



City of Saginaw
Planning and Zoning Commission
Meeting Agenda

Tuesday, April 14, 2026, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

1. Call to Order

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

2. Business

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

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

4. Staff Report

- 4.A. Project Updates

5. Executive Session

6. Adjournment

- 6.A. Adjournment

Date Posted: _____ Time: _____ By: _____

Date Retrieved: _____ Time: _____ By:

Date Posted: April 8, 2026 05:00 pm



Planning & Zoning Commission Memorandum

A. Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Call to Order Item: 1A.

Reference File

Community Goals

[object Object]

Attachments

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

PLANNING AND ZONING COMMISSION

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

AUDIENCE PARTICIPATION

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

**** 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

January 13, 2026, 6:01 PM - January 13, 2026, 7:08 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Vice-Chairman, No. 4, Malinda Julien
- Member, No. 1 Vivian Anderson
- Member, No. 3 Peter Drolet
- Member, No. 5, Val Visas
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- Fire Chief Spears
- Interim Chief Building Official, Chris Dyer
- City Attorney, Bessie Bronstein

Absent at the Meeting:

- Member, First Alternate, John Hardy
- Member, Second Alternate, Rebekah Arrington

Visitors at the Meeting:

- Debra Thomas
- Chris Thomas
- Nicky Lawson and Mrs. Lawson
- Jon Julien

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery called roll. The quorum will consist of Chairman Guttery, Vice-Chairman Julien, and Members Anderson, Drolet, 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 December 09, 2025 were presented for approval.

A motion was made by Vice-Chairman Julien with a second by Member Drolet to approve the minutes for December 09, 2025 as presented. Motion carried unanimously.

2. Business

3. Public Hearings

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

Public Hearing was opened at 6:29 PM and closed at 6:43 PM

Assistant Director of Economic and Community Engagement, Susy Victor-Trevino, briefly introduced the item. She reminded the Commission that it had previously reviewed amendments to the carport ordinance and explained that the proposed text amendment would modify the most recent changes. She noted that one of the primary revisions concerned side yard setbacks, provided a definition of a side yard setback, and explained the zoning rationale behind setback requirements relating to safety, aesthetics, health, utility work space, and protection of property rights in relation to property values.

She further explained that the Fire Chief was present in the audience and would formally introduce the item and present the proposal in greater detail, after which the Commission would have the opportunity to ask questions of staff.

Fire Chief Spears introduced himself and stated that the proposal likely represented the third amendment to the carport ordinance since 2022, characterizing it as a minor change. He noted that several discussions had taken place to ensure the proposal addressed primary concerns and referenced his memo outlining the proposed solution. He explained that fire safety issues would be evaluated through the specific use permit process, emphasized that staff remained neutral and that the presentation was intended to provide information only, and stated that he did not anticipate any issues for staff.

Chairman Guttery inquired whether the proposal was limited to carports or extended to other comparable structures, including pergolas. Fire Chief Spears confirmed that the carport definition excludes other structures. He explained that unique site conditions in some areas could allow larger carports through the specific use permit process, which includes safeguards to address fire safety concerns.

Member Drolet inquired about existing structures and asked if the ordinance would impact existing carports negatively. Fire Chief Spears explained that the proposal would not impact existing carports, and no legally non-conforming carport would be forced to be torn down. Chairman Guttery inquired if no existing fire issues exist, as written and Fire Chief Spears confirmed.

Victor-Trevino clarified that the only elements of the proposed ordinance that differ from current regulations are subsections "B" and "D", both of which reference subsection "J". Subsection "B" allows carports to exceed the 600-square-foot roofed area limit, as provided in subsection "J", while subsection "D" allows deviations from required side yard setbacks, also provided in subsection "J". She emphasized that no other carport applications would come before the Planning & Zoning Commission (P&Z). The proposal applies only to applications seeking to deviate from the requirements in subsections "B" and "D" as provided in subsection "J".

She reiterated that all other carport applications would continue to be reviewed by the Building Division and would be required to meet all standard regulations. Only applicants seeking a deviation from the 600-square-foot roof area requirement (subsection "B") and/or side yard setbacks (subsection "D") would be eligible to apply for a specific use permit under subsection "J".

City Attorney Bronstein initially discussed the application process as going before the Board of Adjustments (BOA) but later retracted that statement, confirming that such applications would instead go to the Planning & Zoning Commission. She further explained the specific changes being proposed in the ordinance.

Vice-Chairman Julien asked how large a carport could ultimately be. Chief Spears responded that this would depend on the recommendation of the P&Z Commission and final approval by City Council. Vice-Chairman Julien also asked what prompted the request for this ordinance change, to which Chief Spears responded that it was intended to address existing and future issues.

City Attorney Bronstein outlined the requirements of the specific use permit process, including drainage studies, surveys, application fees, and other submittal requirements. Additional discussion included questions about what a 600-square-foot carport looks like, with staff noting that it is roughly equivalent to a two-car carport. Lastly, staff reiterated the role and scope of the specific use permit review process.

Chairman Guttery opened the public hearing at 6:29 PM.

Audience participation consisted of the below:

1. Debra Thomas
2. Chris Thomas

Mrs. Debra Thomas expressed her opposition to the proposed text amendment. She stated that the Planning & Zoning Commission has reviewed carports repeatedly. She shared that a council member had told her she should have purchased a home in an HOA and noted that, in previous years, applicants could only request carports in certain areas, so she never had to worry about carports in her neighborhood until the text amendment allowed them citywide. While she acknowledged that circumstances change, she felt it was unfair that the proposal was prompted by a single individual case, which had already been presented to the Board of Adjustments and denied, and is now before the P&Z Commission. She also provided examples highlighting that the proposed ordinance does not place limitations on square footage. She concluded by expressing her belief that, while the government should not exercise excessive oversight, some regulation is necessary to prevent undesirable outcomes. Overall, she stated that she believed the city would be moving in the wrong direction with this proposal.

