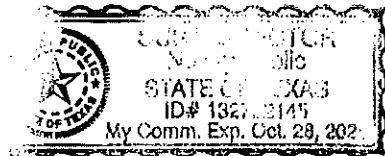
§
§
§
§

COUNTY OF TARRANT

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared Randy Newsom, Director of the Public Works Department of the City of Saginaw, on behalf the City of Saginaw, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

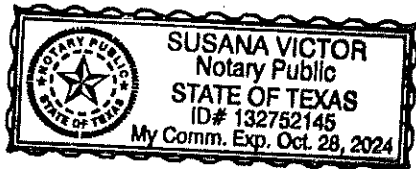
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of November 2023.



Susana Victor

Notary Public, State of Texas

My Commission Expires: 10/28/2024



STATE OF TEXAS

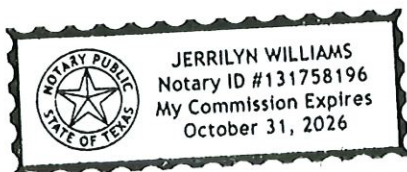
DALLAS
COUNTY OF TARRANT

§
§
§
§

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared
MARK DIETZ VICE PRESIDENT
(Name) (Title), on behalf of
FUEL CITY SAGINAW LLC
(Entity), and known to me to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to me that he/she executed the same for the
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of NOVEMBER, 2023



Jerrilyn Williams

Notary Public, State of Texas

My Commission Expires: 10/31/2026

Exhibit "A"
Legal Description

EXHIBIT "A"

Page 1 of 4
February 8, 2023

Legal Description

BEING 3,657 square feet (0.0839 acres) of land, more or less, situated in Tarrant County, Texas, in the David Cook Survey, Abstract Number 345, and being a portion of that called 8.731 acre tract of land described by Special Warranty Deed executed September 30, 2016 to Fuel City Saginaw LLC, recorded in Document Number D216232245, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said Fuel City tract also being known as that called 8.538 acre Block 1, Lot 1, Triad Addition, according to the map or plat effective May 2, 1996, recorded in Cabinet A, Page 2958, O.P.R.T.C.T., and being further described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found being the southwest corner of said Lot 1 and the southeast corner of a called 7.292 acre tract described as Block 1, Lot 2 in said plat, in the south line of a 5 foot permanent right-of-way easement described to City of Saginaw, recorded in Document Number D217112653, O.P.R.T.C.T. from which a 1/2 inch iron rod with cap stamped DEOTTE found, being the northwest corner of said Lot 1 and the northeast corner of said Lot 2, in the south right-of-way line of Triad Boulevard, a private 60 foot right-of-way, also known as Block 6, Lot 1 of said plat, bears North 00° 37' 30" West, a distance of 548.56 feet;

THENCE North 89° 32' 30" East, along the common south line of said Lot 1 and the south line of said permanent right-of-way easement, a distance of 331.47 feet to a point;

THENCE North 00° 27' 30" West, across said Lot 1 and said permanent right-of-way easement, a distance of 5.00 feet to a Magnail with shiner stamped "COBBFENDLEY BOUNDARY" set in the north right-of-way line of Industrial Avenue, a variable width right-of-way, no deed of record found, and being the **POINT OF BEGINNING** having surface coordinates of North 6,994,223.38 and East 2,323,634.08 and being the southwest corner of herein described tract;

- 1) **THENCE** North 00° 27' 30" West, across said Lot 1 and along a west line of herein described tract, a distance of 9.00 feet to a Magnail with shiner stamped "COBBFENDLEY BOUNDARY" set, being a northwest corner of herein described tract;
- 2) **THENCE** North 89° 32' 30" East, continuing across said Lot 1 and along a north line of herein described tract, a distance of 332.21 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set, being the beginning of a non-tangent curve to the left;
- 3) **THENCE** along said non-tangent curve to the left, continuing across said Lot 1 and along a north line of herein described tract, an arc distance of 18.75 feet, through a central angle of 14° 31' 03", a radius of 74.00 feet, and a long chord which bears North 63° 08' 59" East, a chord distance of 18.70 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set for an entrant corner of herein described tract;
- 4) **THENCE** North 01° 01' 10" West, continuing across said Lot 1 and along a west line of herein described tract, a distance of 21.27 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set, being a northwest corner of herein described tract;

EXHIBIT "A"

Page 2 of 4
February 8, 2023

Legal Description

- 5) **THENCE** North 43° 58' 50" East, continuing across said Lot 1 and along a north line of herein described tract, a distance of 14.88 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set in the common east line of said Lot 1 and the west right-of-way line of Farm to Market 156 (FM 156), also known as Blue Mound Road, a variable width right-of-way, being the northeast corner of herein described tract;
- 6) **THENCE** South 00° 34' 11" East, along the common east line of said Lot 1, said west right-of-way line of FM 156, and the east line of herein described tract, a distance of 49.21 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set at the intersection of said west right-of-way line of FM 156 and the said north right-of-way line of Industrial Avenue, being the northeast corner of said permanent right-of-way easement and the southeast corner of herein described tract;
- 7) **THENCE** South 89° 32' 30" West, across said Lot 1 and along the common north line of said permanent right-of-way easement and said north right-of-way line of Industrial Avenue, a distance of 359.27 feet to the **POINT OF BEGINNING** and containing 3,657 square feet (0.0839 acres) of land, more or less.

EXHIBIT "A"

Page 3 of 4
February 8, 2023

Legal Description

Note: Bearings shown herein are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

Note: All distances and coordinates shown herein are U.S. Survey Feet adjusted to Surface, unless noted otherwise, using a Surface Adjustment Factor of 1.00012.
(Grid Northing & Grid Easting x 1.00012 = Surface) origin 0,0.

Note: This written description is accompanied by a survey plat which covers the identical parcel that is shown herein, signed and sealed on even date herewith and is hereby made a part of this document.

Note: Field surveys were performed in October of 2021. Monumentation was set in February of 2023.

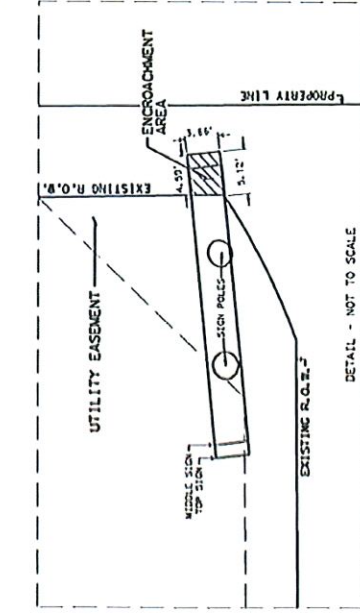
I, Jeffrey L. Fansler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this written description and accompanying plat of even survey date represents an actual survey made on the ground under my supervision.

 2023-02-08

Jeffrey L. Fansler
Texas Registered Professional Land Surveyor #4348
TBPELS Land Surveying Firm No. 10046700
Cobb, Fendley and Associates, Inc.
One Ridgmar Centre
6500 West Freeway, Suite 300
Fort Worth, Texas 76116
Phone: 817.445.1016 Fax: 817.445.1017



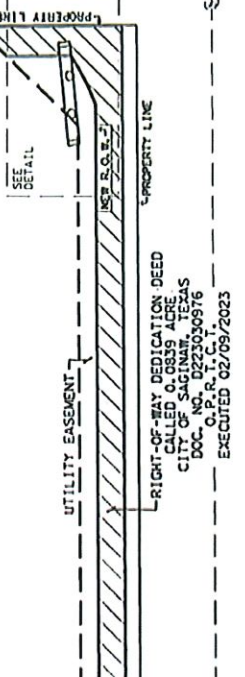
EXHIBIT "A"
PAGE 1 OF 1



DAVID COOK SURVEY
ABSTRACT NO. 345

P.O.C. 7.292 ACRES
BLOCK 1, LOT 2
TRIAD ADDITION
CAB. A, PG. 2958
O.P.R. T.C.T.
EFFECTIVE 05/02/1996

P.O.C. 0697512 DEED
SPECIFIC WARRANTY
CALLED 8.731 ACRES
FUEL CITY SAGINAW LLC
DOC. NO. D216232245
O.P.R. T.C.T.
EXECUTED 09/20/2016
CALLED 8.338 ACRES
BLOCK 1, LOT 1
TRIAD ADDITION
CAB. A, PG. 2958
O.P.R. T.C.T.
EXECUTED 05/02/1996



RIGHT-OF-WAY DEDICATION DEED
CALLED 0.0839 ACRES
C/O SAGINAW LLC
DOC. NO. D2230309745
O.P.R. T.C.T.
EXECUTED 02/09/2023

5' PERMANENT R.O.W. EASEMENT
DOC. NO. D517112653, O.P.R. T.C.T.

INDUSTRIAL AVENUE
VARIABLE WIDTH R.O.W.
NO DEED OF RECORD FOUND

CALLLED 2.001 ACRES
BLOCK A, LOT 1A
RANCHO NORTH INDUSTRIAL
PARCEL NO. 1
CAB. B, PG. 751
O.P.R. T.C.T.
EFFECTIVE 08/20/1992

JOHN HIBBINS SURVEY
ABSTRACT NO. 638

CALLLED 2.001 ACRES
BLOCK A, LOT 1B
RANCHO NORTH INDUSTRIAL
PARCEL NO. 1
CAB. B, PG. 751
O.P.R. T.C.T.
EFFECTIVE 08/20/1992

LEGEND

- DESCRIBED ACQUISITION
- EXISTING ROW
- - - RIGHT-OF-WAY PARCEL
- - - PROPERTY LINE
- - - EASEMENT
- - - APPROX. SURVEY LINE
- - - PROPOSED BASELINE
- FEE HOOK

- O.P.R. T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- Δ = X-CUT SET (UNLESS OTHERWISE NOTED)
- = SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" OR AS OTHERWISE NOTED
- = MONUMENT FOUND (AS NOTED)

NOTES:

1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (202), AND BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.
2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE, USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
(GRID NORTHING & GRID EASTING X 1.00012 • SURFACE) ORIGIN O.O.
3. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.
4. FIELD SURVEYS WERE PERFORMED IN OCTOBER OF 2021. MONUMENTATION WAS SET IN MAY OF 2023.

I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
PRELIMINARY: this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Released for review on May 19, 2023.

JEFFREY L. FANSLER, RPLS NO. 4346
COBB, FENDLEY & ASSOCIATES, INC.
TBPELS LAND SURVEYING FIRM NO. 10046700

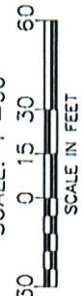
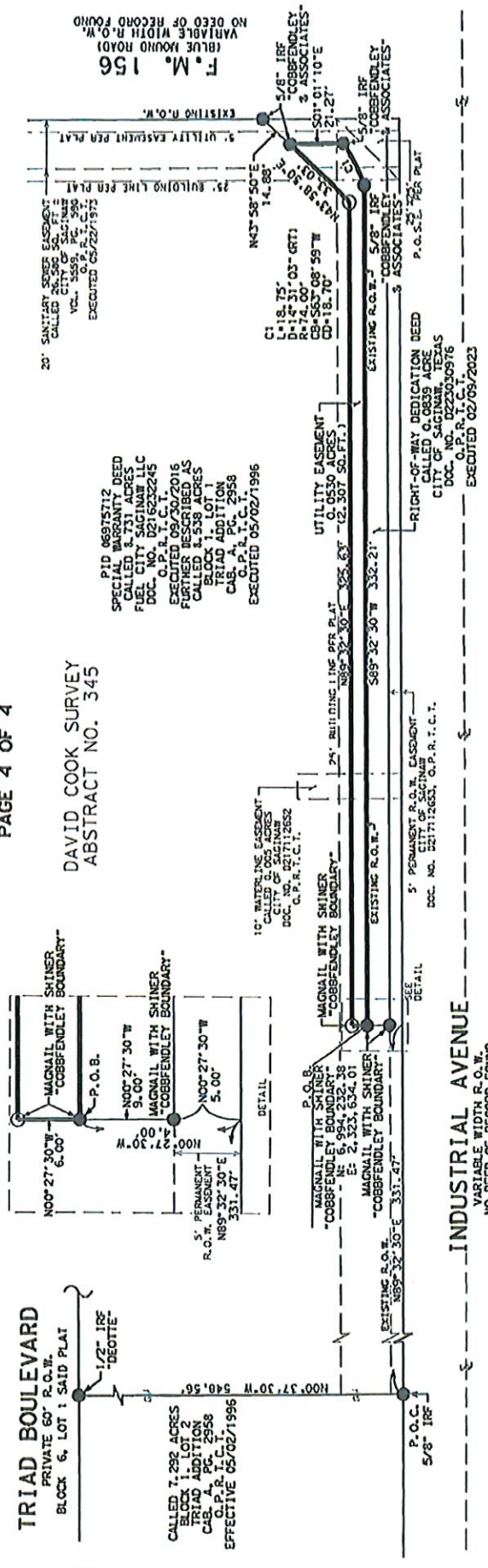


EXHIBIT "B"

Location and Description of Encroachment and Improvements

EXHIBIT "B."
PAGE 4 OF 4

DAVID COOK SURVEY
ABSTRACT NO. 345



NO DEED OF RECORD FOUND
VARIABLE WIDTH R.O.W.
F.M. 156
EXECUTED 05/02/1996

PID 06915712
SPECIAL WARRANTY DEED
CALLED 3.731 ACRES
FUEL CITY SAGINAW LLC
DOC. NO. 021623245
EXECUTED 09/07/2015
FURTHER DESCRIBED AS
CALLED 3.538 ACRES
BLOCK 1, LOT 1
TRIAD ADDITION
C.A.B. PC 2958
O.P.R. T.C.T.
EXECUTED 05/02/1996

UTILITY EASEMENT
0.0530 ACRES
(23.307' S.O.L.F.T.)
EXECUTED 05/02/1996

RIGHT-OF-WAY DEDICATION DEED
CALLED 0.0635 ACRE
CITY OF SAGINAW, TEXAS
DOC. NO. 021623245
O.P.R. T.C.T.
EXECUTED 02/09/2023

QUICK CLAIM DEED
CALLED 2.0755 ACRES
QT SOUTH, LLC
DOC. NO. 0220101248
EXECUTED 05/02/2020
FURTHER DESCRIBED AS
CALLED 2.001 ACRES
BLOCK 4, LOT 1B
RANCHO NORTH INDUSTRIAL
UNIT NO. 151
C.A.B. P.C. 751
O.P.R. T.C.T.
EFFECTIVE 08/20/1992

JOHN HIBBINS SURVEY
ABSTRACT NO. 638

CALLED 2.001 ACRES
BLOCK 4, LOT 1A
RANCHO NORTH INDUSTRIAL
PARK UNIT NO. 151
C.A.B. P.C. 751
O.P.R. T.C.T.
EFFECTIVE 08/20/1992

- LEGEND**
- - - DESCRIBED ACQUISITION
 - - - EXISTING ROW
 - - - RIGHT-OF-WAY PARCEL
 - - - PROPERTY LINE
 - - - EASEMENT
 - - - APPROX. SURVEY LINE
 - - - PROPOSED BASELINE
 - - - FEE HOOK

- O.P.R. T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- △ = X-CUT SET (UNLESS OTHERWISE NOTED)
- = SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" OR AS OTHERWISE NOTED
- = MONUMENT FOUND (AS NOTED)

NOTES:

1. BASIS OF BEARING IS GRID NORTH, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.
2. ALL DISTANCES AND COORDINATES SHOWN HEREIN ARE U.S. SURVEY FEET ADJUSTED TO SURFACE, UNLESS NOTED OTHERWISE, USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
(GRID NORTHING & GRID EASTING x 1.00012 = SURFACE) ORIGIN 0.0.
3. THIS SURVEY PLAT IS ACCOMPANIED BY A WRITTEN DESCRIPTION WHICH COVERS THE IDENTICAL PARCEL THAT IS SHOWN HEREIN, SIGNED AND SEALED ON EVEN DATE HERewith AND IS HEREBY MADE A PART OF THIS DOCUMENT.
4. FIELD SURVEYS WERE PERFORMED IN OCTOBER OF 2021. MONUMENTATION WAS SET IN MAY OF 2023.

I HEREBY CERTIFY THAT THIS PLAT HEREIN AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN SURVEY DATE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Jeffrey L. Fansler
JEFFREY L. FANSLER, RPLS NO. 4348
COBB, FENDLEY & ASSOCIATES, INC.
DATE 2023-05-22

TBP'S LAND SURVEYING FIRM NO. 10046700



GRID

SCALE: 1"=60'



EXHIBIT "C"

Legal Description of Right of Way Donation

Please Reference Exhibit A.

EXHIBIT "D"

Certificate of Insurance



Dear Policyholder,

Thank you for choosing Federated Insurance to handle your insurance and risk management needs. The attached certificate document(s) have been issued or updated.

Please feel free to contact us with any additional changes, additions or deletions that may be needed by contacting the Federated Client Contact Center at:

E-mail: clientcontactcenter@fedins.com
Phone: 1-888-333-4949
Fax: 507-446-4664

Thank you for your business!

Client Contact Center

Enclosed:
Certificate Document(s)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

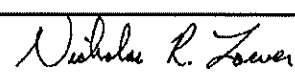
| | | |
|--|---|--|
| PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060 | CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, Ho, Ext): 888-333-4949 FAX (A/C, Ho): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM | |
| | INSURERS AFFORDING COVERAGE | |
| INSURED 160-186-3 FUEL CITY SAGINAW LLC 1080 S BLUE MOUND RD SAGINAW, TX 76131-4808 | INSURER A: FEDERATED MUTUAL INSURANCE COMPANY NAIC # 13935 | |
| | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |

COVERAGES CERTIFICATE NUMBER: 6 REVISION NUMBER: 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR | TYPE OF INSURANCE | ADDITIONAL INSURER | SUBR | POLICY NUMBER | POLICY EFF. (MM/DD/YYYY) | POLICY EXP. (MM/DD/YYYY) | LIMITS | |
|------|---|--------------------|------|---------------|--------------------------|--------------------------|---|-------------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | Y | N | 9830601 | 12/28/2022 | 12/28/2023 | EACH OCCURRENCE | \$1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$100,000 |
| | | | | | | | MED EXP (Any one person) | EXCLUDED |
| | | | | | | | PERSONAL & ADV INJURY | \$1,000,000 |
| | | | | | | | GENERAL AGGREGATE | \$2,000,000 |
| | | | | | | | PRODUCTS & COMP/OP AGG | \$2,000,000 |
| A | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | N | N | 9830601 | 12/28/2022 | 12/28/2023 | COMBINED SINGLE LIMIT (Ea accident) | \$1,000,000 |
| | | | | | | | BODILY INJURY (Per Person) | |
| | | | | | | | BODILY INJURY (Per Accident) | |
| | | | | | | | PROPERTY DAMAGE (Per Accident) | |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION | | | | | | EACH OCCURRENCE | |
| | | | | | | | AGGREGATE | |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N | N/A | N | 9830604 | 12/28/2022 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L EACH ACCIDENT | \$500,000 |
| | | | | | | | E.L DISEASE EA EMPLOYEE | \$500,000 |
| | | | | | | | E.L DISEASE - POLICY LIMIT | \$500,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
ADDITIONAL INSURED INCLUDE THE CITY OF SAGINAW TEXAS, ALONG WITH ITS OFFICERS, AGENTS, REPRESENTATIVES, AND EMPLOYEES.

| | |
|---|---|
| CERTIFICATE HOLDER 160-186-3 ATTN: CITY SECRETARY CITY OF SAGINAW 333 W MCLEROY BLVD SAGINAW, TX 76179-1452 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  |
|---|---|

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - STATE OR GOVERNMENTAL
AGENCY OR SUBDIVISION OR POLITICAL
SUBDIVISION - PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

| |
|--|
| <p>State Or Governmental Agency Or Subdivision Or Political Subdivision: City of Saginaw Attn: City Secretary 333 W McLeroy Blvd Saginaw, TX 76179-1452</p> |
| <p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p> |

A. Section II - Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury," "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:

Fuel City Saginaw LLC
1080 S Blue Mound Rd
Saginaw, TX 76131-4808

Project or Reference:

See IL-F-40-00001

IL-F-40-00001 Extension Endorsement

Any coverage provided by this endorsement applies to the encroachment of the named insured's sign, into the city's easement. Additional insureds include The City of Saginaw Texas, Along with its officers, agents, representatives, and employees.

SUBJECT: Consideration and Action regarding Acceptance of the Right-of-Way Encroachment for the FM 156 at Industrial Intersection Project (CSJ # 0718-02-076) from Fuel City Saginaw, LLC.

BACKGROUND/DISCUSSION:

The FM 156 at Industrial Intersection Project is a Texas Department of Transportation project and funded through the North Central Texas Council of Governments COVID-19 Infrastructure Project. The City of Saginaw has taken the lead as the Local Sponsor having primary responsibility for utility clearance and right-of-way for the project. The project will require a future Advance Funding Agreement to finalize costs of the construction phase.

Fuel City Saginaw, LLC has requested a Right-of-Way Encroachment for their existing sign.

The proposed right-of-way encroachment agreement will be for an initial term of thirty (30) years commencing on the date this Agreement is executed. In addition to the initial term, Licensee has the option to renew the initial term for a successive period of thirty (30) years. There will be an application fee of \$325.00 due to the city to defray all costs of inspection and supervision during construction. Additionally, there will be a fee of \$.56 per square/linear foot of the encroachment area and this fee will be paid annually thereafter.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

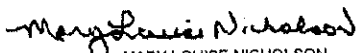
It is recommended that:

1. The right-of-way easement encroachment from Fuel City Saginaw, LLC be accepted and filed for Record in the Deed Records of Tarrant County.



D223207980
AGREEMENT
Pages: 24
Fees: \$111.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/21/2023 09:46 AM


MARY LOUISE NICHOLSON
COUNTY CLERK



Mary Louise Nicholson
Tarrant County Clerk

100 W. Weatherford
Fort Worth, TX 76196
(817) 884 - 1195

wm-countyclerk@tarrantcounty.com

OFFICIAL RECEIPT

| RECEIPT NUMBER | DATE |
|----------------|------------------------|
| 6104488 | 11/21/2023 09:46:51 AM |

Issued to: LUISA PINA SERRANO

For Payment of:

| Type | Pages | Reference # | Fees |
|---------------|-------|-------------|-----------------|
| 1 AGREEMENT | 24 | D223207980 | \$111.00 |
| 2 EASEMENT | 7 | D223207981 | \$43.00 |
| Total: | | | \$154.00 |

Amount Paid: \$154.00
Change: \$0.00

| Method of Payment: | Reference Number: | Amount: |
|--------------------|-------------------|----------|
| Credit Card | a0b5459f | \$154.00 |

THANK YOU
Mary Louise Nicholson
County Clerk
Recording life's events since 2011

Clerk: Veronica G



Your feedback is important to us.
Scan the QR Code and let us know how our service was today.



E. Consideration and Action regarding Ordinance No. 2026-06 amending Saginaw City Ordinance Sec 94-62. Parking Of Certain Vehicles Prohibited On Certain Streets -- Doug Spears, Fire Chief

| Meeting | Agenda Group |
|--------------------------------|--------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2E. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Currently a vehicle with a manufacturer rated capacity of no more than three-quarter-ton (Ford F-250, Chevrolet 2500, Dodge Ram 2500, etc.) is the maximum permitted to be parked on a residential street. Although not as frequently encountered, one-ton vehicles (F-250, 3500s) are more common today and like three-quarter-ton vehicles, used both for their intended purpose of hauling/towing but also used regularly as a commuter or passenger vehicles. Parking of a one-ton vehicle on a residential roadway with primarily the same overall vehicle body dimensions, only rated carrying capacity being different, is currently against City ordinance. The proposed revision is intended to resolve that disparity.

Commonly there are two versions of one-ton pickup style vehicles, one version with single rear wheels, the other with dual rear wheels. The proposed ordinance prohibits the parking of any vehicle with six wheels or more on a residential street. The parking of any dual rear wheel vehicle would be prohibited. The wider rear width of a dual rear wheel vehicle parked in a residential roadway has the potential to reduce roadway clearance to an unsafe level of obstruction for passing vehicles, school buses and emergency vehicles. The proposed ordinance also prohibits any vehicle with more than two axles from parking on a residential roadway

The item was discussed and tabled at the March 3, 2026 City Council meeting. Council agreed that this item be referred to the Traffic Safety Advisory Board for review. The item was presented at the April 27, 2026 Traffic Safety Advisory Board (TSAB) and the board agreed and suggested to strike the dual wheel restriction from the ordinance.

Attachments

[Draft_Ord Sec 94_62 Parking.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SECTION 94-62, "PARKING OF CERTAIN VEHICLES PROHIBITED ON CERTAIN STREETS," OF ARTICLE I, "IN GENERAL" OF CHAPTER 94, "TRAFFIC AND VEHICLES," BY ADDING ADDITIONAL PROHIBITED PARKING; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas, 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 Texas Local Government Code; and

WHEREAS, the City Council previously adopted regulations governing permissible parking on certain streets within the City and enumerating various types of prohibited parking; and

WHEREAS, the City Council now desires to expand the list of prohibited parking by adding additional types of vehicles; and

WHEREAS, the City Council finds and determines that this Ordinance will promote and protect the public health, safety, and welfare of the City's residents and the general public.

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

SECTION 1.

Section 94-62 of the City of Saginaw City Code is hereby amended to read as follows:

"Sec. 94-62. Parking of certain vehicles prohibited on certain streets.

- (a) Parking of any of the following upon any residential street, alley, parkway or boulevard is prohibited, except as authorized in subsection (b).
 - (1) Any vehicle having a manufacturer's rated carrying capacity of more than one (1) ton;
 - (2) Any vehicle with six wheels or more;
 - (3) Any vehicle with more than two (2) axles;
 - (4) A boat;
 - (5) A trailer;
 - (6) Any combination of connected vehicles, including trailers;
 - (7) Recreational vehicles (motor homes);
 - (8) Campers on pickup trucks, if the camper is wider than the bed of the pickup;

- (9) Construction vehicles and equipment, unless working;
 - (10) Camper trailers; and
 - (11) Farm implements or animal husbandry implements;
- (b) Motor homes and camper trailers may be parked upon a residential street, alley, parkway or boulevard for a period not to exceed 24 hours for the purpose of loading or unloading supplies and equipment, so long as they are in compliance with other parking laws and ordinances.

SECTION 2.

This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Saginaw, and this ordinance shall not operate to repeal or affect the Saginaw City Code or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Saginaw City Code or any other ordinances are hereby repealed.

SECTION 3.

Any person, firm, association of persons, corporation, or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined not more than five hundred dollars (\$500.00) for each offense. Each day that a violation continues shall be deemed a separate offense.

SECTION 4.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of any ordinances of the City 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 5.

The sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph, or section.

SECTION 6.

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 Texas Local Government Code.

SECTION 7.

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

PASSED AND APPROVED on this 3rd day of March, 2026 at a regular meeting of the City Council of the City of Saginaw, Texas.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney



F. Action Regarding the Approval of the Purchase of Holiday Light Displays -- Jarred Coursey, Assist. Director of Public Works

| | |
|--------------------------------|--------------------------|
| Meeting | Agenda Group |
| Tuesday, May 19, 2026, 6:00 PM | Consent Agenda Item: 2F. |
| Reference File | |
| Community Goals | |

Public Works Assistant Director Jarred Coursey approached both the Keep Saginaw Beautiful Board and the Recreation and Parks Advisory Board with a proposal to collaborate on the purchase of additional holiday light displays for Willow Creek Park in preparation for the upcoming holiday parade and seasonal events. Both boards were provided with a catalog of the City's existing holiday displays and their current locations, as well as pricing and examples of potential new display options.

On May 4, 2026, the Keep Saginaw Beautiful Board and the Recreation and Parks Advisory Board held a joint workshop to review and discuss potential display purchases. Following discussion, both boards approved the collaborative purchase of the following displays from Arnett Marketing, a registered BuyBoard vendor previously utilized by the City for holiday displays:

- Archway display with greenery, lights, ornaments, and red bow: \$25,010.00
- Golden sled photo opportunity display with garland: \$8,320.00
- Marching Soldier Band still-light display: \$15,382.50

Total Purchase Cost: \$48,712.50

Cost Per Board: \$24,356.25

While final display locations have not yet been determined, the current plan is to install the displays at Willow Creek Park due to the availability of existing power access, poles, and electrical boxes. Other potential locations throughout the city would require additional electrical infrastructure and approval from Oncor prior to installation.

All existing still-light holiday displays throughout the city have been direct purchases and are installed by Public Works crews every year, and stored at the Public Works storage facilities.

(Pictures of existing displays and selected options attached.)

Attachments

[Display Lights \(Approved displays and current inventory\).pdf](#)

Holiday Display Lights

Selected Displays from Arnett Marketing

Cost: \$25,010.00



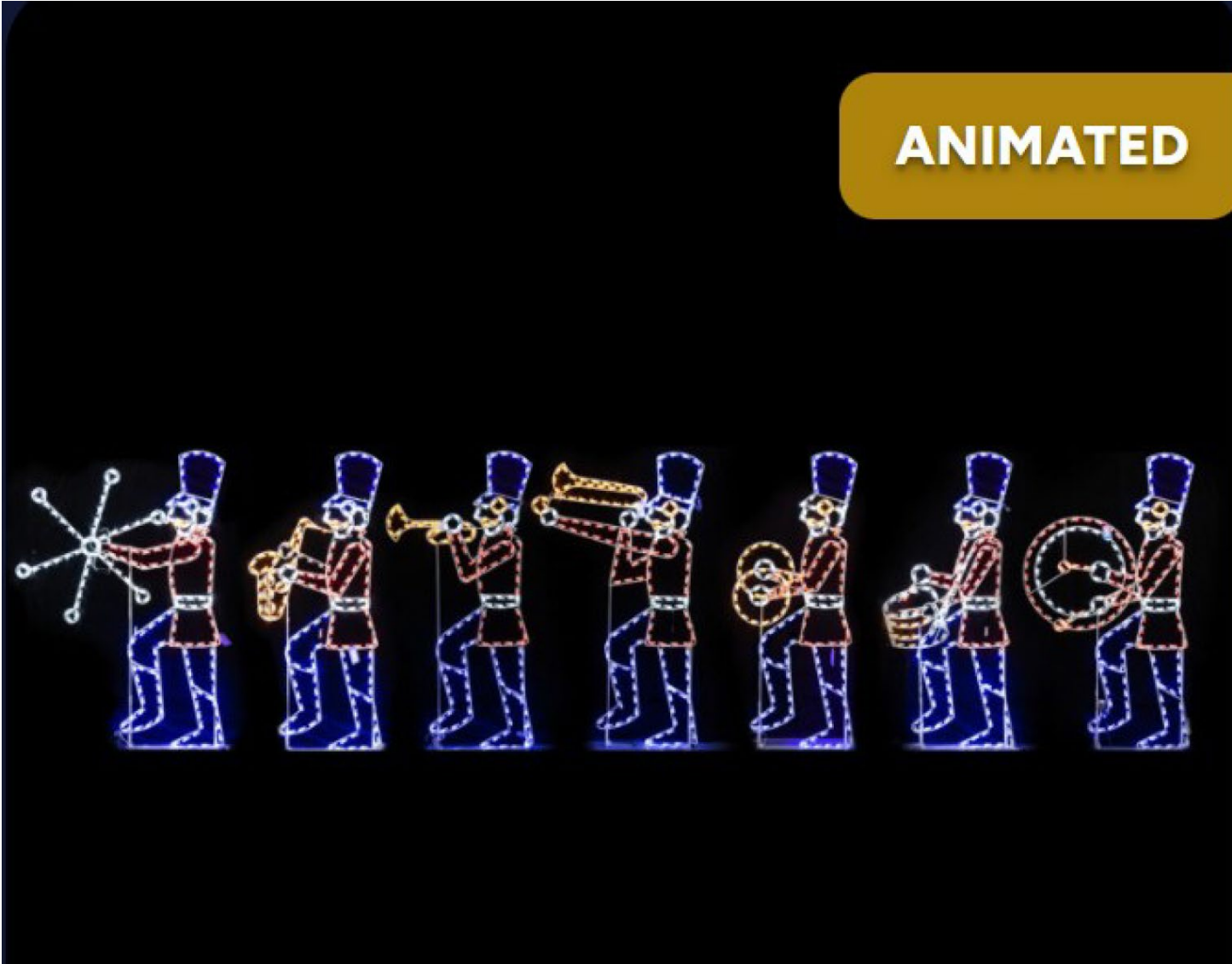
Wizz Golden Sled with Garland Display 3.9 x 7.5

Cost: \$8,320.00



Marching Soldier Band

- Cost: \$15,382.50



Holiday Display Lights

Existing Inventory

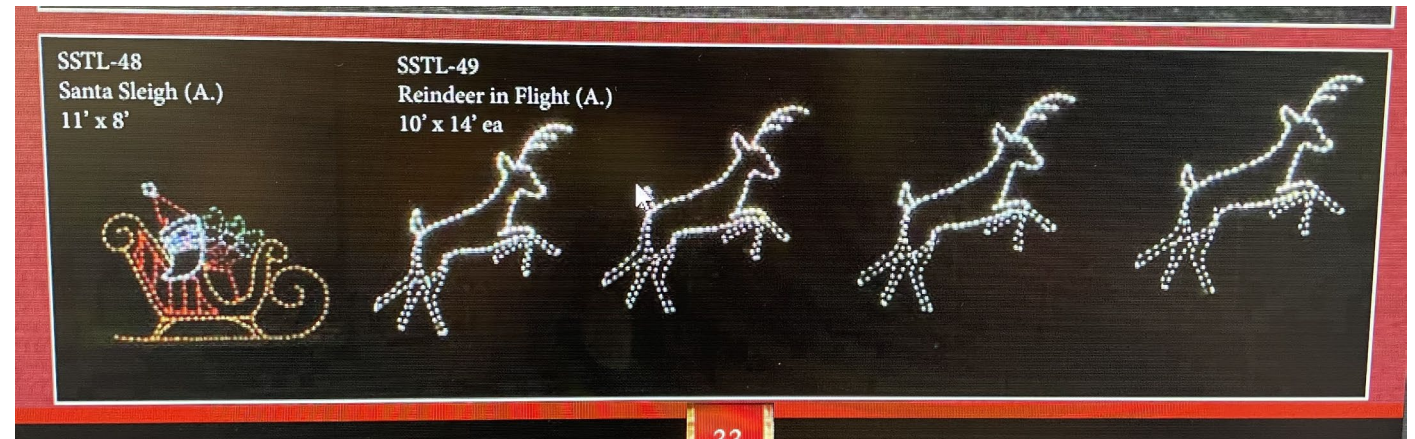
Santa Express and RR Crossing

- Purchased on: 12/19/2016
- Cost: \$33,923
- Included:
 - 9'x21' RR Crossing Sign
 - 65.5' x 24.5' Santa Express Train
 - 18' x 30.5' Water Tower



Santa in Sled with Reindeer

- Purchased on: 11/03/2017
- Cost: \$3,000
- Included:
 - 5.5' x 30' Santa Sleigh with (4) Reindeers



Toy Workshop

- Purchased on: 9/27/2018
- Cost: \$25,689.26
- Included:
 - 38' W x 21' H Santa's Toy Company



SSTL-168
Santa's Toy Company (A.)
38' x 21'



Santa Roping a Reindeer

- Purchased on: 10/23/2019
- Cost:\$ 6,700
- Included:
 - 20'W x 12'H



Tree of Lights

- Purchased on: 10/23/2019
- 14' Tree of Lights, 5' Base with 2' Star
 - \$1,377.72
- 17' Tree of Lights, 6' Base with 2' Star
 - \$1,905
- 21' Tree of Lights, 7' Base with 3' Star
 - \$2,823
- 25' Tree of Lights, 8' Base with 4' Star
 - \$3,586.52



Gingerbread House

- Purchased on: 10/23/2025
- Cost: \$23,200
- Included:
 - 25' W x 21' H Gingerbread House



Festive Trumpet

- Purchased on: 09/14/2021
- Cost: \$55,231.20
- Included:
 - 64' W x 47' H Trumpet with Stars & Happy Holidays



12 Days

- Purchased on: 08/29/2022
- Cost: \$20,360.45





A. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)--Susy Victor, Asst. Dir. of Economic & Community Eng.

| | |
|--------------------------------|---------------------------|
| Meeting | Agenda Group |
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4A. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Per Section 5-3 of the zoning ordinance, it is recognized that new types of land use may develop and forms of land use not anticipated herein may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

A. Administrative official action. The administrative official shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the proper zoning classification into which such use should be placed. The use interpretation question shall be determined as to the nature of the use and whether it involves dwelling activity, sales, processing; type of product, storage and the amount and nature thereof (i.e., enclosed or open storage); anticipated employment; transportation requirements; the general degree of noise, odor, fumes, dust, toxic material and vibration likely to be generated, if any; and the general requirements for public utilities such as water and sanitary sewer.

B. Commission action. The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various zoning districts, and determine the zoning district or districts within which such use should be permitted.

C. Council action. The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve the recommendation of the planning and zoning commission, or make such other determination concerning the classification of such use as appropriate, based upon its findings of fact, and amend this ordinance to reflect said findings and decisions.

The applicants, Marvee McLendon and Cheryl Mix, wish to present their request that an existing use within the permitted use table, "philanthropic/and or charitable use" be allowed in the [Light Industrial](#) zoning district and within the [Clinic Overlay District](#).

There is current definition for an "philanthropic/and or charitable use" within the Appendix A "Zoning", Article 12, Section 12-2 "Definitions".

"Philanthropic and/or charitable use: A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work."

The Planning & Zoning Commission were asked to consider the proposed use and determine how to incorporate it into the permitted use table on April 14, 2026. The Planning and Zoning Commission made a recommendation to City Council that they approved the textural amendment to the Zoning Ordinance regarding modifying the City's permitted use table (*Public, Civic, and Utility Uses*) to allow a philanthropic and/or charitable use in the Light Industrial through a specific use permit (*SUP*).

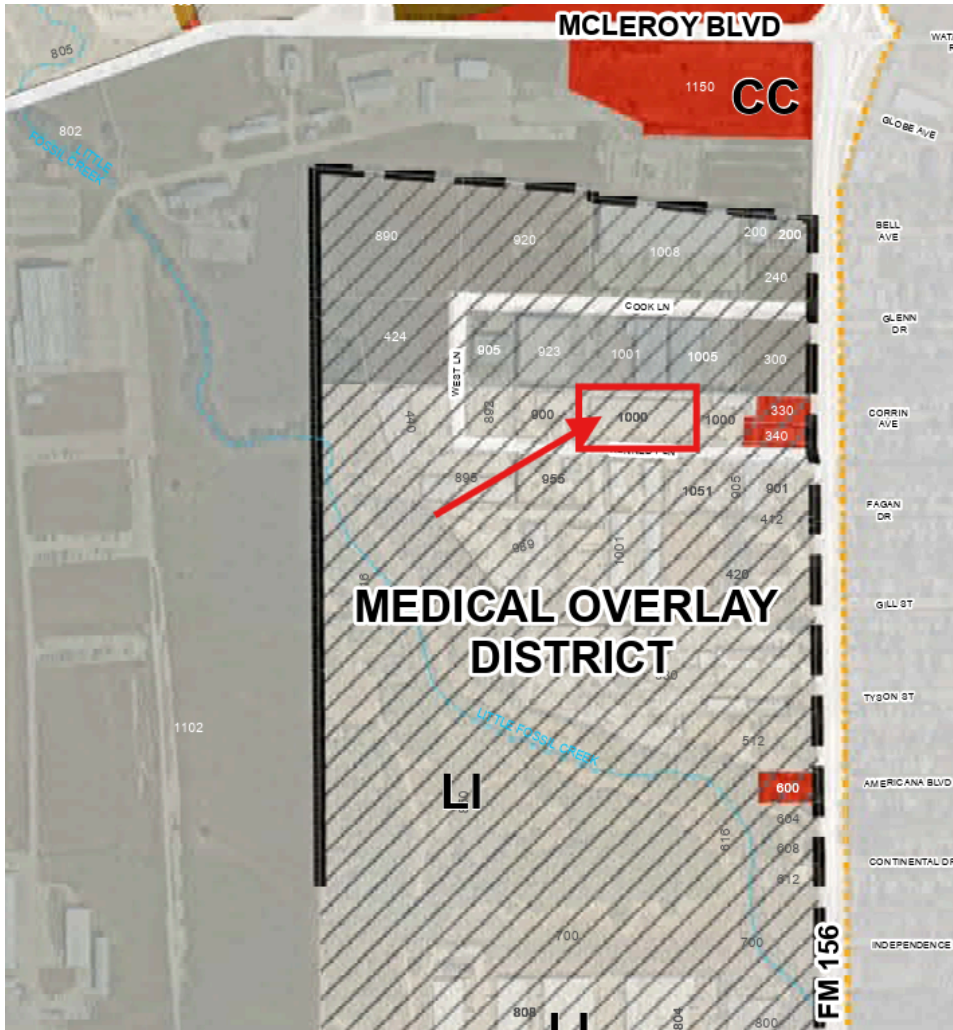


Exhibit A: Zoning Map

If the City Council decide to allow it within a zoning district, the options are:

1. Permitted:
 - a. Allows this use to go in by right anywhere within the designated [zoning district](#).
2. Permitted by a [specific use permit](#):
 - a. Allows a use within the designated zoning district only upon specific approval for a particular location, with each request evaluated on a case-by-case basis to ensure compatibility with surrounding properties.
3. Overlay Districts:
 - a. In addition to regular [zoning districts](#), the city has special districts designed to reach specific goals or allow for master projects in areas throughout the city. The Planning and Zoning Commission may establish additional regulations governing these uses within the designated special districts.
 - b. The districts are as follows:
 - i. [Clinic Overlay District](#):

- i. Designed to support and encourage the development of medical institutions within targeted areas of the city.
- ii. [Saginaw Boulevard Overlay District](#):
 - o Designed to enhance the aesthetics of Saginaw Boulevard, elevate the overall character of the area, and encourage reinvestment and redevelopment.

| 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 | | | | | | | | |
| PUBLIC, CIVIC, AND UTILITY USES | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | P | P | | | | | | | | | | | |
| | | | | | | | | | | | | | Philanthropic and/or Charitable Use | | P | P | P | | | | | | |

Exhibit B: Permitted Use Table

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Special Districts.pdf](#)

[Permitted Use Table Proposal \(Chat N Chew, Support Petition\)Redacted.pdf](#)

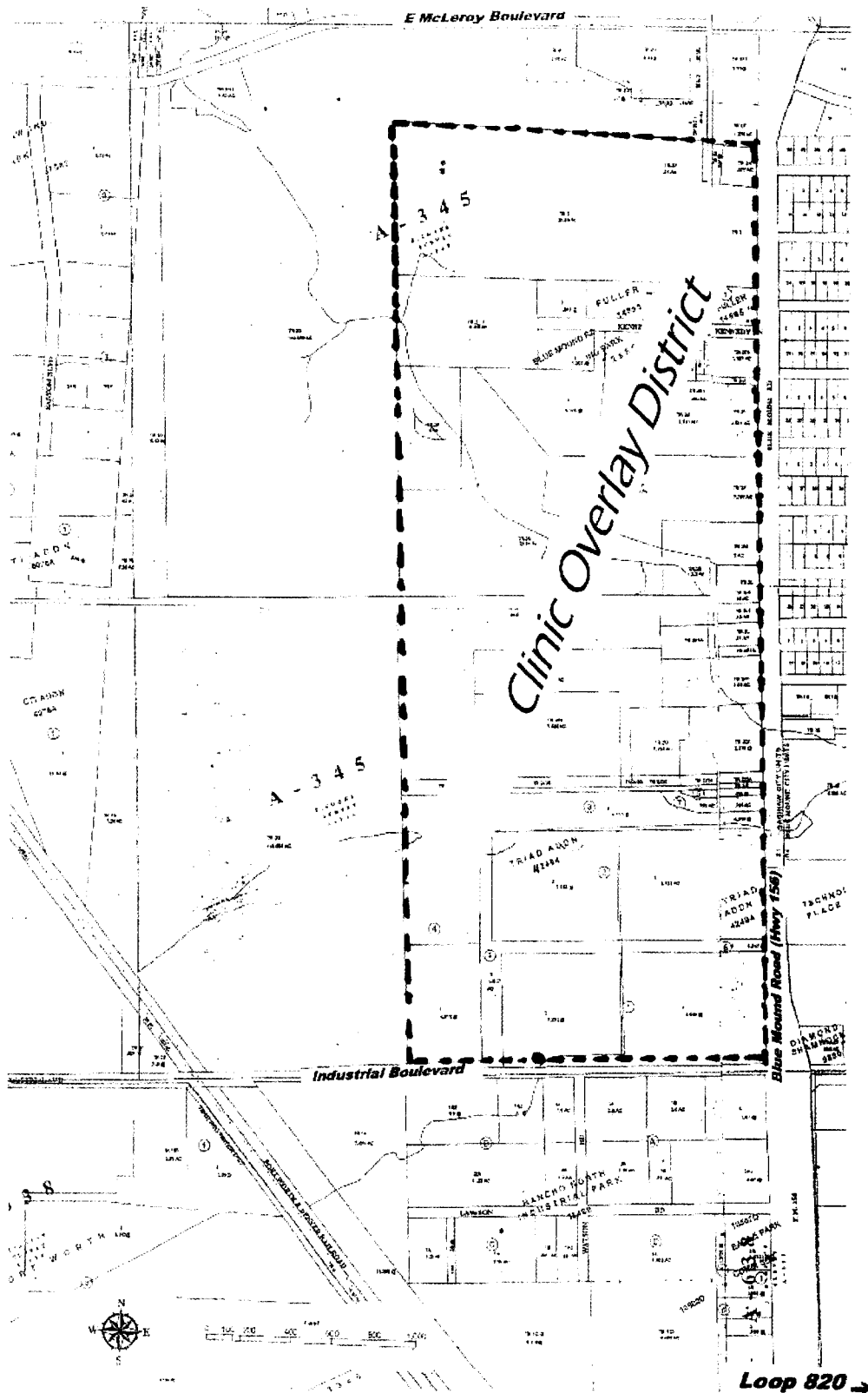
[1000 Kennedy Ln, Suite 108 \(Donation House, Support Petition\)_Redacted.pdf](#)

[Permitted Use Table Amend. for Public, Civic, and Utility Uses \(Ordinance Draft\).pdf](#)

[P&Z Minutes \(04.14.26\).pdf](#)

Sec. 7-3. - Clinic overlay district.

- (a) *District established.* There is hereby established a clinic overlay district where the use and operation of a clinic, as that term is defined in section 12-2 of article 12 of the Zoning Regulations, is expressly permitted by right irrespective of the underlying (base) zoning district classification. Notwithstanding the requirements of section 5-1 hereof, the "Permitted Use Table," no specific use permit shall be required for the use and operation of a clinic within the clinic overlay district defined below:



- (b) *Purpose.* The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.
- (c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail, except as provided in paragraph (a) of this section.

- (d) *Setback.* No clinic within the clinic overlay district shall be permitted within 1000 feet of any licensed day care center located within the territorial limits of the city. The measurement of the distance between the clinic and the licensed day care center shall be in a direct line from front door to front door, without regard to intervening structures, streets or property lines.

(Ord. No. 2014-08, § 1, 4-15-14)

Sec. 7-4. - Saginaw boulevard overlay district.

- A. *Purpose.* This ordinance establishes development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.
- B. *Boundaries.* The Saginaw Boulevard overlay district includes all properties zoned office professional, neighborhood commercial, and community commercial that have frontage and/or access (either direct or through another property) to Saginaw Boulevard from East Industrial Boulevard on the south, the railroad on the east and the northern city boundary. The provisions of the overlay district shall apply to all properties located fully or partially within the above defined area.
- C. *Base zoning districts.* Where the Saginaw Boulevard overlay district requirements conflict with the base zoning for properties located within the area described in subsection B above, the overlay district shall apply. Otherwise the base zoning of a property shall not be affected by the provisions of this overlay district.
- D. *General requirements of the Saginaw Boulevard overlay district.*
1. *Permitted and prohibited uses.* Uses permitted by right or by specific use permit within the overlay district shall be as noted for the base zoning districts in the use charts in section 5-1 except as follows:
 - a. *Prohibited uses:*
 - (1) Auto sales, new and used.
 - (2) Building material sales.
 - (3) Cargo container.
 - (4) Landscape service.
 - (5) Machinery sales or repair.
 - (6) Mini-warehouse.

- (7) Motorcycle sales.
 - (8) Non-depository financial institutions.
 - (9) Recreational vehicle rental.
 - (10) Rental yard, commercial and heavy equipment.
 - (11) Stone monument sales.
 - (12) Private card club.
 - (13) Bingo hall.
- b. *Uses requiring a specific use permit.* The following uses shall require approval of a specific use permit in accordance with section 5-4:
- (1) Convenience store with fuel sales.
 - (2) Golf course, driving range.
 - (3) Golf course, miniature.
 - (4) Water park, commercial.
 - (5) Auto car wash.
 - (6) Auto rental (car and truck).
 - (7) Auto service station.
 - (8) Auto service station, light maintenance.
 - (9) Contractor, no outside storage permitted.
 - (10) Exterminating service.
 - (11) Greenhouse or plant nursery.
 - (12) Home improvement store.
 - (13) Small engine repair.
 - (14) Auto paint and body shop.
- c. *Non-conforming uses.* Non-conforming uses shall be regulated by the provisions of article 4, section 4-13 of this appendix.
2. *Setbacks.* Buildings shall be located on properties in accordance with the following minimum and maximum front yard setbacks:
- a. For buildings with no drive aisles or parking located between the building face and the street right-of-way—A minimum setback of 20 feet and a maximum setback of 25 feet.
 - b.

For buildings with drive aisles and/or parking located between the building face and the street right-of-way —A maximum setback of 100 feet. Alternatively, the building setback may exceed 100 feet with a 15 foot increase in the minimum landscaped edge for single tenant buildings or multiple-tenant retail shopping centers that are 60,000 square feet or greater in size.

3. *Landscaping.* Landscaping shall be provided and installed in accordance with section 8-13. Where buildings observe the 25 foot maximum setback, a minimum of 15 feet of landscaping must be provided between the building face and the street right-of-way.
4. *Screening.* Walls, fences, landscaping and other screening devices shall be installed in accordance with section 8-12 and as follows:
 - a. *Trash enclosures.* Chain link with vinyl slats is prohibited as a screening material. Solid gates must be provided for trash enclosures that face a public street.
 - b. *Rooftop mechanical units.* Roof-mounted mechanical units must be screened from view at a point 5.5 feet above the property line with a parapet wall, screen, mansard roof, or alternative architectural element. The height of the screening element shall be equal or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one or two-story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen.
5. *Building materials and design.* All buildings constructed within the overlay district shall comply with the following:
 - a. *Building façade materials.* A minimum of 75 percent of each exterior wall shall be of masonry construction as defined in section 12-2 and glass, except that concrete may only be used as an exterior material on the rear of buildings not visible from public streets. A maximum of ten percent of any exposed exterior wall may be finished with exterior insulation and finish systems (EIFS).
 - b. *Building façade design.* The following articulation standards shall apply to all building facades that face public streets:
 - (1) Horizontal articulation. No building façade shall extend for a distance greater than three times its average height without a perpendicular offset. The depth of an offset may vary but shall be a minimum of 15 percent of the average building height. The minimum length of an offset shall be equal to ten percent of the entire façade.
 - (2) As an alternative to the articulation requirement in (1) above, one-story commercial storefronts designed for multiple tenants with a minimum of 60 percent glass may utilize a minimum of four of the following architectural details along 100 percent of facades that face public streets:

- (a) Canopies or awnings.
 - (b) Pilasters.
 - (c) Recessed entries.
 - (d) Ornamental cornices.
 - (e) Façade material change.
 - (f) Color change.
 - (g) Repetitive decorative applied features and/or decorative lighting.
- (3) Vertical articulation. No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation. An elevation change shall be a minimum 15 percent of the average building height and shall extend for a distance of at least ten percent of the entire facade.
- d. *Roofs*. Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension equal to at least three percent of the height of the building.
- e. *Additions to non-conforming buildings*. The square footage of existing non-conforming buildings may be increased up to 20 percent without bringing the building into compliance with the above standards.
6. *Signage*. Signage in the overlay district shall comply with the following requirements:
- a. Pole signs are prohibited.
 - b. Signs attached to or hung behind windows may only cover 25 percent of the window surface on each building face.
 - c. Freestanding signs must be monument signs with a maximum height of 12 feet and a maximum size of 90 square feet.
 - d. Reserved.
 - e. Reserved.
 - f. Single tenant properties are limited to one freestanding sign per street front.
 - g. For shopping centers and other multi-tenant uses, one multi-purpose sign of a monument style shall be allowed per street frontage. Multi-purpose monument signs shall not exceed 12 feet in height with a maximum overall square footage of 225 square feet. However, the copy area of the sign shall not exceed 150 square feet, leaving a base area of 75 square feet.
 - h. Murals may be painted or applied to the exterior walls of buildings; however, the mural shall not contain logos or names of any business entity.

Light standards. Light standards installed in parking lots shall not exceed 32 feet in height and shall be of square or shoebox design.

(Ord. No. 2019-22, § 2, 11-5-19; Ord. No. 2020-16, § 2, 8-18-20)

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|---|
| 4/8/2026 15:51:38 | Freda [REDACTED] | Southlake | | It is a great organization. Their goal is to do God's work on earth by feeding and clothing the less fortunate and they do an EXCELLENT job. I have seen the lives of many people changed in VERY positive ways. Additionally, it is really needed because there are many with food insecurity. |
| 4/8/2026 16:07:53 | Charlene [REDACTED] | Arlington | | I support Chat N Chew because they have been there for me and my family during difficult times. Last year, they helped us by providing Christmas gifts for my son, and we regularly access the food pantry and participate in the extra events they offer. I personally utilize their services, and I believe they are a vital part of our community. We truly need them to stay and continue their good work. |
| 4/8/2026 16:09:21 | Rose [REDACTED] | Saginaw | | I moved here, August 2026 from California after a lengthy divorce. I was without a home for five years in California I heard Texas is more forgiving and has more affordable living and I arrived found Crossroads church around the corner from my home that I share with my kids. I was introduced to Chat & Chew at church. I was so happy I could help with a community of women to pray for and assist in the pantry for those who were without homes who had displaced lifestyles, and/or needed food. I could help widows and divorcees, which I identify with, I got to chat and pray, and they extended the food bank to me as a help for me to be able to eat since my Medicare was not completed yet. The love extended to me developed into friendship that I value very much. Praying for me and allowing me to help and give back is very important to me. so I proceeded to help every Wednesday and Saturday and as I gave, I believe with all my heart God allowed me to find a job that I can actually do as a senior, so I believe without the support of people like Chat n Chew ministries I would not have had the courage and the drive to even seek a job so I owe them a great deal. I love them very much. I appreciate their work for the community and I appreciate being able to help the community now that I'm working. I have my own place and I'm able to give back to Chat n Chew real soon.so yes, I pray that you all would extend the ability for them to work on this very nice facility that they found , thank you very very much for your consideration. Rose Brown |
| 4/8/2026 16:11:41 | Cheryl [REDACTED] | Watauga | | They've helped my family and others. |
| 4/8/2026 16:29:25 | Brandi [REDACTED] | Fort Worth | | I support Chat-N-Chew because I've had the privilege to watch first hand over the last 7 years the real impact that it has on the community. Whether it's providing food to those who are food insecure, providing clothing, job placement assistance, housing to rebuild lives, car repairs, prayers, life coaching; you name it this organization does it all. I've seen lives transformed before my eyes. When we secured the new space in Saginaw we were thrilled to see the transformation of this space to better serve families in need. The generational transformation is something you can't put into words. Children that are food insecure are given "Bridges Bags" filled with snacks that they love to bridge the gap for food over the holidays or weekends. Moms escaping domestic violence are now safe with their children and are given everything to help them rebuild their lives. Chat-N-Chew gives families a second chance at life. The City of Saginaw would benefit greatly for having this resource for their families. This is not your average food pantry, it's a life changing vessel. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|---------------------|-------|--|
| 4/8/2026 16:29:32 | Shirl M. [REDACTED] | Haslet | | I serve with Chat n Chew and the families we support make our mission worth what we do. Helping families in needs during this time is much needed. Please Assist Chat n Chew with the support the need of the Community and surrounding areas. |
| 4/8/2026 16:53:52 | Joselyn [REDACTED] | Fort worth Tx 76164 | | I have no clue where my kids and I would be. Chat N Chew has my support for the simple fact that, they provided stability for me as a single mother of 2. Even on days where I gave up on myself, they never did. They showed up time after time and even a point where I would dread talking to anyone due to social anxiety... the mentors, volunteers, staff they showed up and showed out for me. It's crazy that a group of strangers treated me like family with no hesitation, no ties and not once did they feel sorry for me only wanted better. I got the opportunity to know Miss Marvee back in October... this wonderful woman SEEN ME. With that being said she inspired me to see myself as a woman in Christ and not a survivor. And that is the most beautiful thing I've ever experienced. Shout out Miss Marvee, Miss Cilia and all of CNC staff. Forever |
| 4/8/2026 16:55:41 | Valinee [REDACTED] | Fort Worth | | I have supported & volunteered for this organization for almost 10 years. They will ALWAYS have my support 100%!!! |
| 4/8/2026 16:56:43 | Sabrina [REDACTED] | Saginaw | | They always help my family and others with food, clothes, looking to start over, looking for a job, looking for motivation without asking for anything in return or looking down on you. |
| 4/8/2026 17:13:13 | Leiny [REDACTED] | Fort Worth | | Buenas tardes 🙏 estoy tan agradecida con chat N Chew por el apoyo que nos a brindado a mi y a mi familia han sido de gran ayuda y siempre que ocupo ayuda voy a Chat N Chew por mi despensa y ellos amablemente me ayudan doy gracias a Dios por ustedes para estar para esta comunidad que necesita de ustedes espero que consideren la diferencia que hace esta organización sin fines de lucro para ayudar a los que mas necesitan que Dios los bendiga. |
| 4/8/2026 17:47:43 | Elicia [REDACTED] | Bedford | | <p>When me and my children were homeless and had nowhere to turn, Chat and Chew became God's hands extended to us. They met every need — food for our bodies, support for our minds, encouragement for our spirits, and love that was real and unconditional. They showed up in 2021, and five years later, they are still showing up.</p> <p>Tonight's dinner is on our table because I was able to shop at the food pantry last week. With the cost of living rising so quickly, this ministry has been a true blessing. And what amazes me even more is that my children and I now get to serve alongside them, giving back to the same community that once lifted us up.</p> <p>Chat and Chew is not just an organization. It is a family of faithful men and women of God who live out His love. I am blessed beyond measure to be part of this community</p> |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|--|
| 4/8/2026 17:49:27 | Jeremy [REDACTED] | Keller | | Chat N Chew is an absolute blessing in the Saginaw community. They are able help so many women and families with their many needed services. This is a non-profit that any city should be proud to have in their community AND should willingly promote as a valuable addition. Chat N Chew is expertly run and all families that are helped are selected and vetted to make sure their help is not a hand out but a hand UP! They are making a difference and Saginaw should take part in this! As a regular donor and volunteer, I strongly urge the planning & zoning committee to rezone Chat N Chew's new location on Kennedy Lane to allow them to stay to continue making a real difference in numerous lives and in doing this, they will make Saginaw a better city. |
| 4/8/2026 17:51:00 | Patricia [REDACTED] | Fort Worth | | They support my family in the pantry items that are essential to living. We are a low income household that depends on their services weekly. We are a household of 5 and our children go to Eagle Mountain ISD. |
| 4/8/2026 18:00:17 | Kathryn [REDACTED] | Watauga | | A local mom told me about this group a few months ago, and I finally made my way down there to sign up. I care for my disabled son and my mom, my husband works full-time, I work part-time and go to school, and my dad works part-time to help care for my mom. My household does not qualify for any benefits. We are going through a very tough time, and this Food Pantry is the only one I know of locally that actually gives families/individuals kitchen staples such as flour, sugar, cornmeal, and other baking/cooking ingredients. I have 6 people to feed, and because of this food pantry supplying these items, it has honestly helped tremendously. We can even get incontinence supplies, hygiene items, and snacks. I know many of you don't have to worry about these things, but you have to understand that so many people like us DO. Chat N Chew has been a blessing to our family, and I'm sure many others agree with me in saying, please let them continue to operate and help families like mine. |
| 4/8/2026 18:00:49 | Melissa [REDACTED] | Fort Worth | | Chat N Chew is more than just a place I volunteer—it has become a cornerstone in my life and community. After retiring from the U.S. Navy, I was searching for a sense of purpose and connection. Through Chat N Chew, I found both. What makes Chat N Chew so impactful is not just the mission—but the real, daily difference it makes in the lives of those it serves. I have seen families rely on these resources to ensure their children are fed—not just during tough times, but as a consistent support system. Losing or limiting this resource would have a direct and immediate impact on the families who depend on it. I am proud to be part of Chat N Chew, and I strongly support its continued operation and growth. |
| 4/8/2026 18:07:01 | Anabela [REDACTED] | Saginaw | | Chat N Chew is an organization that is helping fighting hunger and feeds a large number of individuals, families, single parents and children. It is a very strong 401C3 organization honest, responsible for the donors assets and use of the resources as well respectful of individuals needing of their services |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|----------------------|------------|-------|--|
| 4/8/2026 18:13:58 | Alejandra [REDACTED] | Grapevine | | Chat N Chew provides necessary support to families that struggle. Without their support many of these families would go without food and basic necessities. I donate my time and resources as much as I can because it is the right thing to support our neighbors in need. I hope the city approves this space so many more families can get the support from this amazing organization. |
| 4/8/2026 18:18:05 | Jennifer [REDACTED] | Keller | | I have had the opportunity to witness firsthand the meaningful impact this organization has made within our community. Their commitment to providing food, essential resources, and a path toward stability is both evident and deeply needed. I am personally familiar with the individuals leading these efforts and can speak to their integrity, compassion, and dedication to helping families get back on their feet. Their work is vital to strengthening our community as a whole. |
| 4/8/2026 18:22:09 | Lea [REDACTED] | Saginaw | | There are residents who live here who are trying to live on a fixed income as they are retired, and having a very difficult time doing so. This service really helps them! |
| 4/8/2026 18:27:27 | Sheryl [REDACTED] | Keller | | I believe in the ministry they serve |
| 4/8/2026 18:37:32 | Paula [REDACTED] | Fort Worth | | They are an organization that supports children and families. Now more than ever their services are vital to the community. |
| 4/8/2026 18:45:38 | Keri G [REDACTED] | FORT WORTH | | They support the local community by providing nutrition to those in need. |
| 4/8/2026 18:48:44 | Fanni [REDACTED] | Haslet | | Donations |
| 4/8/2026 18:49:42 | Karla [REDACTED] | Keller | | I support Chat N Chew for several reasons. This non profit, over the last five years that I have been served with it, has served hundreds, if not thousands of families through its Food Pantry, Christmas Cheer Program, Transitional Housing Program and more. This program is completely run by volunteers and serves the Saginaw community at large as well as neighboring cities. It is more than just another non profit. Not only does it meet physical immediate needs, but through it's volunteers who are professionals in their fields, and various partnerships it is able to offer real life change to the clients it serves. Single parent families are given the support they need to change immediate circumstances as well as create generational change. Full family households are treated with dignity and respect and given whatever resources are needed to affect lasting change. We know that Saginaw has several non profits already, but the current political environment and the affects of the decisions being made beyond the local level are putting a strain on those non profits and Chat N Chew is offering another helping hand to lessen the burden. When Chat N Chew had the opportunity to move to another community, it chose to stay in Saginaw because that is where we feel we are called to be. We respectfully ask that you strongly consider a zoning change to allow Chat N Chew to stay in its current location. Allow it to continue serving the Saginaw community and making a difference. Thank you for your time and consideration. Respectfully submitted, Karla Turner, Chat N Chew Volunteer and Coach |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|------------|---|
| 4/8/2026 18:51:43 | Carol [REDACTED] | Lavon | [REDACTED] | Any organization that supports the community by helping in service to our fellow humans is to be commended and supported. It's a difficult time for so many in our communities, why would to city/county not support? We need more organizations like Chat N Chew not less. The idea of making the process more difficult to do the right thing is unconscionable. I have supported the organization on and off over several years and I'm excited to see the growth. |
| 4/8/2026 19:07:06 | Zee R [REDACTED] | Fort Worth | [REDACTED] | I'm a single mom interested in helping single mothers |
| 4/8/2026 19:10:12 | Glend [REDACTED] | Haslet | [REDACTED] | I have been involved with this organization for several years. They have provided for so many single mothers and children as well as families with food and encouragement in some very difficult times. |
| 4/8/2026 19:34:06 | Blanc [REDACTED] | Fort Worth | [REDACTED] | I support Chat n Chew for its commitment to providing food assistance to individuals and families in need within the City of Saginaw. |
| 4/8/2026 19:41:34 | Betha [REDACTED] | Keller | [REDACTED] | For over 5 years that I've known about this organization they have been consistent. Always showing up for the community and myself and son personally. I highly recommend their services to everyone in need. They always serve with a smile on their faces and what they give, the food..clothes..Christmas gifts..help with rent& utilities in time of need is truly a blessing and very essential in times like these. Life can be hard, Chat and Chew makes it easier. |
| 4/8/2026 20:27:41 | Samir [REDACTED] | Fort Worth | [REDACTED] | My family and I proudly support Chat N Chew because of the meaningful impact it makes not only in our lives but other families in our community. Their dedication, compassion, and commitment to helping those in need truly make a difference. By providing support, resources, and hope, they create opportunities for people to overcome challenges and build a better future. Being able to stand behind this organization that works so hard to uplift others is something we are incredibly grateful for and honored to support. ❤️ |
| 4/8/2026 20:48:58 | Shirle [REDACTED] | Saginaw | [REDACTED] | <p>Their is so many people that is in need at this time not knowing were your next meal is coming from for your kids can be hard and.devastating. Chat N Chew was always their to help and support those that are going through hard times</p> <p>Chat N Chew is a blessing when help is needed. Outstanding support.</p> |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|----------------------|-------|---|
| 4/8/2026 20:49:50 | Chasity [REDACTED] | Saginaw | | <p>I am writing to share the incredible impact Chat N Chew has had on my family this past year. They have been a consistent source of support for us, especially through their 'Bridges Bag' program. My youngest child received these bags regularly, ensuring they had plenty of snacks and nutritious food to eat over the weekends when school meals weren't available.</p> <p>In addition to this weekly support, Chat N Chew helped us celebrate the holidays when we were struggling. They provided our family with a full Thanksgiving basket, and their generosity continued into December, providing Christmas gifts for my children that made the holiday truly special.</p> <p>Chat N Chew is a vital resource that provides more than just food; they provide stability and care for families like mine. I strongly support their efforts to remain a permanent part of the Saginaw community.</p> |
| 4/8/2026 21:02:42 | Jennife [REDACTED] | Saginaw | | I love how Chat N Chew supports people and the heart that the founder has for women who have been in difficult situations. |
| 4/8/2026 21:19:42 | Isauro A [REDACTED] | White Settlement | | It is very important to help others in need and that is exactly what Chat N Chew does. |
| 4/8/2026 21:20:08 | Fernand [REDACTED] | Fort Worth | | Chat n chew has extremely positively impacted my family! At times we didn't have a next meal they came through and provided food for my family of 7! They've been there for my family since summer of 2025. Please allow them to remain open and operating normally. |
| 4/8/2026 21:36:28 | Sherrie [REDACTED] | North Richland Hills | | <p>City of Saginaw, DO THE RIGHT THING!</p> <p>Since when did caring and showing compassion for GOD's people become zone specific? These people are not handling radioactive materials. They are not a brothel or NASCAR motor speedway generating noise and high volumes of traffic all day. They only one to serve their community in a facility that meets their financial and mission needs.</p> <p>This city of Saginaw can only benefit from having Chat N Chew as a resource in the current area. Why on earth would you put zoning restrictions on an organization that is set in place to better its citizens? So now serving and showing compassion can only be done in certain parts of the city??? This organization is put in place to build, restore, and renew the morale and the lives of everyone they serve. This is part of community building. Proverbs 3:27 teaches us to ". . .not withhold good from those to whom it is due, When it is in the power of your hand to do so." Proverbs 3:27 NKJV. Well City of Saginaw. . . the power to do good is definitely in your hands right now. So what will you do with it? GOD will ask.</p> |
| 4/8/2026 21:47:44 | Mary R [REDACTED] | Ft worth | | It's a safe place people can go to get reassurance, hope, love and food along with toiletries and other household items. |
| 4/8/2026 22:04:23 | Caralee [REDACTED] | Fort Worth | | This is wonderful organization and I appreciate how they support domestic violence and hunger issues. |
| 4/8/2026 22:10:59 | Kimber [REDACTED] | Rockwall | | Powerful supporter of at-risk women and children. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|---------------|------------|---|
| 4/8/2026 22:13:48 | Daneka [REDACTED] | Cedar Hill | [REDACTED] | I support Chat N Chew because they support victims of domestic violence by providing them help. They also, have been a blessing to my family during holiday time when funds have been tight. They are an organization that believes in helping the community. |
| 4/8/2026 22:14:13 | Tamara [REDACTED] | FORT WORTH | [REDACTED] | I support Chat N Chew because of the phenomenal work they do in the local and city wide community. They have been integral in feeding hundreds of school aged children and families. They also help single mothers find housing, jobs and help their families during the holidays. Please allow the to remain in the current facility so they can continue the great work that is so greatly needed. |
| 4/8/2026 22:20:47 | Natasha [REDACTED] | Runaway Bay | [REDACTED] | I am a founding board member of Chat-n-Chew (CnC). Since its inception in 2019, CnC has remained committed to its mission and vision of supporting women, families, children, and communities. I continue to stand behind this impactful organization and firmly believe it will play a vital role in connecting the city and its citizens, helping them thrive and grow stronger together. |
| 4/8/2026 22:25:16 | Jada [REDACTED] | Glenn Heights | [REDACTED] | Dr. Jada Jackson and ThinkWell+ Counseling proudly support Chat N Chew because we believe that healing happens in community, not isolation. As a practice committed to restoring minds and strengthening families, we recognize the critical role that safe spaces, shared meals, and meaningful connection play in emotional wellness—especially for single parents navigating the weight of rebuilding their lives. Chat N Chew aligns with our mission to provide compassionate, culturally aligned support that meets people where they are and reminds them they don't have to carry it all alone. |
| 4/8/2026 22:40:49 | Mary [REDACTED] | Fort Worth | [REDACTED] | I support chat and chew because every time me and my grandkids don't have enough food for the month I always know that they will come through so I think it's very important that chat and chew will be able to help people just like they help me they're a real blessing |
| 4/8/2026 22:41:47 | Kristi [REDACTED] | Fort Worth | [REDACTED] | Chat and Chew has been an amazing resource for my family. I have relied on the service they offer during slow months at work, unexpected expenses, illness, and personal hardships. It is a blessing to be able to choose what my family needs to bridge the gap and provide relief during those times. Chat and chew helps to relieve the choice between a healthy meal for my family or pets and other necessities like gas to get to my next shift. Thanks Chat and Chew. |
| 4/8/2026 22:45:04 | Nekess [REDACTED] | Haslet | [REDACTED] | Chat n Chew is an organization that truly help the community and also is interested in helping the people as a whole. |
| 4/9/2026 5:31:41 | Thomas [REDACTED] | Runaway Bay | [REDACTED] | I support Chat-n-Chew because of the valuable services it offers people in need of assistance with food, clothing, shelter, and prayer in the DFW area. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|------------------|----------------------|---------------|-------|---|
| 4/9/2026 6:11:52 | Lorna [REDACTED] | Glenn Heights | | <p>Chat N Chew is a nonprofit organization run and operated solely by dedicated volunteers. Its mission is centered on supporting single-parent families who are experiencing homelessness and/or escaping domestic violence, by providing them with a safe and nurturing space.</p> <p>I have personally witnessed and heard countless testimonies from families whose lives have been impacted and uplifted through the resources and support provided by CnC. I've also had the honor of serving alongside the founder and board members, and I can say with complete confidence that I wholeheartedly support this organization.</p> <p>I truly believe that God has placed a special anointing over Chat N Chew, allowing it to continue operating in its unique, purpose-driven space and making a meaningful difference in the lives of those it serves.</p> |
| 4/9/2026 7:45:34 | Jeannette [REDACTED] | Oklahoma City | | <p>Because chat and Chew supports victims of domestic violence. And they help children that need clothing and food and house resources</p> |



Testimonies 2015-2025

Alana - I could not have made it without the help from Donation House. When my boyfriend went to jail, they helped me with baby clothes, diapers, and formula. Cheryl helped me with resources to find a job.

Elizabeth ... - After our house burned down, Donation House found furniture for our family of 6. They provided clothes, shoes, school supplies, and all the things we needed to survive. My husband had just lost his job, so times were very hard.

Ana - My kids would not have had any Christmas presents without Donation House. They are a blessing to our family.

Crystal - We live in a hotel. Donation House helps us with stuff when no one else would.

Bree - Donation House helps so many people in our community. They have helped me since my son was young. I work two jobs, but still can't get ahead. I would not make ends meet without the help Donation House gives.

Gina - Cheryl with Donation House has been a Blessing from God. She goes out of her way to make sure my boys have clothes and shoes, but she also makes sure they have Birthday gifts and toys for Christmas. My boys don't know how hard times are.

Vincent - As a single dad, it's hard to make sure my son gets all the things he needs for school. Christmas is also very hard. But Donation House helps me with everything I need for my son.

John - I've lived in my van with my little dog for two years. Last year Brian with Donation House got me a battery for my van, so we would have air conditioning during the summer. Then Cheryl gave me clothes and shoes and dog food. They are good people.

Patricia - Being a single parent is very hard. Even though I have 8 kids, I don't get a lot of help. Donation House didn't ask me any questions or make me show a lot of papers. They just helped me with the things I need. They make sure my kids have all the stuff they need for school and help with Christmas. I get clothes for work and hygiene products. This help is a life save.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SECTION 5-1, "PERMITTED USE TABLE," OF ARTICLE 5, "PERMITTED USES", OF APPENDIX A, "ZONING," OF THE SAGINAW CITY CODE; BY UPDATING THE PERMITTED USES FOR PUBLIC, CIVIC, AND UTILITY USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City has a substantial interest in protecting the health, safety, welfare, convenience, and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council finds it appropriate to enact regulations governing public, civic, and utility uses; and

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

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 14, 2026, and the City Council of the City held a public hearing on May 19, 2026, with respect to the proposed textual amendments described herein; and

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

WHEREAS, the City Council finds that the textual zoning amendment as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public; and

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

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

SECTION 1.

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

“

| Residential | | | | | | | | | | | Land Use Designation | Nonresidential | | | | | | | | Supplemental Conditions |
|---------------------------------|---|---|---|---|---|---|---|---|---|---|-------------------------------------|----------------|---|---|---|---|---|---|----------------------|-------------------------|
| A | S | S | S | S | S | D | Z | M | M | M | | O | N | N | C | C | L | H | | |
| G | F | F | F | F | F | X | L | H | F | F | | P | C | M | C | F | I | I | | |
| | 1 | 2 | 3 | 4 | A | | L | | 1 | 2 | | | | U | | | | | | |
| PUBLIC, CIVIC, AND UTILITY USES | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | P | P | Philanthropic and/or Charitable Use | | P | P | P | | S | | Awaiting CC decision | |

”

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

All rights or remedies of the City are expressly saved as to any and all violations of the Saginaw City Code or the Zoning Ordinance any amendments thereto that have accrued at the time of the effective date of this Ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this Ordinance but may prosecuted until final disposition by the courts.

SECTION 6.

Any person, firm, or corporation who violates any provision of this Ordinance, as adopted by the City Council of the City, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7.

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

SECTION 8.

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

PASSED AND APPROVED ON this the 19th day of May, 2026.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

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

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 14, 2026, 6:07 PM - April 14, 2026, 8:16 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Member, No. 1 Vivian Anderson
- Member, No. 5, Val Visas
- Planning Tech, Maria Hernandez
- Public Works Admin. Coordinator, Luisa Pina
- Assistant Director of Economic & Community Engagement/Recording Secretary, Susana Victor-Trevino
- City Attorney, Mark Cavazos

Absent at the Meeting:

- Member, No. 4, Vacant
- Member, No. 3 Peter Drolet
- Member, First Alternate, John Hardy
- Member, Second Alternate, Rebekah Arrington

Visitors at the Meeting:

- Marvee McLendon
- Cheryl Mix
- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs
- Jennifer Craver
- Scott Craver

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery called roll at 6:07 PM The quorum will consist of Chairman Guttery, Members Anderson, and Visas.

1.B. Audience Participation

Chairman Guttery explained the protocol for audience participation.

1.C. Approval of Minutes

The minutes of a regular meeting on January 13, 2026 were presented for approval.

A motion was made by Member Anderson and seconded by Member Visas to approve the minutes as presented. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

2. Business

2.A. Discussion and Action Regarding the Nomination and Appointment of a Vice-Chairman

The Commission expressed their desire to postpone the nomination process due to the lack of a full quorum.

A motion was made by member Visas and seconded by Member Anderson to postpone the nomination and appointment of a Vice-Chairman to the next meeting.

Val Visas made a motion to Table that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3. Public Hearings

3.A. PUBLIC HEARING -- 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".

Public Hearing was opened at 8:09 PM and closed at 8:10 PM

Due to a large audience present for another agenda item, Item 3A was temporarily bypassed and subsequently considered following Item 3D.

Assistant Director of Economic and Community Engagement, Victor-Trevino, introduced the item. She noted that the Commission had previously reviewed the proposal; however, due to issues with legal notification, the item had been tabled at a prior City Council meeting.

Since that time, staff has clarified that any use legally existing at the time of the Ordinance's adoption will be considered a conforming use, regardless of whether the proposed changes would otherwise render it nonconforming.

Victor-Trevino began the presentation by reviewing the format and organization of the permitted use table. She explained that zoning districts are divided into residential and non-residential categories, in addition to other classifications. She further noted that each use is identified by a letter designation: "P" indicates

permitted by right, "S" indicates a specific use permit (SUP) is required, and a blank space indicates the use is not permitted.

She stated that staff is initiating updates to the permitted use table to support new development and redevelopment efforts, noting that the table has not been updated in several years. The proposed revisions are intended to better align with current community preferences and development patterns. Due to the length of the table, updates will be presented in phases.

The initial phase includes amendments to the automotive, medical, and commercial, retail, and service use categories.

Victor-Trevino first presented the commercial, retail, and service use category. She explained that staff is proposing to amend "convenience store, with or without fuel sales" by removing it as a permitted use in the Neighborhood Commercial (NC) district and requiring a Specific Use Permit (SUP) in the Community Commercial (CC) district.

She also noted that "ambulance service," "cosmetic tattoo establishment," "massage therapy establishment," and "pharmacy" are proposed to be reclassified from the commercial, retail, and service category to the medical use category.

Next, Victor-Trevino reviewed the medical use category. She explained that, in order to ensure compliance with state law and based on legal counsel's recommendation, uses within the Community Commercial (CC) district would be revised to require a Specific Use Permit (SUP), ensuring consistency and equitable application of regulations across similar uses.

Lastly, Victor-Trevino discussed the automotive use category, noting that several amendments were proposed. She reviewed each proposed change individually and responded to questions from the Commission. During discussion, Member Anderson requested that recreational vehicle uses be amended to require a Specific Use Permit (SUP) rather than being permitted by right, to allow for greater flexibility and consideration of future redevelopment opportunities for existing industrial properties.

A motion was made by Member Anderson and seconded by Member Visas to recommend approval of the proposed textural amendment to Article 5, "Permitted Uses," of Appendix A, "Zoning," modifying the City's permitted use table for automotive, medical, and commercial, retail, and service uses, with the stipulation that recreational vehicle rental/storage (commercial) be changed from not permitted to requiring a Specific Use Permit (SUP). Motion carried.

Approved with the stipulation that of Recreation Vehicle Sales & Storage will be allowed with a Specific Use Permit within the Heavy & Light Industrial districts.

3.B. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)

Public Hearing was opened at 6:15 PM and closed at 6:41 PM

Admin. Coordinator, Luisa Pina, introduced the item to the Commission and explained that a request was received to amend the permitted use table to allow "philanthropic and/or charitable use" within the Light Industrial zoning district, where it is currently not permitted.

Pina stated that the use is defined in the City ordinance as "a nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work." She noted that both applicants requesting the amendment had received zoning verification letters confirming that their organizations fall

within this definition and were intending to be at a property zoned as Light Industrial within the Medical Overlay District.

She then outlined the options available to the Commission for recommending an amendment to the permitted use table to City Council: Allow the use by right within the Light Industrial zoning district; allow the use through a Specific Use Permit (SUP) within the Light Industrial zoning district, requiring case-by-case review and approval by the Planning and Zoning Commission and City Council; or amend permissions within a special district, in this case the Medical Overlay District, to allow that use either by right or by SUP.

Assistant Director Victor-Trevino clarified that although the applicants requested the amendment only within the Light Industrial district, the Commission may recommend changes to other zoning districts if deemed appropriate.

Pina introduced the applicants, Marvee McLendon and Cheryl Mix, who were present. Chairman Guttery inquired whether both applicants would operate at the same location shown on the map, and Pina confirmed they would occupy separate suites within the same building.

Public Hearing was opened at 6:16 pm.

Applicant Marvee, representing Chat and Chew, addressed the Commission and stated they were requesting the use be allowed within that zoning district through a specific use permit. She stated that operations would not negatively impact traffic or parking and noted that approximately 50 impact statements had been submitted in support of the organization. Ms. McLendon explained that operating hours would be Wednesdays and Saturdays from 9:00 a.m. to 12:00 p.m. Where services would be provided on-site (not drive-through), with clients parking and entering the facility with the option to come in at any time during business hours or make an appointment.

At the request of Chairman Guttery, Pina read a brief description of the organization into the record: "A nonprofit organization serving single-parent households, survivors of domestic violence, and individuals experiencing food insecurity by providing food resources."

Victor-Trevino emphasized that the Commission's consideration should focus on whether to allow the use classification, not the specific applicant organizations, as any approved change would apply to all future entities meeting the definition.

Cheryl Mix, representing Donation House, addressed the Commission and requested approval of the use to serve community needs. She explained that Donation House provides clothing, shoes, and small household items (not food or financial assistance) and operates by appointment only.

The following individuals spoke during public comment, all in favor of allowing the use:

- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs

Speakers shared personal experiences and highlighted the benefits provided by the organizations. Kamaria Tyson noted that the proposed location is advantageous due to lower rental costs, allowing more resources to be directed toward community services.

Victor-Trevino added that staff had also received letters of support for the proposed use.

Public hearing was closed at 6:41 pm.

Following the public hearing, Victor-Trevino reiterated that the item concerns a potential amendment to the permitted use table—not approval of the specific organizations the applicants represent—and that any change would apply broadly to all organizations falling under the philanthropic and/charitable use.

Chairman Guttery expressed concern that the definition of philanthropic and/or charitable use could encompass a wide range of organizations and stated a preference for allowing the use only through a Specific Use Permit to ensure continued oversight. Member Visas inquired about other permitted uses within the Light Industrial zoning district. Staff presented the permitted use table and explained its structure, noting the wide range of uses allowed either by right or through an SUP.

Victor-Trevino clarified that under the current ordinance, organizations with a philanthropic and/or charitable use are not allowed to apply for an SUP within the Light Industrial district. She further noted that City Council could consider a Specific Use Permit application at the May 19th meeting if the amendment to allow the use is first approved within that zoning district.

After discussion, Member Visas made a motion with a second by Member Anderson to recommend amendment of the "Philanthropic and/or Charitable Use" to be allowed through a Specific Use permit within the Light Industrial zoning district. Motion carried unanimously.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)

Public Hearing was opened at 6:56 PM and closed at 6:57 PM

Planning Tech, Maria Hernandez, introduced the item and explained that this request was similar to the previous item in that it also sought to modify the Permitted Use Table. However, she noted that the distinction in this case was the request to add "Community Home for the Disabled" as a new permitted use.

Hernandez further explained that the process for adding a new use was identical to the procedure described in the previous item. She elaborated that the Commission had the opportunity to determine in which zoning districts the proposed use would be appropriate and then make a recommendation to Council for final consideration and approval.

She explained that the use is already defined within the City's ordinance. The use is defined as:

"A home that where not more than six persons, regardless of the legal relationship to one another, with disabilities and two supervisors reside and are provided with services consisting of food and shelter, personal guidance, care, habilitation services and supervision, in accordance with Chapter 123 of the Texas Human Resources Code."

Hernandez informed the Commission that the applicant interested in establishing such a home was not present, but they had requested that the use be permitted within the single-family zoning district, specifically the SF4 district.

City Attorney, Marc Cavazos, added that this particular use is allowed by right under state law. He explained that if an entity meets the definition they would be allowed, by state law, within any district and this preempts any conflicting zoning regulation.

Chairman Guttery opened up the Public Hearing at 6:56 PM.

Chairman Guttery closed the Public Hearing at 6:57 PM.

Attorney Marc addressed questions from the Commission and further explained that the purpose of the item was to modify the Permitted Use Table to bring it to conformance with Texas State Law. He emphasized that any restrictions placed on this use must be applied across the board to all uses within the applicable zoning districts.

A motion was made by Member Anderson and seconded by Member Visas to recommend the addition of the use "Community Home for the Disabled" to be permitted by right in all zoning districts. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.D. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)

Public Hearing was opened at 7:09 PM and closed at 7:28 PM

Planning Tech, Maria Hernandez, introduced the item and explained that it was a request to modify the Permitted Use Table to add "Ice Kiosk" as a new permitted use, along with a definition for the proposed use.

Hernandez stated that staff received a request from a property owner interested in installing an ice kiosk on their property. However, because the use does not exist within the Permitted Use Table, the Commission would be tasked with determining in which zoning districts the use would be appropriate and whether it should be permitted by right, permitted with an Specific Use Permit, or not allowed.

Assistant Director of Economic and Community Engagement, Victor-Trevino, added that the applicant had requested the use be permitted within the Community Commercial (CC) district, as well as the Saginaw Boulevard Overlay District. She clarified that, for this proposed item, the Commission's role is to evaluate whether the proposed use (ice kiosk) should be included in the permitted use table and to determine the zoning districts where it may be appropriate by right or specific use permit, including other districts at the Commission's discretion. Additionally, a definition would need to be adopted.

Chairman Guttery opened up the Public Hearing at 7:09 PM.

The applicant, Jennifer and Scott Craver, address the Commission and presented their proposal to establish an ice kiosk on their property located at 345 N. Saginaw Blvd.

Chairman Guttery closed the Public Hearing at 7:28 PM.

Hernandez noted that the two kiosks, mentioned by the applicant, had been inappropriately classified at the time the certificate of occupancy was issued. She clarified that an ice kiosk does not fall under any existing

uses within the Permitted Use Table, and therefore the Commission would need to establish a new use and add a definition to allow this type of establishment. Assistant Director Victor-Trevino added that staff had coordinated with the Building Department to obtain the existing kiosk's certificate of occupancy. Based on that review, it appears the establishment was classified as "retail" by staff at the time of permitting. She noted that it is plausible the discrepancy occurred during the zoning verification/certificate of occupancy process, potentially due to a misinterpretation of the application. She further added that another possible explanation is that the definitions within the permitted use table may have changed since that time.

Staff proposed the following definition for the "Ice Kiosk", while requesting discretion to adjust the wording as needed:

"A self-service machine or booth where people can purchase ice, typically located outside stores, gas stations, or parking lots."

A motion was made by Member Visas and seconded by Member Anderson to recommend adding "Ice Kiosk" as a use permitted with a Specific Use Permit within Community Commercial District, along with the addition of a definition to be finalized by staff. Motion Carried.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

4. Staff Report

4.A. Project Updates

Admin. Coordinator, Luisa Pina, provided the Commission with the project updates for the month of March 2026.

5. Executive Session

6. Adjournment

6.A. Adjournment

A motion was made by Member Anderson and seconded by Member Visas to adjourn the meeting at 8:16 P.M. Motion carried unanimously.

APPROVED:

Chairman

ATTEST:

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



B. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)--Susy Victor, Asst. Dir. of Economic & Community Eng.

| Meeting | Agenda Group |
|--------------------------------|---------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4B. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Per Section 5-3 of the zoning ordinance it is recognized that new types of land use may develop and forms of land use not anticipated herein may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

A. Administrative official action. The administrative official shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the proper zoning classification into which such use should be placed. The use interpretation question shall be determined as to the nature of the use and whether it involves dwelling activity, sales, processing; type of product, storage and the amount and nature thereof (i.e., enclosed or open storage); anticipated employment; transportation requirements; the general degree of noise, odor, fumes, dust, toxic material and vibration likely to be generated, if any; and the general requirements for public utilities such as water and sanitary sewer.

B. Commission action. The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various zoning districts, and determine the zoning district or districts within which such use should be permitted.

C. Council action. The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve the recommendation of the planning and zoning commission, or make such other determination concerning the classification of such use as appropriate, based upon its findings of fact, and amend this ordinance to reflect said findings and decisions.

The applicant, Stephanie Grant and Lucy Allen, wish to present a new use to the permitted use table: "community home for the disabled", before the City Council.

The use is defined but is not listed in the permitted use table. The definition for "community home for the disabled" within the Appendix A "Zoning", Article 12, Section 12-2 "Definitions" is as follows:

"Community home for the disabled. A home that where not more than six persons, regardless of the legal relationship to one another, with disabilities and two supervisors reside and are provided with services consisting of food and shelter, personal guidance, care, habilitation services and supervision, in accordance with Chapter 123 of the Texas Human Resources Code."

The applicant specifically requests that it be permissible in the [single family-four](#) zoning districts and is not within any overlay district. Additionally, staff and counsel recommend City Council consider all other zoning districts to have the table align with state regulations.

The Planning & Zoning Commission were asked to consider the proposed use and determine how to incorporate it into the permitted use table on April 14, 2026. The Planning and Zoning Commission made a recommendation to City Council that they approved the textural amendment to the Zoning Ordinance regarding modifying the City's permitted use table to allow a community home for the disabled in all zoning districts.



Exhibit A: Zoning Map

If the City Council decide to allow it within a zoning district, the options are:

1. Permitted:
 - a. Allows this use to go in by right anywhere within the designated [zoning district](#).
2. Permitted by a [specific use permit](#):
 - a. Allows a use within the designated zoning district only upon specific approval for a particular location, with each request evaluated on a case-by-case basis to ensure compatibility with surrounding properties.
3. Overlay Districts:
 - a. In addition to regular [zoning districts](#), the city has special districts designed to reach specific goals or allow for master projects in areas throughout the city. The Planning and Zoning Commission may establish additional regulations governing these uses within the designated special districts.
 - b. The districts are as follows:
 - i. [Clinic Overlay District](#):
 - i. Designed to support and encourage the development of medical institutions within targeted areas of the city.

ii. [Saginaw Boulevard Overlay District](#):

- Designed to enhance the aesthetics of Saginaw Boulevard, elevate the overall character of the area, and encourage reinvestment and redevelopment

Exhibit B: Permitted 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 | | | | |
| RESIDENTIAL LAND USES | | | | | | | | | | | | | | | | | | |
| P | | | | | | | | | | | Community Home for the Disabled | | | | | | | |

Exhibit B: Permitted Use Table

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

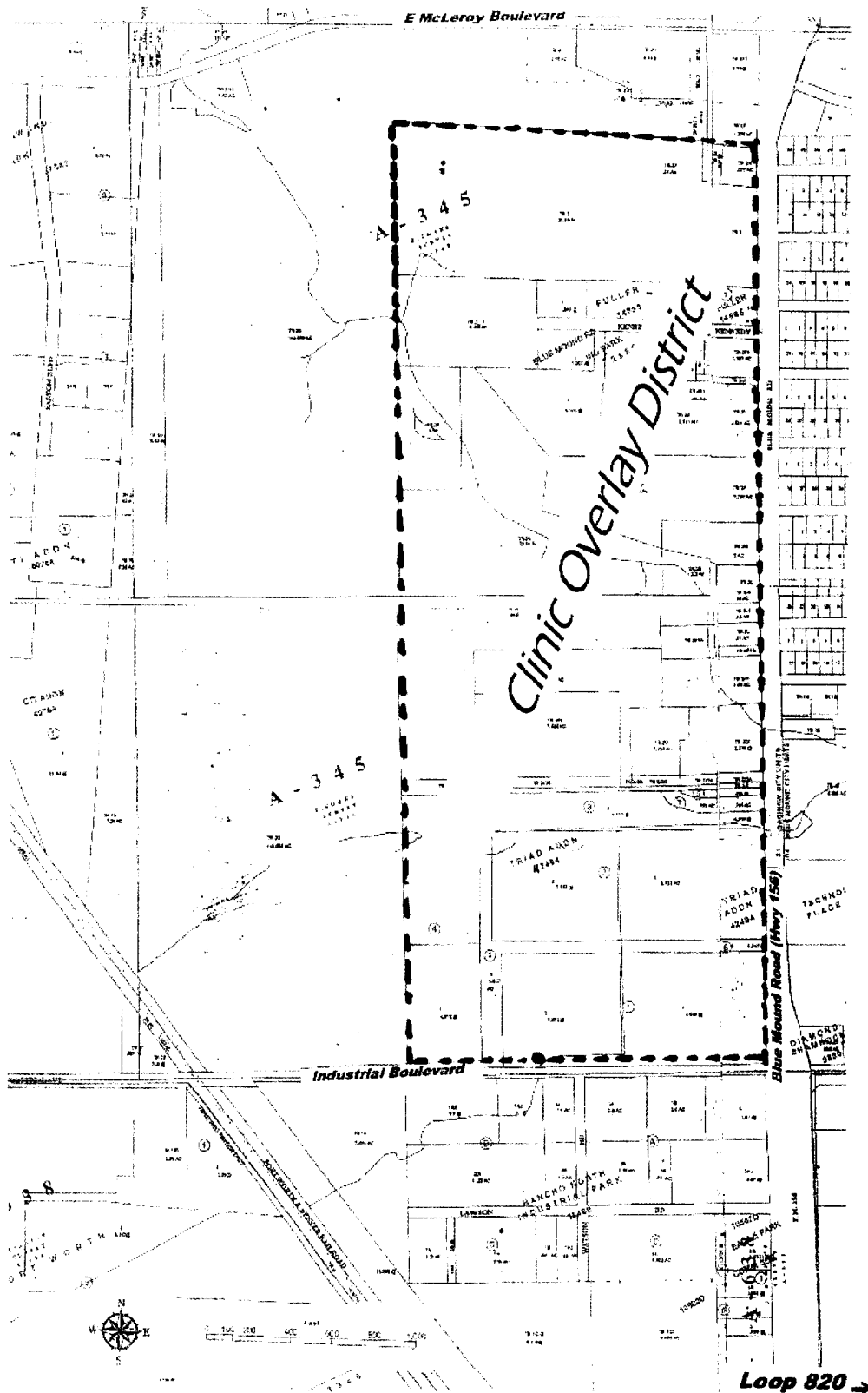
[Special Districts.pdf](#)

[Permitted Use Table Amend. for residential uses \(Ordinance Draft\).pdf](#)

[P&Z Minutes \(04.14.26\).pdf](#)

Sec. 7-3. - Clinic overlay district.