Mr. Chris Thomas stated that he has been a resident for 26 years and noted that his community has 50-foot lots with 5-foot side yard setbacks. He expressed concern that, without specific limitations in the ordinance, more homeowners could extend carports into the setbacks, potentially leading to streets lined with carports. He explained that, for example, if an applicant were to pour concrete across their entire front yard, they could request to build a carport on top of it. Mr. Thomas provided additional examples and noted that he had discussed the issue with his neighbor, and they had coordinated ideas to demonstrate the potential impact of such carports. He concluded by stating that he was not in favor of the proposal and believed that clear limitations are necessary.

The public hearing was closed at 6:43 p.m.

The Commission then asked additional questions and discussed the issue with staff and counsel. The Fire Chief noted that the Fire Department would ideally not want carports within 10 feet of each other to maintain safety.

Vice-Chairman Julien expressed that she did not believe the P&Z Commission should consider yet another amendment to the carport ordinance, stating that the ordinance as written was sufficient. Member Visas also shared his concerns regarding safety. Member Drolet had made a comment regarding a variance and counsel explained that a variance application would likely not demonstrate a hardship for carports unless it involved an ADA-related situation.

Staff later clarified the language of items "B", "D", and "J" within the proposed ordinance at the request of the Commission and read the text aloud. After further discussion, the Commission indicated that they were ready to deliberate.

A motion was made by Vice-Chairman Julien and seconded by Member Anderson to recommend that the City Council deny a request for a textural amendment to the Zoning Ordinance to Appendix A "Zoning", Article 8-6, Section D, relating to carports. Motion carried 4-1.

A motion was made by Vice-Chairman Julien and seconded by Member Anderson to recommend that the City Council deny a request for a textural amendment to the Zoning Ordinance to Appendix A "Zoning", Article 8-6, Section D, relating to carports. Motion carried 4-1.

4. Staff Report

4.A. Project Updates

Planning Technician, Maria Hernandez, provided the Commission with the project updates for the month of December 2025. She stated that the several projects were in a stagnant place due to the holidays but highlighted the new parks opening.

5. Executive Session

6. Adjournment

6.A. Adjournment

A motion was made by Vice-Chairman Julien and seconded by Member Drolet to adjourn the meeting at 6:43 P.M. Motion carried unanimously.



Planning & Zoning Commission Memorandum

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

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Business Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Vice-Chairman, Malinda Julien, has resigned, creating a vacancy in the Commission.

Members will have the opportunity to nominate and appoint a new Vice-Chairman.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

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

PLANNING AND ZONING COMMISSION

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Planning & Zoning Commission Memorandum

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".

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Public Hearings Item: 3A.
Reference File	
	Community Goals

BACKGROUND/DISCUSSION:

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

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

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

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

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

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

BY FIELD LEVEL MEDIA
Field Level Media NBA Stories

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

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

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

Edwards was among the



Jerome Miron-Imagn Images

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

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

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

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

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

the game open.

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

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

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

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

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

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

BY STEVEN JOHNSON
stjohnson@star-telegram.com

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

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

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

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

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

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

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

Posey joins sophomore guard RJ Jones in the transfer portal.

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Legals

Beverage Notice

LEGAL NOTICE

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

Legals & Public Notices

NOTICE TO BIDDERS

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

BID: 26-0195; Project WUTR24012

John F. Kubala Water Treatment Plant Recycle Pump Electrical Improvements

PRE-BID MEETING:

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

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

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

IPL0325182
Mar 25-Apr 1 2026

NOTICE TO BIDDERS

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

RFQ: 26-0188

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

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

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0327252
Apr 1, 8 2026

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Legals & Public Notices

NOTICE TO BIDDERS

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

BID: 26-0198

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

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

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0327253
Apr 1, 8 2026

NOTICE TO BIDDERS

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

RFQ: 26-0183

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

PRE-QUALIFICATIONS MEETING:

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

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

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

IPL0325172
Mar 25-Apr 1 2026

NOTICE TO BIDDERS

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

RFQ: 26-0196

Request for Qualifications for the Safe Routes to Schools Master Plan

PRE-QUALIFICATIONS MEETING:

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

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

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

IPL0325180
Mar 25-Apr 1 2026

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Legals & Public Notices

Texas Commission on Environmental Quality

EXAMPLE A

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

PERMIT NUMBER 75661

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

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

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

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

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

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

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

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

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

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

Notice Issuance Date: TBD
IPL0326385
Apr 1 2026

NOTICE TO BIDDERS

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

BID: 26-0199

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

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

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0327256
Apr 1, 8 2026

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

On Thursday, April 9, 2026, at 6:00 p.m., the Arlington Landmark Preservation Commission (LPC) will conduct a public hearing at City Hall, 101 W. Abram Street, Council Briefing Room (third floor), Arlington, TX 76010. The purpose of these public hearings is to receive input from the owner(s) and/or representative(s) and/or other interested parties regarding the historical and/or architectural significance to the community of the structure(s) located at 513 S. Center Street, 515 S. Center Street, and 3104 W. Division Street. During the public hearings, the LPC will entertain discussion(s) from the owner(s) and/or representative(s) and/or other interested parties regarding plans to demolish these structures. At the end of the public hearing, the LPC will decide if this structure is historically and/or architecturally significant and whether or not to approve the demolition permit(s).

IPL0327400
Apr 1 2026

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NOTICE TO BIDDERS

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

BID: 26-0200

Annual Requirements Contract for Ozone Generator Maintenance and Cleaning

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

s/s Jim Ross
Mayor

s/s Alex Busken
City Secretary

IPL0327249
Apr 1, 8 2026

Legals & Public Notices

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

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

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

Pre-Submission Meeting:

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

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

Submission Requirement

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

CITY OF SAGINAW PUBLIC NOTICE

The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on April 14, 2026, to consider a proposed

textural amendment to the zoning ordinance regarding modifying the city's permitted use table (automotive uses, medical uses, and commercial, retail, and service uses), of Article 5, "Permitted Uses," of Appendix A, "Zoning."

The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on April 21, 2026, to consider the above-mentioned request for a textural zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

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

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

LOOKING FOR THAT PERFECT NEW JOB?

Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM



Permitted Use Table Updates

Date: April 14, 2026
To: Planning & Zoning Commission
From: Susy Victor-Trevino, Asst. Dir. of Comm. and Eco. Engagement
Subject: Consideration and Action Regarding a Proposed Textural Amendment to the Zoning Ordinance Regarding Modifying the City's Permitted Use Table (Automotive Uses, medical uses, and Commercial, Retail and Services Uses) of Article 5, "Permitted Uses" of Appendix A, "Zoning".

Background/Discussion: The City of Saginaw Planning and Zoning Division is requesting the city’s permitted use table be amended to accommodate the current needs of the community. The proposed amendments are among three categories: “automotive”, “medical”, and “commercial, retail, and service” to reflect the following changes:

Commercial, Retail, and Service

1. **Convenience Store, With or Without Fuel Sales**
 - a. Neighborhood Commercial (NC):
 - i. (P→P) Change permitted to not permitted.
 - ii. Most NC parcels within the city are not compatible with gas stations and are better suited for mom-and-pop shops.
 - iii. In the future, convenience stores will be classified separately from gas stations.
 - b. Community Commercial (CC):
 - i. (P→S) Change from permitted to permitted with a specific use permit.
 - ii. Case-by-case review allows the city to better assess parcel compatibility.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																					
City of Saginaw Land Use Table																					
Residential											Land Use Designation		Nonresidential				Supplemental Conditions				
A	S	S	S	S	S	D	Z	M	M	M			O	N	N	C	C	L	H		
G	F	F	F	F	F	X	L	H	F	F			P	C	M	C	F	I	I		
	1	2	3	4	A		L		1	2					U						
COMMERCIAL, RETAIL, AND SERVICE																					
											Convenience Store, with or without Fuel Sales			P	S	P	S		P	P	7

*The chart above reflects the updates from request #1.





Commercial, Retail, and Service (Continued)

2. Reclassifying Uses

- a. **Reclassifying the below uses from the “Commercial, Retail, and Service” category to the “Medical” category to ensure streamlining.**
 - i. Ambulance Service
 - ii. Cosmetic Tattoo Establishment
 - iii. Massage Therapy Establishment
 - iv. Pharmacy

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
City of Saginaw Land Use Table																			
Residential											Land Use Designation	Nonresidential				Supplemental Conditions			
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
1	2	3	4	A		L		1	2				U						
COMMERCIAL, RETAIL, AND SERVICE → CHANGE TO MEDICAL																			
											Ambulance Service	S	S		P	S	P	P	2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Massage Therapy Establishment				S				
											Pharmacy	S	P	P	P				2

*The chart above reflects the updates from request #2.





Medical

3. Community Commercial (CC) Medical Category

a. Community Commercial (CC):

- i. (P→S) Change all permitted uses within CC to permitted with a specific use permit.
- ii. Recommendation from the legal team to ensure compliance with state law.

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
City of Saginaw Land Use Table																			
Residential										Land Use Designation	Nonresidential			Supplemental Conditions					
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
1	2	3	4	A		L			1	2		U							
MEDICAL USES																			
											Ambulance Service	S	S		PS	S	P	P	2
											Clinic						S	S	27
											Cosmetic Tattoo Establishment	P	P	S	PS				
											Hospital	S	S		PS	S			2, 22
											Laboratory, Medical and/or Dental	S			PS		P	S	2
											Laboratory, Research	S	S		PS		P	P	2
											Laboratory, Support				PS		P	P	
											Medical, Dental & Optical Retail Sales	P	P	P	PS				
											Medical, Dental Office	P	P	P	PS				
									S	S	Nursing Home		S		PS				2
											Optician Shop	S	S	P	PS				2
											Pharmacy	S	P	P	PS				2
S											Veterinary Hospital without Outside Pens	S	S	S	PS		P	P	2
S											Veterinarian Office, Small Animal Practice	P	P	P	PS				2

*The chart above reflects the updates from request #3.



Automotive Uses

4. **Auto Auction**
 - a. Light Industrial (*LI*):
 - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
 - b. Heavy Industrial (*HI*):
 - i. (P→~~P~~) Change from permitted to not permitted.

5. **Auto Car Wash**
 - a. Neighborhood Commercial (*NC*) and Community Commercial (*CC*):
 - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
 - b. Light and Heavy Industrial (*LI/HI*):
 - i. (P→S) Change from permitted to permitted with a specific use permit.

6. **Auto Parts & Accessory Sales**
 - a. Neighborhood Commercial (*NC*):
 - i. (S→~~P~~) Change from permitted with a specific use permit to not permitted.
 - b. Community Commercial (*CC*):
 - i. (P→S) Change from permitted to permitted with a specific use permit.

7. **Auto Rental (Car & Truck)**
 - a. Neighborhood Commercial (*NC*):
 - i. (S→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
 - b. Community Commercial (*CC*):
 - i. (P→S) Change from permitted to permitted with a specific use permit.

8. **Auto Repair Garage**
 - a. Neighborhood Commercial (*NC*):
 - i. (S→~~P~~) Change from permitted with a specific use permit to not permitted.

9. **Auto Sales, New & Used**
 - a. Community Commercial (*CC*):
 - i. (S→~~P~~) Change from permitted with a specific use permit (*SUP*) to not permitted.
 - b. Light and Heavy Industrial (*LI/HI*):
 - ii. (P→~~P~~) Change from permitted to not permitted.

10. **Auto Service Station**
 - a. Neighborhood Commercial (*NC*):
 - i. (S→~~P~~) Change from permitted with a specific use permit (*SUP*) to not permitted.
 - b. Community Commercial (*CC*):
 - i. (P→S) Change from permitted to permitted with a specific use permit.



11. Auto Service Station, Light Maintenance

- a. Neighborhood Commercial (*NC*):
 - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Community Commercial (*CC*):
 - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

12. Bus, Train, & Taxi Station or Terminal

- a. Neighborhood Commercial (*NC*):
 - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Neighborhood Mixed Use (*NMU*):
 - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- c. Community Commercial (*CC*):
 - i. (~~P~~→~~P~~) Change from permitted to not permitted.