- (a) *District established.* There is hereby established a clinic overlay district where the use and operation of a clinic, as that term is defined in section 12-2 of article 12 of the Zoning Regulations, is expressly permitted by right irrespective of the underlying (base) zoning district classification. Notwithstanding the requirements of section 5-1 hereof, the "Permitted Use Table," no specific use permit shall be required for the use and operation of a clinic within the clinic overlay district defined below:



- (b) *Purpose.* The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.
- (c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail, except as provided in paragraph (a) of this section.

- (d) *Setback.* No clinic within the clinic overlay district shall be permitted within 1000 feet of any licensed day care center located within the territorial limits of the city. The measurement of the distance between the clinic and the licensed day care center shall be in a direct line from front door to front door, without regard to intervening structures, streets or property lines.

(Ord. No. 2014-08, § 1, 4-15-14)

Sec. 7-4. - Saginaw boulevard overlay district.

- A. *Purpose.* This ordinance establishes development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.
- B. *Boundaries.* The Saginaw Boulevard overlay district includes all properties zoned office professional, neighborhood commercial, and community commercial that have frontage and/or access (either direct or through another property) to Saginaw Boulevard from East Industrial Boulevard on the south, the railroad on the east and the northern city boundary. The provisions of the overlay district shall apply to all properties located fully or partially within the above defined area.
- C. *Base zoning districts.* Where the Saginaw Boulevard overlay district requirements conflict with the base zoning for properties located within the area described in subsection B above, the overlay district shall apply. Otherwise the base zoning of a property shall not be affected by the provisions of this overlay district.
- D. *General requirements of the Saginaw Boulevard overlay district.*
1. *Permitted and prohibited uses.* Uses permitted by right or by specific use permit within the overlay district shall be as noted for the base zoning districts in the use charts in section 5-1 except as follows:
 - a. *Prohibited uses:*
 - (1) Auto sales, new and used.
 - (2) Building material sales.
 - (3) Cargo container.
 - (4) Landscape service.
 - (5) Machinery sales or repair.
 - (6) Mini-warehouse.

- (7) Motorcycle sales.
 - (8) Non-depository financial institutions.
 - (9) Recreational vehicle rental.
 - (10) Rental yard, commercial and heavy equipment.
 - (11) Stone monument sales.
 - (12) Private card club.
 - (13) Bingo hall.
- b. *Uses requiring a specific use permit.* The following uses shall require approval of a specific use permit in accordance with section 5-4:
- (1) Convenience store with fuel sales.
 - (2) Golf course, driving range.
 - (3) Golf course, miniature.
 - (4) Water park, commercial.
 - (5) Auto car wash.
 - (6) Auto rental (car and truck).
 - (7) Auto service station.
 - (8) Auto service station, light maintenance.
 - (9) Contractor, no outside storage permitted.
 - (10) Exterminating service.
 - (11) Greenhouse or plant nursery.
 - (12) Home improvement store.
 - (13) Small engine repair.
 - (14) Auto paint and body shop.
- c. *Non-conforming uses.* Non-conforming uses shall be regulated by the provisions of article 4, section 4-13 of this appendix.
2. *Setbacks.* Buildings shall be located on properties in accordance with the following minimum and maximum front yard setbacks:
- a. For buildings with no drive aisles or parking located between the building face and the street right-of-way—A minimum setback of 20 feet and a maximum setback of 25 feet.
 - b.

For buildings with drive aisles and/or parking located between the building face and the street right-of-way —A maximum setback of 100 feet. Alternatively, the building setback may exceed 100 feet with a 15 foot increase in the minimum landscaped edge for single tenant buildings or multiple-tenant retail shopping centers that are 60,000 square feet or greater in size.

3. *Landscaping.* Landscaping shall be provided and installed in accordance with section 8-13. Where buildings observe the 25 foot maximum setback, a minimum of 15 feet of landscaping must be provided between the building face and the street right-of-way.
4. *Screening.* Walls, fences, landscaping and other screening devices shall be installed in accordance with section 8-12 and as follows:
 - a. *Trash enclosures.* Chain link with vinyl slats is prohibited as a screening material. Solid gates must be provided for trash enclosures that face a public street.
 - b. *Rooftop mechanical units.* Roof-mounted mechanical units must be screened from view at a point 5.5 feet above the property line with a parapet wall, screen, mansard roof, or alternative architectural element. The height of the screening element shall be equal or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one or two-story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen.
5. *Building materials and design.* All buildings constructed within the overlay district shall comply with the following:
 - a. *Building façade materials.* A minimum of 75 percent of each exterior wall shall be of masonry construction as defined in section 12-2 and glass, except that concrete may only be used as an exterior material on the rear of buildings not visible from public streets. A maximum of ten percent of any exposed exterior wall may be finished with exterior insulation and finish systems (EIFS).
 - b. *Building façade design.* The following articulation standards shall apply to all building facades that face public streets:
 - (1) Horizontal articulation. No building façade shall extend for a distance greater than three times its average height without a perpendicular offset. The depth of an offset may vary but shall be a minimum of 15 percent of the average building height. The minimum length of an offset shall be equal to ten percent of the entire façade.
 - (2) As an alternative to the articulation requirement in (1) above, one-story commercial storefronts designed for multiple tenants with a minimum of 60 percent glass may utilize a minimum of four of the following architectural details along 100 percent of facades that face public streets:

- (a) Canopies or awnings.
 - (b) Pilasters.
 - (c) Recessed entries.
 - (d) Ornamental cornices.
 - (e) Façade material change.
 - (f) Color change.
 - (g) Repetitive decorative applied features and/or decorative lighting.
- (3) Vertical articulation. No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation. An elevation change shall be a minimum 15 percent of the average building height and shall extend for a distance of at least ten percent of the entire facade.
- d. *Roofs*. Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension equal to at least three percent of the height of the building.
- e. *Additions to non-conforming buildings*. The square footage of existing non-conforming buildings may be increased up to 20 percent without bringing the building into compliance with the above standards.
6. *Signage*. Signage in the overlay district shall comply with the following requirements:
- a. Pole signs are prohibited.
 - b. Signs attached to or hung behind windows may only cover 25 percent of the window surface on each building face.
 - c. Freestanding signs must be monument signs with a maximum height of 12 feet and a maximum size of 90 square feet.
 - d. Reserved.
 - e. Reserved.
 - f. Single tenant properties are limited to one freestanding sign per street front.
 - g. For shopping centers and other multi-tenant uses, one multi-purpose sign of a monument style shall be allowed per street frontage. Multi-purpose monument signs shall not exceed 12 feet in height with a maximum overall square footage of 225 square feet. However, the copy area of the sign shall not exceed 150 square feet, leaving a base area of 75 square feet.
 - h. Murals may be painted or applied to the exterior walls of buildings; however, the mural shall not contain logos or names of any business entity.

Light standards. Light standards installed in parking lots shall not exceed 32 feet in height and shall be of square or shoebox design.

(Ord. No. 2019-22, § 2, 11-5-19; Ord. No. 2020-16, § 2, 8-18-20)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SECTION 5-1, "PERMITTED USE TABLE," OF ARTICLE 5, "PERMITTED USES", OF APPENDIX A, "ZONING," OF THE SAGINAW CITY CODE; BY UPDATING THE PERMITTED USES FOR RESIDENTIAL LAND USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City has a substantial interest in protecting the health, safety, welfare, convenience, and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council finds it appropriate to enact regulations governing residential land uses; and

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

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 14, 2026, and the City Council of the City held a public hearing on May 19, 2026, with respect to the proposed textual amendments described herein; and

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

WHEREAS, the City Council finds that the textual zoning amendment as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public; and

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

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

SECTION 1.

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

“

| Residential | | | | | | | | | | | Land Use Designation | Nonresidential | | | | | | | Supplemental Conditions |
|-----------------------|---|---|---|---|---|---|---|---|---|---|---------------------------------|----------------|---|---|---|---|---|---|-------------------------|
| A | S | S | S | S | S | D | Z | M | M | M | | O | N | N | C | C | L | H | |
| G | F | F | F | F | F | X | L | H | F | F | | P | C | M | C | F | I | I | |
| 1 | 2 | 3 | 4 | A | | L | | 1 | 2 | | | | U | | | | | | |
| RESIDENTIAL LAND USES | | | | | | | | | | | | | | | | | | | |
| P | P | P | P | P | P | P | P | P | P | P | Community Home for the Disabled | P | P | P | P | P | P | P | (Awaiting CC approval) |

”

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

All rights or remedies of the City are expressly saved as to any and all violations of the Saginaw City Code or the Zoning Ordinance any amendments thereto that have accrued at the time of the effective date of this Ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this Ordinance but may prosecuted until final disposition by the courts.

SECTION 6.

Any person, firm, or corporation who violates any provision of this Ordinance, as adopted by the City Council of the City, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7.

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

SECTION 8.

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

PASSED AND APPROVED ON this the 19th day of May, 2026.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

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

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 14, 2026, 6:07 PM - April 14, 2026, 8:16 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Member, No. 1 Vivian Anderson
- Member, No. 5, Val Visas
- Planning Tech, Maria Hernandez
- Public Works Admin. Coordinator, Luisa Pina
- Assistant Director of Economic & Community Engagement/Recording Secretary, Susana Victor-Trevino
- City Attorney, Mark Cavazos

Absent at the Meeting:

- Member, No. 4, Vacant
- Member, No. 3 Peter Drolet
- Member, First Alternate, John Hardy
- Member, Second Alternate, Rebekah Arrington

Visitors at the Meeting:

- Marvee McLendon
- Cheryl Mix
- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs
- Jennifer Craver
- Scott Craver

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery called roll at 6:07 PM The quorum will consist of Chairman Guttery, Members Anderson, and Visas.

1.B. Audience Participation

Chairman Guttery explained the protocol for audience participation.

1.C. Approval of Minutes

The minutes of a regular meeting on January 13, 2026 were presented for approval.

A motion was made by Member Anderson and seconded by Member Visas to approve the minutes as presented. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

2. Business

2.A. Discussion and Action Regarding the Nomination and Appointment of a Vice-Chairman

The Commission expressed their desire to postpone the nomination process due to the lack of a full quorum.

A motion was made by member Visas and seconded by Member Anderson to postpone the nomination and appointment of a Vice-Chairman to the next meeting.

Val Visas made a motion to Table that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3. Public Hearings

3.A. PUBLIC HEARING -- 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".

Public Hearing was opened at 8:09 PM and closed at 8:10 PM

Due to a large audience present for another agenda item, Item 3A was temporarily bypassed and subsequently considered following Item 3D.

Assistant Director of Economic and Community Engagement, Victor-Trevino, introduced the item. She noted that the Commission had previously reviewed the proposal; however, due to issues with legal notification, the item had been tabled at a prior City Council meeting.

Since that time, staff has clarified that any use legally existing at the time of the Ordinance's adoption will be considered a conforming use, regardless of whether the proposed changes would otherwise render it nonconforming.

Victor-Trevino began the presentation by reviewing the format and organization of the permitted use table. She explained that zoning districts are divided into residential and non-residential categories, in addition to other classifications. She further noted that each use is identified by a letter designation: "P" indicates

permitted by right, "S" indicates a specific use permit (SUP) is required, and a blank space indicates the use is not permitted.

She stated that staff is initiating updates to the permitted use table to support new development and redevelopment efforts, noting that the table has not been updated in several years. The proposed revisions are intended to better align with current community preferences and development patterns. Due to the length of the table, updates will be presented in phases.

The initial phase includes amendments to the automotive, medical, and commercial, retail, and service use categories.

Victor-Trevino first presented the commercial, retail, and service use category. She explained that staff is proposing to amend "convenience store, with or without fuel sales" by removing it as a permitted use in the Neighborhood Commercial (NC) district and requiring a Specific Use Permit (SUP) in the Community Commercial (CC) district.

She also noted that "ambulance service," "cosmetic tattoo establishment," "massage therapy establishment," and "pharmacy" are proposed to be reclassified from the commercial, retail, and service category to the medical use category.

Next, Victor-Trevino reviewed the medical use category. She explained that, in order to ensure compliance with state law and based on legal counsel's recommendation, uses within the Community Commercial (CC) district would be revised to require a Specific Use Permit (SUP), ensuring consistency and equitable application of regulations across similar uses.

Lastly, Victor-Trevino discussed the automotive use category, noting that several amendments were proposed. She reviewed each proposed change individually and responded to questions from the Commission. During discussion, Member Anderson requested that recreational vehicle uses be amended to require a Specific Use Permit (SUP) rather than being permitted by right, to allow for greater flexibility and consideration of future redevelopment opportunities for existing industrial properties.

A motion was made by Member Anderson and seconded by Member Visas to recommend approval of the proposed textural amendment to Article 5, "Permitted Uses," of Appendix A, "Zoning," modifying the City's permitted use table for automotive, medical, and commercial, retail, and service uses, with the stipulation that recreational vehicle rental/storage (commercial) be changed from not permitted to requiring a Specific Use Permit (SUP). Motion carried.

Approved with the stipulation that of Recreation Vehicle Sales & Storage will be allowed with a Specific Use Permit within the Heavy & Light Industrial districts.

3.B. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)

Public Hearing was opened at 6:15 PM and closed at 6:41 PM

Admin. Coordinator, Luisa Pina, introduced the item to the Commission and explained that a request was received to amend the permitted use table to allow "philanthropic and/or charitable use" within the Light Industrial zoning district, where it is currently not permitted.

Pina stated that the use is defined in the City ordinance as "a nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work." She noted that both applicants requesting the amendment had received zoning verification letters confirming that their organizations fall

within this definition and were intending to be at a property zoned as Light Industrial within the Medical Overlay District.

She then outlined the options available to the Commission for recommending an amendment to the permitted use table to City Council: Allow the use by right within the Light Industrial zoning district; allow the use through a Specific Use Permit (SUP) within the Light Industrial zoning district, requiring case-by-case review and approval by the Planning and Zoning Commission and City Council; or amend permissions within a special district, in this case the Medical Overlay District, to allow that use either by right or by SUP.

Assistant Director Victor-Trevino clarified that although the applicants requested the amendment only within the Light Industrial district, the Commission may recommend changes to other zoning districts if deemed appropriate.

Pina introduced the applicants, Marvee McLendon and Cheryl Mix, who were present. Chairman Guttery inquired whether both applicants would operate at the same location shown on the map, and Pina confirmed they would occupy separate suites within the same building.

Public Hearing was opened at 6:16 pm.

Applicant Marvee, representing Chat and Chew, addressed the Commission and stated they were requesting the use be allowed within that zoning district through a specific use permit. She stated that operations would not negatively impact traffic or parking and noted that approximately 50 impact statements had been submitted in support of the organization. Ms. McLendon explained that operating hours would be Wednesdays and Saturdays from 9:00 a.m. to 12:00 p.m. Where services would be provided on-site (not drive-through), with clients parking and entering the facility with the option to come in at any time during business hours or make an appointment.

At the request of Chairman Guttery, Pina read a brief description of the organization into the record: "A nonprofit organization serving single-parent households, survivors of domestic violence, and individuals experiencing food insecurity by providing food resources."

Victor-Trevino emphasized that the Commission's consideration should focus on whether to allow the use classification, not the specific applicant organizations, as any approved change would apply to all future entities meeting the definition.

Cheryl Mix, representing Donation House, addressed the Commission and requested approval of the use to serve community needs. She explained that Donation House provides clothing, shoes, and small household items (not food or financial assistance) and operates by appointment only.

The following individuals spoke during public comment, all in favor of allowing the use:

- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs

Speakers shared personal experiences and highlighted the benefits provided by the organizations. Kamaria Tyson noted that the proposed location is advantageous due to lower rental costs, allowing more resources to be directed toward community services.

Victor-Trevino added that staff had also received letters of support for the proposed use.

Public hearing was closed at 6:41 pm.

Following the public hearing, Victor-Trevino reiterated that the item concerns a potential amendment to the permitted use table—not approval of the specific organizations the applicants represent—and that any change would apply broadly to all organizations falling under the philanthropic and/charitable use.

Chairman Guttery expressed concern that the definition of philanthropic and/or charitable use could encompass a wide range of organizations and stated a preference for allowing the use only through a Specific Use Permit to ensure continued oversight. Member Visas inquired about other permitted uses within the Light Industrial zoning district. Staff presented the permitted use table and explained its structure, noting the wide range of uses allowed either by right or through an SUP.

Victor-Trevino clarified that under the current ordinance, organizations with a philanthropic and/or charitable use are not allowed to apply for an SUP within the Light Industrial district. She further noted that City Council could consider a Specific Use Permit application at the May 19th meeting if the amendment to allow the use is first approved within that zoning district.

After discussion, Member Visas made a motion with a second by Member Anderson to recommend amendment of the "Philanthropic and/or Charitable Use" to be allowed through a Specific Use permit within the Light Industrial zoning district. Motion carried unanimously.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)

Public Hearing was opened at 6:56 PM and closed at 6:57 PM

Planning Tech, Maria Hernandez, introduced the item and explained that this request was similar to the previous item in that it also sought to modify the Permitted Use Table. However, she noted that the distinction in this case was the request to add "Community Home for the Disabled" as a new permitted use.

Hernandez further explained that the process for adding a new use was identical to the procedure described in the previous item. She elaborated that the Commission had the opportunity to determine in which zoning districts the proposed use would be appropriate and then make a recommendation to Council for final consideration and approval.

She explained that the use is already defined within the City's ordinance. The use is defined as:

"A home that where not more than six persons, regardless of the legal relationship to one another, with disabilities and two supervisors reside and are provided with services consisting of food and shelter, personal guidance, care, habilitation services and supervision, in accordance with Chapter 123 of the Texas Human Resources Code."

Hernandez informed the Commission that the applicant interested in establishing such a home was not present, but they had requested that the use be permitted within the single-family zoning district, specifically the SF4 district.

City Attorney, Marc Cavazos, added that this particular use is allowed by right under state law. He explained that if an entity meets the definition they would be allowed, by state law, within any district and this preempts any conflicting zoning regulation.

Chairman Guttery opened up the Public Hearing at 6:56 PM.

Chairman Guttery closed the Public Hearing at 6:57 PM.

Attorney Marc addressed questions from the Commission and further explained that the purpose of the item was to modify the Permitted Use Table to bring it to conformance with Texas State Law. He emphasized that any restrictions placed on this use must be applied across the board to all uses within the applicable zoning districts.

A motion was made by Member Anderson and seconded by Member Visas to recommend the addition of the use "Community Home for the Disabled" to be permitted by right in all zoning districts. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.D. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)

Public Hearing was opened at 7:09 PM and closed at 7:28 PM

Planning Tech, Maria Hernandez, introduced the item and explained that it was a request to modify the Permitted Use Table to add "Ice Kiosk" as a new permitted use, along with a definition for the proposed use.

Hernandez stated that staff received a request from a property owner interested in installing an ice kiosk on their property. However, because the use does not exist within the Permitted Use Table, the Commission would be tasked with determining in which zoning districts the use would be appropriate and whether it should be permitted by right, permitted with an Specific Use Permit, or not allowed.

Assistant Director of Economic and Community Engagement, Victor-Trevino, added that the applicant had requested the use be permitted within the Community Commercial (CC) district, as well as the Saginaw Boulevard Overlay District. She clarified that, for this proposed item, the Commission's role is to evaluate whether the proposed use (ice kiosk) should be included in the permitted use table and to determine the zoning districts where it may be appropriate by right or specific use permit, including other districts at the Commission's discretion. Additionally, a definition would need to be adopted.

Chairman Guttery opened up the Public Hearing at 7:09 PM.

The applicant, Jennifer and Scott Craver, address the Commission and presented their proposal to establish an ice kiosk on their property located at 345 N. Saginaw Blvd.

Chairman Guttery closed the Public Hearing at 7:28 PM.

Hernandez noted that the two kiosks, mentioned by the applicant, had been inappropriately classified at the time the certificate of occupancy was issued. She clarified that an ice kiosk does not fall under any existing

uses within the Permitted Use Table, and therefore the Commission would need to establish a new use and add a definition to allow this type of establishment. Assistant Director Victor-Trevino added that staff had coordinated with the Building Department to obtain the existing kiosk's certificate of occupancy. Based on that review, it appears the establishment was classified as "retail" by staff at the time of permitting. She noted that it is plausible the discrepancy occurred during the zoning verification/certificate of occupancy process, potentially due to a misinterpretation of the application. She further added that another possible explanation is that the definitions within the permitted use table may have changed since that time.

Staff proposed the following definition for the "Ice Kiosk", while requesting discretion to adjust the wording as needed:

"A self-service machine or booth where people can purchase ice, typically located outside stores, gas stations, or parking lots."

A motion was made by Member Visas and seconded by Member Anderson to recommend adding "Ice Kiosk" as a use permitted with a Specific Use Permit within Community Commercial District, along with the addition of a definition to be finalized by staff. Motion Carried.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

4. Staff Report

4.A. Project Updates

Admin. Coordinator, Luisa Pina, provided the Commission with the project updates for the month of March 2026.

5. Executive Session

6. Adjournment

6.A. Adjournment

A motion was made by Member Anderson and seconded by Member Visas to adjourn the meeting at 8:16 P.M. Motion carried unanimously.

APPROVED:

Chairman

ATTEST:

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



C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)--Susy Victor, Asst. Dir. of Economic & Community Eng.

| | |
|--------------------------------|---------------------------|
| Meeting | Agenda Group |
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4C. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Per Section 5-3 of the zoning ordinance, it is recognized that new types of land use may develop and forms of land use not anticipated herein may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

A. Administrative official action. The administrative official shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the proper zoning classification into which such use should be placed. The use interpretation question shall be determined as to the nature of the use and whether it involves dwelling activity, sales, processing; type of product, storage and the amount and nature thereof (i.e., enclosed or open storage); anticipated employment; transportation requirements; the general degree of noise, odor, fumes, dust, toxic material and vibration likely to be generated, if any; and the general requirements for public utilities such as water and sanitary sewer.

B. Commission action. The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various zoning districts, and determine the zoning district or districts within which such use should be permitted.

C. Council action. The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve the recommendation of the planning and zoning commission, or make such other determination concerning the classification of such use as appropriate, based upon its findings of fact, and amend this ordinance to reflect said findings and decisions.

The applicants, Jennifer and Scott Craver, wish to present a new use to the permitted use table: "ice kiosk", before the City Council.

There is no current definition for an "ice kiosk" within the Appendix A "Zoning", Article 12, Section 12-2 "Definitions". The proposed definition is as follows:

Ice Kiosk: "A self-service machine or booth where people can purchase ice, typically located outside stores, gas stations, or parking lots".

The Planning & Zoning Commission is asked to consider the proposed use and determine how to incorporate it into the permitted use table. The applicant specifically requests that it be permissible in the [Community Commercial](#) zoning district within the [Saginaw Boulevard Overlay District](#).

The Planning & Zoning Commission were asked to consider the proposed use and determine how to incorporate it into the permitted use table on April 14, 2026. The Planning and Zoning Commission made a recommendation to City Council that they approved the textural amendment to the Zoning Ordinance regarding modifying the City's permitted use table to allow an ice kiosk in Community Commercial zoning district through a specific use permit (SUP) and to include staff's proposed definition for an ice kiosk.

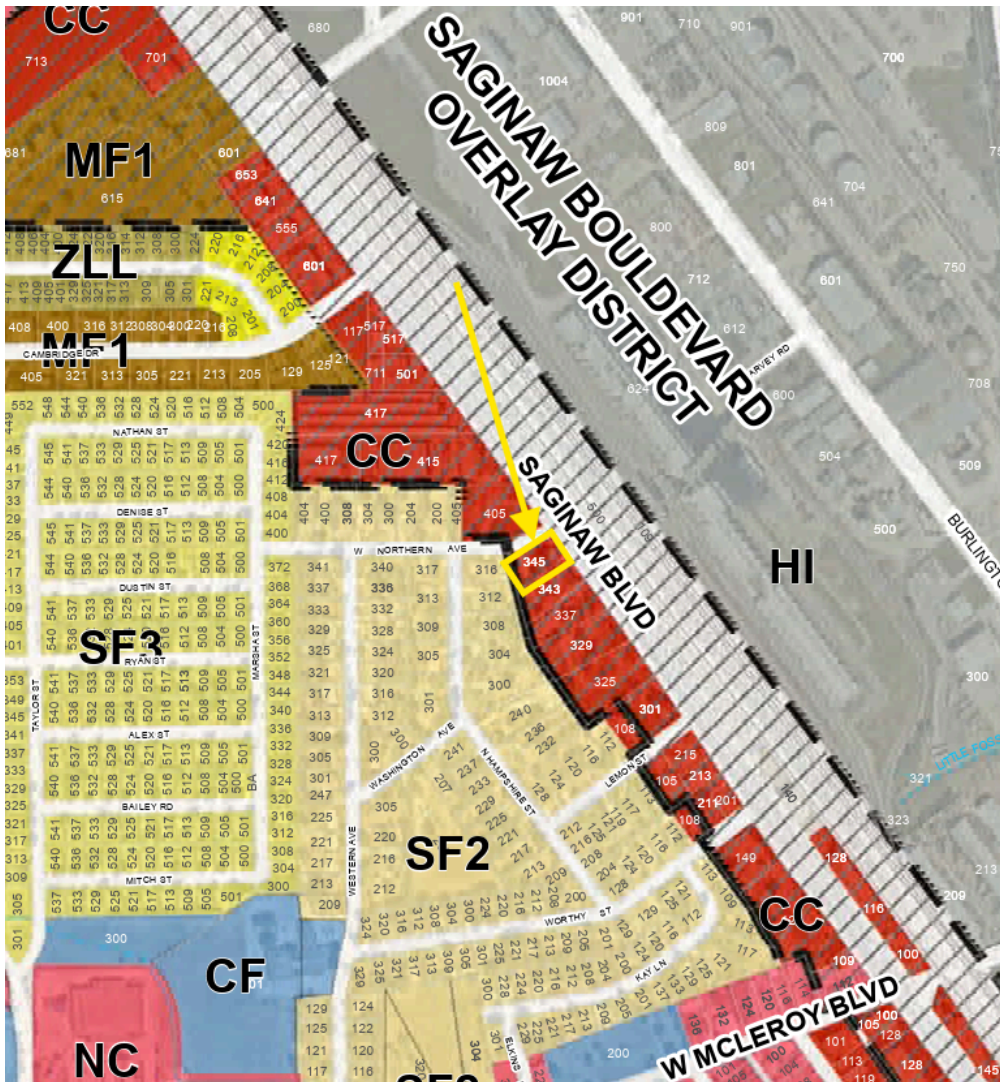


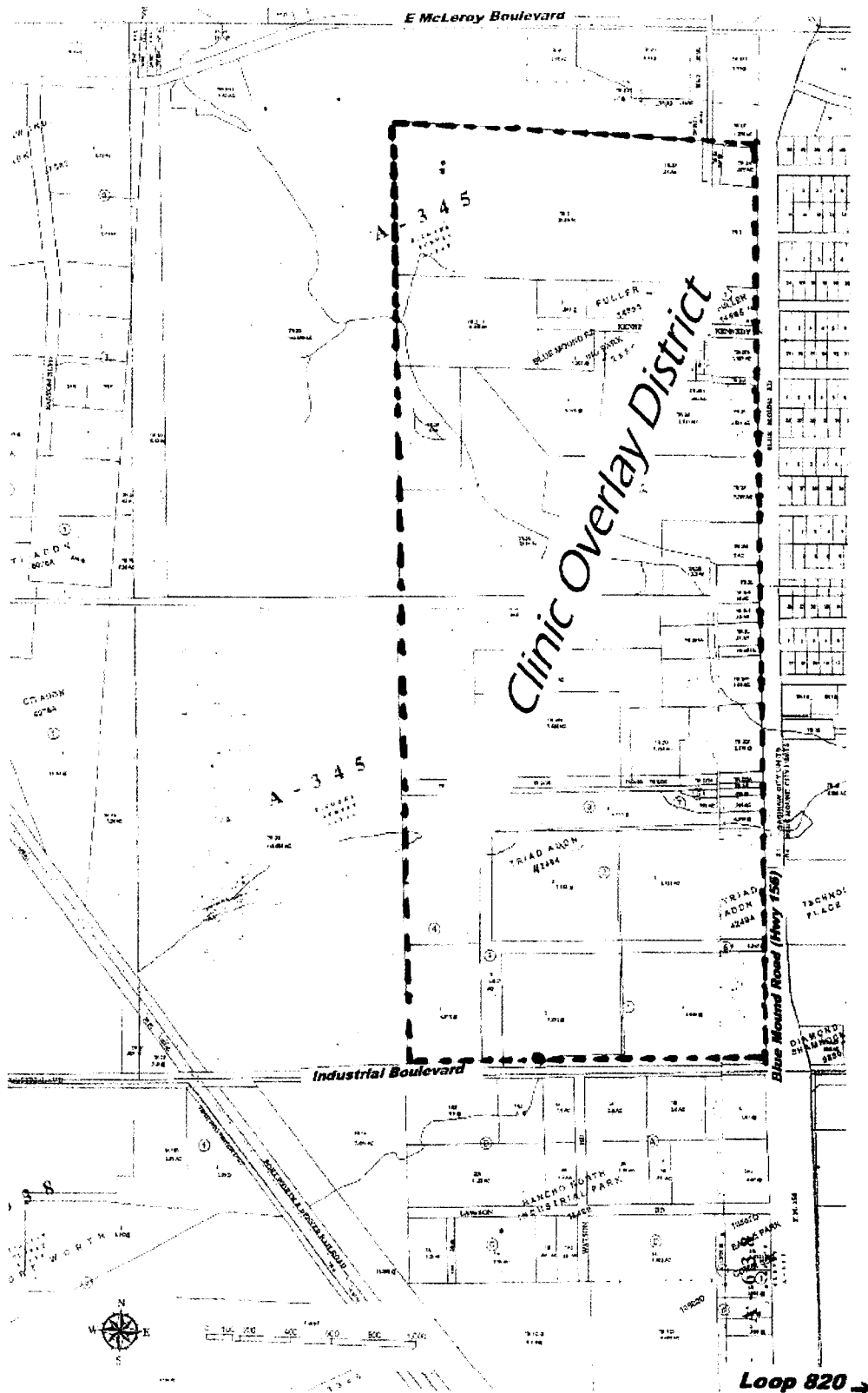
Exhibit A: Zoning Map

If the City Council decide to allow it within a zoning district, the options are:

1. Permitted:
 - a. Allows this use to go in by right anywhere within the designated [zoning district](#).
2. Permitted by a [specific use permit](#):
 - a. Allows a use within the designated zoning district only upon specific approval for a particular location, with each request evaluated on a case-by-case basis to ensure compatibility with surrounding properties.
3. Overlay Districts:
 - a. In addition to regular [zoning districts](#), the city has special districts designed to reach specific goals or allow for master projects in areas throughout the city. The Planning and Zoning Commission may establish additional regulations governing these uses within the designated special districts.
 - b. The districts are as follows:

Sec. 7-3. - Clinic overlay district.

- (a) *District established.* There is hereby established a clinic overlay district where the use and operation of a clinic, as that term is defined in section 12-2 of article 12 of the Zoning Regulations, is expressly permitted by right irrespective of the underlying (base) zoning district classification. Notwithstanding the requirements of section 5-1 hereof, the "Permitted Use Table," no specific use permit shall be required for the use and operation of a clinic within the clinic overlay district defined below:



- (b) *Purpose.* The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.
- (c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail, except as provided in paragraph (a) of this section.

- (d) *Setback.* No clinic within the clinic overlay district shall be permitted within 1000 feet of any licensed day care center located within the territorial limits of the city. The measurement of the distance between the clinic and the licensed day care center shall be in a direct line from front door to front door, without regard to intervening structures, streets or property lines.

(Ord. No. 2014-08, § 1, 4-15-14)

Sec. 7-4. - Saginaw boulevard overlay district.

- A. *Purpose.* This ordinance establishes development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.
- B. *Boundaries.* The Saginaw Boulevard overlay district includes all properties zoned office professional, neighborhood commercial, and community commercial that have frontage and/or access (either direct or through another property) to Saginaw Boulevard from East Industrial Boulevard on the south, the railroad on the east and the northern city boundary. The provisions of the overlay district shall apply to all properties located fully or partially within the above defined area.
- C. *Base zoning districts.* Where the Saginaw Boulevard overlay district requirements conflict with the base zoning for properties located within the area described in subsection B above, the overlay district shall apply. Otherwise the base zoning of a property shall not be affected by the provisions of this overlay district.
- D. *General requirements of the Saginaw Boulevard overlay district.*
1. *Permitted and prohibited uses.* Uses permitted by right or by specific use permit within the overlay district shall be as noted for the base zoning districts in the use charts in section 5-1 except as follows:
 - a. *Prohibited uses:*
 - (1) Auto sales, new and used.
 - (2) Building material sales.
 - (3) Cargo container.
 - (4) Landscape service.
 - (5) Machinery sales or repair.
 - (6) Mini-warehouse.

- (7) Motorcycle sales.
 - (8) Non-depository financial institutions.
 - (9) Recreational vehicle rental.
 - (10) Rental yard, commercial and heavy equipment.
 - (11) Stone monument sales.
 - (12) Private card club.
 - (13) Bingo hall.
- b. *Uses requiring a specific use permit.* The following uses shall require approval of a specific use permit in accordance with section 5-4:
- (1) Convenience store with fuel sales.
 - (2) Golf course, driving range.
 - (3) Golf course, miniature.
 - (4) Water park, commercial.
 - (5) Auto car wash.
 - (6) Auto rental (car and truck).
 - (7) Auto service station.
 - (8) Auto service station, light maintenance.
 - (9) Contractor, no outside storage permitted.
 - (10) Exterminating service.
 - (11) Greenhouse or plant nursery.
 - (12) Home improvement store.
 - (13) Small engine repair.
 - (14) Auto paint and body shop.
- c. *Non-conforming uses.* Non-conforming uses shall be regulated by the provisions of article 4, section 4-13 of this appendix.
2. *Setbacks.* Buildings shall be located on properties in accordance with the following minimum and maximum front yard setbacks:
- a. For buildings with no drive aisles or parking located between the building face and the street right-of-way—A minimum setback of 20 feet and a maximum setback of 25 feet.
 - b.

For buildings with drive aisles and/or parking located between the building face and the street right-of-way —A maximum setback of 100 feet. Alternatively, the building setback may exceed 100 feet with a 15 foot increase in the minimum landscaped edge for single tenant buildings or multiple-tenant retail shopping centers that are 60,000 square feet or greater in size.

3. *Landscaping.* Landscaping shall be provided and installed in accordance with section 8-13. Where buildings observe the 25 foot maximum setback, a minimum of 15 feet of landscaping must be provided between the building face and the street right-of-way.
4. *Screening.* Walls, fences, landscaping and other screening devices shall be installed in accordance with section 8-12 and as follows:
 - a. *Trash enclosures.* Chain link with vinyl slats is prohibited as a screening material. Solid gates must be provided for trash enclosures that face a public street.
 - b. *Rooftop mechanical units.* Roof-mounted mechanical units must be screened from view at a point 5.5 feet above the property line with a parapet wall, screen, mansard roof, or alternative architectural element. The height of the screening element shall be equal or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one or two-story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen.
5. *Building materials and design.* All buildings constructed within the overlay district shall comply with the following:
 - a. *Building façade materials.* A minimum of 75 percent of each exterior wall shall be of masonry construction as defined in section 12-2 and glass, except that concrete may only be used as an exterior material on the rear of buildings not visible from public streets. A maximum of ten percent of any exposed exterior wall may be finished with exterior insulation and finish systems (EIFS).
 - b. *Building façade design.* The following articulation standards shall apply to all building facades that face public streets:
 - (1) Horizontal articulation. No building façade shall extend for a distance greater than three times its average height without a perpendicular offset. The depth of an offset may vary but shall be a minimum of 15 percent of the average building height. The minimum length of an offset shall be equal to ten percent of the entire façade.
 - (2) As an alternative to the articulation requirement in (1) above, one-story commercial storefronts designed for multiple tenants with a minimum of 60 percent glass may utilize a minimum of four of the following architectural details along 100 percent of facades that face public streets:

- (a) Canopies or awnings.
 - (b) Pilasters.
 - (c) Recessed entries.
 - (d) Ornamental cornices.
 - (e) Façade material change.
 - (f) Color change.
 - (g) Repetitive decorative applied features and/or decorative lighting.
- (3) Vertical articulation. No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation. An elevation change shall be a minimum 15 percent of the average building height and shall extend for a distance of at least ten percent of the entire facade.
- d. *Roofs*. Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension equal to at least three percent of the height of the building.
- e. *Additions to non-conforming buildings*. The square footage of existing non-conforming buildings may be increased up to 20 percent without bringing the building into compliance with the above standards.
6. *Signage*. Signage in the overlay district shall comply with the following requirements:
- a. Pole signs are prohibited.
 - b. Signs attached to or hung behind windows may only cover 25 percent of the window surface on each building face.
 - c. Freestanding signs must be monument signs with a maximum height of 12 feet and a maximum size of 90 square feet.
 - d. Reserved.
 - e. Reserved.
 - f. Single tenant properties are limited to one freestanding sign per street front.
 - g. For shopping centers and other multi-tenant uses, one multi-purpose sign of a monument style shall be allowed per street frontage. Multi-purpose monument signs shall not exceed 12 feet in height with a maximum overall square footage of 225 square feet. However, the copy area of the sign shall not exceed 150 square feet, leaving a base area of 75 square feet.
 - h. Murals may be painted or applied to the exterior walls of buildings; however, the mural shall not contain logos or names of any business entity.

Light standards. Light standards installed in parking lots shall not exceed 32 feet in height and shall be of square or shoebox design.

(Ord. No. 2019-22, § 2, 11-5-19; Ord. No. 2020-16, § 2, 8-18-20)

Examples of What an Ice Kiosk Looks Like



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING SECTION 5-1, "PERMITTED USE TABLE," OF ARTICLE 5, "PERMITTED USES", AND SECTION 12-2, "DEFINITIONS" , OF ARTICLE 12, "DEFINITIONS" OF APPENDIX A, "ZONING" OF THE SAGINAW CITY CODE; BY UPDATING THE PERMITTED USES FOR COMMERCIAL, RETAIL, AND SERVICE USES AND ADDING A DEFINITION FOR ICE KIOSK; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City has a substantial interest in protecting the health, safety, welfare, convenience, and enjoyment of the general public and has adopted zoning regulations to further this interest; and

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

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

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 14, 2026, and the City Council of the City held a public hearing on May 19, 2026, with respect to the proposed textual amendments described herein; and

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

WHEREAS, the City Council finds that the textual zoning amendment as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public; and

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

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

SECTION 1.

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

“

| Residential | | | | | | | | | | | Land Use Designation | Nonresidential | | | | | | | Supplemental Conditions |
|--------------------------------------|---|---|---|---|---|---|---|---|---|---|----------------------|----------------|---|---|---|---|---|---|-------------------------|
| A | S | S | S | S | S | D | Z | M | M | M | | O | N | N | C | C | L | H | |
| G | F | F | F | F | F | X | L | H | F | F | | P | C | M | C | F | I | I | |
| | 1 | 2 | 3 | 4 | A | | L | | 1 | 2 | | | | U | | | | | |
| COMMERCIAL, RETAIL, AND SERVICE USES | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | Ice Kiosk | | | | S | | | | |

”

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

Section 12-2, "Definitions," of Article 12, "Definitions," of Appendix A, "Zoning," of the Saginaw City Code is hereby amended by adding the following definition for Ice Kiosks: “A self-service machine or booth where people can purchase ice, typically located outside stores, gas stations, or parking lots”

SECTION 2.

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

SECTION 3.

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

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs,

or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

All rights or remedies of the City are expressly saved as to any and all violations of the Saginaw City Code or the Zoning Ordinance any amendments thereto that have accrued at the time of the effective date of this Ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this Ordinance but may prosecuted until final disposition by the courts.

SECTION 6.

Any person, firm, or corporation who violates any provision of this Ordinance, as adopted by the City Council of the City, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7.

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

SECTION 8.

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

PASSED AND APPROVED ON this the 19th day of May, 2026.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

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

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 14, 2026, 6:07 PM - April 14, 2026, 8:16 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Member, No. 1 Vivian Anderson
- Member, No. 5, Val Visas
- Planning Tech, Maria Hernandez
- Public Works Admin. Coordinator, Luisa Pina
- Assistant Director of Economic & Community Engagement/Recording Secretary, Susana Victor-Trevino
- City Attorney, Mark Cavazos

Absent at the Meeting:

- Member, No. 4, Vacant
- Member, No. 3 Peter Drolet
- Member, First Alternate, John Hardy
- Member, Second Alternate, Rebekah Arrington

Visitors at the Meeting:

- Marvee McLendon
- Cheryl Mix
- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs
- Jennifer Craver
- Scott Craver

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery called roll at 6:07 PM The quorum will consist of Chairman Guttery, Members Anderson, and Visas.

1.B. Audience Participation

Chairman Guttery explained the protocol for audience participation.

1.C. Approval of Minutes

The minutes of a regular meeting on January 13, 2026 were presented for approval.

A motion was made by Member Anderson and seconded by Member Visas to approve the minutes as presented. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

2. Business

2.A. Discussion and Action Regarding the Nomination and Appointment of a Vice-Chairman

The Commission expressed their desire to postpone the nomination process due to the lack of a full quorum.

A motion was made by member Visas and seconded by Member Anderson to postpone the nomination and appointment of a Vice-Chairman to the next meeting.

Val Visas made a motion to Table that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3. Public Hearings

3.A. PUBLIC HEARING -- 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".

Public Hearing was opened at 8:09 PM and closed at 8:10 PM

Due to a large audience present for another agenda item, Item 3A was temporarily bypassed and subsequently considered following Item 3D.

Assistant Director of Economic and Community Engagement, Victor-Trevino, introduced the item. She noted that the Commission had previously reviewed the proposal; however, due to issues with legal notification, the item had been tabled at a prior City Council meeting.

Since that time, staff has clarified that any use legally existing at the time of the Ordinance's adoption will be considered a conforming use, regardless of whether the proposed changes would otherwise render it nonconforming.

Victor-Trevino began the presentation by reviewing the format and organization of the permitted use table. She explained that zoning districts are divided into residential and non-residential categories, in addition to other classifications. She further noted that each use is identified by a letter designation: "P" indicates

permitted by right, "S" indicates a specific use permit (SUP) is required, and a blank space indicates the use is not permitted.

She stated that staff is initiating updates to the permitted use table to support new development and redevelopment efforts, noting that the table has not been updated in several years. The proposed revisions are intended to better align with current community preferences and development patterns. Due to the length of the table, updates will be presented in phases.

The initial phase includes amendments to the automotive, medical, and commercial, retail, and service use categories.

Victor-Trevino first presented the commercial, retail, and service use category. She explained that staff is proposing to amend "convenience store, with or without fuel sales" by removing it as a permitted use in the Neighborhood Commercial (NC) district and requiring a Specific Use Permit (SUP) in the Community Commercial (CC) district.

She also noted that "ambulance service," "cosmetic tattoo establishment," "massage therapy establishment," and "pharmacy" are proposed to be reclassified from the commercial, retail, and service category to the medical use category.

Next, Victor-Trevino reviewed the medical use category. She explained that, in order to ensure compliance with state law and based on legal counsel's recommendation, uses within the Community Commercial (CC) district would be revised to require a Specific Use Permit (SUP), ensuring consistency and equitable application of regulations across similar uses.

Lastly, Victor-Trevino discussed the automotive use category, noting that several amendments were proposed. She reviewed each proposed change individually and responded to questions from the Commission. During discussion, Member Anderson requested that recreational vehicle uses be amended to require a Specific Use Permit (SUP) rather than being permitted by right, to allow for greater flexibility and consideration of future redevelopment opportunities for existing industrial properties.

A motion was made by Member Anderson and seconded by Member Visas to recommend approval of the proposed textural amendment to Article 5, "Permitted Uses," of Appendix A, "Zoning," modifying the City's permitted use table for automotive, medical, and commercial, retail, and service uses, with the stipulation that recreational vehicle rental/storage (commercial) be changed from not permitted to requiring a Specific Use Permit (SUP). Motion carried.

Approved with the stipulation that of Recreation Vehicle Sales & Storage will be allowed with a Specific Use Permit within the Heavy & Light Industrial districts.

3.B. PUBLIC HEARING -- Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Public, Civic, and Utility Uses)

Public Hearing was opened at 6:15 PM and closed at 6:41 PM

Admin. Coordinator, Luisa Pina, introduced the item to the Commission and explained that a request was received to amend the permitted use table to allow "philanthropic and/or charitable use" within the Light Industrial zoning district, where it is currently not permitted.

Pina stated that the use is defined in the City ordinance as "a nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work." She noted that both applicants requesting the amendment had received zoning verification letters confirming that their organizations fall

within this definition and were intending to be at a property zoned as Light Industrial within the Medical Overlay District.

She then outlined the options available to the Commission for recommending an amendment to the permitted use table to City Council: Allow the use by right within the Light Industrial zoning district; allow the use through a Specific Use Permit (SUP) within the Light Industrial zoning district, requiring case-by-case review and approval by the Planning and Zoning Commission and City Council; or amend permissions within a special district, in this case the Medical Overlay District, to allow that use either by right or by SUP.

Assistant Director Victor-Trevino clarified that although the applicants requested the amendment only within the Light Industrial district, the Commission may recommend changes to other zoning districts if deemed appropriate.

Pina introduced the applicants, Marvee McLendon and Cheryl Mix, who were present. Chairman Guttery inquired whether both applicants would operate at the same location shown on the map, and Pina confirmed they would occupy separate suites within the same building.

Public Hearing was opened at 6:16 pm.

Applicant Marvee, representing Chat and Chew, addressed the Commission and stated they were requesting the use be allowed within that zoning district through a specific use permit. She stated that operations would not negatively impact traffic or parking and noted that approximately 50 impact statements had been submitted in support of the organization. Ms. McLendon explained that operating hours would be Wednesdays and Saturdays from 9:00 a.m. to 12:00 p.m. Where services would be provided on-site (not drive-through), with clients parking and entering the facility with the option to come in at any time during business hours or make an appointment.

At the request of Chairman Guttery, Pina read a brief description of the organization into the record: "A nonprofit organization serving single-parent households, survivors of domestic violence, and individuals experiencing food insecurity by providing food resources."

Victor-Trevino emphasized that the Commission's consideration should focus on whether to allow the use classification, not the specific applicant organizations, as any approved change would apply to all future entities meeting the definition.

Cheryl Mix, representing Donation House, addressed the Commission and requested approval of the use to serve community needs. She explained that Donation House provides clothing, shoes, and small household items (not food or financial assistance) and operates by appointment only.

The following individuals spoke during public comment, all in favor of allowing the use:

- Melissa Garcia
- Carmella Garcia
- Pat Oksley
- Sherrie Thomas
- Charles Dents
- Elicia Graneta
- Kamaria Tyson
- Brian McLendon
- Patricia Overs

Speakers shared personal experiences and highlighted the benefits provided by the organizations. Kamaria Tyson noted that the proposed location is advantageous due to lower rental costs, allowing more resources to be directed toward community services.

Victor-Trevino added that staff had also received letters of support for the proposed use.

Public hearing was closed at 6:41 pm.

Following the public hearing, Victor-Trevino reiterated that the item concerns a potential amendment to the permitted use table—not approval of the specific organizations the applicants represent—and that any change would apply broadly to all organizations falling under the philanthropic and/charitable use.

Chairman Guttery expressed concern that the definition of philanthropic and/or charitable use could encompass a wide range of organizations and stated a preference for allowing the use only through a Specific Use Permit to ensure continued oversight. Member Visas inquired about other permitted uses within the Light Industrial zoning district. Staff presented the permitted use table and explained its structure, noting the wide range of uses allowed either by right or through an SUP.

Victor-Trevino clarified that under the current ordinance, organizations with a philanthropic and/or charitable use are not allowed to apply for an SUP within the Light Industrial district. She further noted that City Council could consider a Specific Use Permit application at the May 19th meeting if the amendment to allow the use is first approved within that zoning district.

After discussion, Member Visas made a motion with a second by Member Anderson to recommend amendment of the "Philanthropic and/or Charitable Use" to be allowed through a Specific Use permit within the Light Industrial zoning district. Motion carried unanimously.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.C. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Community Home for the Disabled)

Public Hearing was opened at 6:56 PM and closed at 6:57 PM

Planning Tech, Maria Hernandez, introduced the item and explained that this request was similar to the previous item in that it also sought to modify the Permitted Use Table. However, she noted that the distinction in this case was the request to add "Community Home for the Disabled" as a new permitted use.

Hernandez further explained that the process for adding a new use was identical to the procedure described in the previous item. She elaborated that the Commission had the opportunity to determine in which zoning districts the proposed use would be appropriate and then make a recommendation to Council for final consideration and approval.

She explained that the use is already defined within the City's ordinance. The use is defined as:

"A home that where not more than six persons, regardless of the legal relationship to one another, with disabilities and two supervisors reside and are provided with services consisting of food and shelter, personal guidance, care, habilitation services and supervision, in accordance with Chapter 123 of the Texas Human Resources Code."

Hernandez informed the Commission that the applicant interested in establishing such a home was not present, but they had requested that the use be permitted within the single-family zoning district, specifically the SF4 district.

City Attorney, Marc Cavazos, added that this particular use is allowed by right under state law. He explained that if an entity meets the definition they would be allowed, by state law, within any district and this preempts any conflicting zoning regulation.

Chairman Guttery opened up the Public Hearing at 6:56 PM.

Chairman Guttery closed the Public Hearing at 6:57 PM.

Attorney Marc addressed questions from the Commission and further explained that the purpose of the item was to modify the Permitted Use Table to bring it to conformance with Texas State Law. He emphasized that any restrictions placed on this use must be applied across the board to all uses within the applicable zoning districts.

A motion was made by Member Anderson and seconded by Member Visas to recommend the addition of the use "Community Home for the Disabled" to be permitted by right in all zoning districts. Motion Carried.

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

3.D. PUBLIC HEARING -- Consideration and Action Regarding an Inquiry to Add a New Use to the Permitted Use Table (Ice Kiosk)

Public Hearing was opened at 7:09 PM and closed at 7:28 PM

Planning Tech, Maria Hernandez, introduced the item and explained that it was a request to modify the Permitted Use Table to add "Ice Kiosk" as a new permitted use, along with a definition for the proposed use.

Hernandez stated that staff received a request from a property owner interested in installing an ice kiosk on their property. However, because the use does not exist within the Permitted Use Table, the Commission would be tasked with determining in which zoning districts the use would be appropriate and whether it should be permitted by right, permitted with an Specific Use Permit, or not allowed.

Assistant Director of Economic and Community Engagement, Victor-Trevino, added that the applicant had requested the use be permitted within the Community Commercial (CC) district, as well as the Saginaw Boulevard Overlay District. She clarified that, for this proposed item, the Commission's role is to evaluate whether the proposed use (ice kiosk) should be included in the permitted use table and to determine the zoning districts where it may be appropriate by right or specific use permit, including other districts at the Commission's discretion. Additionally, a definition would need to be adopted.

Chairman Guttery opened up the Public Hearing at 7:09 PM.

The applicant, Jennifer and Scott Craver, address the Commission and presented their proposal to establish an ice kiosk on their property located at 345 N. Saginaw Blvd.

Chairman Guttery closed the Public Hearing at 7:28 PM.

Hernandez noted that the two kiosks, mentioned by the applicant, had been inappropriately classified at the time the certificate of occupancy was issued. She clarified that an ice kiosk does not fall under any existing

uses within the Permitted Use Table, and therefore the Commission would need to establish a new use and add a definition to allow this type of establishment. Assistant Director Victor-Trevino added that staff had coordinated with the Building Department to obtain the existing kiosk's certificate of occupancy. Based on that review, it appears the establishment was classified as "retail" by staff at the time of permitting. She noted that it is plausible the discrepancy occurred during the zoning verification/certificate of occupancy process, potentially due to a misinterpretation of the application. She further added that another possible explanation is that the definitions within the permitted use table may have changed since that time.

Staff proposed the following definition for the "Ice Kiosk", while requesting discretion to adjust the wording as needed:

"A self-service machine or booth where people can purchase ice, typically located outside stores, gas stations, or parking lots."

A motion was made by Member Visas and seconded by Member Anderson to recommend adding "Ice Kiosk" as a use permitted with a Specific Use Permit within Community Commercial District, along with the addition of a definition to be finalized by staff. Motion Carried.

Val Visas made a motion to Approve that was seconded by Vivian Anderson with a result of 3-0-0-0-3. passing Absent was Rebekah Arrington, Peter Drolet, John Hardy

4. Staff Report

4.A. Project Updates

Admin. Coordinator, Luisa Pina, provided the Commission with the project updates for the month of March 2026.

5. Executive Session

6. Adjournment

6.A. Adjournment

A motion was made by Member Anderson and seconded by Member Visas to adjourn the meeting at 8:16 P.M. Motion carried unanimously.

APPROVED:

Chairman

ATTEST:

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

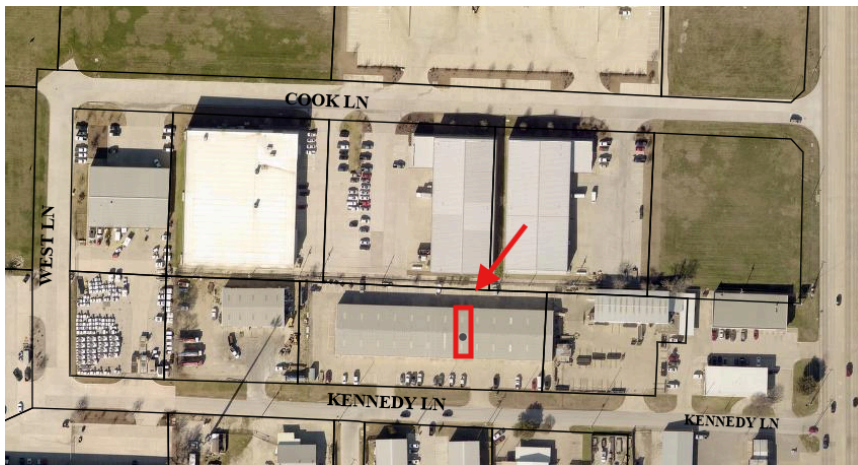
D. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 107, to Allow the Operation of a Philanthropic and/or Charitable Organization --Susy Victor, Asst. Dir. of Economic & Community Eng.

| Meeting | Agenda Group |
|--------------------------------|---------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4D. |
| Reference File | |
| Community Goals | |

Background/Discussion:

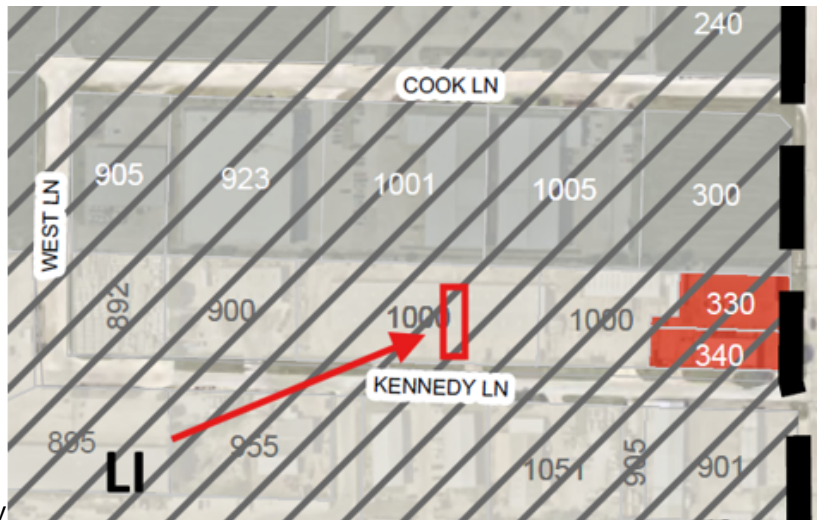
The City of Saginaw Planning and Zoning Division has received an application for a specific use permit as follows:

- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of philanthropic and/or charitable organization, Chat and Chew, at 1000 Kennedy Lane, Suite 107, Saginaw, TX 76131.
- **Applicant:** Marvee McLendon, representative of Chat and Chew.
- **Address:** 1000 Kennedy Lane, Suite 107, Saginaw, TX 76131.



(Ex. 1: Location of Property)

- **Legal Description:** [Fuller Addition \(Saginaw\), Block 1, Lot 2R1.](#)
- **Zoning:** [Light Industrial \(LI\)](#), and within the [Clinic Overlay District](#). The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the



southeast region of the city

- (Ex. 2: Zoning Map)
- **Land Use:** Philanthropic and/or charitable organization require the approval of a Specific Use Permit (SUP).

| | | | | | |
|---|---------------------|------|--------------------------|-----|-------------------------------|
| P | Permitted Use | AG | Agriculture | MF2 | Multi-Family |
| | | SF-1 | Single Family | MH | HUD Code Manufactured Housing |
| S | Specific Use Permit | SF-2 | Single Family | DP | Office Professional |
| | | SF-3 | Single Family | NC | Neighborhood Commercial |
| | Prohibited Use | SF-4 | Single Family (Inactive) | NMU | Neighborhood Mixed-use |
| | | ZLL | Zero Lot Line | CC | Community Commercial |
| | | DX | Duplex | CF | Community Facilities |
| | | MF1 | Multi-Family | LI | Light Industrial |
| | | | | HI | Heavy Industrial |

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 | L | H | F | F | P | C | U | C | C | F | I | I | | | |
| 1 | 2 | 3 | 4 | A | | | | | | 1 | 2 | | | | | | | | | | | |
| PUBLIC, CIVIC, AND UTILITY USES | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | P | P | | | | | | | | | | S | |
| | | | | | | | | | | | | | | | | | | | | | | |
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(Ex. 3: Permitted Use Table)

- **Definition of Philanthropic and/or Charitable Use:** A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Attachments:

SUP Application, Exhibits, Newspaper Notice, Owner Notice, Map

Attachments

- [1000 Kennedy Ln, Suite 107 \(SUP, Memo\).pdf](#)
- [1000 Kennedy Ln, Suite 107 \(SUP Application\)_Redacted.pdf](#)
- [1000 Kennedy Ln, Suite 107 \(Chat N Chew, Support Petition\)_Redacted.pdf](#)
- [Saginaw, TX Code of Ordinances \(Medical-Clinic Overlay District\).pdf](#)
- [1000 Kennedy Ln, Ste 107 \(SUP Ordinance Draft\).pdf](#)



SUP to Allow a Philanthropic and/or Charitable Org. at 1000 Kennedy Ln, Suite 107

Date: May 19, 2026

To: Chairman and Members of the Planning and Zoning Commission

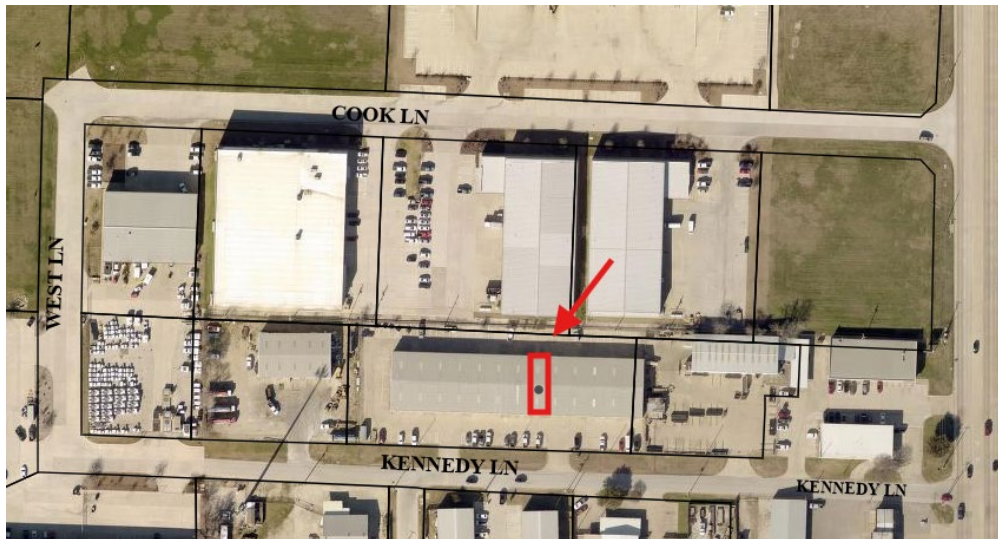
From: Susy Victor-Trevino, Asst. Dir. of Comm. and Eco. Engagement

Subject: Consideration and Action Regarding a Request for a Specific Use Permit to Allow the Operation of a Philanthropic and/or Charitable Organization, Chat and Chew, at 1000 Kennedy Ln., Suite 107.

Background/Discussion:

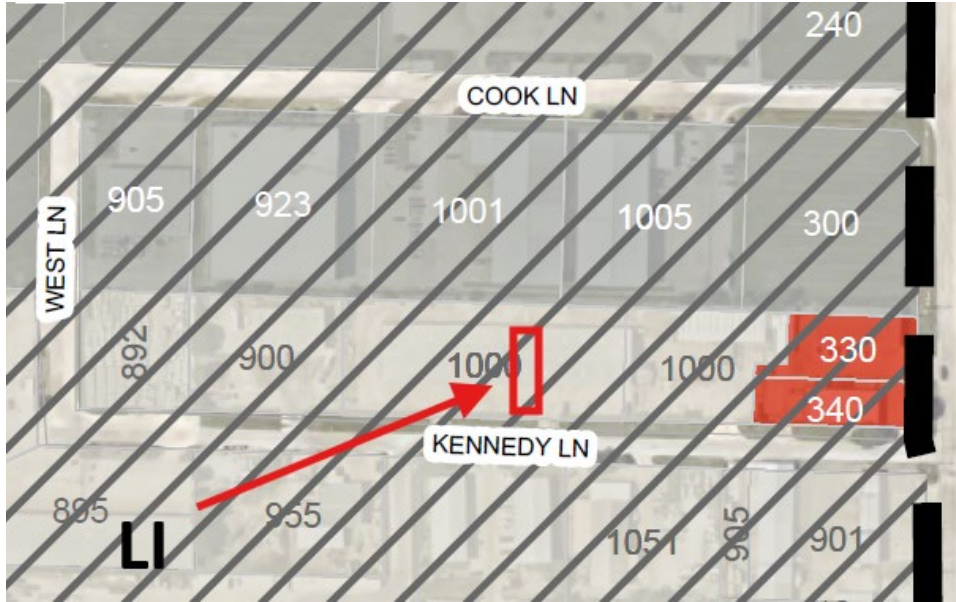
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- **Applicant:** Marvee McLendon, representative of Chat and Chew.
- **Address:** 1000 Kennedy Lane, Suite 107, Saginaw, TX 76131.



(Ex. 1: Location of Property)

- **Legal Description:** [Fuller Addition \(Saginaw\), Block 1, Lot 2R1.](#)
- **Zoning:** [Light Industrial \(LI\)](#), and within the [Clinic Overlay District](#). The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.



(Ex. 2: Zoning Map)

- **Land Use:** Philanthropic and/or charitable organization require the approval of a Specific Use Permit (SUP).

| | | | | | |
|---|---------------------|------|--------------------------|-----|-------------------------------|
| P | Permitted Use | AG | Agriculture | MF2 | Multi-Family |
| | | SF-1 | Single Family | MH | HUD Code Manufactured Housing |
| S | Specific Use Permit | SF-2 | Single Family | OP | Office Professional |
| | | SF-3 | Single Family | NC | Neighborhood Commercial |
| | Prohibited Use | SF-4 | Single Family (Inactive) | NMU | Neighborhood Mixed-use |
| | | ZLL | Zero Lot Line | CC | Community Commercial |
| | | DX | Duplex | CF | Community Facilities |
| | | MF1 | Multi-Family | LI | Light Industrial |
| | | | | HI | Heavy Industrial |

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 | | | | | O | N | N | C | C | L | H | |
| G | F | F | F | F | F | X | L | L | H | F | F | | | P | C | M | C | C | I | I | |
| | 1 | 2 | 3 | 4 | A | | | | | 1 | 2 | | | | | U | F | F | | | |
| PUBLIC, CIVIC, AND UTILITY USES | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | P | P | | | | | | | | S | | |
| | | | | | | | | | | | | | | | | | | | | | |

(Ex. 3: Permitted Use Table)

- **Definition of Philanthropic and/or Charitable Use:** A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Attachments:

SUP Application, Exhibits, Newspaper Notice, Owner Notice, Map



Record Report for Specific Use Permit #SUP-26-0004

Record Overview

Record Number: SUP-26-0004

Record Type: Specific Use Permit

Record Status: In Progress

Record Submitted At: Thursday April 9, 2026

Record Address: 1000 KENNEDY LN, Saginaw, TX 76131

Record Owner: Planning Department

Record Applicant User: MARVEE MCLENDON

Record Applicant Company: CHAT N CHEW

Form Submission

Owner:

Gary Himes

Saginaw, TX 76131

@yahoo.com,

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

Applicant:

Marvee McLendon

@chatnchew.org,

Project Name:: CHAT N CHEW

CVS INVESTMENTS LLC

1000 KENNEDY LN, Saginaw, TX 76131

Legal Description:: FULLER ADDITION (SAGINAW) Block 1 Lot 2R1

Lot:: 2R1

Block:: 1

Addition:: FULLER ADDITION

Tract:: -

Abstract:: -

Survey:: -

Zoning:: LI (Light Industrial)

Subdivision: FULLER ADDITION

Present Use and Improvements on Property::

Vacant Suite

Has a previous application or appeal been filed on the property?: No

If yes please include the date here.: -

Specific Use Requested::

Philanthropic/Charitable Use

Application Justification for Request::

Chat N Chew respectfully requests approval of a Specific Use Permit (SUP) to operate as a nonprofit at the proposed site. This facility will serve individuals and families experiencing food insecurity by providing essential food and basic necessities through a structured, volunteer-led distribution model. The operation does not include on-site cooking, meal service, or congregate feeding activities.

Approval of SUP would ensure continuity of these services in a location that is appropriately sized and functionally suited for efficient distribution operations.

The site is particularly well-suited for this use due to its layout, accessibility, and capacity. Adequate parking (approximately 100 spaces) supports safe and orderly client flow, while the building's configuration allows for efficient storage, staging, and distribution of goods. These features are essential to maintaining dignified, well-managed service delivery for the individuals and families being served.

Operations are conducted in a controlled and predictable manner, with defined service hours and coordinated volunteer support. The nature of the use is intentionally low-impact, involving no manufacturing, heavy equipment, or high-noise activities. As such, the operation is compatible with surrounding properties and can be conducted in a manner that maintains the character and function of the area.

Importantly, approval of this SUP would provide long-term stability for a community-serving organization that relies heavily on consistent access to facilities to meet ongoing demand. A permanent, appropriately located site enables improved food safety, better organization of resources, and the ability to serve a larger number of residents in a reliable and dignified manner.

Chat N Chew is committed to being a responsible and positive presence in the community, maintaining high standards of cleanliness, traffic management, and operational organization. This request reflects a practical and community-centered use of the property that delivers measurable public benefit while operating in a safe and compatible manner. Chat N Chew respectfully requests approval of a Specific Use Permit (SUP) to operate a food pantry and community distribution center within the Light Industrial District. This request represents an opportunity to align an underutilized property with a critical and growing community need—access to reliable food resources for individuals and families facing food insecurity.

The proposed location on Kennedy Lane is uniquely suited to support this mission. Food distribution at the scale required to meet community demand necessitates adequate space for storage, refrigeration, staging, and safe client access. Light industrial facilities are inherently designed to accommodate these logistical needs, offering the square footage, accessibility, and infrastructure that smaller commercial or shared-use spaces cannot provide. The site's available parking and traffic flow further support safe, orderly operations for both volunteers and clients.

Chat N Chew is a low-impact, community-serving use that is fully compatible with the surrounding area. Operations are conducted during limited, scheduled hours and consist primarily of volunteer-led food distribution and inventory management. There is no manufacturing, heavy equipment, excessive noise, or environmental impact associated with this use. In many respects, the operational profile is less intensive than typical light industrial activities.

Approving this SUP would not only allow Chat N Chew to continue its work but would significantly enhance its ability to serve the community in a stable, efficient, and scalable manner. A permanent location eliminates the uncertainty and limitations of temporary or shared spaces, enabling better organization, improved food safety, and increased service capacity. This directly translates to more families served and a stronger, more resilient community.

Beyond operational considerations, this request reflects a broader public benefit. Food insecurity remains a persistent challenge, and organizations like Chat N Chew play a critical role in addressing gaps that other systems cannot fully meet. Allowing this use within an appropriate industrial setting demonstrates a balanced and forward-thinking approach—leveraging existing infrastructure to meet essential human needs without placing strain on residential or retail areas.

Granting this Specific Use Permit is a practical, responsible, and community-centered decision. It ensures that a suitable facility is used to deliver meaningful impact, while maintaining compatibility with surrounding uses and upholding the standards of the Light Industrial District.

Does the proposed use comply with all the requirements of the zoning district in which the property is located?:

Yes

If no is selected, please provide further details::

-

Does the proposed use, as located and configured, contribute to or promote the general welfare and convenience of the city?:

Yes

Please provide further details::

The proposed use contributes to and promotes the general welfare and convenience of the City of Saginaw by directly addressing food insecurity and providing structured, community-based support services for individuals and families in need.

The operation improves community stability by offering access to essential food resources, reducing strain on emergency services and local charitable networks, and supporting households experiencing economic hardship or crisis.

Do the benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business, and property of individuals affected by the proposed use?:

Yes

Please provide further details::

The benefits to the City outweigh any potential impacts. The proposed use does not involve the loss or damage of homes, businesses, or natural or cultural resources, and any disruption to surrounding properties is minimal compared to the community benefit provided.

Have adequate utilities, road access, drainage, and other necessary supporting facilities been or shall be provided?:

Yes

If no is selected, please provide further details::

Adequate utilities, road access, drainage, and other supporting facilities are already in place

Does the design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments?:

Yes

Please provide further details::

The site layout supports safe and easy movement for both vehicles and pedestrians. Access points connect to existing roadways and are positioned to keep traffic flowing without confusion or congestion. There are 100 Parking Spaces which is more than needed and it also allows for clear entry and exit. Pedestrian movement is kept separate where possible to reduce conflict points. Overall, the design functions safely for daily use and does not negatively impact surrounding streets or nearby properties.

Does the issuance of the specific use permit not impede the normal and orderly development and improvement of neighboring vacant property?:

Yes

Please provide further details::

The issuance of the Specific Use Permit will NOT impede the normal and orderly development and improvement of neighboring vacant property. The proposed use is consistent with surrounding development patterns and does not limit or restrict future use or improvement of adjacent developments.

Is the location, nature, and height of buildings, structures, walls, and fences in scale with the surrounding neighborhood?:

Yes

Please provide further details::

The location, nature, and any existing or proposed structures are in scale with the surrounding area, which is primarily industrial. The use is consistent with nearby building types and does not introduce development that is out of scale with existing conditions.

Will the proposed use be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity?:

Yes

Please provide further details::

The use fits with nearby industrial properties and is not expected to negatively affect how neighboring land is used or its value.

Have adequate nuisance prevention measures been taken or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight?:

Yes

Please provide further details::

The operation is low-impact, and measures will be taken to control odors, noise, dust, and appearance to keep it clean and compatible with surrounding properties.

Has sufficient on-site lighting been provided for the adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect the neighboring properties?:

Yes

Please provide further details::

There is sufficient on-site lighting to ensure safety for patrons, volunteers, and property. There are no anticipated glare or spillover onto neighboring properties.

Are the proposed operations consistent with the applicant's submitted plans, master plans, and projections, or, where inconsistencies exist, do the benefits to the community outweigh the costs?:

Yes

If no is selected, please provide further details::

The operations match the plans we submitted. We are 100% volunteer based and would be no cost to the city.

Is there sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties?: Yes

Please provide further details::

Operations are all indoors and will not affect any adjacent properties.

Is the proposed use in accordance with the City of Saginaw Comprehensive Land Use Plan?: Yes

If no is selected, please provide further details::

-



CITY OF
SAGINAW

Project Number: _____

Project Name: _____

Letter of Acknowledgment

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

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

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

CHECK ONE OF THE FOLLOWING:

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

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

Applicant: MARVEE MCLENDON

Company: CHAT N CHEW

Address: 1000 Kennedy Lane, Ste 107 Saginaw, 76131

Phone #: _____ E-Mail: @ Chatnchew.org

Applicant's Signature: _____ Date: 4-8-2026

Owner: GARY LEE HIMES

Company: KENNEDY FLEX LLC

Address: 1000 KENNEDY LN., SAGINAW, TX 76131

Phone #: _____ E-Mail: @ yahoo.com

Owner's Signature: _____ Date: 4/8/26



1000 Kennedy Lane Saginaw, Texas 76131

April 14, 2026

To Whom It May Concern

As Owner and Manager of Kennedy Flex LLC, it is acknowledged and understood that the new tenants occupying Units 107 (Chat N Chew) and 108 (Donation House)—both nonprofit organizations—will be operating their respective spaces for philanthropic and charitable purposes that benefit the citizens of Saginaw and the surrounding communities.

I have communicated with the other tenants within the property and have received no objections regarding the intended charitable use of these spaces.

Sincerely,

Gary Lee Himes

Owner/Manager

Kennedy Flex LLC

RE-NOTICE: Meeting Rescheduled



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

Notice of Public Hearing

RE: Consideration of a Specific Use Permit (SUP) request to allow the operation of philanthropic and/or charitable organization at the approximate 1.6 acres out of FULLER ADDITION, Block 1, Lot 2R1, more commonly known as 1000 Kennedy Ln, Suite 107, Saginaw, Texas 76131 (Ped TAD).

Dear Property Owner:

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

Applicant Name: Marvee McLendon, representative of Chat and Chew.

Application Address: 1000 Kennedy Lane, Suite 107, Saginaw, TX 76131.

Application Type: Request for a Specific Use Permit to allow the operation of philanthropic and/or charitable organization, Chat and Chew, at Suite 107.

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

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

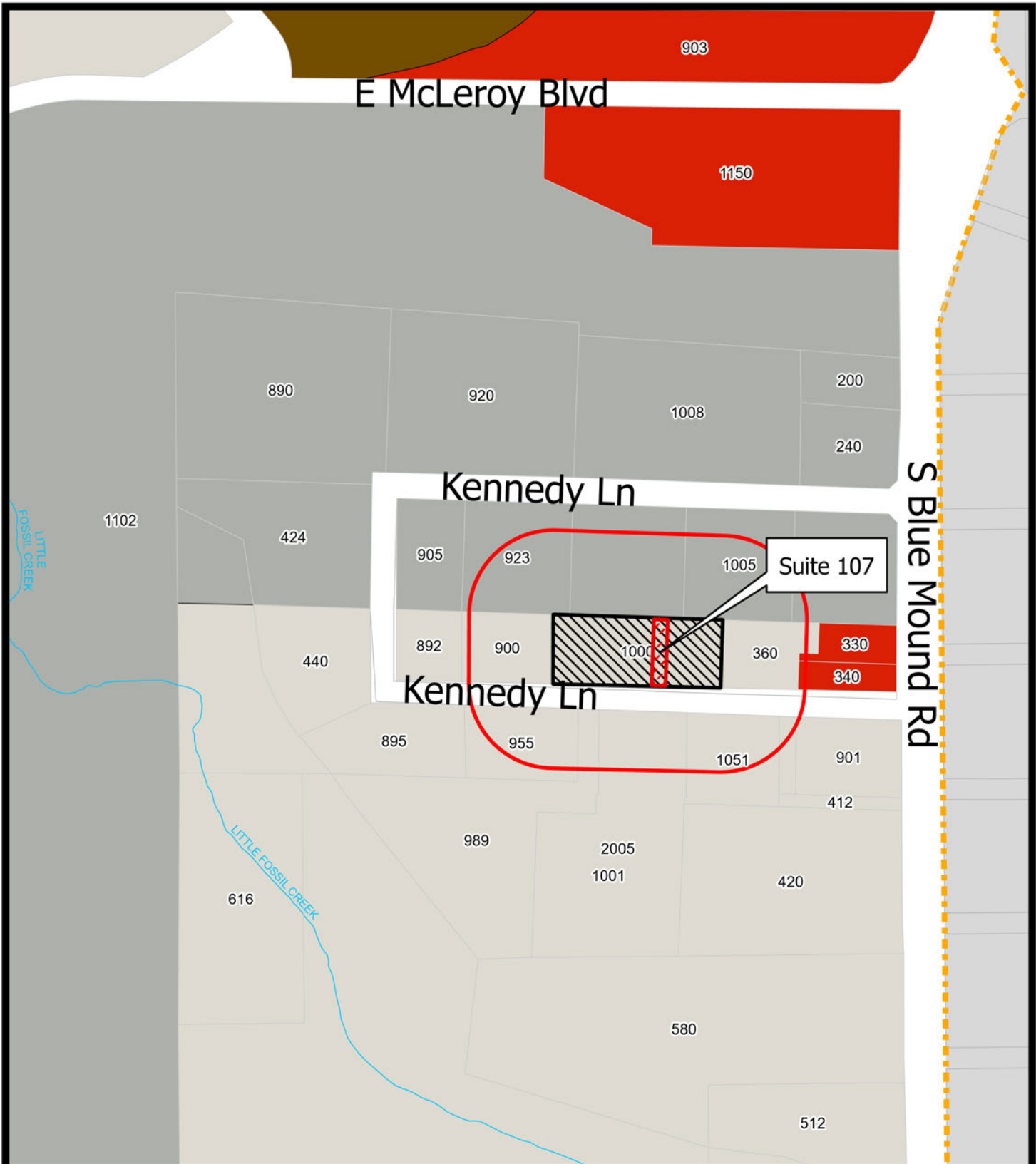
Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.

City Council Meeting: May 19, 2026, at 6:00 p.m.



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

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

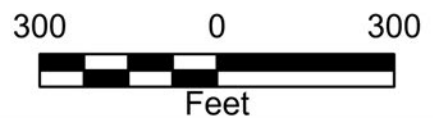
Sincerely,
City of Saginaw Planning & Zoning Division



Legend

-  200ft Buffer
-  Property of Interest

**1000 Kennedy Ln. Suite 107
Philanthropic and/or Charitable
Specific Use Permit
200 ft Property Owner
Notification**





Reply Form

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

E-Mail:

pz@saginawtx.org

Mail:

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

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Marvee McLendon, representative of Chat and Chew.
Application Address: 1000 Kennedy Lane, Suite 107, Saginaw, TX 76131.
Application Type: Request for a Specific Use Permit to allow the operation of philanthropic and/or charitable organization, Chat and Chew, at Suite 107.
Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.
City Council Meeting: May 19, 2026, at 6:00 p.m.
Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

Response Details:

Name: _____

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: _____

Recipients/Property Owners Notified Within 200ft of 1000 Kennedy Ln, Suite 107 and 108, (SUP)

989 KENNEDY LN FORT WORTH, TX
76131

989 KENNEDY LN FORT WORTH, TX
76131

989 KENNEDY LN SAGINAW, TX
76131

PO BOX 163287 FORT WORTH, TX
76161

400 S BLUE MOUND RD, SAGINAW,
TX 76131

905 KENNEDY LN, SAGINAW, TX
76131

1000 KENNEDY LN STE 114
SAGINAW, TX 76131

1001 KENNEDY LN STE 520
SAGINAW, TX 76131

1000 KENNEDY LN STE 108 FORT
WORTH, TX 76131

1000 KENNEDY LN STE 110
SAGINAW, TX 76131

PO BOX 121969 FORT WORTH, TX
76121

1540 KELLER PKWY STE 108 KELLER,
TX 76248

PO BOX 163334 FORT WORTH, TX
76131

1000 KENNEDY LN STE 102
SAGINAW, TX 76131

1000 KENNEDY LN, SAGINAW, TX
76131

330 S BLUE MOUND RD STE 335
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 336
FORT WORTH, TX 76131

330 S BLUE MOUND RD Ste 336,
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 334,
SAGINAW, TX 76131

1000 S MAIN ST STE 150
GRAPEVINE, TX 76051

360 S BLUE MOUND RD, SAGINAW,
TX 76131

360 S BLUE MOUND RD SAGINAW,
TX 76131

330 S BLUE MOUND RD, SAGINAW,
TX 76131

340 S BLUE MOUND RD STE 342
FORT WORTH, TX 76131

340 S BLUE MOUND RD, SAGINAW,
TX 76131

1000 S MAIN ST STE 150
GRAPEVINE, TX 76051

340 S BLUE MOUND RD STE 342
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 331
FORT WORTH, TX 76131

330 S BLUE MOUND RD STE 332 FORT
WORTH, TX 76131

1051 KENNEDY LN SAGINAW, TX
76131

Recipients/Property Owners Notified Within 200ft of 1000 Kennedy Ln, Suite 107 and 108, (SUP)

50 INDUSTRIAL LOOP N ORANGE
PARK, FL 32073

1005 COOK LN, SAGINAW, TX 76131

1051 KENNEDY LN SAGINAW, TX
76131

2311 BISCAYNE DR STE 120 LITTLE
ROCK, AR 72227

900 KENNEDY LN, SAGINAW, TX
76131

7729 MINHOTA DR FORT WORTH,
TX 76131

1001 KENNEDY LN BLDG 1,
SAGINAW, TX 76131

1001 KENNEDY LN STE 600 FORT
WORTH, TX 76131

1001 KENNEDY LN STE 230,
SAGINAW, TX 76131

PO BOX 165117 FORT WORTH, TX
76140

923 COOK LN, SAGINAW, TX 76131

1001 KENNEDY LN STE 510
SAGINAW, TX 76131

8000 IH 10 WEST STE 1010 SAN
ANTONIO, TX 78230

1001 KENNEDY LN, SAGINAW, TX
76131

2005 GERALD LN ARLINGTON, TX
76001

PO BOX 165115 FORT WORTH, TX
76161

1001 KENNEDY LN STE 330,
SAGINAW, TX 76131

PO BOX 79430 SAGINAW, TX 76179

1001 KENNEDY LN STE 630,
SAGINAW, TX 76131

955 KENNEDY LN STE 200 FORT
WORTH, TX 76131

1001 COOK LN, SAGINAW, TX 76131

1001 COOK LN SAGINAW, TX 76131

PO BOX 79028 FORT WORTH, TX
76179

955 KENNEDY LN, SAGINAW, TX
76131

Legals & Public Notices

Prairielands Groundwater Conservation District Notice of Hearing On Proposed Desired Future Conditions

May 18, 2026

NOTICE IS HEREBY GIVEN to all interested parties within Ellis, Hill, Johnson and Somervell Counties, Texas:

That the Board of Directors of the Prairielands Groundwater Conservation District ("Prairielands GCD") will hold a public hearing and accept public comment on the proposed desired future conditions ("DFCs") for the aquifers underlying Ellis, Hill, Johnson and Somervell Counties, Texas, in accordance with Section 36.108(d-2) of the Texas Water Code.

The Prairielands GCD is one of eleven groundwater conservation districts located wholly or partially within Groundwater Management Area 8 ("GMA 8"); the other districts in GMA 8 include Central Texas Groundwater Conservation District, Clearwater Groundwater Conservation District, Middle Trinity Groundwater Conservation District, Northern Trinity Groundwater Conservation District, North Texas Groundwater Conservation District, Post Oak Savannah Groundwater Conservation District, Red River Groundwater Conservation District, Saratoga Underground Water Conservation District, Southern Trinity Groundwater Conservation District, and Upper Trinity Groundwater Conservation District.

Table with 8 columns: Area, Metric, Woodbine Paluxy, Glen Rose, Hensell Hosston, Travis Peak, Twin Mountains. Rows include Average drawdown (feet) between 2020 and 2080, Average percent of 2020 available drawdown remaining at existing wells in 2080, and Average percent of 2020 available drawdown remaining at existing wells in 2080 for various areas.

Note: The GCDs in GMA 8 also adopted an aquifer-wide DFC of an average drawdown of 152 feet for the Antlers Aquifer, but the Antlers is not present in the District. Note also that the DFCs above represent the greatest level of acceptable impact.

This hearing will be held on Monday, May 18, 2026, beginning at 9:00 A.M., at the Prairielands GCD office located at 208 Kimberly Drive, Cleburne, Texas 76031.

Any person who desires to appear at the hearing and present comment or other information on the proposed DFCs may do so in person, by legal representation, or both. Limits may be placed on the amount of time that each person is allowed to present verbal comments, but written comments may also be submitted.

This public hearing is available to all persons regardless of disability. If you require special assistance to attend the hearing, please contact Prairielands GCD at (817) 556-2299 at least 24 hours in advance of the hearing.

A copy of the proposed DFCs may be requested by email at kjones@prairielandsgcd.org. It is also available at www.prairielandsgcd.org, and may be reviewed, inspected, or obtained in person at the Prairielands GCD office located at 208 Kimberly Drive, Cleburne, Texas 76031.

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS Electronic bids for the construction of Northside IV Water Transmission Main Phase 1C Segment 2 (Project) will be received by the City of Fort Worth via the Procurement Portal https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities, under the respective Project until 2:00 P.M. CST, Thursday, June 4th, 2026.

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST at New City Hall, 100 Fort Worth Trail, Fort Worth, Texas on the Mezzanine of New City Hall (NCH); Room MZ10_12.

Bidders shall also email the Small Business Utilization form and Small Business Certificate(s) (if applicable) to the City PM.

Your submissions must be uploaded, finalized and submitted prior to the Project's posted due date. The City strongly recommends allowing sufficient time to complete this process (ideally a week prior to the deadline) to begin the uploading process and to finalize your submission.

Electronic submission is subject to electronic interface latency, which can result in transmission delays. All bidders or proposers assume the risk of late transmission/ submission. The City shall not be held liable if an interested bidder or proposer is unable to submit a complete bid/response before the published deadline due to transmission delays or any other technical issues or obstructions.

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal).

SUPPORT For technical questions, visit Bonfire's help forum at https://vendorsupport.gobonfire.com/hc/enus

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

- 130 LF 16" Water Pipe
8,542 LF 24" Water Pipe
213 LF 42" Casing by Other Than Open Cut
213 LF 24" Carrier Pipe
Cathodic Protection Study & Design

PREQUALIFICATION Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUCTIONS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCUREMENTS The Bidding and Contract Documents may be examined or obtained via the Procurement Portal https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities, under the respective Project.

EXPRESSION OF INTEREST To ensure potential bidders are kept up to date on any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section.

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

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

DATE: May 20th, 2026 TIME: 10:00 A.M. CST

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

CITY'S RIGHT TO ACCEPT OR REJECT BIDS City reserves the right to waive irregularities and to accept or reject any or all bids.

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

APR 29, 2026

SECTION I

INVITATION TO BIDDERS Sealed bids will be received at the office of the City Secretary, 1200 East Broad Street, Mansfield, Texas 76063 until 2:00 pm, Thursday, May 14, 2026 and then publicly opened and read aloud for construction of:

Flume Improvements for Shannon Creek Subdivision

A cashier's check or acceptable Bidder's Bond for 5% of the bid amount must accompany each bid, as well as a completed Conflict of Interest Questionnaire as required by state law. The successful bidder will be required to provide performance and payment bonds, maintenance bond and insurance as detailed in the Contract Documents.

The Contract Documents may be examined without charge in the Public Works Department offices at 620 S. Wisteria St between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Advertisement and bid phase information for the Project can also be found at the following website:

http://www.civcastusa.com

Plans, Contract Documents and the Engineer's Project Cost Estimate may be downloaded or viewed free of charge by registering at this website. It is the downloader's responsibility to determine that a complete set of documents, as defined in the instructions to Bidders, is received.

The City reserves the right to reject any or all bids and to waive formalities.

Advertisement Dates: April 29, 2026 May 6, 2026 Fort Worth Star-Telegram IFL0335258 APR 29/MAY 6 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 May 12, 2026, to consider two specific use permit requests to allow the operation of philanthropic and/or charitable organizations at the approximate 1.6 acres out of the FULLER ADDITION, Block 1, Lot 2R1, more commonly known as 1000 Kennedy Ln., Saginaw, Texas 76131 (Per TAD), with one application pertaining to Suite 107 and the other to Suite 108.

CITY OF GRAND PRAIRIE LEGAL NOTICE

You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie:

SUP-26-03-0005 - Specific Use Permit - Wholesale Auto Sales at 200 MacArthur Blvd (City Council District 5). Specific Use Permit for a Wholesale Auto Sales dealer in a portion of the property designated for Suite A on 2.10 acres. Lots 314R, 331R, and 330R, Burbank Gardens REP Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 200 MacArthur Blvd, 127 NE 31st St, and 125 NE 31st St

SUP-26-03-0006 - Specific Use Permit Review - SUP Review for EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit to review SUP No. 1194, a Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

ZON-26-04-0008 - Zoning Change - 1721 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81A (PD-81A) to clearly establish General Retail (GR) as the base zoning district on approximately 2.492 acres. Tract 11, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-81, and addressed 1721 W Polo Rd

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 12, 2026, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 2, 2026, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street.

City of Saginaw Ordinance No. 2026-08

An Ordinance Of The City Of Saginaw, Texas, Amending Section 5-1, "Permitted Use Table," Of Article 5, "Permitted Uses", Of Appendix A, "Zoning," Of The Saginaw City Code; By Updating The Permitted Uses For Medical Uses, Automotive Uses, And Commercial, Retail, And Service Uses; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing For A Savings Clause; Providing A Penalty Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date.

City of Saginaw Ordinance No. 2026-08

Any Person, Firm, or Corporation Who Violates Any Provision of This Ordinance, As Adopted by the City Council of the City, Shall Be Deemed Guilty of a Misdemeanor And, Upon Conviction Thereof, Shall Be Punished by A Fine as Provided in Section 1-13 Of The Saginaw City Code. Each Day Any Such Violation or Violations Exist Shall Constitute a Separate Offense and Shall Be Punishable as Such.

Passed and Approved on the 21st day of April 2026.