13. Motorcycle Sales

- a. Neighborhood Commercial (*NC*):
 - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.
- b. Community Commercial (*CC*):
 - i. (~~P~~→~~P~~) Change from permitted to not permitted.
- c. Light Industrial (*LI*):
 - i. (~~P~~→~~P~~) Change from permitted to not permitted.

14. Park and Ride Lots

- a. Future: Add definition.
- b. Residential (*AG, SF1, SF2, SF3, SF4, SFA, DX, ZLL, MH, MF1, MF2*), Office Professional (*OP*), Neighborhood Commercial (*NC*), Neighborhood Mixes Use (*NMU*):
 - i. (~~S~~→~~P~~) Change from permitted with a specific use permit to not permitted.
- c. Community Commercial (*CC*), Light and Heavy Industrial (*LI/HI*):
 - i. (~~P~~→~~P~~) Change from permitted to not permitted.

15. Parking Lot, Commercial (Auto)

- a. Community Commercial (*CC*):
 - i. (~~P~~→~~P~~) Change from permitted to not permitted.
- b. Light and Heavy Industrial (*LI, HI*):
 - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

16. Parking Lot, Commercial (Truck)

- a. Light and Heavy Industrial (*LI, HI*):
 - i. (~~P~~→~~S~~) Change from permitted to permitted with a specific use permit.

17. Recreational Vehicle Rental

- a. Community Commercial (*CC*):
 - i. (~~S~~→~~P~~) Change from permitted by specific use permit (*SUP*) to not permitted.



- b. Light and Heavy Industrial (LI/HI):
 - i. (P→P) Change from permitted to not permitted.

18. Recreational Vehicle Storage (Commercial)

- a. Light and Heavy Industrial (LI/HI):
 - i. (P→P) Change from permitted to not permitted.

Explanation:

- These uses should be reviewed case by case to ensure parcel compatibility, rather than being allowed by right.
 - a. P→S
 - b. P→S
- These uses are no longer compatible with the city's priorities within the affected zoning districts.
 - a. P→P
 - b. S→P

These amendments reflect evolving community needs and priorities: aligning the permitted use table with current conditions, supporting higher-quality retail and sit-down dining, increasing buffers to protect residential areas, improving land-use compatibility, and refining industrial uses to attract more desirable development and strengthen long-term community value.

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



P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																				
City of Saginaw Land Use Table																				
Residential											Land Use Designation		Nonresidential				Supplemental Conditions			
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H		
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I		
1	2	3	4	A					1	2				U						
AUTOMOTIVE USES																				
																		S	P	1, 7, 11, 13
													S		S			P	P	2, 7
													S		P	S		P	P	2
													S		P	S		P		2, 13
													S		S			P	P	1, 11, 12, 13
															S			P	P	2, 7, 12, 13
													S		P	S		P	P	2, 7, 11, 12, 13
													S		P	S		P	P	
													S	S	P			P	P	2, 13
													S		P			P		2, 12, 13
S	S	S	S	S	S	S	S	S	S	S		S	S	S	P		S	P	P	2, 7
															P			P	P	7
															P			S	S	
															S			P	P	7
															S			P	P	2, 7, 13
																		P	P	7, 11
																		P	P	

*The chart above reflects the updates from request #4 to #16.

Permitted

2026

Use Table



2026 UPDATES

PRESENTED BY
P&Z Division

Use Categories



AUTOMOBILE



COMMERCIAL,
RETAIL, & SERVICE



MEDICAL

Commercial, Retail, & Service

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
Residential						Land Use Designation					Nonresidential				Supplemental Conditions				
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
	1	2	3	4	A		L		1	2				U					
COMMERCIAL, RETAIL, & SERVICE USES																			
											Convenience Store, with or without Fuel Sales		P	S	PS		P	P	7

**Change the above use to not permitted in Neighborhood Commercial and allowed by SUP in Community Commercial.*

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																			
Residential						Land Use Designation					Nonresidential				Supplemental Conditions				
A	S	S	S	S	S	D	Z	M	M	M		O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F		P	C	M	C	F	I	I	
	1	2	3	4	A		L		1	2				U					
COMMERCIAL, RETAIL, & SERVICE USES → CHANGE TO MEDICAL																			
											Ambulance Service	S	S		P	S	P	P	2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Massage Therapy Establishment				S				
											Pharmacy	S	P	P	P				2

**Reclassify the above uses from the “Commercial, Retail, and Service” category to the “Medical” category.*

Medical

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																					
Residential											Land Use			Nonresidential						Supplemental Conditions	
											Designation										
A	S	S	S	S	S	D	Z	M	M	M				O	N	N	C	C	L	H	
G	F	F	F	F	F	X	L	H	F	F				P	C	M	C	F	I	I	
	1	2	3	4	A		L		1	2						U					
MEDICAL USES																					
											Ambulance Service	S	S		P S	S	P	P	2		
											Clinic						S	S	27		
											Cosmetic Tattoo Establishment	P	P	S	P S						
											Hospital	S	S		P S	S			2, 22		
											Laboratory, Medical and/or Dental	S			P S		P	S	2		
											Laboratory, Research	S	S		P S		P	P	2		
											Laboratory, Support				P S		P	P			
											Medical, Dental & Optical Retail Sales	P	P	P	P S						
											Medical, Dental Office	P	P	P	P S						
									S	S	Nursing Home		S		P S				2		
											Optician Shop	S	S	P	P S				2		
											Pharmacy	S	P	P	P S				2		
S											Veterinary Hospital with Outside Pens	S	S	S	P S		P	P	2		
S											Veterinarian Office, Small Animal Practice	P	P	P	P S				2		

**Amend uses that are permitted in the Community Commercial (CC) category to allowed by SUP.
(Suggested by legal to conform with state law.)*



Planning & Zoning Commission Memorandum

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)

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Public Hearings Item: 3B.
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 is asked to consider the proposed use and determine how to incorporate it into the permitted use table.