Todd Filippo Mayor IFL0334882 APR 29, MAY 6 2026

04/29/2026 CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council Work Session Room., Fort Worth, TX 76102, unless otherwise specified, or online at Microsoft Teams meeting: https://teams.microsoft.com/join/279396914810377p=2lv2l1lx-Qvaid76h4xc

By Phone: 682-207-4657 Phone conference ID: 255 248 35#

RFP 26-0153 VIDEO GAMES AND RELATED SERVICES OPENS 4/30/2026

RFP 26-0154 SUPPLEMENTAL DUSTER RECOVERY - HOME REPAIR SERVICES OPENS 4/30/26

RFP 26-0165 ECONOMIC DEVELOPMENT STRATEGIC PLAN OPENS 5/07/2026

RFP 26-0168 TREE PLANTING AND MAINTENANCE SERVICES OPENS 5/7/2026

RFP 26-0140 SAFETY FOOTWEAR OPENS 5/14/2026

RFP 26-0185 HYDRO/VAC WASTE MATERIAL OPENS 5/28/2026

RFP 26-0173 FILTER MEDIA OPENS 5/29/26

RFP 26-0159 COMMERCE STREET DEVELOPMENT OPENS 6/18/2026

Unless otherwise noted, specifications may be obtained online at: https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities IFL0335469 Apr 29 2026

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite Street, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 21st of May 2026 for:

BID: 26-0225 Annual Requirements Contract for the Purchase and Delivery of Cold Patch Asphalt 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 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross Mayor

s/s Alex Busken City Secretary IFL0335455 Apr 29, May 6 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Procurement Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 28th of May 2026 for:

RFP: 26-0185 Request for Proposals for the Purchase of Replacement Vehicles for Handitran

PRE-PROPOSAL MEETING: May 7, 2026, at 11:00 AM City Hall, Public Works Conference Room 2 101 W. Abram Street, 2nd Floor Arlington, Texas 76010

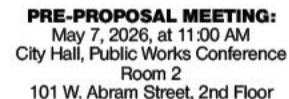
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlingtontx.bonfirehub.com/portal/?tab=openOpportunities, or by contacting the office of the Purchasing Manager, City Tower Business Office, 101 S. Mesquite Street, 8th Floor, Suite 800, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross Mayor

s/s Alex Busken City Secretary IFL0335460 Apr 29, May 6 2026

NEED HELP STAFFING?

Star-Telegram jobs.star-telegram.com



Recruitment

ESTIMATOR/PROJECT MANAGER H3 Construction, LLC has multiple openings for an Estimator/Project Manager in Ft. Worth, TX.

Req BS or foreign equivalent in Construction Science, Civil Engineering or related field. Six months of related exp, which must include exp with general contractors and subcontractors. Must have knowledge of Bluebeam and Building Connected, possess OSHA 30 cert and pass a 9 panel drug test.

Send resumes to H3 Construction, LLC, 2857 Basswood Blvd., Suite 511, Ft. Worth, TX 76131.

CITY OF GRAND PRAIRIE LEGAL NOTICE

You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie:

TAM-26-04-0001 - Text Amendment - Article 12: Subdivisions and Utilities. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 12: Subdivisions and Utilities for the purpose of specifying that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 12, 2026, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on May 19, 2026, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255. IFL0335534 Apr 29, May 10 2026

Summons

Publication Summons and Notice (Small Claims) STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY Case No. 2026SC006939

Plaintiff(s): BCG Equities, LLC 225 S. Executive Dr. Suite 200 Brookfield WI 53005 VS. Defendant(s): DANIELLE JACKSON 9533 PALLADIUM WAY FORT WORTH TX 76108 TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):

You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following small claims court: MILWAUKEE County Court-house

Telephone Number of clerk of court: 414-985-5757

Courtroom/Room Number: Address: 901 N 9th Street Address: Room 400 City: Milwaukee, WI 53233

on the following date and time: Date: 05/22/2026 Time: 8:30 AM

If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property.

You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county. Electronically Signed by MICHAEL A. DOBBINS State Bar # 1125869 4/22/2026 DLF Law Group, LLC (formerly Dobberstein Law Firm, LLC) 225 S. Executive Dr. Suite 201 Brookfield, WI 53005 262-641-3715 IFL0334255 Apr 29 2026

Auctions

Garage Sales Diamond Oaks Neighborhood Garage Sale. May 2, 2026 8am - 2pm

Real Estate

Real Estate Misc.

IF YOU WANT THE BEST CASH OFFER FOR YOUR HOUSE CALL TODAY 210A-906-2291 Eileen Petroski, Realtor

*No Commissions *No Closing Costs *No Repairs Just Quick Cash that means

MORE MONEY FOR YOU! Buying homes in DFW since 1985 817-506-4259 Househunterstexas.com

Service Directory

Concrete METRO CONCRETE AND ASPHALT We do Parking lots and driveways, and patches No job too big or too small we do it all! Call for a free estimate: 817-750-4061

METRO CONCRETE AND ASPHALT Coating and patches, striping ect. No job too big or too small we do it all! Call for a free estimate: 817-750-4061

Star-Telegram jobs.star-telegram.com

Home & Business Improvement Interior/Exterior painting, roof-repairs, & handyman work. 40 years experience. Call Jeff (817) 744-0629

Interior/Exterior Painting Tape/Bed/Texture. Minor repairs. Free Estimates. 45 Years of Experience. (817) 825-1011

Employment

ESTIMATOR/PROJECT MANAGER H3 Construction, LLC has multiple openings for an Estimator/Project Manager in Ft. Worth, TX.

Req BS or foreign equivalent in Construction Science, Civil Engineering or related field. Six months of related exp, which must include exp with general contractors and subcontractors. Must have knowledge of Bluebeam and Building Connected, possess OSHA 30 cert and pass a 9 panel drug test.

Send resumes to H3 Construction, LLC, 2857 Basswood Blvd., Suite 511, Ft. Worth, TX 76131.

Star-Telegram jobs.star-telegram.com

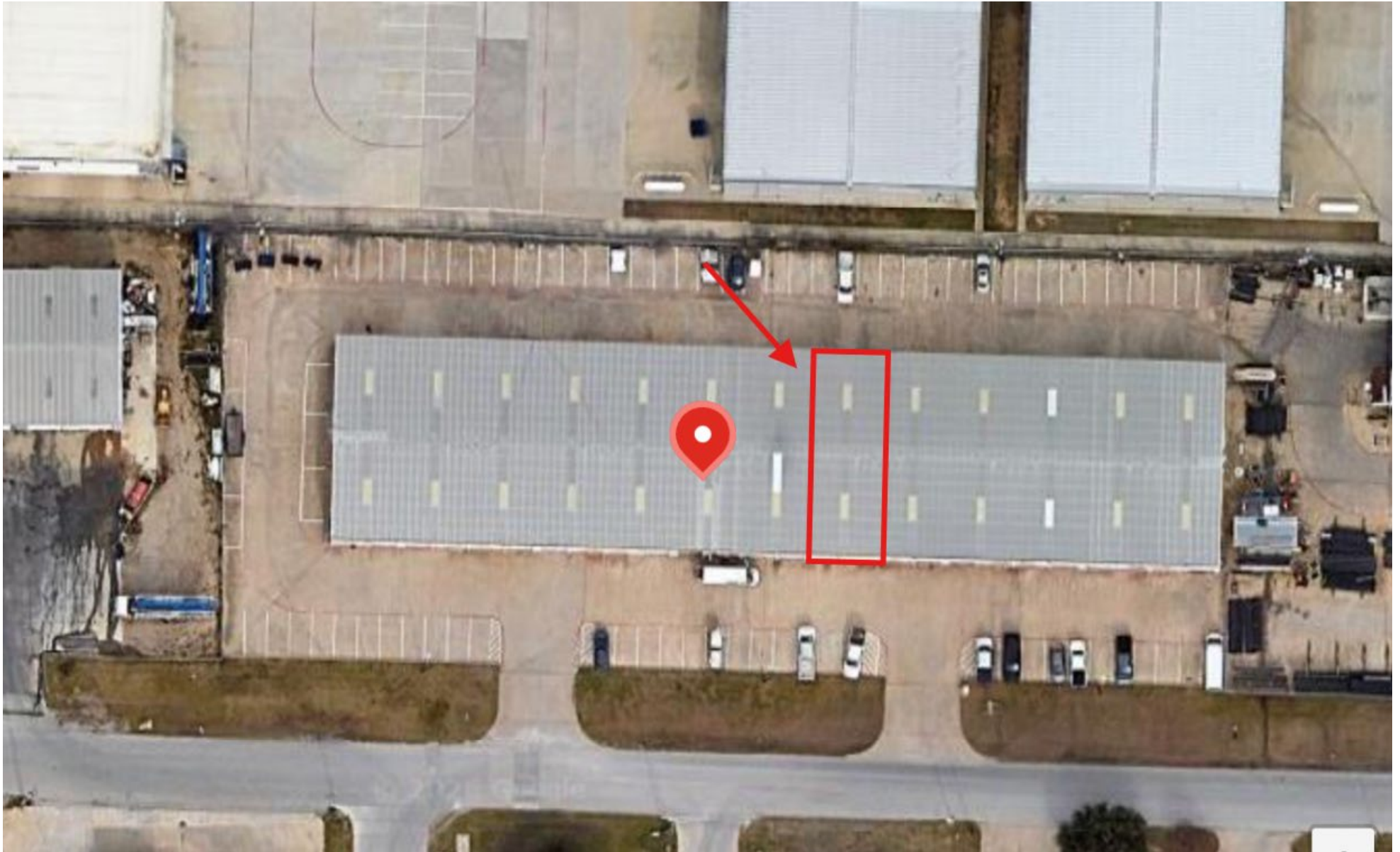
TOO MUCH STUFF? Let Classifieds Help Star-Telegram

BARGAIN HUNTER? Let Classifieds Help Star-Telegram

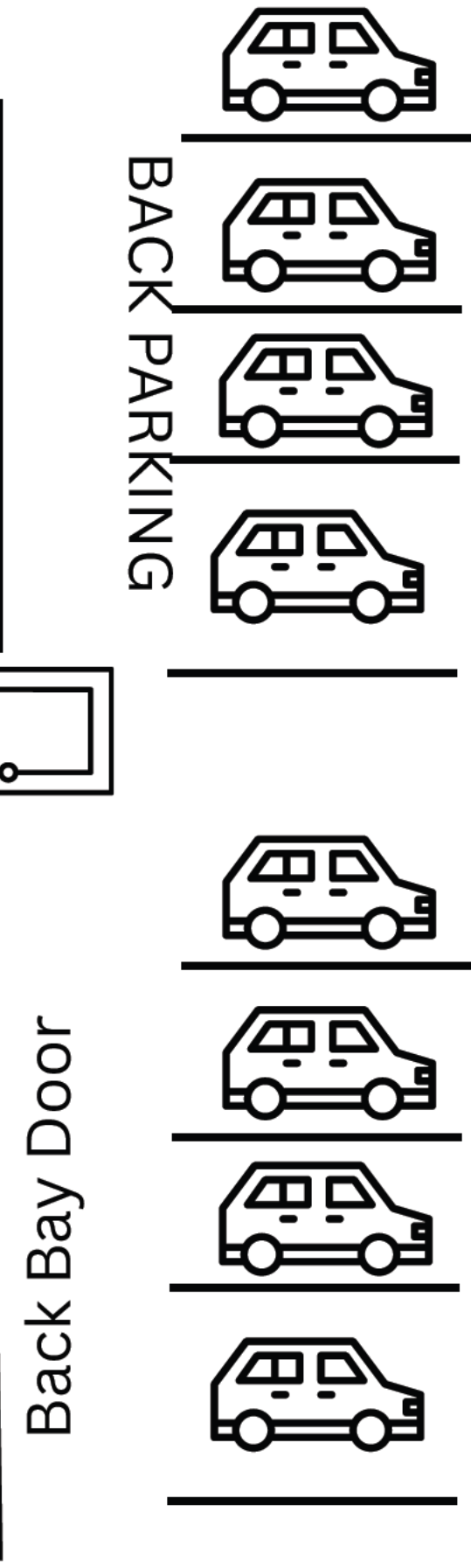
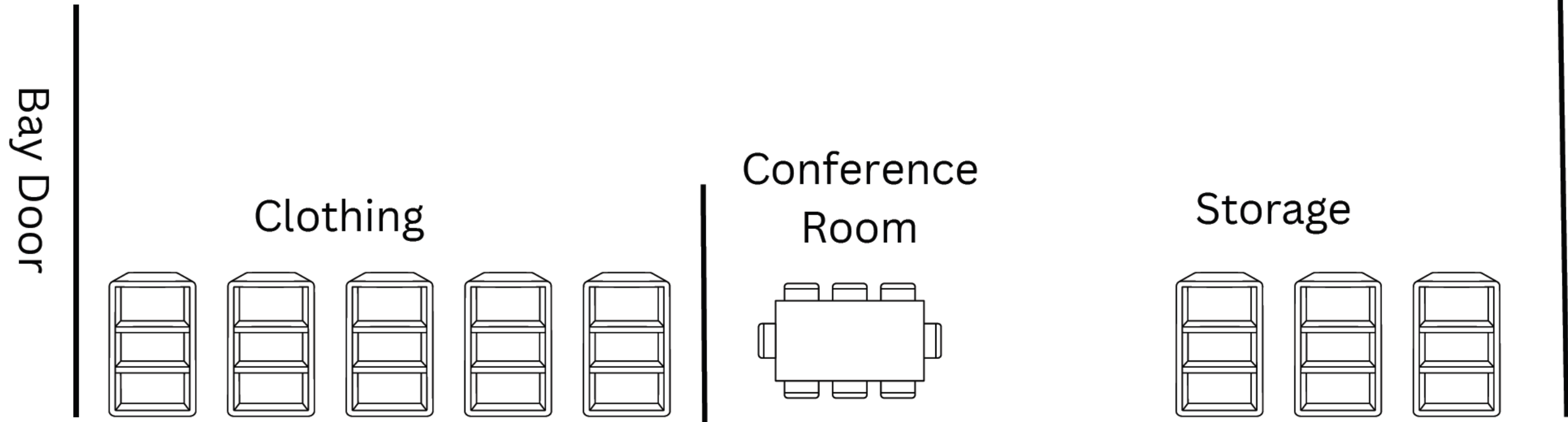
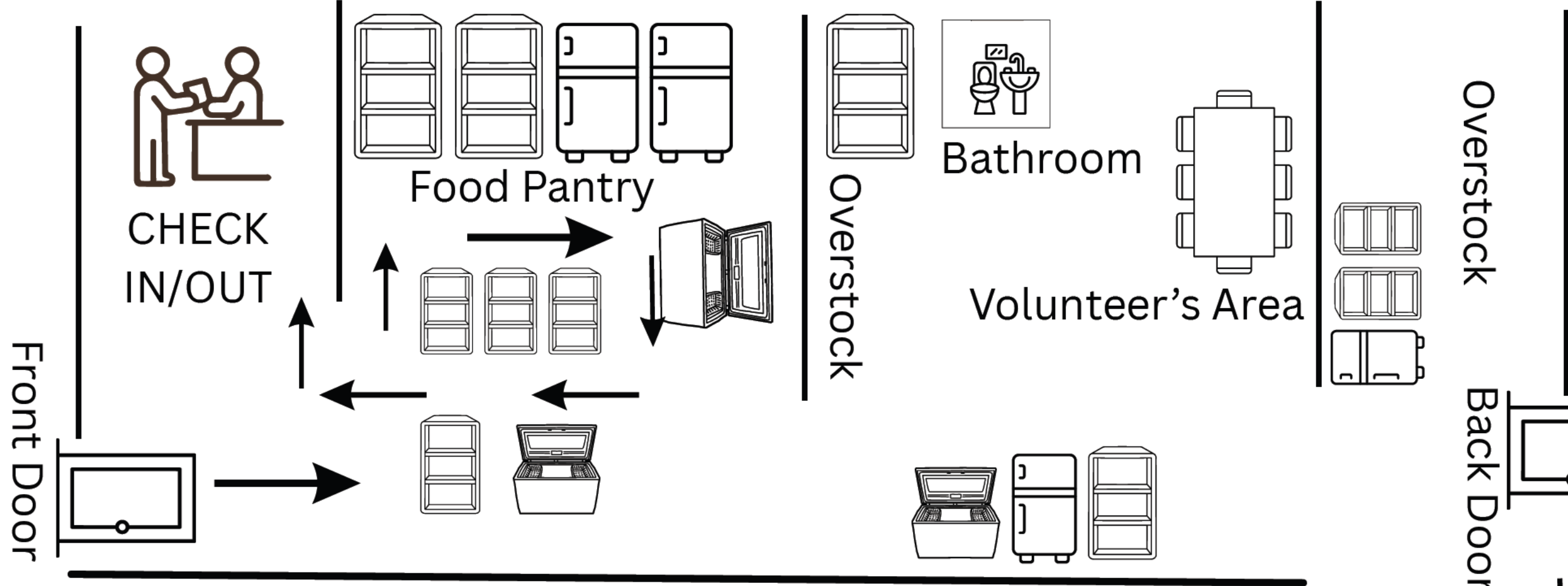
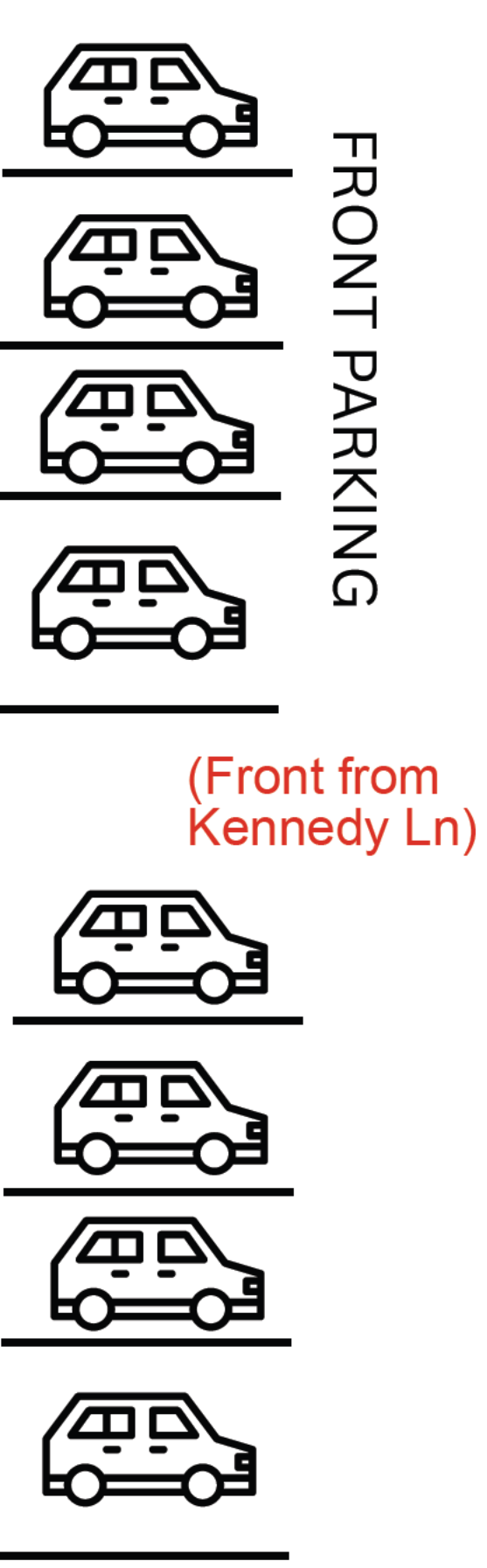
1000 Kennedy Ln, Suite 107, Saginaw, TX
(Front View)



1000 Kennedy Ln, Suite 107, Saginaw, TX
(Aerial View on 1000 Kennedy Ln Building)



1000 Kennedy Ln, Suite 107, Saginaw, TX
(Site Plan)



Site Plan (With Pictures)



CHECK OUT AREA



FOOD PANTRY



VOLUNTEER AREA

Front Door



CLOTHING

BAY DOOR



STORAGE AREA

Organizational Narrative

Chat N Chew is a community-based food assistance organization dedicated to reducing food insecurity by providing accessible, consistent, and dignified support to individuals and families in need. Our mission is to create a welcoming environment where community members can receive essential food resources while being treated with respect and compassion.

Our operations are transitioning to a new, dedicated facility on Kennedy Lane, which will significantly improve our ability to serve the community. The location offers adequate parking to accommodate both volunteers and clients, ensuring safe and efficient traffic flow during distribution hours. This expanded space allows for improved storage, organization, and distribution of food resources compared to our previous shared location.

Chat N Chew operates primarily through a volunteer-driven model and does not currently employ full-time staff. Volunteers are recruited through community partnerships, local organizations, social media outreach, and word-of-mouth. We utilize an organized scheduling approach to ensure consistent coverage for food distribution, stocking, and client support. Partner organizations also play an important role in supporting operations, particularly during periods of high demand.

Eligibility for services is designed to minimize barriers and maximize accessibility. Individuals and families seeking assistance are welcomed without extensive application requirements. Clients typically provide basic information, such as household size and general need, to help guide equitable distribution. There are no strict income verification thresholds, as our goal is to serve anyone experiencing food insecurity.

To ensure fair allocation of resources, Chat N Chew follows internal guidelines based on household size and available inventory. Clients are served on a recurring basis with reasonable limits in place to allow support for as many individuals and families as possible. This approach balances consistency, fairness, and flexibility to address urgent or unique needs within the community.

Through strong community partnerships, dedicated volunteers, and efficient resource management, Chat N Chew continues to expand its impact while maintaining a client-centered approach to service delivery.

Photo Descriptions

These images collectively illustrate Chat N Chew’s transition from a constrained, temporary operating environment to a more sustainable and service-oriented facility on Kennedy Lane. During our time at Crossroads Church, we continued to meet critical community needs despite significant space limitations, relying heavily on dedicated volunteers and strong community partnerships to maintain operations.

The photos highlight both the challenges and resilience of our team—showcasing limited shared space, high volunteer engagement, and a client-centered approach that preserves dignity through a market-style distribution model. As we transitioned to the Kennedy Lane location, the images document the intentional planning and effort invested in creating a more efficient, organized, and scalable environment. This includes designated areas for intake, distribution, storage, and volunteer coordination, all designed to enhance service delivery and operational effectiveness.

Together, these visuals demonstrate not only the growth of our physical space but also our ongoing commitment to improving access, efficiency, and the overall client experience while continuing to serve our community with dignity and care.

1. Interior view of the Kennedy Lane location during the initial setup and organization phase
2. Exterior view of the new Chat N Chew facility on Kennedy Lane during early stages of the move-in process
3. Volunteers assisting with organizing supplies and preparing the new space for operational readiness
4. Pantry area at the Kennedy Lane location in progress as layout and functionality are being established
5. Front desk and client intake area, also serving as a centralized administrative workspace
6. Multi-purpose conference and break area designed to support volunteer coordination and collaboration
7. Initial setup of the distribution area designed to improve service delivery to the community
8. Shelving installation and layout preparation underway at the new facility
9. Ongoing move-in efforts, including enhanced labeling and organization, as the Kennedy Lane location is prepared for reopening
10. Volunteers stocking shelves at the temporary location within Crossroads Church
11. Volunteers actively serving clients within the limited shared space graciously provided by Crossroads Church
12. One of our valued partner volunteer organizations supporting Chat N Chew’s mission and daily operations
13. Food distribution activities within the Crossroads Church facility, with volunteers assisting clients through the checkout process following pantry selection
14. Client-centered distribution model designed to replicate a traditional shopping experience, promoting dignity and choice while services are provided at no cost
15. Image highlighting the spatial limitations of the Crossroads Church facility that constrained operational capacity
16. Volunteers working collaboratively to serve clients despite limited space and resources
17. Additional view of pantry operations within the Crossroads Church location

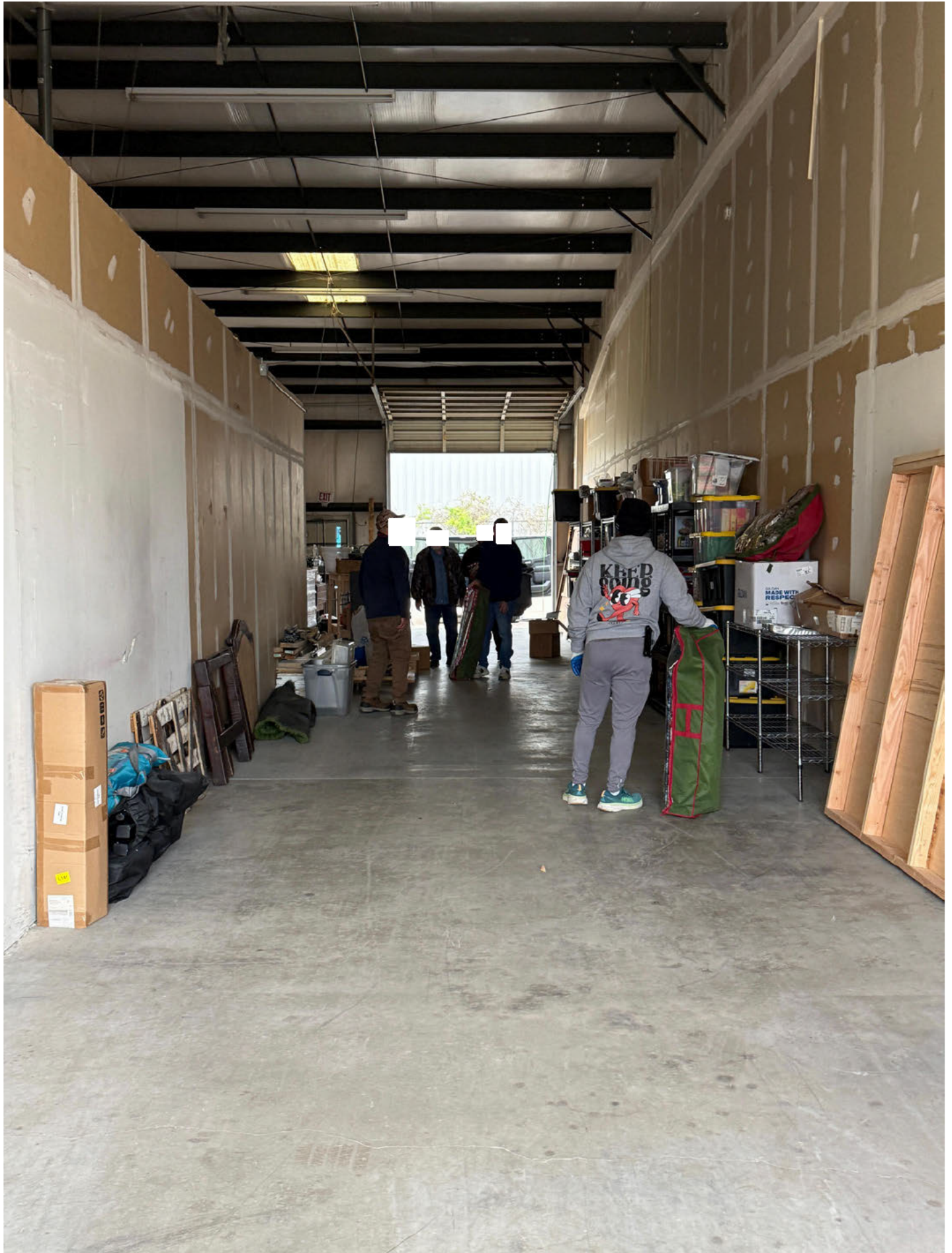
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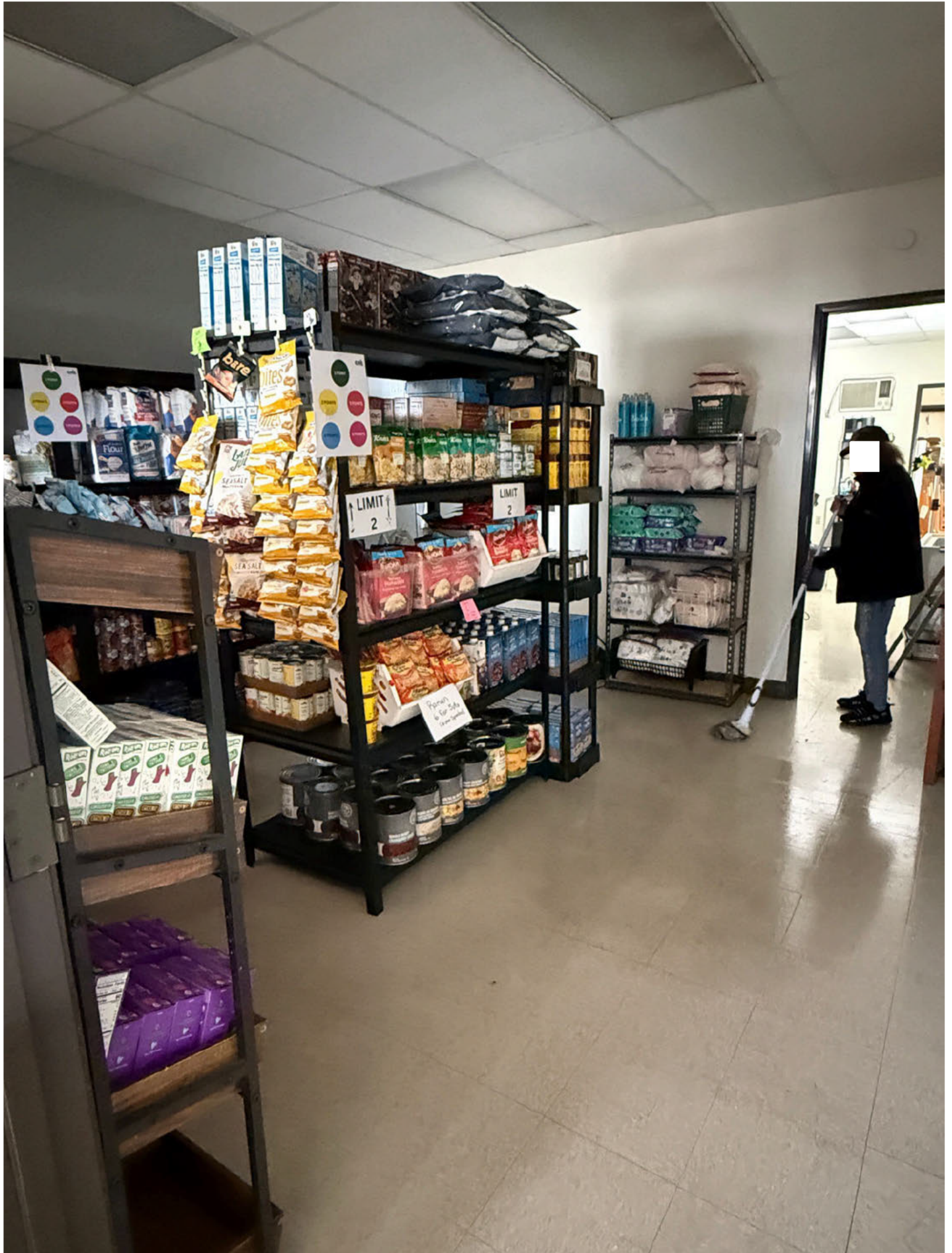
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Picture 3



Picture 4



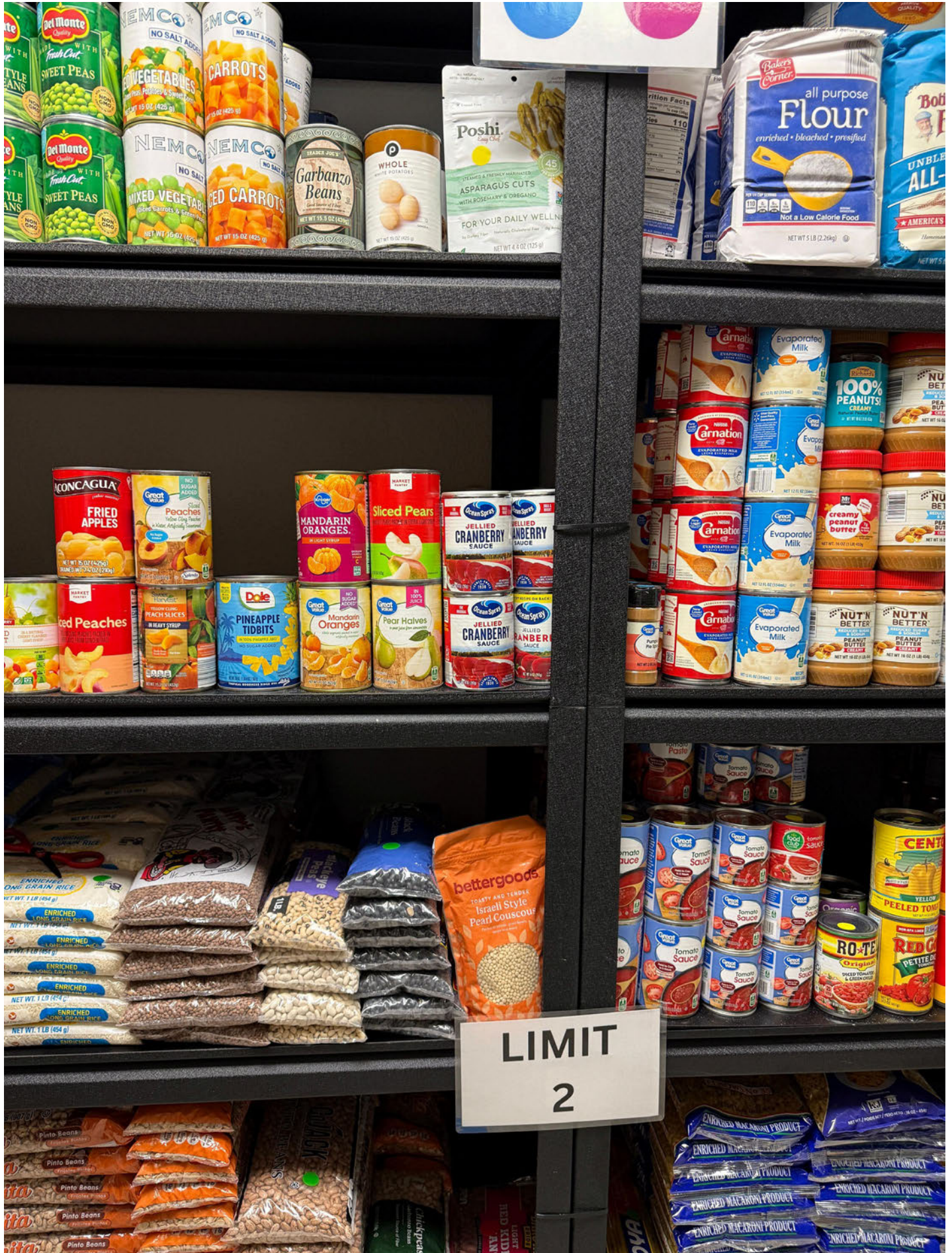
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Picture 6



Picture 7



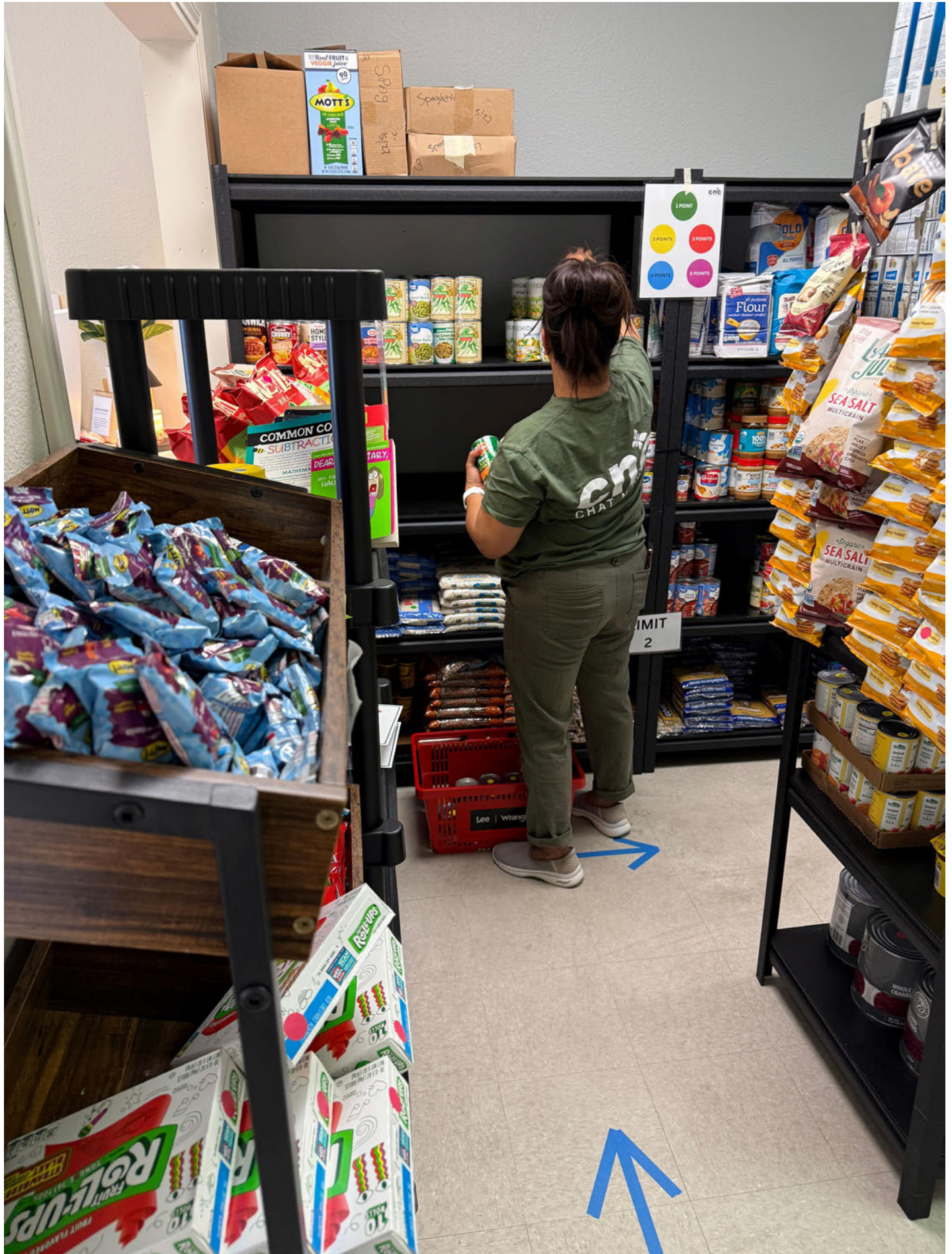
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Picture 9



Picture 10



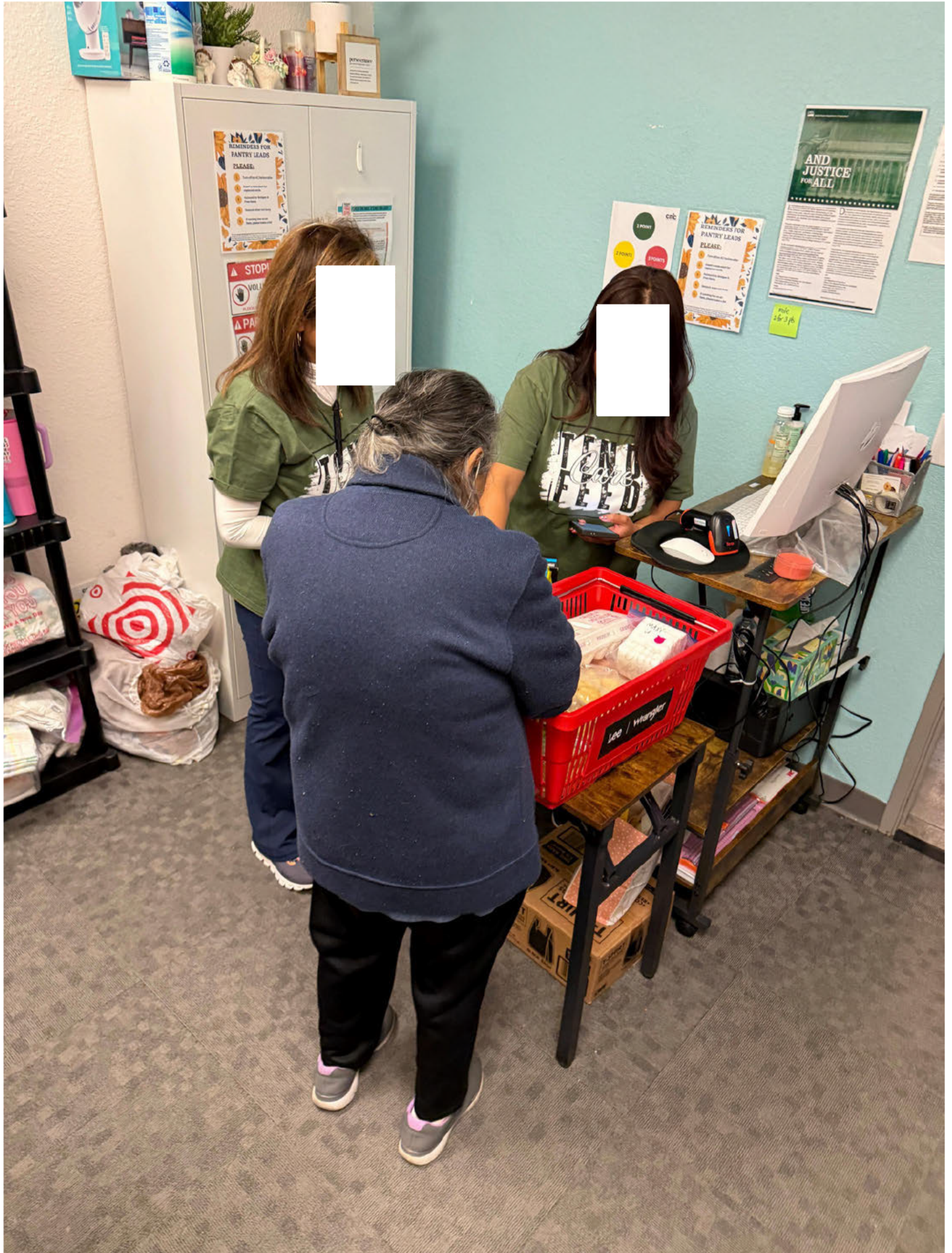
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Picture 12