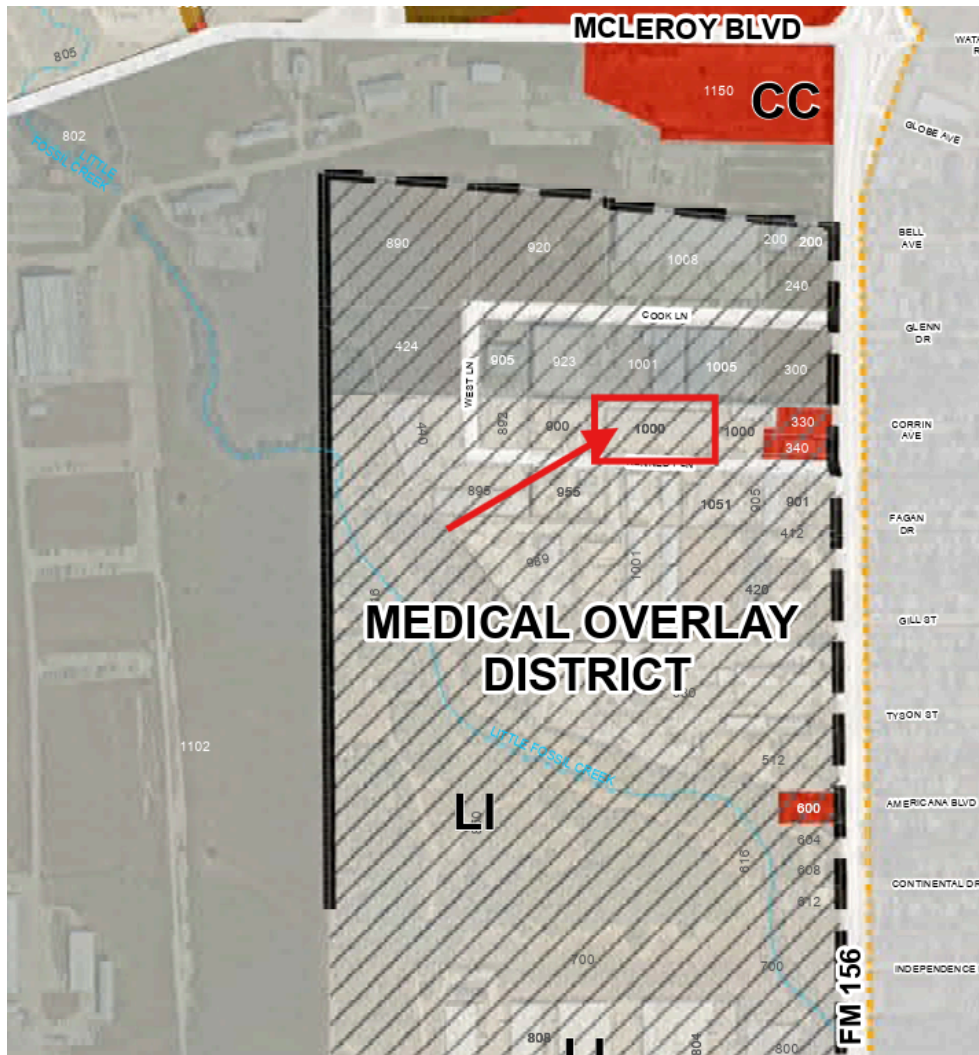


Exhibit A: Zoning Map

If the Planning and Zoning Commission 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. [PD Planned Development District](#):
 - i. Allows flexibility from conventional zoning through tailored standards and site design while ensuring compatibility and quality development.

- ii. [Clinic Overlay District](#):
 - i. Designed to support and encourage the development of medical institutions within targeted areas of the city.
- iii. [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](#)

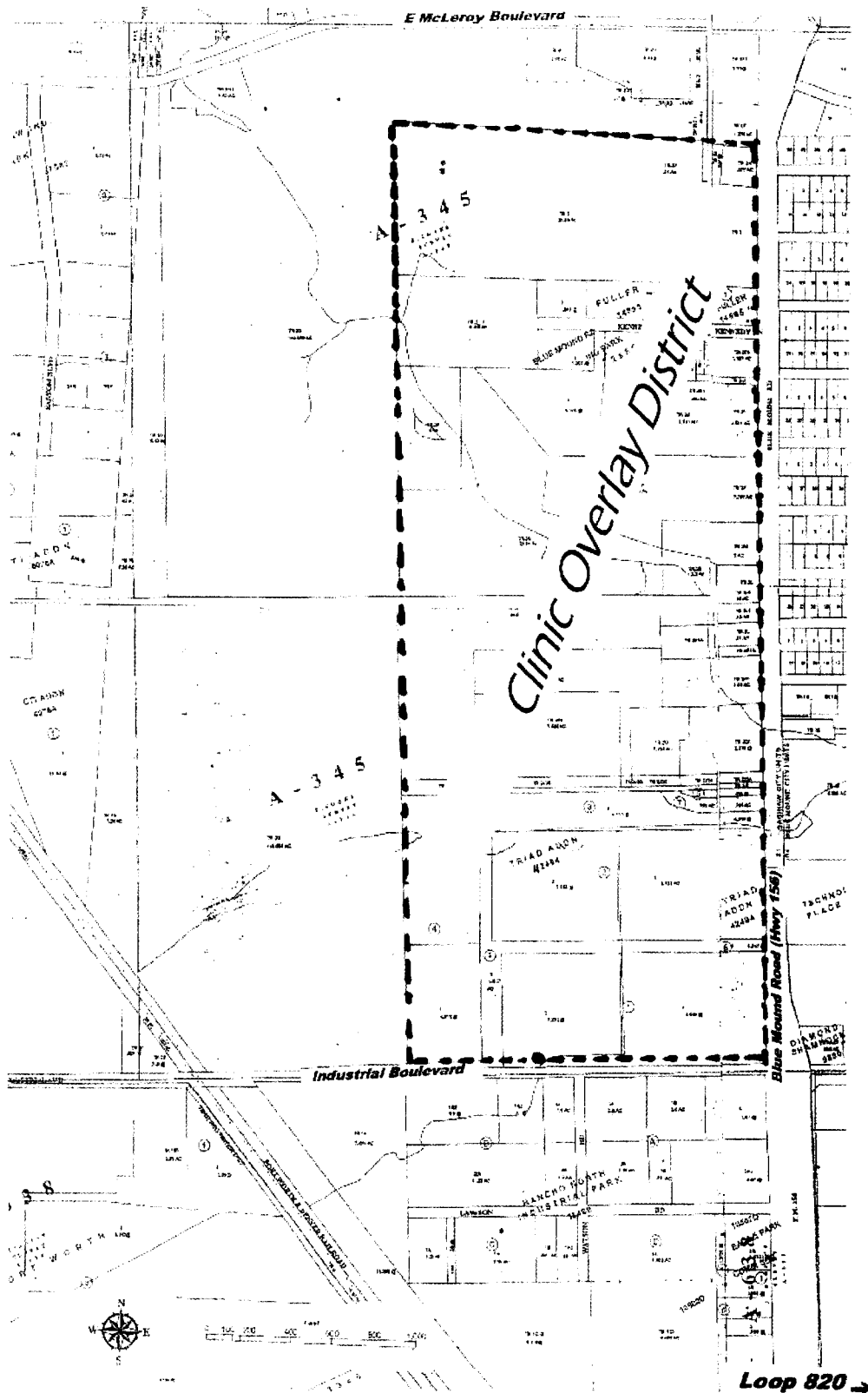
[Permitted Use Table Proposal \(Donation House, Informational Flyer\).pdf](#)

[Permitted Use Table Proposal \(Donation House, Org Bio\).pdf](#)

[Permitted Use Table Proposal \(Chat N Chew, Org Bio\).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.

7.

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)

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**



10011 Harmon Road, Units #155
& 153
Fort Worth, TX 76177



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.



April 6, 2026

City of Saginaw
Planning and Zoning

Subject: Donation House

To Whom It May Concern:

Donation House is a Community Service Non-profit. We help struggling families with much needed items such as clothes, shoes, hygiene products, linens, coats, and other items. Our hours are generally 9:30 till 2:30 Monday through Friday and every other Saturday 10:00 till noon. Since we have no paid staff, those hours can vary depending on volunteers.

Families in need place their request through our website or Facebook page. Their request is filled and they are notified the items are ready for pick up. The recipient then makes an appointment to pick up the requested items. We schedule the pick ups so one family at a time is picking up. This keeps traffic at our facility to a minimum. We very seldom have more than 4 cars on the lot on any given day.

We are a very small nonprofit that helps mostly single parents and struggling families. Our contribution to their family allows them to work on the bigger picture of paying rent, utilities, and surviving.

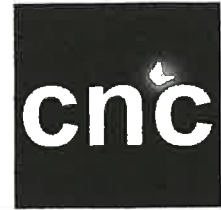
Sincerely,
Cheryl Mix
President
Donation House

Chat N Chew

Phone: 817-936-9949

Email: cnc@chatnchew.org

Website: www.chatnchew.org



Dear Ms. Pina,

Thank you for your recent zoning verification regarding our organization's location at 1000 Kennedy Lane, Suite 107. We appreciate the City's guidance and support and are writing to formally request a Special Use Permit to allow our nonprofit operations at this site.

Chat N Chew is a nonprofit organization serving single-parent households, survivors of domestic violence, and families experiencing food insecurity. Our work focuses on stabilizing households through client-choice food access, resource navigation, and basic support services that help families move toward long-term self-sufficiency.

Nature of Use

Our facility operates as a client-choice food pantry modeled after a small grocery store, along with limited support services including resource navigation and clothing assistance. All services are provided indoors in a structured, organized setting designed to maintain dignity, privacy, and order.

Operations are **not retail or commercial in nature**, and no commercial activity occurs on site.

Hours of Operation

Wednesdays and Saturdays

9:00 a.m. – 12:00 p.m.

Traffic and Circulation

Traffic is staggered and significantly lower than typical light industrial activity. The operation does not function as a drive-through or "pop your trunk" distribution site. Families are served inside the facility in small, controlled flow, eliminating vehicle stacking, long queues, and roadway disruption.

Visits are scheduled and evenly distributed, resulting in minimal peak congestion and consistent, manageable parking use.

Parking and Site Impact

Existing parking is sufficient for volunteers and visitors. There is no overflow parking, and activity is spread across limited operating hours rather than concentrated surges.

Community Need and Impact

The need for these services is well established. During prior operations in the City of Saginaw, we served approximately 1,275 total households per month demonstrating both demand and consistent operational capacity.

We also hosted a structured Saginaw health fair providing financial education and access to social services, supporting continuity of care during relocation from a shared space.

Sincerely,

Chat N Chew

Marvee McLendon

Founder

Email: marvee@chatnchew.org



Planning & Zoning Commission Memorandum

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

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Public Hearings Item: 3C.
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 Planning & Zoning Commission.

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

The Planning & Zoning Commission is asked to consider the proposed use and determine how to incorporate it into the permitted use table. The applicant is specifically requesting that it be permissible in the [single family-four](#) zoning districts and is not within any overlay district.