Picture 13



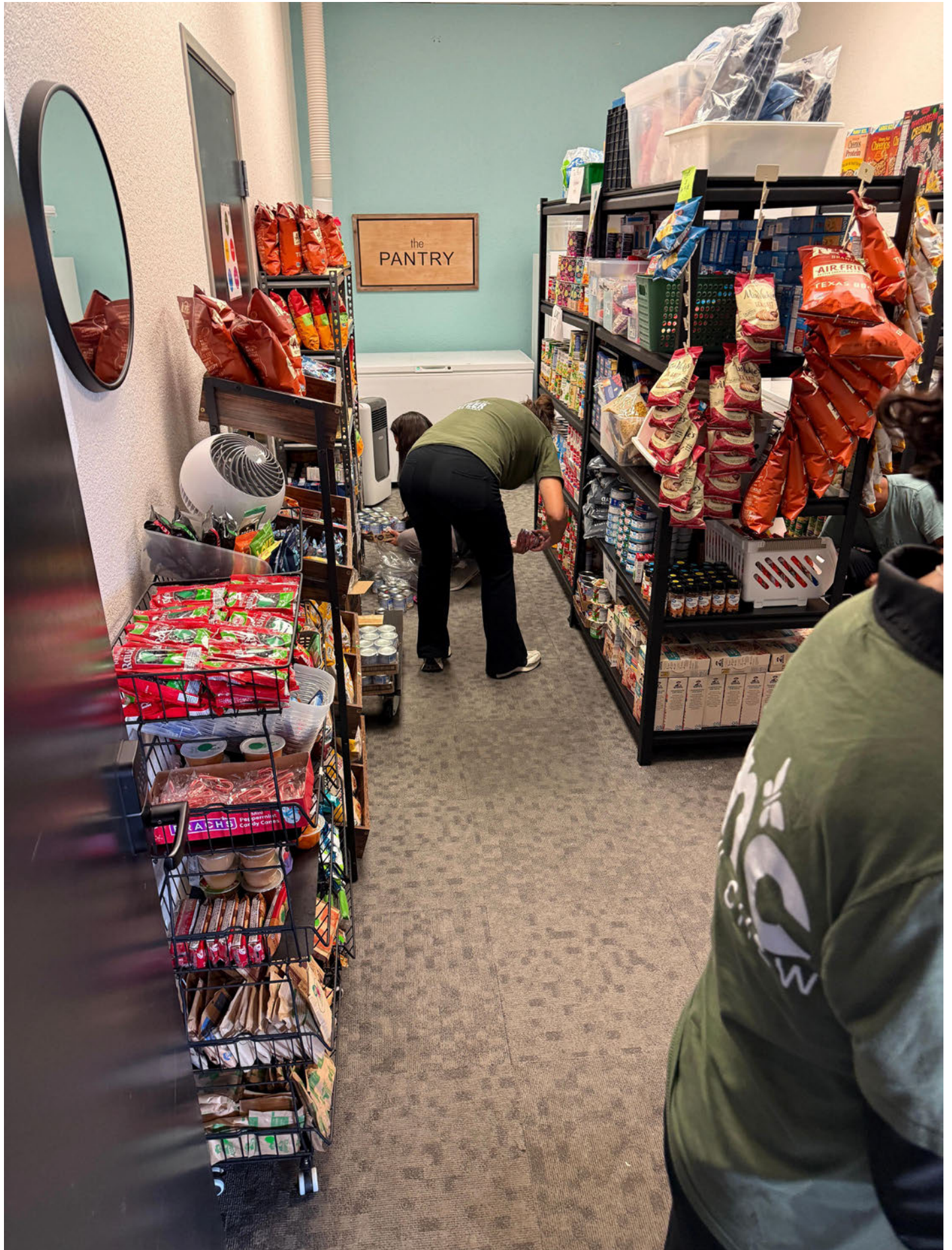
Picture 14



Picture 15



Picture 16



Picture 17



| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|---|
| 4/8/2026 15:51:38 | Freda | Southlake | | It is a great organization. Their goal is to do God's work on earth by feeding and clothing the less fortunate and they do an EXCELLENT job. I have seen the lives of many people changed in VERY positive ways. Additionally, it is really needed because there are many with food insecurity. |
| 4/8/2026 16:07:53 | Charlene | Arlington | | I support Chat N Chew because they have been there for me and my family during difficult times. Last year, they helped us by providing Christmas gifts for my son, and we regularly access the food pantry and participate in the extra events they offer. I personally utilize their services, and I believe they are a vital part of our community. We truly need them to stay and continue their good work. |
| 4/8/2026 16:09:21 | Rose | Saginaw | | I moved here, August 2026 from California after a lengthy divorce. I was without a home for five years in California I heard Texas is more forgiving and has more affordable living and I arrived found Crossroads church around the corner from my home that I share with my kids. I was introduced to Chat & Chew at church. I was so happy I could help with a community of women to pray for and assist in the pantry for those who were without homes who had displaced lifestyles, and/or needed food. I could help widows and divorcees, which I identify with, I got to chat and pray, and they extended the food bank to me as a help for me to be able to eat since my Medicare was not completed yet. The love extended to me developed into friendship that I value very much. Praying for me and allowing me to help and give back is very important to me. so I proceeded to help every Wednesday and Saturday and as I gave, I believe with all my heart God allowed me to find a job that I can actually do as a senior, so I believe without the support of people like Chat n Chew ministries I would not have had the courage and the drive to even seek a job so I owe them a great deal. I love them very much. I appreciate their work for the community and I appreciate being able to help the community now that I'm working. I have my own place and I'm able to give back to Chat n Chew real soon.so yes, I pray that you all would extend the ability for them to work on this very nice facility that they found , thank you very very much for your consideration. Rose Brown |
| 4/8/2026 16:11:41 | Cheryl | Watauga | | They've helped my family and others. |
| 4/8/2026 16:29:25 | Brandi | Fort Worth | | I support Chat-N-Chew because I've had the privilege to watch first hand over the last 7 years the real impact that it has on the community. Whether it's providing food to those who are food insecure, providing clothing, job placement assistance, housing to rebuild lives, car repairs, prayers, life coaching; you name it this organization does it all. I've seen lives transformed before my eyes. When we secured the new space in Saginaw we were thrilled to see the transformation of this space to better serve families in need. The generational transformation is something you can't put into words. Children that are food insecure are given "Bridges Bags" filled with snacks that they love to bridge the gap for food over the holidays or weekends. Moms escaping domestic violence are now safe with their children and are given everything to help them rebuild their lives. Chat-N-Chew gives families a second chance at life. The City of Saginaw would benefit greatly for having this resource for their families. This is not your average food pantry, it's a life changing vessel. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|---------------------|--------------------------|--|
| 4/8/2026 16:29:32 | Shirl | Haslet | | I serve with Chat n Chew and the families we support make our mission worth what we do. Helping families in needs during this time is much needed. Please Assist Chat n Chew with the support the need of the Community and surrounding areas. |
| 4/8/2026 16:53:52 | Joselyn | Fort worth Tx 76164 | | I have no clue where my kids and I would be. Chat N Chew has my support for the simple fact that, they provided stability for me as a single mother of 2. Even on days where I gave up on myself, they never did. They showed up time after time and even a point where I would dread talking to anyone due to social anxiety... the mentors, volunteers, staff they showed up and showed out for me. It's crazy that a group of strangers treated me like family with no hesitation, no ties and not once did they feel sorry for me only wanted better. I got the opportunity to know Miss Marvee back in October... this wonderful woman SEEN ME. With that being said she inspired me to see myself as a woman in Christ and not a survivor. And that is the most beautiful thing I've ever experienced. Shout out Miss Marvee, Miss Cilia and all of CNC staff. Forever |
| 4/8/2026 16:55:41 | Valinee | Fort Worth | "valinee@chatnchew.org" | I have supported & volunteered for this organization for almost 10 years. They will ALWAYS have my support 100%!!! |
| 4/8/2026 16:56:43 | Sabrina | Saginaw | "sabrinas@chatnchew.org" | They always help my family and others with food, clothes, looking to start over, looking for a job, looking for motivation without asking for anything in return or looking down on you. |
| 4/8/2026 17:13:13 | Leiny | Fort Worth | | Buenas tardes 🙏 estoy tan agradecida con chat N Chew por el apoyo que nos a brindado a mi y a mi familia han sido de gran ayuda y siempre que ocupo ayuda voy a Chat N Chew por mi despensa y ellos amablemente me ayudan doy gracias a Dios por ustedes para estar para esta comunidad que necesita de ustedes espero que consideren la diferencia que hace esta organización sin fines de lucro para ayudar a los que mas necesitan que Dios los bendiga. |
| 4/8/2026 17:47:43 | Elicia | Bedford | | <p>When me and my children were homeless and had nowhere to turn, Chat and Chew became God's hands extended to us. They met every need — food for our bodies, support for our minds, encouragement for our spirits, and love that was real and unconditional. They showed up in 2021, and five years later, they are still showing up.</p> <p>Tonight's dinner is on our table because I was able to shop at the food pantry last week. With the cost of living rising so quickly, this ministry has been a true blessing. And what amazes me even more is that my children and I now get to serve alongside them, giving back to the same community that once lifted us up.</p> <p>Chat and Chew is not just an organization. It is a family of faithful men and women of God who live out His love. I am blessed beyond measure to be part of this community</p> |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|--|
| 4/8/2026 17:49:27 | Jeremy | Keller | | Chat N Chew is an absolute blessing in the Saginaw community. They are able help so many women and families with their many needed services. This is a non-profit that any city should be proud to have in their community AND should willingly promote as a valuable addition. Chat N Chew is expertly run and all families that are helped are selected and vetted to make sure their help is not a hand out but a HAND UP! They are making a difference and Saginaw should take part in this! As a regular donor and volunteer, I strongly urge the planning & zoning committee to rezone Chat N Chew's new location on Kennedy Lane to allow them to stay to continue making a real difference in numerous lives and in doing this, they will make Saginaw a better city. |
| 4/8/2026 17:51:00 | Patricia | Fort Worth | | They support my family in the pantry items that are essential to living. We are a low income household that depends on their services weekly. We are a household of 5 and our children go to Eagle Mountain ISD. |
| 4/8/2026 18:00:17 | Kathryn | Watauga | | A local mom told me about this group a few months ago, and I finally made my way down there to sign up. I care for my disabled son and my mom, my husband works full-time, I work part-time and go to school, and my dad works part-time to help care for my mom. My household does not qualify for any benefits. We are going through a very tough time, and this Food Pantry is the only one I know of locally that actually gives families/individuals kitchen staples such as flour, sugar, cornmeal, and other baking/cooking ingredients. I have 6 people to feed, and because of this food pantry supplying these items, it has honestly helped tremendously. We can even get incontinence supplies, hygiene items, and snacks. I know many of you don't have to worry about these things, but you have to understand that so many people like us DO. Chat N Chew has been a blessing to our family, and I'm sure many others agree with me in saying, please let them continue to operate and help families like mine. |
| 4/8/2026 18:00:49 | Melissa | Fort Worth | | Chat N Chew is more than just a place I volunteer—it has become a cornerstone in my life and After retiring from the U.S. Navy, I was searching for a sense of purpose and connection. The What makes Chat N Chew so impactful is not just the mission—but the real, daily difference I have seen families rely on these resources to ensure their children are fed—not just during the Losing or limiting this resource would have a direct and immediate impact on the families who I am proud to be part of Chat N Chew, and I strongly support its continued operation and growth. |
| 4/8/2026 18:07:01 | Anabela | Saginaw | | Chat N Chew is an organization that is helping fighting hunger and feeds a large number of individuals, families, single parents and children. It is a very strong 401C3 organization honest, responsible for the donors assets and use of the resources as well respectful of individuals needing of their services |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|--|
| 4/8/2026 18:13:58 | Alejandra | Grapevine | | Chat N Chew provides necessary support to families that struggle. Without their support many of these families would go without food and basic necessities. I donate my time and resources as much as I can because it is the right thing to support our neighbors in need. I hope the city approves this space so many more families can get the support from this amazing organization. |
| 4/8/2026 18:18:05 | Jennifer I | Keller | | I have had the opportunity to witness firsthand the meaningful impact this organization has made within our community. Their commitment to providing food, essential resources, and a path toward stability is both evident and deeply needed. I am personally familiar with the individuals leading these efforts and can speak to their integrity, compassion, and dedication to helping families get back on their feet. Their work is vital to strengthening our community as a whole. |
| 4/8/2026 18:22:09 | Lea | Saginaw | | There are residents who live here who are trying to live on a fixed income as they are retired, and having a very difficult time doing so. This service really helps them! |
| 4/8/2026 18:27:27 | Sheryl | Keller | | I believe in the ministry they serve |
| 4/8/2026 18:37:32 | Paula | Fort Worth | | They are an organization that supports children and families. Now more than ever their services are vital to the community. |
| 4/8/2026 18:45:38 | Keri | FORT WORTH | | They support the local community by providing nutrition to those in need. |
| 4/8/2026 18:48:44 | Fanni | Haslet | | Donations |
| 4/8/2026 18:49:42 | Karla | Keller | | I support Chat N Chew for several reasons. This non profit, over the last five years that I have been served with it, has served hundreds, if not thousands of families through its Food Pantry, Christmas Cheer Program, Transitional Housing Program and more. This program is completely run by volunteers and serves the Saginaw community at large as well as neighboring cities. It is more than just another non profit. Not only does it meet physical immediate needs, but through it's volunteers who are professionals in their fields, and various partnerships it is able to offer real life change to the clients it serves. Single parent families are given the support they need to change immediate circumstances as well as create generational change. Full family households are treated with dignity and respect and given whatever resources are needed to affect lasting change. We know that Saginaw has several non profits already, but the current political environment and the affects of the decisions being made beyond the local level are putting a strain on those non profits and Chat N Chew is offering another helping hand to lessen the burden. When Chat N Chew had the opportunity to move to another community, it chose to stay in Saginaw because that is where we feel we are called to be. We respectfully ask that you strongly consider a zoning change to allow Chat N Chew to stay in its current location. Allow it to continue serving the Saginaw community and making a difference. Thank you for your time and consideration. Respectfully submitted, Karla Turner, Chat N Chew Volunteer and Coach |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|------------|-------|--|
| 4/8/2026 18:51:43 | Carol | Lavon | | Any organization that supports the community by helping in service to our fellow humans is to be commended and supported. It's a difficult time for so many in our communities, why would city/county not support? We need more organizations like Chat N Chew not less. The idea of making the process more difficult to do the right thing is unconscionable. I have supported the organization on and off over several years and I'm excited to see the growth. |
| 4/8/2026 19:07:06 | Zee | Fort Worth | | I'm a single mom interested in helping single mothers |
| 4/8/2026 19:10:12 | Glenda | Haslet | r | I have been involved with this organization for several years. They have provided for so many single mothers and children as well as families with food and encouragement in some very difficult times. |
| 4/8/2026 19:34:06 | Blanca | Fort Worth | | I support Chat n Chew for its commitment to providing food assistance to individuals and families in need within the City of Saginaw. |
| 4/8/2026 19:41:34 | Bethany | Keller | | For over 5 years that I've known about this organization they have been consistent. Always showing up for the community and myself and son personally. I highly recommend their services to everyone in need. They always serve with a smile on their faces and what they give, the food..clothes..Christmas gifts..help with rent& utilities in time of need is truly a blessing and very essential in times like these. Life can be hard, Chat and Chew makes it easier. |
| 4/8/2026 20:27:41 | Samira | Fort Worth | | My family and I proudly support Chat N Chew because of the meaningful impact it makes not only in our lives but other families in our community. Their dedication, compassion, and commitment to helping those in need truly make a difference. By providing support, resources, and hope, they create opportunities for people to overcome challenges and build a better future. Being able to stand behind this organization that works so hard to uplift others is something we are incredibly grateful for and honored to support. ♥ |
| 4/8/2026 20:48:58 | Shirley | Saginaw | | <p>There is so many people that is in need at this time not knowing were your next meal is coming from for your kids can be hard and.devastating. Chat N Chew was always their to help and support those that are going through hard times</p> <p>Chat N Chew is a blessing when help is needed. Outstanding support.</p> |

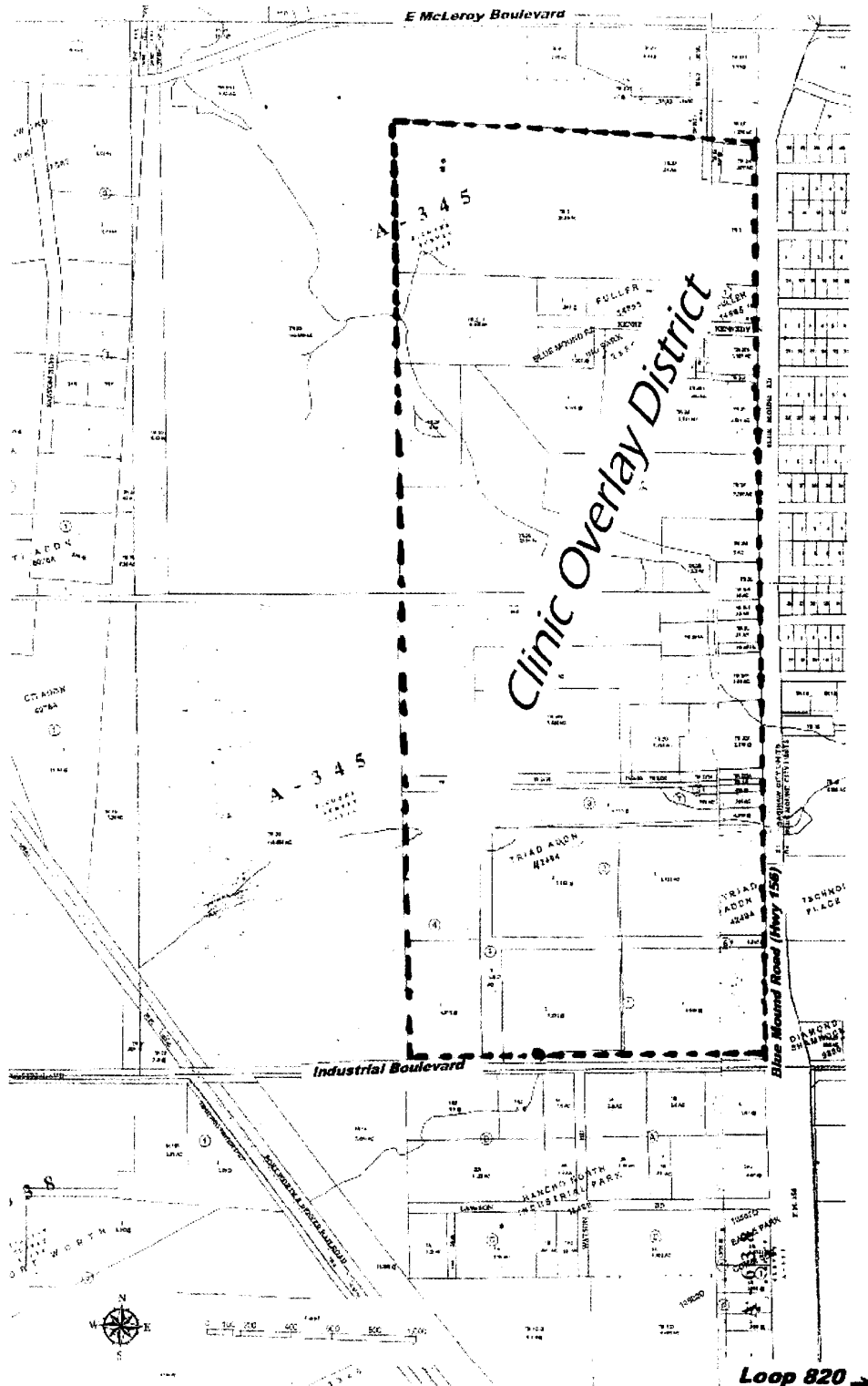
| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|----------------------|-------|---|
| 4/8/2026 20:49:50 | Chasity | Saginaw | | <p>I am writing to share the incredible impact Chat N Chew has had on my family this past year. They have been a consistent source of support for us, especially through their 'Bridges Bag' program. My youngest child received these bags regularly, ensuring they had plenty of snacks and nutritious food to eat over the weekends when school meals weren't available.</p> <p>In addition to this weekly support, Chat N Chew helped us celebrate the holidays when we were struggling. They provided our family with a full Thanksgiving basket, and their generosity continued into December, providing Christmas gifts for my children that made the holiday truly special.</p> <p>Chat N Chew is a vital resource that provides more than just food; they provide stability and care for families like mine. I strongly support their efforts to remain a permanent part of the Saginaw community.</p> |
| 4/8/2026 21:02:42 | Jennifer | Saginaw | | I love how Chat N Chew supports people and the heart that the founder has for women who have been in difficult situations. |
| 4/8/2026 21:19:42 | Isauro | White Settlement | -- | It is very important to help others in need and that is exactly what Chat N Chew does. |
| 4/8/2026 21:20:08 | Fernando | Fort Worth | | Chat n chew has extremely positively impacted my family! At times we didn't have a next meal they came through and provided food for my family of 7! They've been there for my family since summer of 2025. Please allow them to remain open and operating normally. |
| 4/8/2026 21:36:28 | Sherrie | North Richland Hills | | <p>City of Saginaw, DO THE RIGHT THING!</p> <p>Since when did caring and showing compassion for GOD's people become zone specific? These people are not handling radioactive materials. They are not a brothel or NASCAR motor speedway generating noise and high volumes of traffic all day. They only one to serve their community in a facility that meets their financial and mission needs.</p> <p>This city of Saginaw can only benefit from having Chat N Chew as a resource in the current area. Why on earth would you put zoning restrictions on an organization that is set in place to better its citizens? So now serving and showing compassion can only be done in certain parts of the city??? This organization is put in place to build, restore, and renew the morale and the lives of everyone they serve. This is part of community building. Proverbs 3:27 teaches us to ". . .not withhold good from those to whom it is due, When it is in the power of your hand to do so." Proverbs 3:27 NKJV. Well City of Saginaw. . . the power to do good is definitely in your hands right now. So what will you do with it? GOD will ask.</p> |
| 4/8/2026 21:47:44 | Mary | Ft worth | | It's a safe place people can go to get reassurance, hope, love and food along with toiletries and other household items. |
| 4/8/2026 22:04:23 | Caralee | Fort Worth | | This is wonderful organization and I appreciate how they support domestic violence and hunger issues. |
| 4/8/2026 22:10:59 | Kimberly | Rockwall | | Powerful supporter of at-risk women and children. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|-------------------|---------------------|---------------|-------|---|
| 4/8/2026 22:13:48 | Daneka | Cedar Hill | | I support Chat N Chew because they support victims of domestic violence by providing them help. They also, have been a blessing to my family during holiday time when funds have been tight. They are an organization that believes in helping the community. |
| 4/8/2026 22:14:13 | Tamara | FORT WORTH | | I support Chat N Chew because of the phenomenal work they do in the local and city wide community. They have been integral in feeding hundreds of school aged children and families. They also help single mothers find housing, jobs and help their families during the holidays. Please allow the to remain in the current facility so they can continue the great work that is so greatly needed. |
| 4/8/2026 22:20:47 | Natasha | Runaway Bay | | I am a founding board member of Chat-n-Chew (CnC). Since its inception in 2019, CnC has remained committed to its mission and vision of supporting women, families, children, and communities. I continue to stand behind this impactful organization and firmly believe it will play a vital role in connecting the city and its citizens, helping them thrive and grow stronger together. |
| 4/8/2026 22:25:16 | Jada | Glenn Heights | | Dr. Jada Jackson and ThinkWell+ Counseling proudly support Chat N Chew because we believe that healing happens in community, not isolation. As a practice committed to restoring minds and strengthening families, we recognize the critical role that safe spaces, shared meals, and meaningful connection play in emotional wellness—especially for single parents navigating the weight of rebuilding their lives. Chat N Chew aligns with our mission to provide compassionate, culturally aligned support that meets people where they are and reminds them they don't have to carry it all alone. |
| 4/8/2026 22:40:49 | Mary | Fort Worth | | I support chat and chew because every time me and my grandkids don't have enough food for the month I always know that they will come through so I think it's very important that chat and chew will be able to help people just like they help me they're a real blessing |
| 4/8/2026 22:41:47 | Kristi | Fort Worth | | Chat and Chew has been an amazing resource for my family. I have relied on the service they offer during slow months at work, unexpected expenses, illness, and personal hardships. It is a blessing to be able to choose what my family needs to bridge the gap and provide relief during those times. Chat and chew helps to relieve the choice between a healthy meal for my family or pets and other necessities like gas to get to my next shift. Thanks Chat and Chew. |
| 4/8/2026 22:45:04 | Nekessha I | Haslet | | Chat n Chew is an organization that truly help the community and also is interested in helping the people as a whole. |
| 4/9/2026 5:31:41 | Thomas | Runaway Bay | | I support Chat-n-Chew because of the valuable services it offers people in need of assistance with food, clothing, shelter, and prayer in the DFW area. |

| Timestamp | First and Last Name | City | Email | Why do you support Chat N Chew? |
|------------------|---------------------|---------------|-------|---|
| 4/9/2026 6:11:52 | Lorna | Glenn Heights | | <p>Chat N Chew is a nonprofit organization run and operated solely by dedicated volunteers. Its mission is centered on supporting single-parent families who are experiencing homelessness and/or escaping domestic violence, by providing them with a safe and nurturing space.</p> <p>I have personally witnessed and heard countless testimonies from families whose lives have been impacted and uplifted through the resources and support provided by CnC. I've also had the honor of serving alongside the founder and board members, and I can say with complete confidence that I wholeheartedly support this organization.</p> <p>I truly believe that God has placed a special anointing over Chat N Chew, allowing it to continue operating in its unique, purpose-driven space and making a meaningful difference in the lives of those it serves.</p> |
| 4/9/2026 7:45:34 | Jeannette | Oklahoma City | | <p>Because chat and Chew supports victims of domestic violence. And they help children that need clothing and food and house resources</p> |

Sec. 7-3. - Clinic overlay district.

- (a) *District established.* There is hereby established a clinic overlay district where the use and operation of a clinic, as that term is defined in section 12-2 of article 12 of the Zoning Regulations, is expressly permitted by right irrespective of the underlying (base) zoning district classification. Notwithstanding the requirements of section 5-1 hereof, the "Permitted Use Table," no specific use permit shall be required for the use and operation of a clinic within the clinic overlay district defined below:



(b)

Purpose. The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.

(c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail, except as provided in paragraph (a) of this section.

(d) *Setback.* No clinic within the clinic overlay district shall be permitted within 1000 feet of any licensed day care center located within the territorial limits of the city. The measurement of the distance between the clinic and the licensed day care center shall be in a direct line from front door to front door, without regard to intervening structures, streets or property lines.

(Ord. No. 2014-08, § 1, 4-15-14)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A PHILANTHROPIC AND/OR CHARITABLE USE AT, FULLER ADDITION, BLOCK 1, LOT 2R1, LOCALLY KNOWN AS 1000 KENNEDY LN, SUITE 107 IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; 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 of the City (“City Council”) heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the renter of the property located at 1000 Kennedy Ln, Suite 107, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on May 19, 2026, and the City Council held a public hearing on May 19, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for granting a Specific Use Permit for the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY

OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, Appendix A “Zoning,” of the Saginaw City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: Marvee McLendon

Property Address: 1000 Kennedy Ln, Suite 107, Saginaw, Texas 76131

Legal Description: Fuller Addition, Block 1, Lot 2R1

Zoning Change: The property shall remain located in the Light Industrial (LI) Zoning District, and a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with the Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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.

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 \$2,000. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 19th DAY OF MAY, 2026.

TODD FLIPPO, MAYOR

ATTEST:

VICKY VEGA, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY

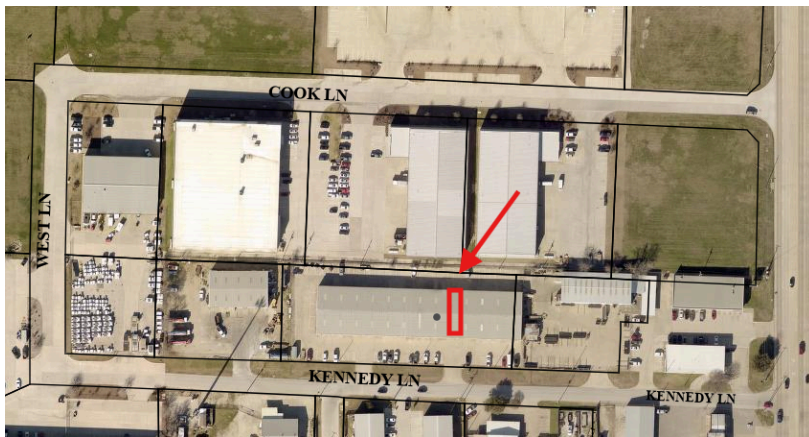
E. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 108, to Allow the Operation of a Philanthropic and/or Charitable Organization --Susy Victor, Asst. Dir. of Economic & Community Eng.

| Meeting | Agenda Group |
|--------------------------------|---------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4E. |
| Reference File | |
| Community Goals | |

Background/Discussion:

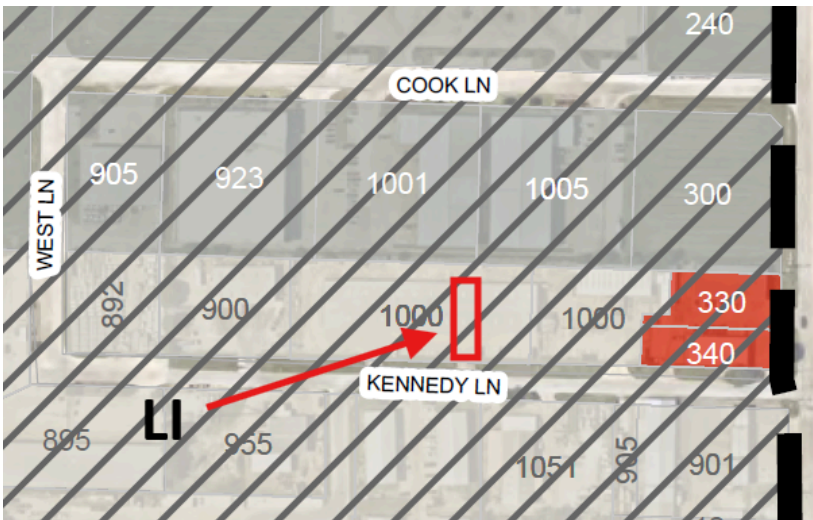
The City of Saginaw Planning and Zoning Division has received an application for a specific use permit as follows:

- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of philanthropic and/or charitable organization, Donation House, at 1000 Kennedy Ln., Suite 108, Saginaw, TX 76131.
- **Applicant:** Cheryl Mix, representative of Donation House.
- **Address:** 1000 Kennedy Lane, Suite 108, Saginaw, TX 76131.



(Ex. 1: Location of Property)

- **Legal Description:** [Fuller Addition \(Saginaw\), Block 1, Lot 2R1.](#)
- **Zoning:** [Light Industrial \(LI\)](#), and within the [Clinic Overlay District](#). The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.



(Ex. 2: Zoning Map)

- **Land Use:** Philanthropic and/or charitable organization require the approval of a Specific Use Permit (SUP).

| | | | | | |
|---|---------------------|------|--------------------------|-----|-------------------------------|
| P | Permitted Use | AG | Agriculture | MF2 | Multi-Family |
| | | SF-1 | Single Family | MH | HUD Code Manufactured Housing |
| S | Specific Use Permit | SF-2 | Single Family | OP | Office Professional |
| | | SF-3 | Single Family | NC | Neighborhood Commercial |
| | | SF-4 | Single Family (inactive) | NMU | Neighborhood Mixed-use |
| | Prohibited Use | ZLL | Zero Lot Line | CC | Community Commercial |
| | | DX | Duplex | CF | Community Facilities |
| | | MF1 | Multi-Family | LI | Light Industrial |
| | | | | HI | Heavy Industrial |
| | | | | | |

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 | | | O | N | N | C | C | L | H | | | |
| G | F | F | F | F | F | X | L | H | F | F | | P | C | U | C | C | I | | | | |
| 1 | 2 | 3 | 4 | A | | | | | 1 | 2 | | | | | | | | | | | |
| PUBLIC, CIVIC, AND UTILITY USES | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | P | P | Philanthropic and/or Charitable Use | P | P | P | | | S | | | | |

(Ex. 3: Permitted Use Table)

- **Definition of Philanthropic and/or Charitable Use:** A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Attachments:

SUP Application, Exhibits, Newspaper Notice, Owner Notice, Map

Attachments

[1000 Kennedy Ln, Suite 108 \(SUP, Memo\).pdf](#)

[1000 Kennedy Ln, Suite 108 \(SUP Application\)_Redacted.pdf](#)

[Saginaw, TX Code of Ordinances \(Medical-Clinic Overlay District\).pdf](#)

[1000 Kennedy Ln, Ste 108 \(SUP Ordinance Draft\).pdf](#)



SUP to Allow a Philanthropic and/or Charitable Org. at 1000 Kennedy Ln., Suite 108

Date: May 19, 2026

To: Chairman and Members of the Planning and Zoning Commission

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

Subject: Consideration and Action Regarding a Request for a Specific Use Permit to Allow the Operation of a Philanthropic and/or Charitable Organization, Donation House, at 1000 Kennedy Ln., Suite 108.

Background/Discussion:

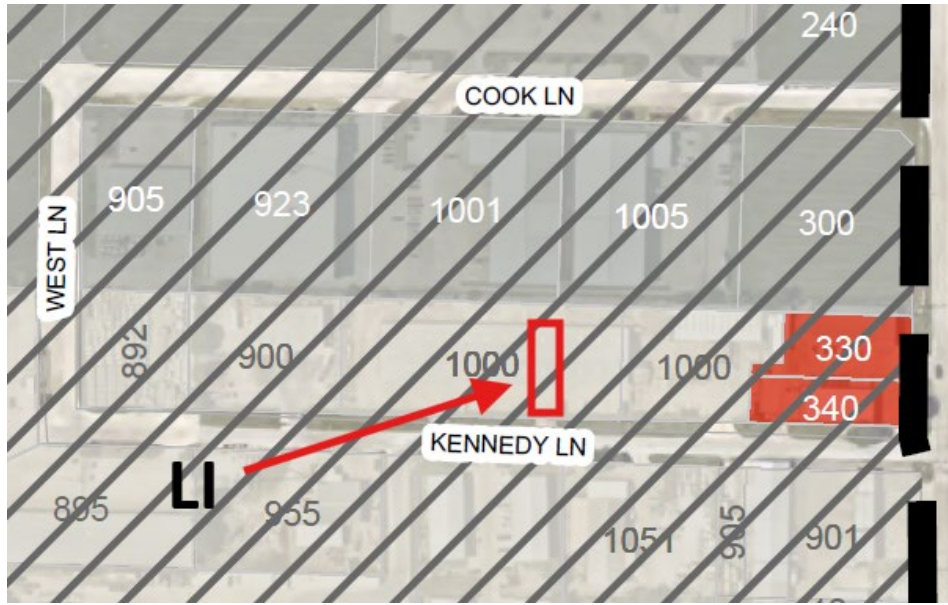
The City of Saginaw Planning and Zoning Division has received an application for a specific use permit as follows:

- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of philanthropic and/or charitable organization, Donation House, at 1000 Kennedy Ln., Suite 108, Saginaw, TX 76131.
- **Applicant:** Cheryl Mix, representative of Donation House.
- **Address:** 1000 Kennedy Lane, Suite 108, Saginaw, TX 76131.



(Ex. 1: Location of Property)

- **Legal Description:** [Fuller Addition \(Saginaw\), Block 1, Lot 2R1.](#)
- **Zoning:** [Light Industrial \(LI\)](#), and within the [Clinic Overlay District](#). The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.



(Ex. 2: Zoning Map)

- **Land Use:** Philanthropic and/or charitable organization require the approval of a [specific use permit \(SUP\)](#).

| | | | | | |
|---|---------------------|------|--------------------------|-----|-------------------------------|
| P | Permitted Use | AG | Agriculture | MF2 | Multi-Family |
| | | SF-1 | Single Family | MH | HUD Code Manufactured Housing |
| S | Specific Use Permit | SF-2 | Single Family | OP | Office Professional |
| | | SF-3 | Single Family | NC | Neighborhood Commercial |
| | Prohibited Use | SF-4 | Single Family (Inactive) | NMU | Neighborhood Mixed-use |
| | | ZLL | Zero Lot Line | CC | Community Commercial |
| | | DX | Duplex | CF | Community Facilities |
| | | MF1 | Multi-Family | LI | Light Industrial |
| | | | | HI | Heavy Industrial |

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 | U | C | F | I | | |
| | 1 | 2 | 3 | 4 | A | | L | | 1 | 2 | | | | | | | | | |

PUBLIC, CIVIC, AND UTILITY USES

| | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|---|---|---|--|--|--|--|--|---|
| | | | | | | | | | | | P | P | P | | | | | | |
| | | | | | | | | | | | | | | | | | | | S |

(Ex. 3: Permitted Use Table)

- **Definition of Philanthropic and/or Charitable Use:** A nonprofit organization supported mainly by charity and whose principal function is the performance of charitable work.

Attachments:

SUP Application, Exhibits, Newspaper Notice, Owner Notice, Map



Record Report for Specific Use Permit #SUP-26-0003

Record Overview

Record Number: SUP-26-0003

Record Type: Specific Use Permit

Record Status: In Progress

Record Submitted At: Thursday April 9, 2026

Record Address: 1000 KENNEDY LN STE 108, Saginaw, TX 76131

Record Owner: Planning Department

Record Applicant User: Cheryl Mix

Record Applicant Company: Donation House

Form Submission

Owner:

Gary Himes

Saginaw, TX 76131

@yahoo.com,

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

Applicant:

Cheryl Mix

1000 Kennedy Ln.

Suite 108

Saginaw, TX 76131

.donationhouse@gmail.com,

Project Name:: Donation House

PUREMERALD FLOOR CARE LLC

1000 KENNEDY LN STE 108, Saginaw, TX 76131

Legal Description:: Fuller Addition

Lot:: 2R1

Block:: 1

Addition:: Fuller

Tract:: -

Abstract:: -

Survey:: -

Zoning:: LI (Light Industrial)

Subdivision: -

Present Use and Improvements on Property::

-
Has a previous application or appeal been filed on the property?: No

If yes please include the date here.: -

Specific Use Requested::

Philanthropic/charitable nonprofit use (501(c)(3) including support services

Application Justification for Request::

Donation House would like to be an asset to the community of Saginaw. We want to help struggling families with needed items such as clothing, shoes, and household items so they can stretch their budget to pay necessary bills. We want to provide clothing for the kids that will allow them to fit in with their peers. We want to provide an environment that is nonjudgmental and maintains their dignity in filling their requests.

Does the proposed use comply with all the requirements of the zoning district in which the property is located?:

Yes

If no is selected, please provide further details::

-

Does the proposed use, as located and configured, contribute to or promote the general welfare and convenience of the city?:

Yes

Please provide further details::

Our services will benefit the community of the city by providing needed items.

Do the benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business, and property of individuals affected by the proposed use?:

Yes

Please provide further details::

Our nonprofit will not damage homes, resources, or any part of the city.

Have adequate utilities, road access, drainage, and other necessary supporting facilities been or shall be provided?:

Yes

If no is selected, please provide further details::

-

Does the design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments?:

Yes

Please provide further details::

There is ample parking in front and back of the building as well as two entrances to the parking.

Does the issuance of the specific use permit not impede the normal and orderly development and improvement of neighboring vacant property?:

Yes

Please provide further details::

The operation of Donation House will not negatively impact any development in the area.

Is the location, nature, and height of buildings, structures, walls, and fences in scale with the surrounding neighborhood?:

Yes

Please provide further details::

The current building is in scale with the surrounding neighborhood.

Will the proposed use be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity?:

Yes

Please provide further details::

our services will be offered inside the building and will not impair any property.

Have adequate nuisance prevention measures been taken or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight?:

Yes

Please provide further details::

The services we offer families do not contain any odors, fumes, dust noise, vibrations or visual blight.

Has sufficient on-site lighting been provided for the adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect the neighboring properties?:

Yes

Please provide further details::

The building has sufficient lighting.

Are the proposed operations consistent with the applicant's submitted plans, master plans, and projections, or, where inconsistencies exist, do the benefits to the community outweigh the costs?:

Yes

If no is selected, please provide further details::

the services we offer have no cost.

Is there sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties?: Yes

Please provide further details::

The building has sufficient landscaping.

Is the proposed use in accordance with the City of Saginaw Comprehensive Land Use Plan?: Yes

If no is selected, please provide further details::

Donation House will operate to positively impact the City of Saginaw and it's community by providing needed resources to struggling families.



**CITY OF
SAGINAW**

Project Number: _____

Project Name: _____

Letter of Acknowledgment

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

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

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

CHECK ONE OF THE FOLLOWING:

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

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



Applicant: Cheryl Mix

Company: Donation House

Address: _____, _____ warehouse: 1000 Kennedy Ln. Ste 108,
Saginaw, TX 76131

Phone #: _____ **E-Mail:** donationhouse@gmail.com

Applicant's Signature: _____ **Date:** 04-08-2026

Owner: Gary Lee Himes

Company: Kennedy Flex LLC

Address: 1000 Kennedy Ln. Saginaw, Tx 76131

Phone #: _____ **E-Mail:** @yahoo.com

Owner's Signature: _____ **Date:** 4/8/2026





1000 Kennedy Lane , Saginaw, Texas 76131

April 14, 2026

To Whom It May Concern

As Owner and Manager of Kennedy Flex LLC, it is acknowledged and understood that the new tenants occupying Units 107 (Chat N Chew) and 108 (Donation House)—both nonprofit organizations—will be operating their respective spaces for philanthropic and charitable purposes that benefit the citizens of Saginaw and the surrounding communities.

I have communicated with the other tenants within the property and have received no objections regarding the intended charitable use of these spaces.

Sincerely,

Gary Lee Himes

Owner/Manager

Kennedy Flex LLC

RE-NOTICE: Meeting Rescheduled



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

Notice of Public Hearing

RE: Consideration of a Specific Use Permit (SUP) request to allow the operation of a philanthropic and/or charitable organization at the approximate 1.6 acres out of FULLER ADDITION, Block 1, Lot 2R1, more commonly known as 1000 Kennedy Ln, Suite 108, Saginaw, Texas 76131 (Per TAD).

Dear Property Owner:

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

Applicant Name: Cheryl Mix, representative of Donation House.

Application Address: 1000 Kennedy Lane, Suite 108, Saginaw, TX 76131.

Application Type: Request for a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization, Donation House, at Suite 108.

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

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

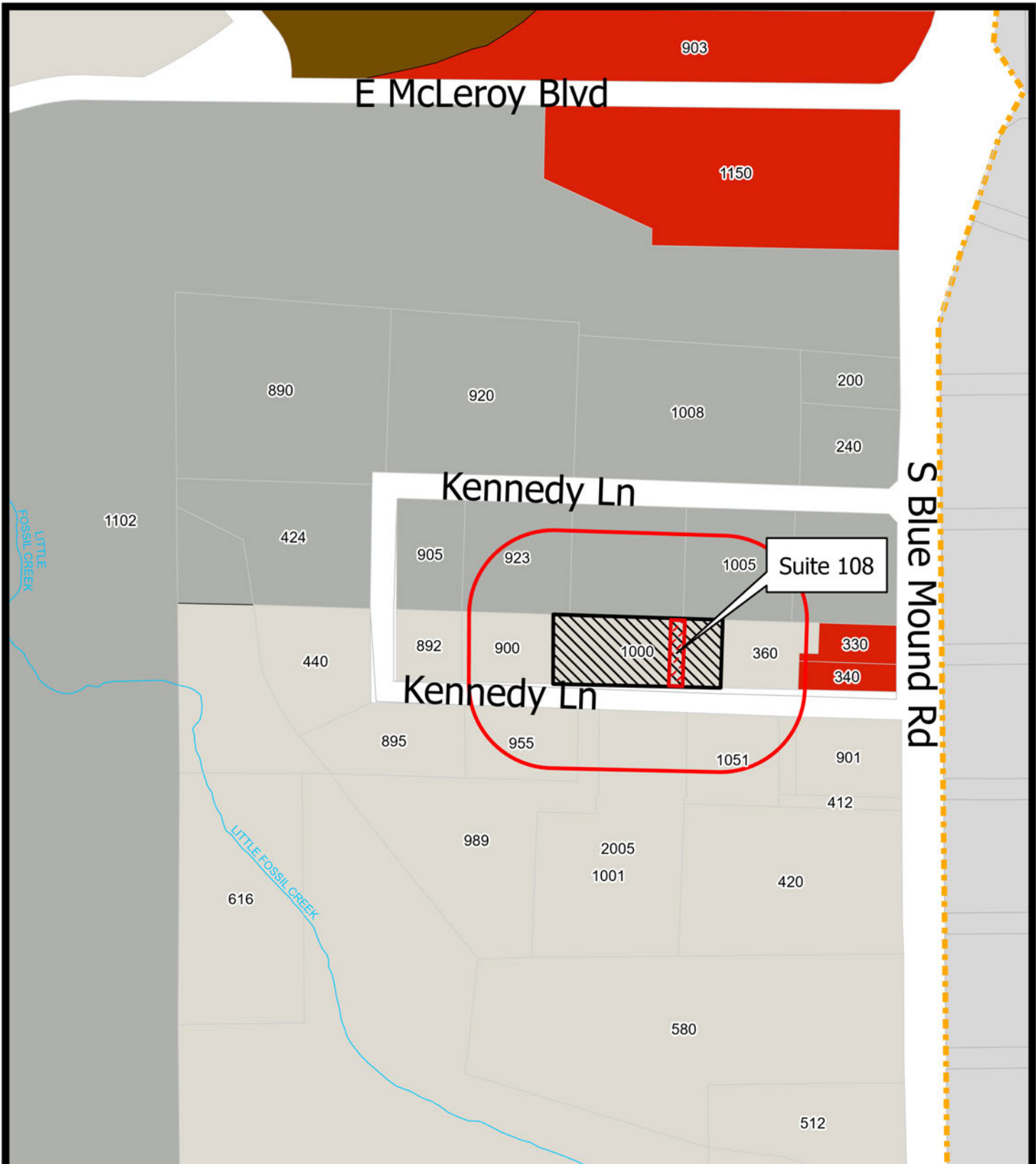
Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.

City Council Meeting: May 19, 2026, at 6:00 p.m.



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

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


Sincerely,
City of Saginaw Planning & Zoning Division





Legend

-  200ft Buffer
-  Property of Interest

1000 Kennedy Ln. Suite 108
Philanthropic and/or Charitable
Specific Use Permit
200 ft Property Owner
Notification




CITY OF SAGINAW



300 0 300
Feet



Reply Form

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

E-Mail:
pz@saginawtx.org

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

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

Request Details:

Applicant Name: Cheryl Mix, representative of Donation House.
Application Address: 1000 Kennedy Lane, Suite 108, Saginaw, TX 76131.
Application Type: Request for a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization, Donation House, at Suite 108.
Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.
City Council Meeting: May 19, 2026, at 6:00 p.m.
Location of Meetings: Saginaw City Hall, 333 W. McLeroy Blvd. Saginaw, TX 76179.

Response Details:

Name: _____

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: _____

Recipients/Property Owners Notified Within 200ft of 1000 Kennedy Ln, Suite 107 and 108, (SUP)

989 KENNEDY LN FORT WORTH, TX
76131

989 KENNEDY LN FORT WORTH, TX
76131

989 KENNEDY LN SAGINAW, TX
76131

PO BOX 163287 FORT WORTH, TX
76161

400 S BLUE MOUND RD, SAGINAW,
TX 76131

905 KENNEDY LN, SAGINAW, TX
76131

1000 KENNEDY LN STE 114
SAGINAW, TX 76131

1001 KENNEDY LN STE 520
SAGINAW, TX 76131

1000 KENNEDY LN STE 108 FORT
WORTH, TX 76131

1000 KENNEDY LN STE 110
SAGINAW, TX 76131

PO BOX 121969 FORT WORTH, TX
76121

1540 KELLER PKWY STE 108 KELLER,
TX 76248

PO BOX 163334 FORT WORTH, TX
76131

1000 KENNEDY LN STE 102
SAGINAW, TX 76131

1000 KENNEDY LN, SAGINAW, TX
76131

330 S BLUE MOUND RD STE 335
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 336
FORT WORTH, TX 76131

330 S BLUE MOUND RD Ste 336,
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 334,
SAGINAW, TX 76131

1000 S MAIN ST STE 150
GRAPEVINE, TX 76051

360 S BLUE MOUND RD, SAGINAW,
TX 76131

360 S BLUE MOUND RD SAGINAW,
TX 76131

330 S BLUE MOUND RD, SAGINAW,
TX 76131

340 S BLUE MOUND RD STE 342
FORT WORTH, TX 76131

340 S BLUE MOUND RD, SAGINAW,
TX 76131

1000 S MAIN ST STE 150
GRAPEVINE, TX 76051

340 S BLUE MOUND RD STE 342
SAGINAW, TX 76131

330 S BLUE MOUND RD STE 331
FORT WORTH, TX 76131

330 S BLUE MOUND RD STE 332 FORT
WORTH, TX 76131

1051 KENNEDY LN SAGINAW, TX
76131

Recipients/Property Owners Notified Within 200ft of 1000 Kennedy Ln, Suite 107 and 108, (SUP)

50 INDUSTRIAL LOOP N ORANGE
PARK, FL 32073

1005 COOK LN, SAGINAW, TX 76131

1051 KENNEDY LN SAGINAW, TX
76131

2311 BISCAYNE DR STE 120 LITTLE
ROCK, AR 72227

900 KENNEDY LN, SAGINAW, TX
76131

7729 MINHOTA DR FORT WORTH,
TX 76131

1001 KENNEDY LN BLDG 1,
SAGINAW, TX 76131

1001 KENNEDY LN STE 600 FORT
WORTH, TX 76131

1001 KENNEDY LN STE 230,
SAGINAW, TX 76131

PO BOX 165117 FORT WORTH, TX
76140

923 COOK LN, SAGINAW, TX 76131

1001 KENNEDY LN STE 510
SAGINAW, TX 76131

8000 IH 10 WEST STE 1010 SAN
ANTONIO, TX 78230

1001 KENNEDY LN, SAGINAW, TX
76131

2005 GERALD LN ARLINGTON, TX
76001

PO BOX 165115 FORT WORTH, TX
76161

1001 KENNEDY LN STE 330,
SAGINAW, TX 76131

PO BOX 79430 SAGINAW, TX 76179

1001 KENNEDY LN STE 630,
SAGINAW, TX 76131

955 KENNEDY LN STE 200 FORT
WORTH, TX 76131

1001 COOK LN, SAGINAW, TX 76131

1001 COOK LN SAGINAW, TX 76131

PO BOX 79028 FORT WORTH, TX
76179

955 KENNEDY LN, SAGINAW, TX
76131

Legals & Public Notices

**Prairielands Groundwater Conservation District
Notice of Hearing On Proposed Desired Future Conditions**

May 18, 2026

NOTICE IS HEREBY GIVEN to all interested parties within Ellis, Hill, Johnson and Somervell Counties, Texas:

That the Board of Directors of the Prairielands Groundwater Conservation District ("Prairielands GCD") will hold a public hearing and accept public comment on the proposed desired future conditions ("DFCs") for the aquifers underlying Ellis, Hill, Johnson and Somervell Counties, Texas, in accordance with Section 36.108(d-2) of the Texas Water Code. The purpose of the hearing is to provide interested members of the public the opportunity to appear and provide comments to the Prairielands GCD related to the proposed DFCs.

The Prairielands GCD is one of eleven groundwater conservation districts located wholly or partially within Groundwater Management Area 8 ("GMA 8"); the other districts in GMA 8 include Central Texas Groundwater Conservation District, Clearwater Groundwater Conservation District, Middle Trinity Groundwater Conservation District, Northern Trinity Groundwater Conservation District, North Texas Groundwater Conservation District, Post Oak Savannah Groundwater Conservation District, Red River Groundwater Conservation District, Saratoga Underground Water Conservation District, Southern Trinity Groundwater Conservation District, and Upper Trinity Groundwater Conservation District. At the last GMA 8 joint planning meeting, held on March 31, 2026, the district representatives voted unanimously to approve the proposed DFCs, which have been distributed to the individual districts for a 90-day comment period and public hearing. The proposed DFCs relevant to Prairielands GCD are included below:

| Area | Metric | Glen | | Travis | | Twin | | |
|--|--|----------|--------|--------|---------|---------|------|-----------|
| | | Woodbine | Paluxy | Rose | Hensell | Hosston | Peak | Mountains |
| <i>Aquifer Scale</i> | | | | | | | | |
| GMA 8 | Average drawdown (feet) between 2020 and 2080 | 154 | 125 | 150 | 279 | 302 | 275 | 281 |
| <i>Groundwater Conservation District Scale</i> | | | | | | | | |
| Prairielands GCD | Average percent of 2020 available drawdown remaining at existing wells in 2080 | 76% | 85% | 79% | 66% | 39% | 39% | 64% |
| <i>County Scale</i> | | | | | | | | |
| Ellis | Average percent of 2020 available | 52% | 86% | 89% | - | 63% | 63% | - |
| Hill | drawdown remaining at existing wells in 2080 | 66% | 83% | 79% | 53% | 36% | 38% | - |
| Johnson | Average percent of 2020 available | 96% | 84% | 80% | 74% | 46% | 46% | 66% |
| Somervell | drawdown remaining at existing wells in 2080 | - | 92% | 99% | 64% | 66% | 66% | 74% |

Note: The GCDs in GMA 8 also adopted an aquifer-wide DFC of an average drawdown of 152 feet for the Antlers Aquifer, but the Antlers is not present in the District. Note also that the DFCs above represent the greatest level of acceptable impact. Having less drawdown or more available drawdown remaining than what is listed remains consistent with the DFCs

This hearing will be held on Monday, May 18, 2026, beginning at 9:00 A.M., at the Prairielands GCD office located at 208 Kimberly Drive, Cleburne, Texas 76031.

Any person who desires to appear at the hearing and present comment or other information on the proposed DFCs may do so in person, by legal representation, or both. Limits may be placed on the amount of time that each person is allowed to present verbal comments, but written comments may also be submitted. Those wishing to provide written comments on the proposed DFCs in advance may also do so by email to kjones@prairielandsgcd.org or by mail or in person at 208 Kimberly Dr., Cleburne, TX 76031. Written comments will continue to be accepted by email, mail, or in person through July 31, 2026. The hearing in this notice may be recessed from day to day or continued where appropriate.

This public hearing is available to all persons regardless of disability. If you require special assistance to attend the hearing, please contact Prairielands GCD at (817) 556-2299 at least 24 hours in advance of the hearing.

A copy of the proposed DFCs may be requested by email at kjones@prairielandsgcd.org. It is also available at www.prairielandsgcd.org, and may be reviewed, inspected, or obtained in person at the Prairielands GCD office located at 208 Kimberly Drive, Cleburne, Texas 76031. All questions or requests for additional information regarding the proposed DFCs may be submitted to Prairielands GCD General Manager, Kathy Turner Jones. Please contact Ms. Jones by telephone at (817) 556-2299, by email at kjones@prairielandsgcd.org, or by visiting the Prairielands GCD office located at 208 Kimberly Drive, Cleburne, Texas 76031.

**SECTION 00 11 13
INVITATION TO BIDDERS**

RECEIPT OF BIDS
Electronic bids for the construction of **Northside IV Water Transmission Main Phase 1C Segment 2 (Project)** will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, June 4th, 2026.

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST at New City Hall, 100 Fort Worth Trail, Fort Worth, Texas on the Mezzanine of New City Hall (NCH); Room MZ10_12.

Bidders shall also email the Small Business Utilization form and Small Business Certificate(s) (if applicable) to the City PM.

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

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

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered. If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

SUPPORT
For technical questions, visit Bonfire's help forum at <https://vendorsupport.gobonfire.com/hc/en-us>. Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010. To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] - Bonfire Vendor Support (gobonfire.com)

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

- 130 LF 16" Water Pipe
- 8,542 LF 24" Water Pipe
- 213 LF 42" Casing by Other Than Open Cut
- 213 LF 24" Carrier Pipe
- Cathodic Protection Study & Design

PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 - INSTRUCTIONS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date on any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

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

PREBID CONFERENCE - In-person and Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time, as well as simultaneously via a web conferencing application:
DATE: May 20th, 2026 TIME: 10:00 A.M. CST

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

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

CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.

AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
IFLO334350
Apr 29, May 6 2026

SECTION I

INVITATION TO BIDDERS
Sealed bids will be received at the office of the City Secretary, 1200 East Broad Street, Mansfield, Texas 76063 until 2:00 pm, Thursday, May 14, 2026 and then publicly opened and read aloud for construction of:

Flume Improvements for Shannon Creek Subdivision

A cashier's check or acceptable Bidder's Bond for 5% of the bid amount must accompany each bid, as well as a completed Conflict of Interest Questionnaire as required by state law. The successful bidder will be required to provide performance and payment bonds, maintenance bond and insurance as detailed in the Contract Documents. Computer-generated bids will be accepted as detailed in the Contract Documents.

The Contract Documents may be examined without charge in the Public Works Department offices at 620 S. Wisteria St between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Advertisement and bid phase information for the Project can also be found at the following website:
<http://www.civcastusa.com>

Plans, Contract Documents and the Engineer's Project Cost Estimate may be downloaded or viewed free of charge by registering at this website. It is the downloader's responsibility to determine that a complete set of documents, as defined in the Instructions to Bidders, is received. Printed copies of the Plans and Contract Documents may be purchased at the website. This website will be updated with addenda, plan holders lists, bid tabulations, additional reports or other information relevant to bidding the Project.

The City reserves the right to reject any or all bids and to waive formalities.

Advertisement Dates:
April 29, 2026
May 6, 2026
Fort Worth Star-Telegram
IFLO335258
Apr 29, May 6 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 May 12, 2026, to consider two specific use permit requests to allow the operation of philanthropic and/or charitable organizations at the approximate 1.6 acres out of the FULLER ADDITION, Block 1, Lot 2R1, more commonly known as 1000 Kennedy Ln., Saginaw, Texas 76131 (Per TAD), with one application pertaining to Suite 107 and the other to Suite 108. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 19, 2026, to consider the above-mentioned requests for a request for a specific use permit, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.** Please direct any question regarding this matter to Saginaw Planning & Zoning at pz@saginawtx.org or 817-230-0440/0444 IFLO335383 Apr 29 2026

CITY OF GRAND PRAIRIE LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie:

SUP-26-03-0005 - Specific Use Permit - Wholesale Auto Sales at 200 MacArthur Blvd (City Council District 5). Specific Use Permit for a Wholesale Auto Sales dealer in a portion of the property designated for Suite A on 2.10 acres. Lots 314R, 331R, and 330R, Burbank Gardens REP Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 200 MacArthur Blvd, 127 NE 31st St, and 125 NE 31st St

SUP-26-03-0006 - Specific Use Permit Review - SUP Review for EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit to review SUP No. 1194, a Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

ZON-26-04-0008 - Zoning Change - 1721 W Polo Rd (City Council District 6). Zoning change from Planned Development-81 (PD-81) to Planned Development-81A (PD-81A) to clearly establish General Retail (GR) as the base zoning district on approximately 2.492 acres. Tract 11, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-81, and addressed 1721 W Polo Rd

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, **the Planning and Zoning Commission will hold a public hearing to consider the application on May 12, 2026, at 6:30 PM**, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. **The Grand Prairie City Council will hold a public hearing to consider the application on June 2, 2026, at 6:30 PM**, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255. IFLO33525 Apr 29, May 10 2026

City of Saginaw Ordinance No. 2026-08
An Ordinance Of The City of Saginaw, Texas, Amending Section 5-1, "Permitted Use Table," Of Article 5, "Permitted Uses", Of Appendix A, "Zoning," Of The Saginaw City Code; By Updating The Permitted Uses For Medical Uses, Automotive Uses, And Commercial, Retail, And Service Uses; Providing That This Ordinance Shall Be Cumulative Of All Ordinances; Providing A Severability Clause; Providing For A Savings Clause; Providing A Penalty Clause; Providing For Publication In The Official Newspaper; And Providing An Effective Date.

Any Person, Firm, Or Corporation Who Violates Any Provision Of This Ordinance, As Adopted by the City Council of The City, Shall Be Deemed Guilty of a Misdemeanor And, Upon Conviction Thereof, Shall Be Punished by A Fine as Provided in Section 1-13 Of The Saginaw City Code. Each Day Any Such Violation or Violations Exist Shall Constitute A Separate Offense and Shall Be Punishable as Such.

Passed and Approved on the 21st day of April 2026.
Todd Filippo
Mayor
IFLO334882
Apr 29, May 6 2026

**04/29/2026
CITY OF FORT WORTH**
The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council Work Session Room., Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting:** <https://teams.microsoft.com/join/279396914810377?p=2lv21lx-Qvaid76h4xc>
Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFP 26-0153 VIDEO GAMES AND RELATED SERVICES
OPENS 4/30/2026

RFP 26-0154 SUPPLEMENTAL DISTRASER RECOVERY - HOME REPAIR SERVICES
OPENS 4/30/26

RFP 26-0165 ECONOMIC DEVELOPMENT STRATIGIC PLAN
OPENS 5/07/2026

RFP 26-0168 TREE PLANTING AND MAINTENANCE SERVICES
OPENS 5/7/2026

RFP 26-0140 SAFETY FOOTWEAR
OPENS 5/14/2026

RFP 26-0185 HYDRO/VAC WASTE MATERIAL
OPENS 5/28/2026

RFP 26-0173 FILTER MEDIA
OPENS 5/29/26

RFP 26-0159 COMMERCE STREET DEVELOPMENT
OPENS 6/18/2026

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities> IFLO335469 Apr 29 2026

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite Street, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 21st of May 2026 for:

BID: 26-0225
Annual Requirements Contract for the Purchase and Delivery of Cold Patch Asphalt 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 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.
s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary
IFLO335455
Apr 29, May 6 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Procurement Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 28th of May 2026 for:

RFP: 26-0185
Request for Proposals for the Purchase of Replacement Vehicles for Handitran

PRE-PROPOSAL MEETING:
May 7, 2026, at 11:00 AM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://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 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary
IFLO335460
Apr 29, May 6 2026

NEED HELP STAFFING?

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jobs.star-telegram.com



Recruitment

ESTIMATOR/PROJECT MANAGER

H3 Construction, LLC has multiple openings for an Estimator/Project Manager in Ft. Worth, TX.
Req BS or foreign equivalent in Construction Science, Civil Engineering or related field. Six months of related exp, which must include exp with general contractors and subcontractors. Must have knowledge of Bluebeam and Building Connected, possess OSHA 30 cert and pass a 9 panel drug test.
Send resumes to H3 Construction, LLC, 2857 Basswood Blvd., Suite 511, Ft. Worth, TX 76131.

CITY OF GRAND PRAIRIE LEGAL NOTICE

You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie:

TAM-26-04-0001 - Text Amendment - Article 12: Subdivisions and Utilities. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 12: Subdivisions and Utilities for the purpose of specifying that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, **the Planning and Zoning Commission will hold a public hearing to consider the application on May 12, 2026, at 6:30 PM**, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. **The Grand Prairie City Council will hold a public hearing to consider the application on May 19, 2026, at 6:30 PM**, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255. IFLO335534 Apr 29, May 10 2026

Summons

Publication Summons and Notice (Small Claims) STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY Case No. 2026SC006939

Plaintiff(s):
BCG Equities, LLC
225 S. Executive Dr. Suite 200
Brookfield WI 53005
VS.
Defendant(s):
DANIELLE JACKSON
9533 PALLADIUM WAY
FORT WORTH TX 76108
TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):
You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following small claims court:
MILWAUKEE County Court-house
Telephone Number of clerk of court: 414-985-5757
Courtroom/Room Number: Address: 901 N 9th Street
Address: Room 400
City: Milwaukee, WI 53233

on the following date and time:
Date: 05/22/2026 Time: 8:30 AM
If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property. You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county. Electronically Signed by MICHAEL A. DOBBINS
State Bar # 1125869
4/22/2026
DLF Law Group, LLC (formerly Dobbstein Law Firm, LLC)
225 S. Executive Dr. Suite 201
Brookfield, WI 53005
262-641-3715
IFLO334255
Apr 29 2026

Auctions

Garage Sales
Diamond Oaks Neighborhood
Garage Sale. May 2, 2026 8am - 2pm

Real Estate

Real Estate Misc.

IF YOU WANT THE BEST CASH OFFER FOR YOUR HOUSE CALL TODAY
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Eileen Petroski, Realtor
*No Commissions
*No Closing Costs
*No Repairs
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MORE MONEY FOR YOU!
Buying homes in DFW since 1985
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[Househuntertexas.com](https://househuntertexas.com)

Service Directory

Concrete
METRO CONCRETE AND ASPHALT
We do Parking lots and driveways, and patches No job too big or too small we do it all!
Call for a free estimate: 817-750-4061

METRO CONCRETE AND ASPHALT
Coating and patches, striping ect. No job too big or too small we do it all!
Call for a free estimate: 817-750-4061

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Home & Business Improvement
Interior/Exterior painting, roof-repairs, & handyman work. 40 years experience. Call Jeff (817) 744-0629

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Tape/Bed/Texture. Minor repairs. Free Estimates. 45 Years of Experience. (817) 825-1011

Employment

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jobs.star-telegram.com

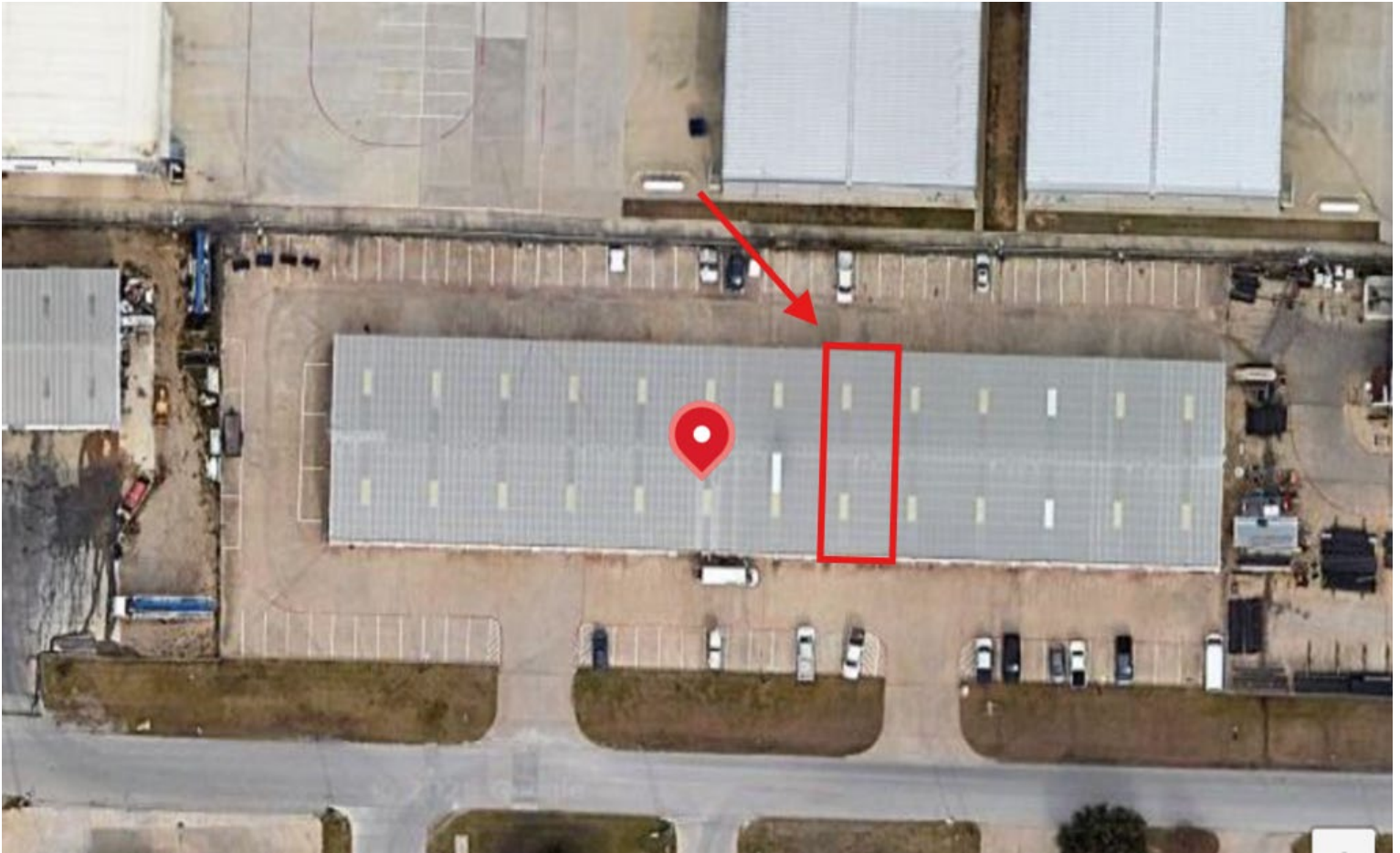
TOO MUCH STUFF?
Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM

BARGAIN HUNTER?
Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM

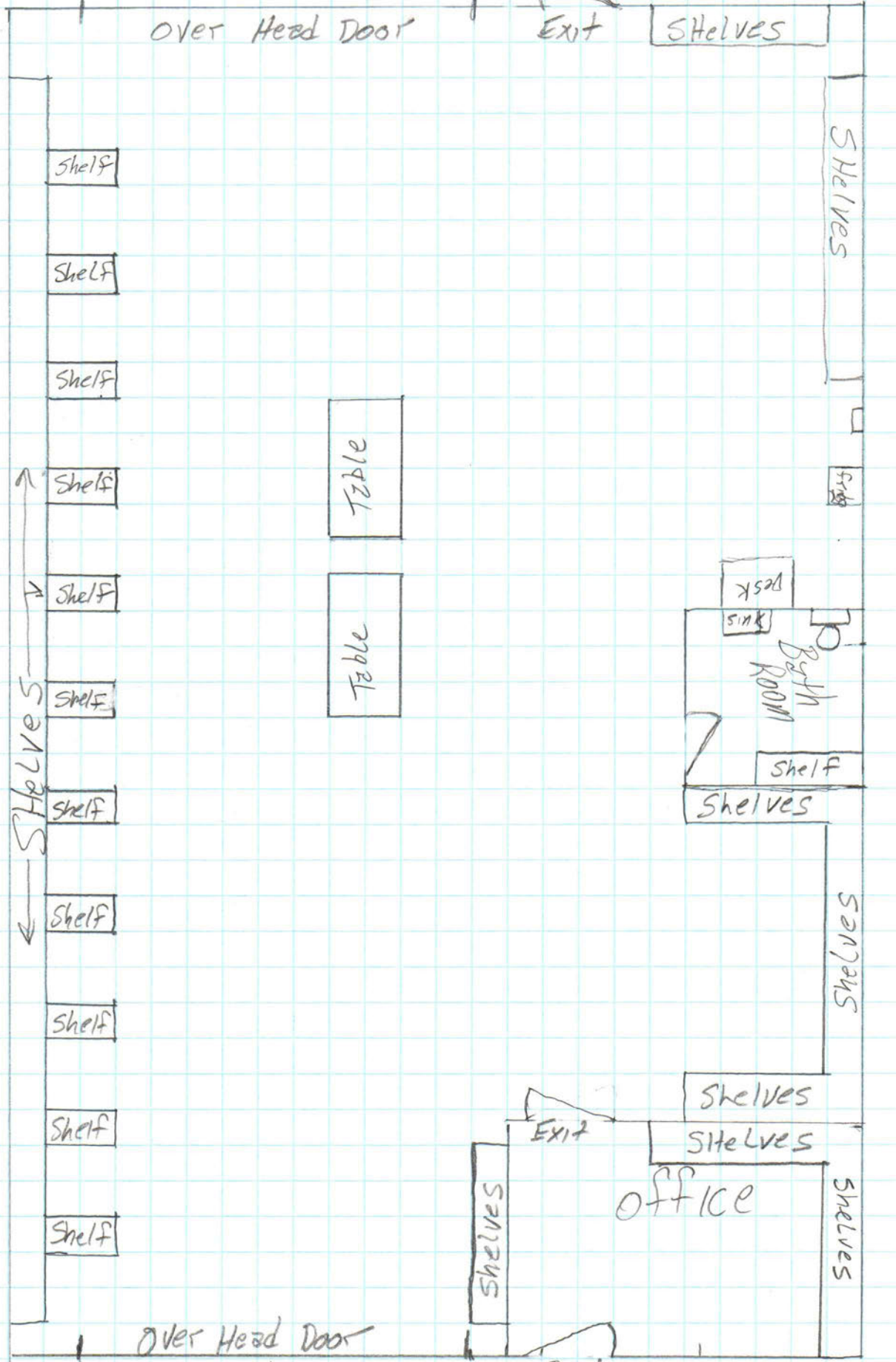
1000 Kennedy Ln, Suite 108, Saginaw TX
Donation House (Front View)



1000 Kennedy Ln, Suite 108, Saginaw TX
(Aerial View on 1000 Kennedy Ln Building)



Not To Scale



Donor in House

1000 Kennedy Ln. Suite 108

(Front from from Kennedy Ln)

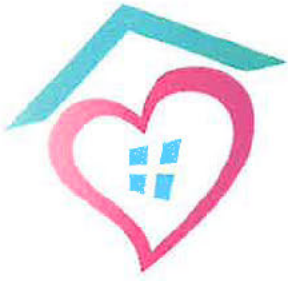


All About Donation House

Donation House is a Community Service non-profit working to serve the people of North Texas. Our "day to day" operation is to provide needed items to struggling North Texas Families. Although, we do not provide food or money, we do give clothing, shoes, household items, hygiene items, cleaning supplies, furniture, linens, kitchen items, and anything else a family may need to make a home. We do not have an application process, so a family doesn't need to "qualify" for assistance. The applicant reaches out to us through Facebook, our website, email, or text. They send a list of the items they need. We print the list and pull the items. Then we notify them to pick up.

Our organization does not have any paid staff, but we do have 6 volunteer board members who help run the organization. We accept volunteers of all ages. Many are School aged kids that need volunteer hours. We have approximately 4 to 6 volunteers during the week. We have 20 to 25 volunteers for our Back-to-School Event and our Christmas Event. We usually require no more than 10 parking spaces at any given time.

Applicants can request clothing items for all members of the family twice a year, they can also request school clothes during the Back-to-School Event and Coats and Jackets during the Christmas Event. All other items needed are provided as needed. Examples of such items would be small kitchen appliances, linens, baby items, diapers, shoes, and hygiene/cleaning supplies.



Testimonies 2015-2025

Alana - I could not have made it without the help from Donation House. When my boyfriend went to jail, they helped me with baby clothes, diapers, and formula. Cheryl helped me with resources to find a job.

Elizabeth ... – After our house burned down, Donation House found furniture for our family of 6. They provided clothes, shoes, school supplies, and all the things we needed to survive. My husband had just lost his job, so times were very hard.

Ana - My kids would not have had any Christmas presents without Donation House. They are a blessing to our family.

Crystal - We live in a hotel. Donation House helps us with stuff when no one else would.

Bree - Donation House helps so many people in our community. They have helped me since my son was young. I work two jobs, but still can't get ahead. I would not make ends meet without the help Donation House gives.

Gina - Cheryl with Donation House has been a Blessing from God. She goes out of her way to make sure my boys have clothes and shoes, but she also makes sure they have Birthday gifts and toys for Christmas. My boys don't know how hard times are.

Vincent - As a single dad, it's hard to make sure my son gets all the things he needs for school. Christmas is also very hard. But Donation House helps me with everything I need for my son.

John - I've lived in my van with my little dog for two years. Last year Brian with Donation House got me a battery for my van, so we would have air conditioning during the summer. Then Cheryl gave me clothes and shoes and dog food. They are good people.

Patricia - Being a single parent is very hard. Even though I have 8 kids, I don't get a lot of help. Donation House didn't ask me any questions or make me show a lot of papers. They just helped me with the things I need. They make sure my kids have all the stuff they need for school and help with Christmas. I get clothes for work and hygiene products. This help is a life save.



Subject: About Donation House

Donation House is a Community Service non-profit working to serve the people of North Texas. Our “day to day” operation is to provide needed items to struggling North Texas Families. Although, we do not provide food or money, we do give clothing, shoes, household items, hygiene items, cleaning supplies, furniture, linens, kitchen items, and anything else a family may need to make a home. We do not have an application process, so a family doesn’t need to “qualify” for assistance. We believe in giving as Jesus gave. If you need help, we will help. The largest percentage of people that reach out to us are one parent households, lower income households, and families with four or more children. Most of the families are struggling to keep a roof over their children’s heads. By providing the other items they need, they can concentrate their money towards rent and utilities.

Besides the day-to-day operations Donation House has three Programs geared more towards the children. These programs are dear to our hearts because although not “necessary” for the families to exist, they do provide an abundance of joy for the kids.

- Blanket Buddies - Blanket Buddies are stuffed animals paired with a blanket and tied with a ribbon. We give out approximately 2000 Blanket Buddies a year. They find homes with kids in the Foster System, kids in the hospital, kids in domestic violent situations, homeless children, and every child at the Christmas Event. We provide Blanket Buddies for several other organizations to provide to children in various situations.
- Back To School Event – The Donation House Back To School Event is geared to provide every child with a backpack, school supplies, school clothes (including uniforms), shoes, coats/jackets, hats, gloves, and Halloween costumes. We also provide clothes, diapers, wipes, and needed items for the children not in school. We help over 150 kids with needed items. We also work with a local Optometrist to provide eye exams for the kids.
- Christmas Event - The Donation House Christmas Event is the largest all our Programs. We provide toys, Blanket Buddies, and stocking stuffers for each child. We also give any Christmas decorations and wrapping paper we have available. We also use this time to hand out books and previously loved toys. Our Christmas event has grown steadily over the years.

Although the majority of the items we give out are previously loved items collected from our community, we do purchase items we don't receive. This especially applies to hygiene items and cleaning supplies. We do ask the community for School Supplies for the Back-to-School Event and Toys for the Christmas Event. Donation House will purchase any items we don't receive from the community. (Especially requested toys)

Donation House helps approximately 650 families (2100 people) annually. In the last 10 years we have seen many of our families overcome their struggles with just a little assistance from us. It's such a joy when they come back to help us help other families in need. Our ultimate goal is to help the struggling families become successful and help others when they do.

Our Mission Statement is: Building a stronger North Texas by providing locally donated items to struggling families.

Our vision: North Texas living in community and meeting the basic needs of its families.

Cheryl Mix
President
Donation House

How You Can Serve Others

Financial Support

Donation House uses financial donations to pay rent and utilities for our warehouse space. This helps us to serve the community. Funds are also used to purchase supplies such as boxes and plastic storage bags for the clothing kits. New school supplies and toys for our annual events are purchased to supplement donated items.

Item Donation

Donation House accepts gently used clothing, household goods, baby items, and toys. For larger furniture items, we will gladly connect you with a family in need to make arrangements for pick up as we do not have the space to store at our warehouse.

*Tax receipts are given upon request

Volunteer

Volunteers are needed for every aspect of our organization. We need help to sort & kit items, organize warehouse, and prep for & assist at events. Groups can also help by collecting needed supplies. We can sign for volunteer hours.

www.mydonationhouse.org

[@mydonationhouse](https://www.facebook.com/mydonationhouse)

Visit our website or Facebook page
to learn how you can support
Donation House.

Schedule a donation appointment today!

How To Contact Us



[@mydonationhouse](https://www.facebook.com/mydonationhouse)



giving.donationhouse@gmail.com



www.mydonationhouse.org

**Donations and Assistance
by Appointment Only**



From Giving Hearts To Grateful Hands

www.mydonationhouse.org

Who We Are

Our Purpose

Donation House is a 501(c)3 nonprofit meeting the basic needs of struggling families in North Texas by collecting and distributing gently used items & donated goods.



We are a completely volunteer run organization. Everything we offer is made possible by contributions from our local community.

Our History

In 2014, Cheryl Mix started Donation House.



Her vision was to help families who didn't qualify for assistance elsewhere; to cut out the red tape and help whoever needed it no matter their situation. If you had a need, she would do her best to fill it no questions asked.

She knew the struggle many families faced as she had been there herself years before. God showed her there was a need and gave her the tools to help. Thus, Donation House was created.

Beginning in a garage, transitioning to several rented storage units, and now to a leased warehouse space, Donation House serves anyone in need just like Jesus did. There is no application process to receive our services. If your family has a need, we will do our best to help. It is our privilege and honor to be able to bless others.

How We Can Serve You

Clothing/Shoes/Jackets

We will provide all family members with clothing kits consisting of approx. 5-7 gently loved outfits. Clothing kits are bagged by size, season, & gender. We have shoes and jackets of all sizes available for request.

Household Goods/Hygiene Products/Linens

Small household kitchen & bath items are available. We have hygiene products such as shampoo/body wash and soaps. We usually have gently used bedding for all size beds, towels, and washcloths. We can request larger furniture items such as beds or living/dining room furniture from the community, however arrangements must be made for pickup as we are not able to deliver or store larger items at our warehouse due to space constraints.

Infant Items

Available items include diapers, wipes, baby blankets, bibs, burp cloths, and bottles. At times we will have donations of cribs, infant car seats & booster seats, potty chairs, feeding chairs, bouncers, and strollers.

School Supply Event

Donation House hosts an annual event giving school supplies to students in need. Each child will receive a kit of new school supplies. Other items available include backpacks, clothing kits, shoes, free haircut vouchers, and Halloween costumes.



Christmas Giving Event

This annual event helps parents to give Christmas gifts to their children. Each child receives a brand-new gift and parents get to pick out a few gently loved gifts to give them. In addition, each child receives a Blanket Buddies, a handmade blanket paired together with a stuffed animal, and stocking stuffers.



www.mydonationhouse.org

***Availability of ALL items
subject to donations received***

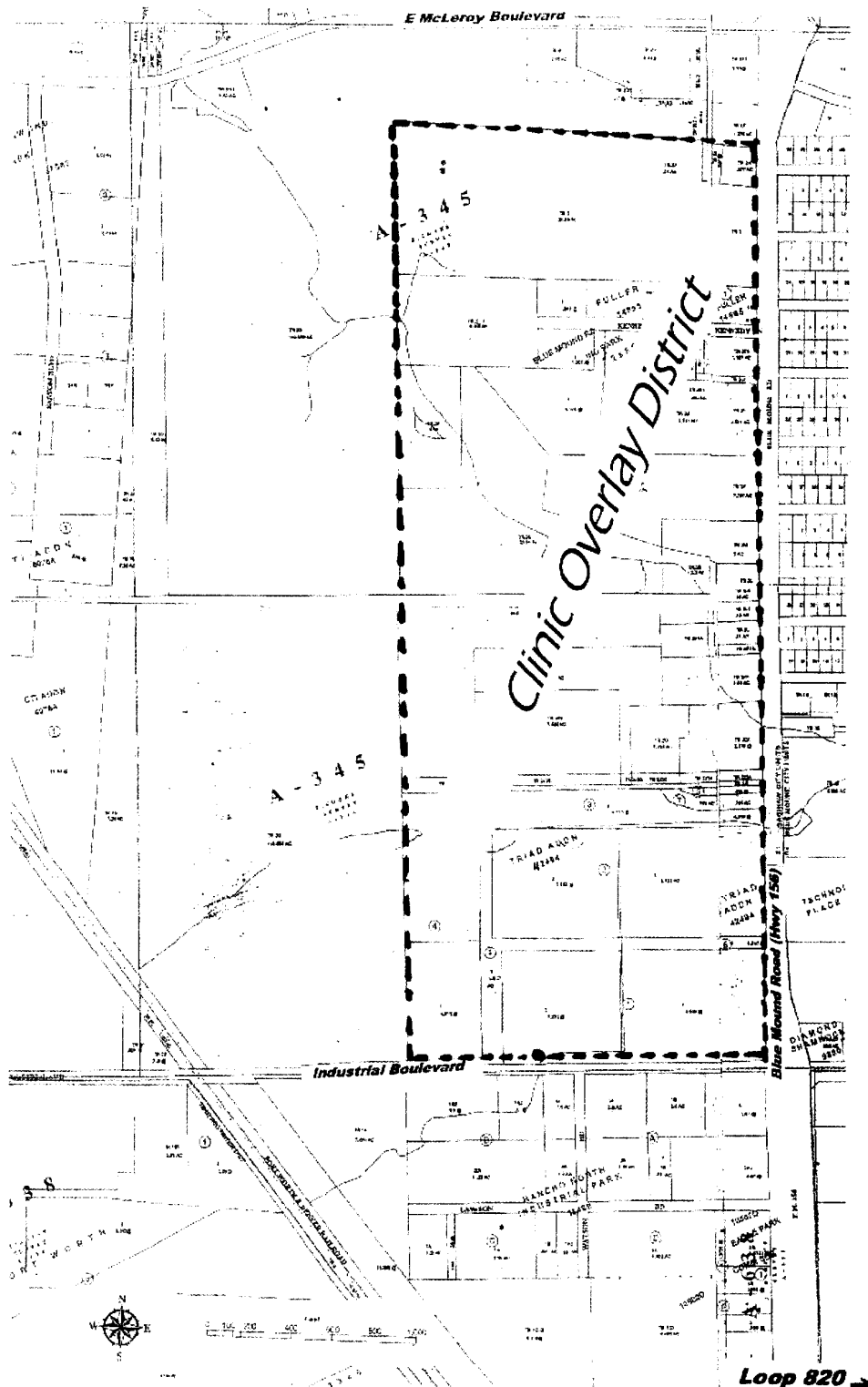
Contact us with a detailed list of your needs. We will pull the items we have available. Then all you have to do is make an appointment & come pick up the items.

Interior of previous Donation House location (10011 Harmon Rd, Suites 153 & 155, Fort Worth)
Volunteer area



Sec. 7-3. - Clinic overlay district.

- (a) *District established.* There is hereby established a clinic overlay district where the use and operation of a clinic, as that term is defined in section 12-2 of article 12 of the Zoning Regulations, is expressly permitted by right irrespective of the underlying (base) zoning district classification. Notwithstanding the requirements of section 5-1 hereof, the "Permitted Use Table," no specific use permit shall be required for the use and operation of a clinic within the clinic overlay district defined below:



(b)

Purpose. The purpose of the clinic overlay district is to encourage and foster the development of medical clinic facilities and to encourage the development of the southeast region of the city.

(c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail, except as provided in paragraph (a) of this section.

(d) *Setback.* No clinic within the clinic overlay district shall be permitted within 1000 feet of any licensed day care center located within the territorial limits of the city. The measurement of the distance between the clinic and the licensed day care center shall be in a direct line from front door to front door, without regard to intervening structures, streets or property lines.

(Ord. No. 2014-08, § 1, 4-15-14)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A PHILANTHROPIC AND/OR CHARITABLE USE AT, FULLER ADDITION, BLOCK 1, LOT 2R1, LOCALLY KNOWN AS 1000 KENNEDY LN, SUITE 108 IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; 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 of the City (“City Council”) heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the renter of the property located at 1000 Kennedy Ln, Suite 108, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on May 19, 2026, and the City Council held a public hearing on May 19, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for granting a Specific Use Permit for the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY

OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, Appendix A “Zoning,” of the Saginaw City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: Cheryl Mix

Property Address: 1000 Kennedy Ln, Suite 108, Saginaw, Texas 76131

Legal Description: Fuller Addition, Block 1, Lot 2R1

Zoning Change: The property shall remain located in the Light Industrial (LI) Zoning District, and a Specific Use Permit to allow the operation of a philanthropic and/or charitable organization is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with the Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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.

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 \$2,000. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 19th DAY OF MAY, 2026.

TODD FLIPPO, MAYOR

ATTEST:

VICKY VEGA, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY

F. PUBLIC HEARING -- Consideration and Action Regarding a Specific Use Permit (SUP) for 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Boulevard, to Allow the Operation of An Auto Service Station--Susy Victor, Asst. Dir. of Economic & Community Eng.

| Meeting | Agenda Group |
|--------------------------------|---------------------------|
| Tuesday, May 19, 2026, 6:00 PM | Public Hearings Item: 4F. |
| Reference File | |
| Community Goals | |

Background/Discussion:

The City of Saginaw Planning and Zoning Division has received an application for a specific use permit as follows:

- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of an Auto Service Station at 105 W. Lemon St., and 213/215 N. Saginaw Blvd. If approved, business operations will primarily take place at 105 W. Lemon St. and 213 N. Saginaw Blvd., with potential future upgrades and/or demolition of all/some of the existing structures at 215 N. Saginaw Blvd.
- **Applicant:** Christopher Wagner, representative of Hamm's Tire.
- **Address:** 105 W. Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Blvd., Saginaw, TX 76179.



(Ex. 1: Location of Property)

- **Legal Description:** HOSEA ADDITION, Lot 9 9-W 10'8, Lot 8 SEPT LT 8, and Lot 8 NE PT LT 8.
- **Zoning:** [Community Commercial \(CC\)](#) and within the [Saginaw Boulevard Overlay District](#). The purpose of the Saginaw Boulevard Overlay District is to establish development standards for properties that have

SUP Application, Exhibits, Newspaper Notice, Owner Notice, Map.

Attachments

[105 W. Lemon St., 213 & 215 N. Saginaw Blvd \(SUP Memo\).pdf](#)

[105 W. Lemon St., 213 & 215 N. Saginaw Blvd \(SUP Application\) Redacted.pdf](#)

[105 W. Lemon St., 213 & 215 N. Saginaw Blvd. \(Public Comment, Daniel Dittfurth\) Redacted.pdf](#)

[Ordinance 2019-22 Overlay District \(Saginaw Blvd.\).pdf](#)

[105 W. Lemon St., 213 & 215 N. Saginaw Blvd \(SUP Ordinance Draft\).pdf](#)



SUP to Allow an Auto Service Station at 105 W. Lemon St., 213 & 215 N. Saginaw Blvd.

Date: May 19, 2026

To: Chairman and Members of the Planning and Zoning Commission

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

Subject: Consideration & Action Regarding a request for a Specific Use Permit to Allow the Operation of an Auto Service Station at 105 W. Lemon St., and 213/215 N. Saginaw Blvd.

Background/Discussion:

The City of Saginaw Planning and Zoning Division has received an application for a specific use permit as follows:

- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of an Auto Service Station at 105 W. Lemon St., and 213/215 N. Saginaw Blvd. If approved, business operations will primarily take place at 105 W. Lemon St. and 213 N. Saginaw Blvd., with potential future upgrades and/or demolition of all/some of the existing structures at 215 N. Saginaw Blvd.
- **Applicant:** Christopher Wagner, representative of Hamm's Tire.
- **Address:** 105 W. Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Blvd., Saginaw, TX 76179.



(Ex. 1: Location of Property)

- **Legal Description:** HOSEA ADDITION, Lot 9 9-W 10'8, Lot 8 SEPT LT 8, and Lot 8 NE PT LT 8.
- **Zoning:** [Community Commercial \(CC\)](#) and within the [Saginaw Boulevard Overlay District](#). The purpose of the Saginaw Boulevard Overlay District is to establish development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.



Record Report for Specific Use Permit #SUP-26-0005

Record Overview

Record Number: SUP-26-0005

Record Type: Specific Use Permit

Record Status: In Progress

Record Submitted At: Friday April 17, 2026

Record Address: 213 N Saginaw Blvd, 105 W Lemon St, 215 N Saginaw Blvd, Saginaw, TX 76179

Record Owner: Planning Department

Record Applicant User: ryanwagner99@yahoo.com

Record Applicant Company: Hamm's Tire

Form Submission

Contact:

Clarence Dominey
213 N Saginaw Blvd
Saginaw, TX 76179
@att.net,

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

Contact:

Christopher Wagner
213 N Saginaw Blvd
Saginaw, TX 76179
@yahoo.com,

Project Name:: Hamm's Tire Saginaw

Location of Property:: 213 N Saginaw Blvd, 105 W Lemon St, 215 N Saginaw Blvd, Saginaw, TX 76179

Legal Description:: HOSEA ADDITION

Lot:: Lot 8 (213 N Saginaw Blvd), Lot 9 (105 W Lemon St), Lot 8 (215 N Saginaw Blvd)

Block::

SEPT LT 8 (213 N Saginaw Blvd), 9-W 10'8 (105 W Lemon St), NE PT LT 8 (215 N Saginaw Blvd)

Addition:: HOSEA ADDITION

Tract:: -

Abstract:: -

Survey:: -

Zoning:: CC (Community Commercial)

Subdivision: -

Present Use and Improvements on Property::

-

Has a previous application or appeal been filed on the property?: No

If yes please include the date here.: -

Specific Use Requested::

Auto Service Station

Application Justification for Request::

New Ownership on property requiring a special use permit.

Does the proposed use comply with all the requirements of the zoning district in which the property is located?:

Yes

If no is selected, please provide further details::

-

Does the proposed use, as located and configured, contribute to or promote the general welfare and convenience of the city?:

Yes

Please provide further details::

-

Do the benefits that the city gains from the proposed use outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business, and property of individuals affected by the proposed use?:

Yes

Please provide further details::

No loss, damage or disruption from our proposed use.

Have adequate utilities, road access, drainage, and other necessary supporting facilities been or shall be provided?:

Yes

If no is selected, please provide further details::

-

Does the design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments?:

Yes

Please provide further details::

Preexisting building on lot.

Does the issuance of the specific use permit not impede the normal and orderly development and improvement of neighboring vacant property?:

Yes

Please provide further details::

Existing business currently in place.

Is the location, nature, and height of buildings, structures, walls, and fences in scale with the surrounding neighborhood?:

Yes

Please provide further details::

-

Will the proposed use be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity?:

Yes

Please provide further details::

-

Have adequate nuisance prevention measures been taken or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight?:

Yes

Please provide further details::

-

Has sufficient on-site lighting been provided for the adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect the neighboring properties?:

Yes

Please provide further details::

-

Are the proposed operations consistent with the applicant's submitted plans, master plans, and projections, or, where inconsistencies exist, do the benefits to the community outweigh the costs?:

Yes

If no is selected, please provide further details::

-

Is there sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties?: Yes

Please provide further details::

-

Is the proposed use in accordance with the City of Saginaw Comprehensive Land Use Plan?: Yes

If no is selected, please provide further details::

-



Project Number: _____

Project Name: _____

Letter of Acknowledgement

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

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

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

CHECK ONE OF THE FOLLOWING:

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

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

Applicant: Christopher Wagner

Company: Hamms Tire

Address: 213 N Saginaw Blvd

Phone #: [Redacted] E-Mail: [Redacted]

Applicant's Signature: [Signature] Date: 4-15-2026

Owner: Clarence Ray Dominey

Company: CR REPAIRS

Address: 213,215 N. SAGINAW & 105 LEMON STREET

Phone #: [Redacted] E-Mail: [Redacted]

Owner's Signature: [Signature] Date: 4/14/2026

RE-NOTICE: Meeting Rescheduled



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

Notice of Public Hearing

RE: Consideration of a Specific Use Permit (SUP) request to allow the operation of an Auto Service Station at the approximate .92 acres out of the HOSEA ADDITION, Lot 9 9-W 10'8, Lot 8 SEPT LT 8, and Lot 8 NE PT LT 8, more commonly known as 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd, Saginaw, Texas 76179 (Ped TAD).

Dear Property Owner:

The City of Saginaw Planning and Zoning Division has received an application for a Specific Use Permit involving three properties within 200 feet of yours. The details of the application are as follows:

Applicant Name: Christopher Wagner, representative of Hamm's Tire.

Application Address: 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Blvd., Saginaw, TX 76179.

Application Type: Request for a Specific Use Permit to allow the operation of an Auto Service Station. Hamm's Tires is in the process of purchasing the three properties listed above. Execution of the sale will be contingent on the decision made regarding this request. If approved, business operations will primarily take place at 105 W. Lemon St. and 213 N. Saginaw Blvd., with potential future upgrades or demolition of the existing structures at 215 N. Saginaw Blvd.

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

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.