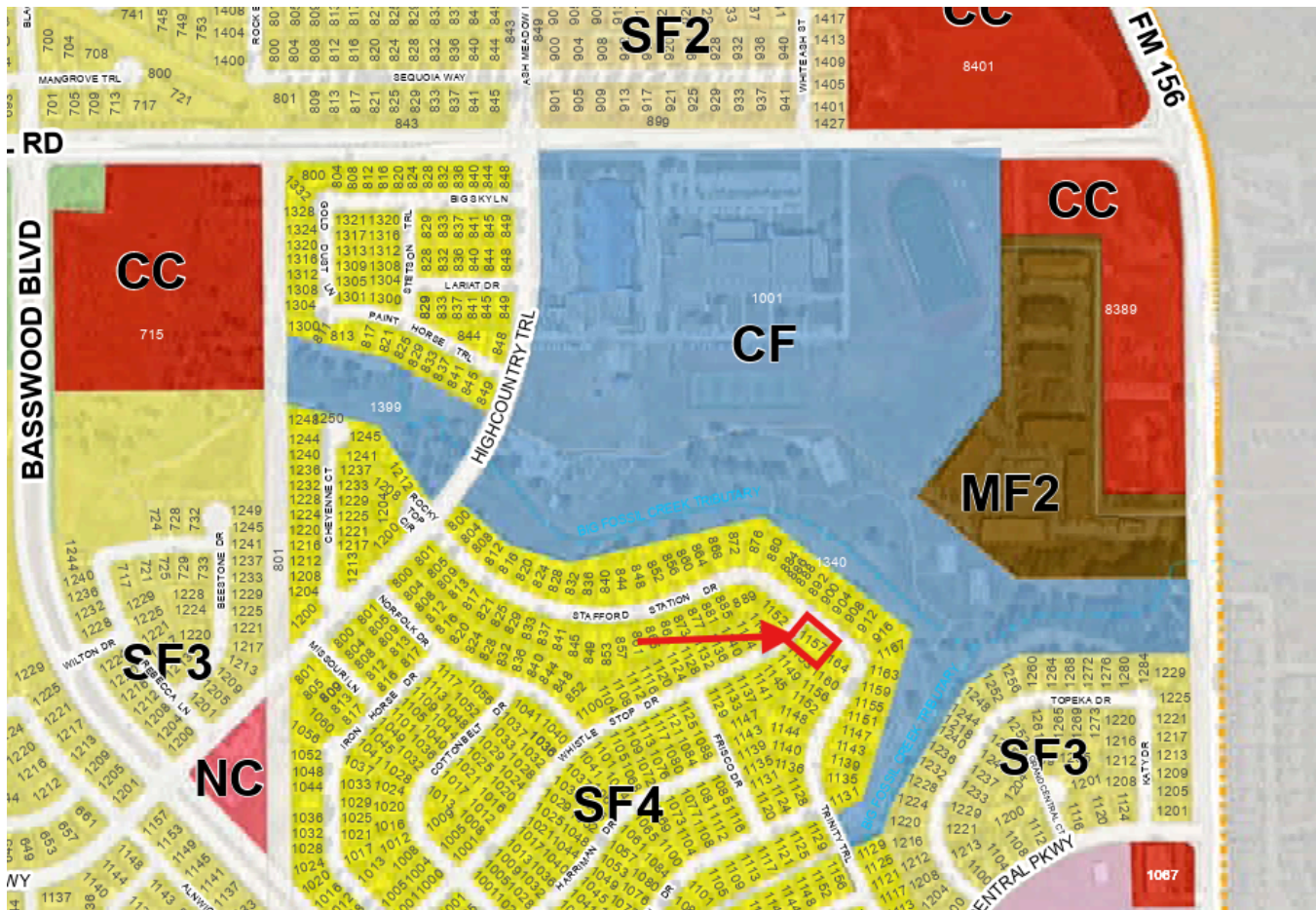


Exhibit A: Zoning Map

If the Planning and Zoning Commission decide to allow in 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. [PD Planned Development District](#):
 - i. Allows flexibility from conventional zoning through tailored standards and site design while ensuring compatibility and quality development.
 - ii. [Clinic Overlay District](#):
 - i. Designed to support and encourage the development of medical institutions within targeted areas of the city.

iii. [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

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																			
											Community Home for the Disabled								