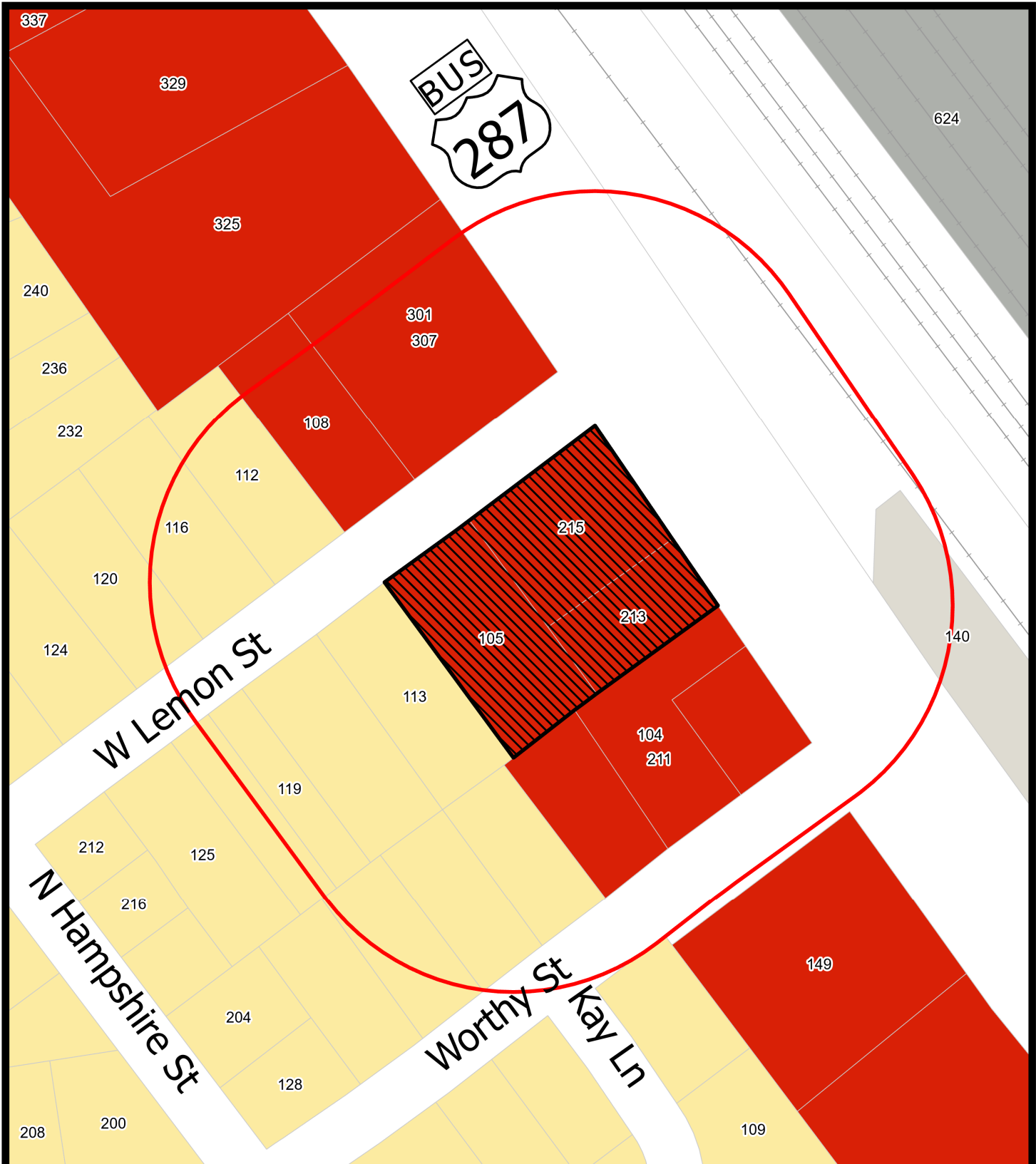
City Council Meeting: May 19, 2026, at 6:00 p.m.

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



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

Sincerely,
City of Saginaw Planning & Zoning Division

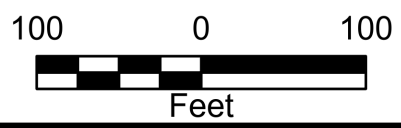




Legend

-  200ft Buffer
-  Property of Interest

**105 W Lemon St.
 213 N Saginaw Blvd.
 215 N Saginaw Blvd.
 Auto Service Station
 Specific Use Permit
 200 ft Property Owner
 Notification**





Reply Form

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

E-Mail:

pz@saginawtx.org

Mail:

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

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Christopher Wagner, representative of Hamm’s Tire.

Application Address: 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Blvd., Saginaw, TX 76179.

Application Type: Request for a Specific Use Permit to allow the operation of an Auto Service Station. Hamm’s Tires is in the process of purchasing the three properties listed above. Execution of the sale will be contingent on the decision made regarding this request. If approved, business operations will primarily take place at 105 W. Lemon St. and 213 N. Saginaw Blvd., with potential future upgrades or demolition of the existing structures at 215 N. Saginaw Blvd.

Planning and Zoning Commission Meeting: May 19, 2026, at 5:00 p.m.

City Council Meeting: May 19, 2026, at 6:00 p.m.

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

Response Details:

Name: _____

Address: _____

Phone Number: _____

In Favor

Opposed

Reasoning: _____

Recipients/Property Owners Notified Within 200ft of 105 W. Lemon St., and 213 & 215 N Saginaw Blvd, (SUP)

CURRENT OCCUPANT

307 N SAGINAW BLVD SAGINAW, TX
76179

PO BOX 293 RHOME, TX 76078

301 N SAGINAW BLVD, SAGINAW, TX
76179

CURRENT OCCUPANT

2201 LONG PRAIRIE RD STE 107 #
FLOWER MOUND, TX 75022

120 WORTHY ST, SAGINAW, TX
76179

116 W LEMON ST SAGINAW, TX
76179

CURRENT OCCUPANT

240 N HAMPSHIRE ST, SAGINAW, TX
76179

112 W LEMON ST, SAGINAW, TX
76179

117 W LEMON ST FORT WORTH, TX
76179

201 N SAGINAW BLVD SAGINAW, TX
76179

5929 CLIPPER LN FORT WORTH, TX
76179

1801 ASSEMBLY RD FORT WORTH,
TX 76179

CURRENT OCCUPANT

105 W LEMON ST,SAGINAW, TX
76179

2000 MING DR FORT WORTH, TX
76134

CURRENT OCCUPANT

108 WORTHY ST, SAGINAW, TX
76179

CURRENT OCCUPANT

308 N HAMPSHIRE ST FORT WORTH,
TX 76179

121 W LEMON ST, SAGINAW, TX
76179

2513 NW LORAIN ST FORT WORTH,
TX 76106

CURRENT OCCUPANT

120 W LEMON ST, SAGINAW, TX
76179

1700 E GOLF RD SCHAUMBURG, IL
60173

113 WORTHY ST FORT WORTH, TX
76179

119 W LEMON ST SAGINAW, TX
76179

112 WORTHY ST FORT WORTH, TX
76179

104 WORTHY ST SAGINAW, TX
76179

CURRENT OCCUPANT

211 N SAGINAW BLVD SAGINAW, TX
76179

1801 ASSEMBLY RD FORT WORTH,
TX 76179

215 N SAGINAW BLVD, SAGINAW, TX
76179

CURRENT OCCUPANT

116 WORTHY ST SAGINAW, TX
76179

113 W LEMON ST SAGINAW, TX
76179

213 N SAGINAW BLVD, SAGINAW, TX
76179

Recipients/Property Owners Notified Within 200ft of 105 W. Lemon St., and 213 & 215 N Saginaw Blvd, (SUP)

CURRENT OCCUPANT

1600 W 7TH ST FORT WORTH, TX
76102

140 N SAGINAW BLVD, SAGINAW, TX
76179

1600 W 7TH ST FORT WORTH, TX
76102

Classified

classifieds.star-telegram.com

FIND.
BUY.
SELL.

SELL
YOUR STUFF
FAST!

817.390.7400



Legals

Beverage Notice

PUBLIC NOTICE
Application has been made with the TABC for an Insert Wine and Beer only Package Store Permit by John Durik dba Atomic Wings, to be at 1229 8th Ave, Suite 127, Tarrant County. Officers of said corporation are John Durik Director
IPL0334320
Apr 25,29 2026

Foreclosure

NOTICE OF PUBLIC FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that TRUIST EQUIPMENT FINANCE CORP., as lender and secured party (or any of its successors or assigns, the "Secured Party"), will offer for sale (the "Sale") at public auction (the "Auction") under the Uniform Commercial Code (the "UCC") the following property of BALKAN EXPRESS, LLC (the "Debtor"): one (1) 2023 Kenworth T680 Sleeper Tractor-Truck (1XKYDP9X3PJ246176), and four (4) 2024 International LT62F Sleeper Tractor-Truck (3HSDZAPR1RN287877, 3HSDZAPR3RN287878, 3HSDZAPR5RN287879, and 3HSDZAPR3RN287881) (collectively, the "Collateral"). The Collateral to be sold at the Auction is as defined in (i) that certain Master Security Agreement No. XXXXXX8266 by and between the Debtor and the Secured Party, dated December 27, 2022 (the "MSA"), (ii) that certain Promissory Note No. XXXXXXXXXX-01-01-LN001 executed by Debtor in favor of the Secured Party dated as of December 27, 2022 ("Note_001"), and (iii) that certain Promissory Note No. XXXXXXXXXX-01-01-LN002 by Debtor in favor of the Secured Party, dated as of September 20, 2023, ("Note_002") and collectively with the Note 001 and the MSA, the "Credit Documents").

The Auction will be conducted by Ritchie Bros. and bidding will take place online during the Ritchie Bros. Texas Regional Auction from May 13-15, 2026, 7:00 am - 7:00 pm (Dallas, Texas time) (the "Auction Date"), accessible at <https://www.rbaction.com/heavy-equipment-auctions/lake-worth-tx-2026155>. The units will be available for inspection before the Auction at 6050 Azle Avenue, Lake Worth, Texas 76135.

The Collateral will be sold pursuant to a bill of sale and such other appropriate transfer documents, if any, on an "as is, where is" and "with faults" basis and without recourse, representations, or warranties of any kind or nature whatsoever, including, without limitation, any representation or warranty of merchantability or fitness for a particular purpose. Specifically, but without limitation of the foregoing, there will be no warranty relating to title, possession, quiet enjoyment, or the like made or given.

This Auction is being held to enforce the Secured Party's rights in the Collateral under the Credit Documents and proceeds from the Auction shall be applied to the indebtedness of the Debtor to the Secured Party pursuant to the Credit Documents, which indebtedness is in an amount of at least \$1,845,949.46 (as of September 4, 2025).

The Sale is a sale pursuant to foreclosure upon the Secured Party's security interests in the Collateral. The sale, if made, shall be to the highest and best bidder. All persons participating in the Sale will be given an opportunity to bid on a competitive basis. Additional sale terms are available at [rbaction.com](https://www.rbaction.com).

Parker, Hudson, Rainer & Dobbs, LLP
Attorneys for the Secured Party
303 Peachtree Street NE, Ste. 3600
Atlanta, GA 30308
Tel: 404-523-5300
E-mail: truisforeclosures@phrd.com

IPL0333812
Apr 29,May 6 2026

Legals & Public Notices

NOTICE TO BIDDERS

Proposals 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 21st of May 2026 for:

CSP: 26-0098

Request for Proposals for Construction of Elzie Odom Athletic Center Renovations

PRE-PROPOSAL MEETING:

May 4, 2026, at 3:30 PM
Elzie Odom Athletic Center
1601 NE Green Oaks Blvd
Arlington, TX 76006

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
IPL0333279
Apr 22,29 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 May 12, 2026 to consider a request for a specific use permit to allow the operation of an auto service station at the approximate .92 acres out of the HOSEA ADDITION, Lot 9 9-W 10'8, Lot 8 SEPT LT 8, and Lot 8 NE PT LT 8, more commonly known as 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd., Saginaw, Texas 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 19, 2026, to consider the above-mentioned request for a request for a specific use permit, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Saginaw Planning & Zoning at pz@saginawtx.org or 817-230-0440/0444.
IPL0335382
Apr 29 2026

Legals & Public Notices

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Fort Worth, Tarrant County, Texas, Case No. 24-06-1155R The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).
IPL0333981
Apr 29,May 6 2026

NOTICE OF SALE OF REAL PROPERTY

Pursuant to TX Gov Code §272.001, Ft. Worth Housing Solutions offers 12 lots for sale by sealed bid: 1602 Amanda Ave (COONROD, GEORGE W SURVEY Abstract 291 Tract 17 & 18) \$81,000 min. | 1603 Langston St (COONROD, GEORGE W SURVEY Abstract 291 Tract 25) \$65,000 min. | 1606 Amanda Ave (COONROD, GEORGE W SURVEY Abstract 291 Tract 16) \$55,000 min. | 1608 Amanda Ave (COONROD, GEORGE W SURVEY Abstract 291 Tract 16A) \$55,000 min. | 1609 Langston St (COONROD, GEORGE W SURVEY Abstract 291 Tract 26) \$81,000 min. | 1617 Langston St (COONROD, GEORGE W SURVEY Abstract 291 Tract 27) \$81,000 min. | 1712 Dillard St (WILLI, WALTER SUBDIVISION Block 8 Lot 4) \$65,000 min. | 1716 Dillard St (WILLI, WALTER SUBDIVISION Block 8 Lot 5) \$65,000 min. | 1724 Dillard St (WILLI, WALTER SUBDIVISION Block 1 Lot 1 & S 10' OF STRIP) \$65,000 min. | 4801 Willie St (BRACKEEN SUBDIVISION Block 1 Lot 1) \$60,000 min. | 4809 Willie St (BRACKEEN SUBDIVISION Block 1 Lot 3) \$60,000 min. | 5221 Willie St (WILLI, WALTER SUBDIVISION Block 13 Lot 4B) \$60,000 min. Sealed bids due May 8, 2026 by 5pm to 1407 Texas St, Fort Worth 76102. Include full name, address, phone, email, and bid price. Bids opened May 15, 2026 at 10am, 5012 E Rosedale St, Fort Worth TX 76105. Properties sold AS IS. No sale below minimum. Identical bids subject to best-and-final process. Closing within 10 days of bid opening, full payment by cashier's check or wire. Seller reserves right to reject any bid. Full terms: www.fwhs.org/vacant-single-family-residential-lots-for-sale/.
IPL0333956
Apr 24,29 2026

REQUEST FOR BIDS

Byrne | Potere | Hunt, A Joint Venture invites competitive proposals from trade contractors for the Tarrant County College NE Campus Science Building Enabling Package construction project in Hurst, Texas on May 7, 2026.

The Enabling Package consists of demolition, electrical utility rerouting, site communications rerouting, earthwork, and civil utility rerouting, in preparation for a new Science Building. The remainder of the work for the new Science Building will be bid later. Bids will be received directly through the AECOM Hunt Building Connected plan room by 2:00 P.M. local time, Thursday, May 7, 2026.

A combined Pre-Bid Meeting and HUB/MWBE Trade Contractor Outreach will be held on Thursday, April 30, 2026, at 10:00 A.M. local time at the TCC Offsite District Multipurpose Center in room 1301-C. The TCC ODMC is located at 5450 N Riverside Dr., Fort Worth, Texas 76137. After a review of the project and bidding requirements, a site visit will be conducted at the NE campus project site, located at 828 W Harwood Rd., Hurst, Texas 76054. Although this meeting is not mandatory, it is highly recommended that all interested bidders attend and are responsible for all information discussed at the meeting.

Drawings and specifications are available electronically via Building Connected. Please contact Brian Rhoades at brian.rhoades@aecom.com or 817-781-6397 for access to the online plan room. Printed documents will not be provided for loan or use.
IPL0333963
Apr 29,May 6 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 May 12, 2026, to consider a proposed textual amendment to the zoning ordinance regarding modifying the city's permitted use table (residential land uses, public, civic, and utility uses, and commercial, retail, and service uses), of Appendix A, "Zoning," Article 5, "Permitted Uses," and Article 12, "Definitions." The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 19, 2026, to consider the above-mentioned request for a textual zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Saginaw Planning & Zoning at pz@saginawtx.org or 817-230-0440/0444.
IPL0335380
Apr 29 2026

Legals & Public Notices

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS

Electronic bids for the construction of Residential Lead Service Line Replacement Contract 1, City Project No. 106471 ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until (2:00 P.M. CST, Thursday, June 04, 2026).

Bids will then be opened publicly and read aloud beginning at 2:00 PM CST at New City Hall (NCH); Council Work Session Room, 100 Fort Worth Trail, Fort Worth, TX 76102.

Bidders shall also email the Small Business Utilization Form, and Small Business Certificate(s), to the city PM.

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

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

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a bid as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered. If, upon being opened, a submission is unreadable to the degree that material conformance to the requirements of the procurement specifications cannot be ascertained, such submission will be rejected without liability to the City, unless such bidder provides clear and convincing evidence (a) of the content of the submission as originally submitted and (b) that the unreadable condition of the Electronic Bid was caused solely by error or malfunction of the Bonfire Platform (Procurement Portal). Failure to scan a clear or readable copy of a bid into the system does not constitute and shall not be considered an error or malfunction of the Bonfire Platform (Procurement Portal). Bidders are encouraged to fully review each page of every document within their submission prior to submitting to ensure all documents are clear, legible, and complete.

SUPPORT

For technical questions, visit Bonfire's help forum at <https://vendorsupport.gobonfire.com/hc/en-us>Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010. To get started with Bonfire, watch this five-minute training video:

Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support (gobonfire.com)

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:

Verification, Repair, Replacement of Lead Material for Private-Residential Service Lines.

TIME PERIOD AND RENEWALS

The time period of this Agreement will be for one calendar year or the expiration of the funding, whichever occurs last. The City reserves the right to renew the contract for up to one (1) additional one calendar year time periods or up to one (1) additional expenditures of \$1,000,000.00 under the same terms, conditions and unit prices. The City shall provide at least sixty (60) days' notice to the Contractor of the City's intent to renew.

PREQUALIFICATIONS AND INSPECTIONS

Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified as by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.

Applicants for a Fort Worth Plumbing Contractor Registration shall hold a valid State of Texas Master Plumber License or Texas Board of Irrigators License when required by the State of Texas or the City of Fort Worth Plumbing Code.

Individuals with the following credentials shall be recognized as capable of conducting a customer service inspection certification.

(A) Plumbing Inspectors and Water Supply Protection Specialists licensed by the Texas State Board of Plumbing Examiners (TSBPE).

Environmental Review for Historical Preservation Districts, Floodplain Review, Texas Parks & Wildlife, and Natural Resources Conservation Service (USDA). All environmental review recommendations will be adhered to during the replacement project for galvanized service lines on private property.

DOCUMENT EXAMINATION AND PROCUREMENTS

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

EXPRESSION OF INTEREST

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

PREBID CONFERENCE – Web Conference

A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time **via a web conferencing application:**
DATE: Thursday, May 28, 2026
TIME: 11:00 A.M. CST
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

CITY'S RIGHT TO ACCEPT OR REJECT BIDS

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

AWARD

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

FUNDING

Any contract(s) awarded under this Invitation for Bids is/are expected to be funded in part by financial assistance from the Texas Water Development Board (TWDB). Neither the Environmental Protection Agency (EPA) or the State of Texas, nor any of their departments, agencies, or employees, are or will be a party to this Invitation for Bids or any resulting contract.

This contract is contingent upon release of funds from the Texas Water Development Board.

ADVERTISEMENT DATES

Wednesday, April 29, 2026
Wednesday, May 06, 2026
IPL0335123
Apr 29,May 6 2026

Ordinance No. 26-024

An ordinance amending the "Health and Sanitation" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article X, Regulation of Smoking, Section 10.01, Definitions, relative to the amendment of the definitions of "Bingo parlor", "Health care facility", "Smoke" and "Smoking", the addition of the definitions of "Electronic smoking device" and "Hookah", and the deletion of the definition of "Nursing Home"; Section 10.02, Smoking Prohibited - Public Places, Subsection (B)(I), Subsection (D)(I)(a), Subsections (E)(I)(a) and (b), Subsections (E)(2)(a)(I) and (2), and Subsection (F); the amendment of the title of Section 10.03, Posting of Signs, Placing of Receptacles and Public Address System Announcement Required, and Subsections 10.03(C) and (D); relative to including electronic smoking devices in certain definitions, removing and updating outdated terms and raising age minimums from 18 to 21 for signage to align with federal and state law, and clarifying responsible party terminology and requirements of the Smoking Ordinance relative to individuals in control of places and establishments open to the public; providing for a fine of up to \$2000 for each offense in violation of the ordinance; providing this ordinance be cumulative; providing for severability, governmental immunity, injunctions, publication and an effective date

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/00 Dollars (\$2000) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

/s/ Jim R. Ross
JIM R. ROSS, Mayor
ATTEST:

/s/ Alex Busken
ALEX BUSKEN, City Secretary
IPL0335520
Apr 29,May 1 2026

Legals & Public Notices

SECTION 00 11 13 INVITATION TO OFFERSORS

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

RECEIPT OF COMPETITIVE SEALED PROPOSAL

Electronic Competitive Sealed Proposals for the construction of the Mary's Creek Water Reclamation Facility C01239 ("Project") will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until 2:00 P.M. CST, Thursday, June 25, 2026.

Competitive Sealed Proposals will then be publicly opened and the names of the Offerors and their monetary proposals will be read aloud beginning at 2:00 PM CST in the City Council Chambers.

Bidders shall also email the Small Business Utilization Form, and Small Business Certificate(s), to the city PM.

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

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

All submissions must be submitted electronically prior to the close date and time under the respective Project via the Procurement Portal: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>

Failure to submit all completed required information listed in the respective Solicitation will be grounds for rejection of a competitive sealed proposal as non-responsive. No late bids/proposals shall be accepted. Bids delivered in any other manner than using the Bonfire Platform (Procurement Portal) will not be accepted or considered.

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

SUPPORT

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

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

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

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:

1. Equalization and peak flow storage basins with mixing systems;
2. Preliminary Treatment Unit (PTU) with coarse screens, grit removal, fine screens, and flow control valves;
3. Bioreactor distribution box;
4. Bioreactors with a scum pump station;
5. Membrane tanks;
6. Return activated sludge (RS) and waste activated sludge (WS) pump station;
7. Operations Building with administration facilities, maintenance bay, blower room, pump room, and electrical room;
8. Ultraviolet disinfection system;
9. Cascade aeration system;
10. Outfall;
11. Chemical feed and storage systems for ferric sulfate, supplemental carbon (glycerin), and sodium hypochlorite;
12. Reuse and Service Water Pump Station;
13. Sludge holding tanks;
14. Solids Building with thickening equipment, dewatering equipment, polymer feed and storage systems, blowers, and electrical and control rooms;
15. Return Flow Pump Station;
16. Odor control facilities;
17. Electrical Buildings and related electrical systems throughout;
18. Radio communications tower;
19. Civil site work including paving, grading, vaults, excavation and excavation support, and yard piping; and
20. Instrumentation and controls and physical security measures for an integrated and operational system.

DOCUMENT EXAMINATION AND PROCUREMENTS

The Competitive Sealed Proposal and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

EXPRESSION OF INTEREST

To ensure potential offerors are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Propose section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

PREPROPOSAL CONFERENCE – In person

A non-mandatory preproposal conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO OFFERORS at the following date, and time:
DATE: May 27, 2026
TIME: 9:00 a.m.
LOCATION: Westside Water Treatment Plant
ADDRESS: 12200 Old Weatherford Road, Aledo, TX 76008

Attendees will need to call in to security at the gate, identify themselves, and state the meeting they will be attending to be allowed access to the facility.

A site visit to the Mary's Creek WRF site will follow conference.

The presentation and any questions and answers provided at the conference will be issued as an Addendum to the call for Competitive Sealed Proposals.

CITY'S RIGHT TO ACCEPT OR REJECT PROPOSALS

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

AWARD

City will award a contract to the Offeror that provides the best value to the City based on an evaluation of the proposals using the process presented in Section 00 21 13 - INSTRUCTIONS TO OFFERORS.

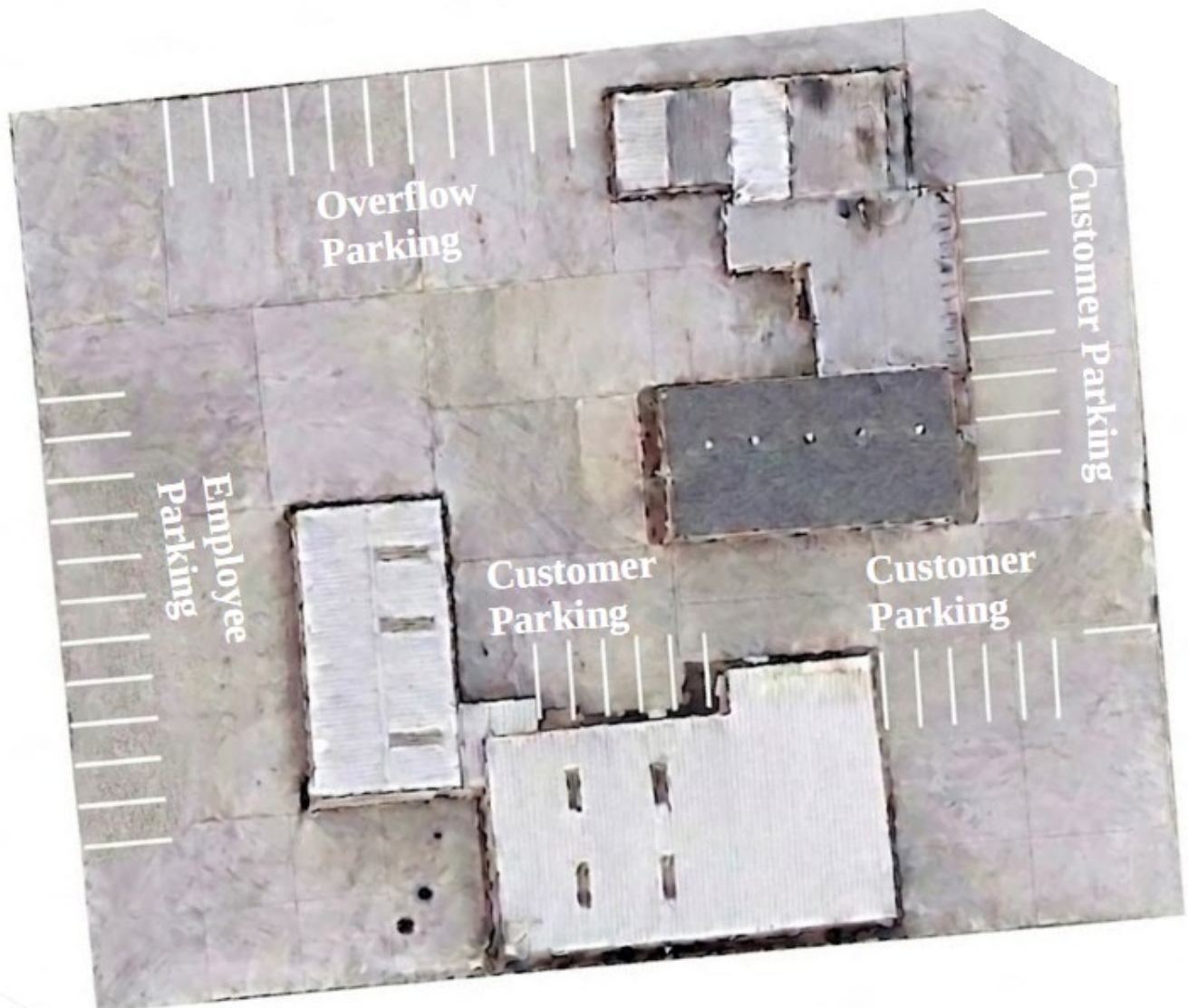
FUNDING

The Mary's Creek Water Reclamation

Aerial View of 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd (SUP)



Parking Layout for all Three Properties and Current Structures



Site Plan for 105 W. Lemon St.



Conceptual Plan/Planned View of 105 W. Lemon St.

(This is facing the houses behind/west of 105 W. Lemon St)



Site Plan for 213 N. Saginaw Blvd



Conceptual Plan/Planned Front View of 213 N. Saginaw Blvd
(View from Saginaw Blvd)



Proposed Demolition of Some Current Structures at 215 N. Saginaw Blvd



Site Plan for 215 N. Saginaw Blvd (Post proposed demo)
To be used as an alignment bay



Conceptual Plan/Planned Front View of 215 N. Saginaw Blvd
(View from Saginaw Blvd)



Hamm's Tire

Hamm's Tire – Saginaw

213 N Saginaw Blvd, Saginaw, Texas 76179

Overview

Hamm's Tire will operate as a full-service tire sales facility focused on safe, efficient, and professional service for passenger vehicles and light-duty trucks. We will provide new and used tires, wheels, along with installation, balancing, and free air checks to our customers.

The goal of Hamm's Tire is to serve the surrounding community with affordable tire solutions while maintaining a clean, organized, and well-managed property. Comfort and transparency for our customers is key. No one likes a dirty shop, or waiting area!

Proposed Hours of Operation

- **Monday – Friday:** 8:00 AM – 7:00 PM
- **Saturday:** 8:00 AM – 6:00 PM
- **Sunday:** 9:00 AM – 4:00 PM

These hours are designed to accommodate both working customers and daytime traffic while minimizing late-night impact on surrounding properties.

Products & Services

Tire Sales

- We sell a very wide assortment of brands, trying our best to meet the needs and of the community. This allows Hamm's to help each individual with their own unique budgets and needs.
- All of our Used tires are put through a lengthy quality control journey, in the facility we purchase from, even before reaching out door. Every tire we sell goes through an additional

quality control process in house, before being put on a vehicle. Ensuring a safe ride for our customers is priority. Our process has excellently served us, and the communities surrounding Hamm's for nearly 4 decades!

Services Provided

- Tire mounting and balancing
- Tire rotation
- Basic vehicle inspections related to tires and suspension
- Air pressure and safety checks
- Basic Alignments

Types of Vehicles Serviced Employees

- Passenger vehicles
- SUVs
- Light-duty trucks (½ ton, ¾ ton, 1 ton)
- No heavy commercial trucks or industrial equipment

Employees

- Hamm's Tire is a company that believes your crew is your family. Majority of our employees have been with us close to, if not over a decade! We have an average of 15 employees at each of our locations!

Customers

- We believe a good experience for our customers will start in the front office and waiting area from the time they walk in our doors. Our plan is to offer more than enough seating, along with wall mounted TV's and a coffee and snack area to keep our customers comfortable for the short time they are waiting. A beautiful waiting area, and clean restroom is unfortunately rare in a tire shop, but at Hamm's we want to make it an expectation!

Saginaw emailed question/requests from 4-23-2026

1. Address on shop provided is 1017 Fox Ave, Lewisville, Texas 75067.

2. The proposed rendering is of the buildings on 213 N Saginaw Blvd and 105 W Lemon St.

These will be the buildings we will run the shop out of and that we will be modernizing.

3. No neon, and no additional signage.

4. No tire racks will be displayed.

This location will be modern and clean, and tire racks outside do not meet the visual standard we want to set.

5. I have provided a new overhead view of our proposed new concrete, with parking. Amounting to nearly 15-25 spots for customers alone, with employee parking in the back lot.

We will be getting rid of the gravel and asphalt currently used.

6. Average daily customer count is:

Watauga - 85~

Lewisville – 65~

Dallas - 100~

Front View of Hamm's Tire Location at Lewisville



Front Desk of Hamm's Tire Location at Lewisville



From:
To: [Planning Zoning](#)
Subject: Public Comment – Specific Use Permit (Auto Service Station) – 105 W. Lemon St. / 213 & 215 N. Saginaw Blvd.
Date: Tuesday, May 5, 2026 2:07:58 PM

To: pz@saginawtx.org

Dear Planning & Zoning Commission,

My name is Dan Dittfurth, and I am a nearby resident submitting comments regarding the requested Specific Use Permit (SUP) for an Auto Service Station at 105 W. Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Blvd.

I am not opposed to responsible commercial development; however, I have significant concerns regarding the proposed conversion of an existing low-volume mechanic shop into a higher-turnover tire operation at this location.

A tire shop inherently generates a higher volume of vehicle traffic, staging, and short-duration service activity than a traditional mechanic shop. Based on the current site configuration, it appears unlikely that all operations can be contained on-site without impacting adjacent streets—particularly W. Lemon, which is a residential roadway directly serving the neighborhood behind the property.

My primary concerns are as follows:

1. Overflow Parking and Street Impacts

There is a high likelihood that vehicles will overflow onto W. Lemon or stage near the intersection. This would reduce visibility, restrict safe ingress and egress for residents, and create avoidable safety hazards. This also has the potential to impact emergency access into the residential area.

2. On-Site Capacity and Operational Fit

The existing site layout appears better suited for a lower-volume mechanic use. A tire operation requires adequate internal space for vehicle queuing, staging, and service turnover. If these functions cannot be fully contained on-site, the use is not appropriate for the property in its current configuration.

3. Outdoor Operations and Visual Impact

Without strict controls, tire-related operations can extend outdoors, including vehicles on jacks, tire storage, and active service work in view of the roadway. This would negatively impact both safety and the visual character of the corridor.

4. Aging Structures and Corridor Appearance

The existing buildings are older and were not designed for this type or intensity of use. If this

SUP is approved, the site should be brought up to a standard consistent with a primary commercial corridor, including appropriate building upgrades, screening, and overall site improvements.

Additionally, existing Hamm's Tire locations in the region demonstrate a consistent branding and site design approach, including locations on Watauga Road in Watauga, Fox Avenue in Lewisville, and Carroll Avenue in Dallas. While branding itself is not the concern, these examples illustrate a development pattern that may not align with the established character of the Saginaw corridor, which is primarily masonry-based with more subdued and integrated signage.

If this SUP is approved, exterior design, building materials, and signage should be required to meet current corridor standards and be compatible with surrounding development, rather than replicate a standardized design approach that may not fit this location.

Based on these concerns, I respectfully request that the Planning & Zoning Commission either deny the SUP as currently proposed or, at a minimum, recommend approval only with strict, enforceable conditions, including:

- All vehicle parking, staging, and storage must occur entirely on-site
- No use of W. Lemon or any adjacent residential street for overflow parking or queuing
- No vehicles allowed to stage near the intersection in a manner that impacts visibility or access
- No outdoor vehicle service, including tire changes or vehicles on jacks
- No outdoor storage of tires, parts, or disabled vehicles without proper screening
- A site plan demonstrating adequate circulation, parking, and operational capacity
- Required upgrades to ensure the property meets current commercial corridor standards

If these conditions cannot be met, then the proposed use is not compatible with the site or the surrounding residential area.

Thank you for your time and consideration.

Sincerely,
Dan Dittfurth

ORDINANCE NO. 2019-22

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS AMENDING THE ZONING REGULATIONS OF THE CITY BY ESTABLISHING A ZONING OVERLAY DISTRICT ENCOMPASSING THE AREA GENERALLY DESCRIBED AS: ALL PROPERTIES ZONED OFFICE PROFESSIONAL, NEIGHBORHOOD COMMERCIAL, AND COMMUNITY COMMERCIAL THAT HAVE FRONTAGE AND/OR ACCESS (EITHER DIRECT OR THROUGH ANOTHER PROPERTY) TO SAGINAW BOULEVARD FROM EAST INDUSTRIAL BOULEVARD ON THE SOUTH, THE RAILROAD ON THE EAST AND THE NORTHERN CITY BOUNDARY; WHICH DISTRICT INCLUDES REGULATIONS/RESTRICTIONS GOVERNING LAND USE, SETBACKS, BUILDING MATERIALS, LANDSCAPING, SIGNAGE, SCREENING, LIGHT STANDARDS; AND PROVIDING FOR REVISIONS TO REGULATIONS GOVERNING AMORTIZATION/DISCONTINUATION OF LEGAL NON-CONFORMING USE STATUS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas 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 of Saginaw, Texas has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the intent of these regulations is to guide future development and redevelopment in accordance with the Comprehensive Plan, to protect and enhance the City's aesthetic and visual quality, and to recognize Saginaw Boulevard's unique character and importance as the City's primary commercial boulevard and entryway; and

WHEREAS, this Ordinance 2019-22 does not create a new obligation to bring a nonconforming structure or a nonconforming sign into compliance with the standards set forth herein because nonconforming structures and signs are subject to preexisting regulations set forth in Article 4 of the Zoning Regulations of the City; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on December 11, 2018, and the City Council of the City of Saginaw, Texas held a public hearing on December 18, 2018, with respect to the amendments described herein; and

WHEREAS, the City of Saginaw, Texas has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for adoption of the amendment proposed herein.

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

SECTION 1.

That Article 4 of the Zoning Regulations of the City is hereby amended by adding a new Section 4-13 and Section 4-14, which shall read as follows:

“Sec. 4-13. - Saginaw Boulevard overlay district (“SBOD”) limitations.

A. *Nonconformities in the SBOD.*

1. *Discontinuance.* Any nonconforming use of land which is located in the SBOD, described in Section 7-4 hereof, shall be discontinued no later than December 18, 2028, unless otherwise exempted.
2. *Residential exception.* The use of land or a building as a residence shall not be subject to this automatic amortization period.

B. *Appeal.* Any owner of such a nonconforming use may appeal to the Board of Adjustment to allow an extension of the amortization period.

Sec. 4-14. – Amortization.

A. *Determination.* The owner of a nonconforming use subject to automatic amortization pursuant to this Article 4 may appeal to the Board of Adjustment to allow an extension of the amortization period. Application shall be made to the Board of Adjustment on forms provided by the City and shall be filed with the City Secretary’s office accompanied with the applicable filing fee established in the City’s Fee Schedule.

B. *Public hearing.* The Board of Adjustment shall conduct a hearing for the purpose of determining whether an alternate date certain for termination of the nonconforming use is required based upon the criteria set forth in this Section 4-14. Prior notice of such hearing shall be given to the property owner.

C. *Effective date.* The alternate date, if required based upon evidence supporting the criteria set forth in this Section 4-14, established for termination of the nonconforming use shall give the property owner a reasonable opportunity to recover its investment in the nonconforming use from the time such use became nonconforming.

- D. *Recoupment of investment.* The Board of Adjustment shall measure the reasonableness of the opportunity for recoupment of the property owner's investment by conditions existing at the time such use became nonconforming.
- E. *Factors.* The following factors shall be considered by the Board of Adjustment in determining an alternate amortization period:
 1. The owner's capital investment in structures, fixed equipment, and other assets that cannot reasonably be used in conformance with the zoning district regulations (excluding inventory and other assets that may be feasibly transferred to another site) made on the property before the time the use became nonconforming. Costs of replacements, improvements or additions made after the use became nonconforming shall not be included. Costs of the land or structures that reasonably can be used for a conforming use shall not be included.
 2. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses and relocation expenses.
 3. Recovery of investment, including net income and depreciation, and any profit or loss realized on the investment.
 4. General character of the neighborhood in proximity to the nonconforming use and the necessity for all property within the City to conform to the regulations of the zoning ordinance.
- F. *Compliance.* Should the Board of Adjustment establish an alternate compliance date for a nonconforming use, the use must cease operations on or before that date and it may not operate thereafter except in compliance with the applicable zoning district regulations. In the event the Board of Adjustment denies the application for an alternate compliance date, the original date established pursuant to the applicable provisions of this Article 4 shall apply and the use must cease operations on or before that date and it may not operate thereafter except in compliance with the applicable zoning district regulations."

SECTION 2.

That Article 7 of the Zoning Regulations of the City is hereby amended by adding a new Section 7-4, which shall read as follows:

Sec. 7-4. - Saginaw boulevard overlay district.

- A. *Purpose.* This ordinance establishes development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping,

signage, and screening and recognize the street's unique character and importance as the City's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the Comprehensive Plan and to protect and enhance the City's aesthetic and visual quality.

B. *Boundaries.* The Saginaw Boulevard overlay district includes all properties zoned Office Professional, Neighborhood Commercial, and Community Commercial that have frontage and/or access (either direct or through another property) to Saginaw Boulevard from East Industrial Boulevard on the south, the railroad on the east and the northern City boundary. The provisions of the overlay district shall apply to all properties located fully or partially within the above defined area.

C. *Base zoning districts.* Where the Saginaw Boulevard overlay district requirements conflict with the base zoning for properties located within the area described in Section B above, the overlay district shall apply. Otherwise the base zoning of a property shall not be affected by the provisions of this overlay district.

D. *General requirements of the Saginaw Boulevard overlay district.*

1. *Permitted and prohibited uses.* Uses permitted by right or by Specific Use Permit within the overlay district shall be as noted for the base zoning districts in the use charts in Section 5-1 except as follows:

a. *Prohibited uses:*

- (1) Auto Sales, New and Used
- (2) Building Material Sales
- (3) Cargo Container
- (4) Landscape Service
- (5) Machinery Sales or Repair
- (6) Mini-warehouse
- (7) Motorcycle Sales
- (8) Non-depository financial institutions
- (9) Recreational Vehicle Rental
- (10) Rental Yard, Commercial & Heavy Equipment
- (11) Stone Monument Sales

b. *Uses requiring a specific use permit.* The following uses shall require approval of a Specific Use Permit in accordance with Section 5-4:

- (1) Convenience Store with fuel sales
- (2) Golf Course, Driving Range

- (3) Golf Course, Miniature
- (4) Water Park, Commercial
- (5) Auto Car Wash
- (6) Auto Rental (Car & Truck)
- (7) Auto Service Station
- (8) Auto Service Station, Light Maintenance
- (9) Contractor, no Outside Storage Permitted
- (10) Exterminating Service
- (11) Greenhouse or Plant Nursery
- (12) Home Improvement Store
- (13) Small Engine Repair
- (14) Auto paint and body shop

c. *Non-Conforming uses.* Non-conforming uses shall be regulated by the provisions of Article 4, Section 4-13 of this ordinance.

2. *Setbacks.* Buildings shall be located on properties in accordance with the following minimum and maximum front yard setbacks:

- a. For buildings with no drive aisles or parking located between the building face and the street right-of-way – a minimum setback of 20 feet and a maximum setback of 25 feet.
- b. For buildings with drive aisles and/or parking located between the building face and the street right-of-way – maximum setback of 100 feet. Alternatively, the building setback may exceed 100 feet with a 15 foot increase in the minimum landscaped edge for single tenant buildings or multiple-tenant retail shopping centers that are 60,000 square feet or greater in size.

3. *Landscaping.* Landscaping shall be provided and installed in accordance with Section 8-13. Where buildings observe the 25 foot maximum setback, a minimum of 15 feet of landscaping must be provided between the building face and the street right-of-way.

4. *Screening.* Walls, fences, landscaping and other screening devices shall be installed in accordance with Section 8-12 and as follows:

- a. *Trash enclosures.* Chain link with vinyl slats is prohibited as a screening material. Solid gates must be provided for trash enclosures that face a public street.
- b. *Rooftop mechanical units.* Roof-mounted mechanical units must be screened from view at a point 5.5 feet above the property line with a parapet wall, screen, mansard roof, or alternative architectural element. The height of the screening element shall be equal or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a

one or two-story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen.

5. Building materials and design. All buildings constructed within the overlay district shall comply with the following:
 - a. *Building façade materials.* A minimum of 75% of each exterior wall shall be of masonry construction as defined in Section 12-2 and glass, except that concrete may only be used as an exterior material on the rear of buildings not visible from public streets. A maximum of 10% of any exposed exterior wall may be finished with exterior insulation and finish systems (EIFS).
 - b. *Building façade design.* The following articulation standards shall apply to all building facades that face public streets:
 - (1) *Horizontal articulation.* No building façade shall extend for a distance greater than three times its average height without a perpendicular offset. The depth of an offset may vary but shall be a minimum of 15% of the average building height. The minimum length of an offset shall be equal to 10% of the entire façade.
 - (2) As an alternative to the articulation requirement in (1) above, one-story commercial storefronts designed for multiple tenants with a minimum of 60% glass may utilize a minimum of four of the following architectural details along 100% of facades that face public streets:
 - (a) Canopies or awnings
 - (b) Pilasters
 - (c) Recessed entries
 - (d) Ornamental cornices
 - (e) Façade material change
 - (f) Color change
 - (g) Repetitive decorative applied features and/or decorative lighting
 - (3) *Vertical articulation.* No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation. An elevation change shall be a minimum 15% of the average building height and shall extend for a distance of at least 10% of the entire façade.

- d. *Roofs.* Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension equal to at least three percent of the height of the building.
 - e. *Additions to non-conforming buildings.* The square footage of existing non-conforming buildings may be increased up to 20% without bringing the building into compliance with the above standards.
6. *Signage.* Signage in the overlay district shall comply with the following requirements:
- a. Pole signs are prohibited.
 - b. Signs attached to or hung behind windows may only cover 25% of the window surface on each building face.
 - c. Freestanding signs must be monument signs with a maximum height of 12 feet and a maximum size of 90 square feet.
 - f. Single tenant properties are limited to one freestanding sign per street front.
 - g. For shopping centers and other multi-tenant uses, one multi-purpose sign of a monument style shall be allowed per street frontage. Multi-purpose monument signs shall not exceed 12 feet in height with a maximum overall square footage of 225 square feet. However, the copy area of the sign shall not exceed 150 square feet, leaving a base area of 75 square feet.
 - h. Murals may be painted or applied to the exterior walls of buildings; however, the mural shall not contain logos or names of any business entity.
7. *Light standards.* Light standards installed in parking lots shall not exceed 32 feet in height and shall be of square or shoebox design.”

SECTION 3.

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

SECTION 4.

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

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

SECTION 6.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2000.00, as provided by Sec. 1-13 of the Saginaw City Code. Each day a violation continues shall be deemed a separate offense.

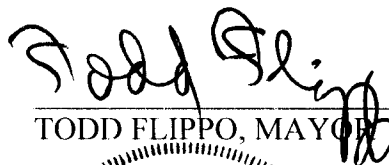
SECTION 7.

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 8.

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

PASSED AND APPROVED ON this the 5th day of November, 2019.


TODD FLIPPO, MAYOR

ATTEST:


JANICE ENGLAND, CITY SECRETARY



APPROVED AS TO FORM AND LEGALITY:



BRYN MEREDITH, CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF AN AUTO SERVICE STATION AT, HOSEA ADDITION, LOT 9 9-W 10'8, LOT 8 SEPT LT 8, AND LOT 8 NE PT LT 8, LOCALLY KNOWN AS 105 WEST LEMON ST., AND 213 AND 215 NORTH SAGINAW BLVD., IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; 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 of the City (“City Council”) heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of the property located at 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of an auto service station; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on May 19, 2026, and the City Council held a public hearing on May 19, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for granting a Specific Use Permit for the property.

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

SECTION 1.

Ordinance No. 2002-04, Appendix A “Zoning,” of the Saginaw City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: Christopher Wagner

Property Address: 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd., Saginaw, Texas 76179

Legal Description: Hosea Addition, Lot 9 9-W 10’8, Lot 8 SEPT LT 8, AND Lot 8 NE PT LT 8

Zoning Change: The property shall remain located in the Community Commercial (CC) Zoning District and the Saginaw Boulevard Overlay District, and a Specific Use Permit to allow the operation of an auto service station is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with the Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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.

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 \$2,000. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 19th DAY OF MAY, 2026.

TODD FLIPPO, MAYOR

ATTEST:

SUP [Property Address]



A. Consideration and Antion Regarding Appointment of Council Subcommittee for Board Appointments--Vicky Vega, City Secretary

| | |
|--------------------------------|--------------------|
| Meeting | Agenda Group |
| Tuesday, May 19, 2026, 6:00 PM | Business Item: 5A. |
| Reference File | |
| Community Goals | |

BACKGROUND/DISCUSSION:

Each year following the election, the City Council chooses three of its members to be part of the subcommittee for Board and Commission appointments.

Current Subcommittee:

Paul Felegy, Mayor Pro-tem

Brack St. Clair, Councilmember Place 4

Shawn Morrison, Councilmember Pace 5

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

502

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