Exhibit B: Permitted Use Table

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

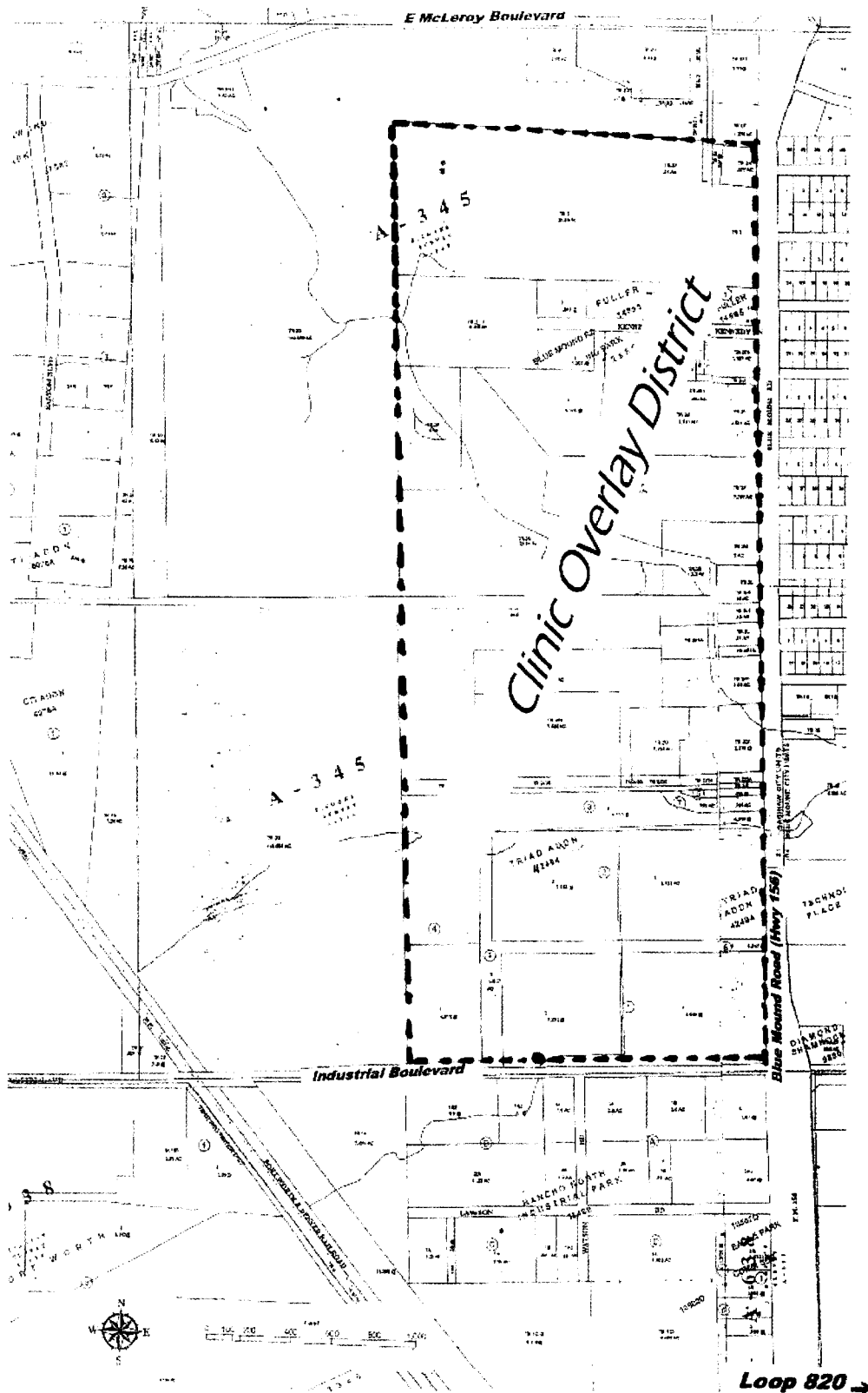
N/A

Attachments

[Special Districts.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)



Planning & Zoning Commission Memorandum

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

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Public Hearings Item: 3D.
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 Planning & Zoning Commission.

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

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

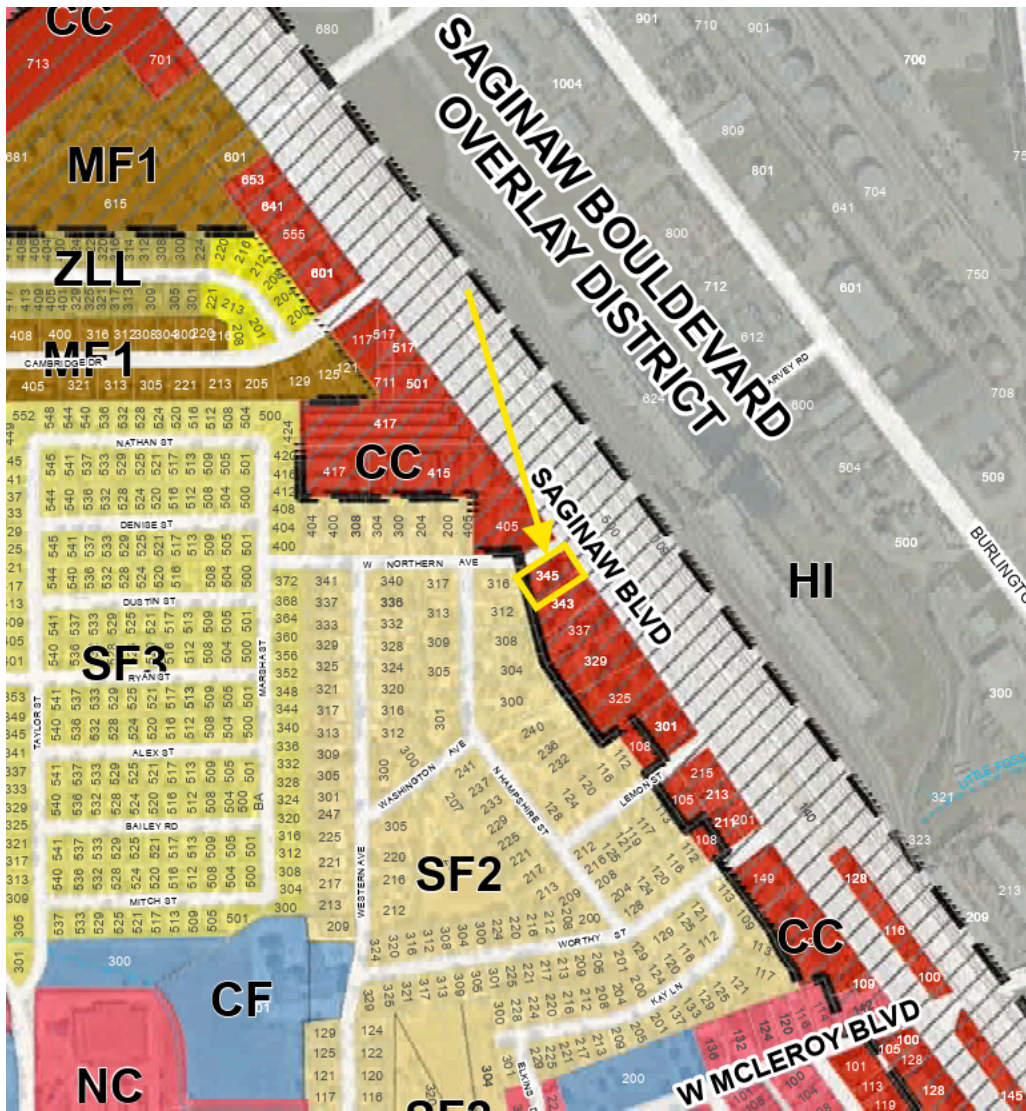


Exhibit A: Zoning Map

If the Planning and Zoning Commission decide to allow in 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. [PD Planned Development District](#):
 - i. Allows flexibility from conventional zoning through tailored standards and site design while ensuring compatibility and quality development.
 - ii. [Clinic Overlay District](#):

- i. Designed to support and encourage the development of medical institutions within targeted areas of the city.
- iii. [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						
COMMERCIAL, RETAIL, AND SERVICE USES																					
											Ice Kiosk										

Exhibit B: Permitted Use Table

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

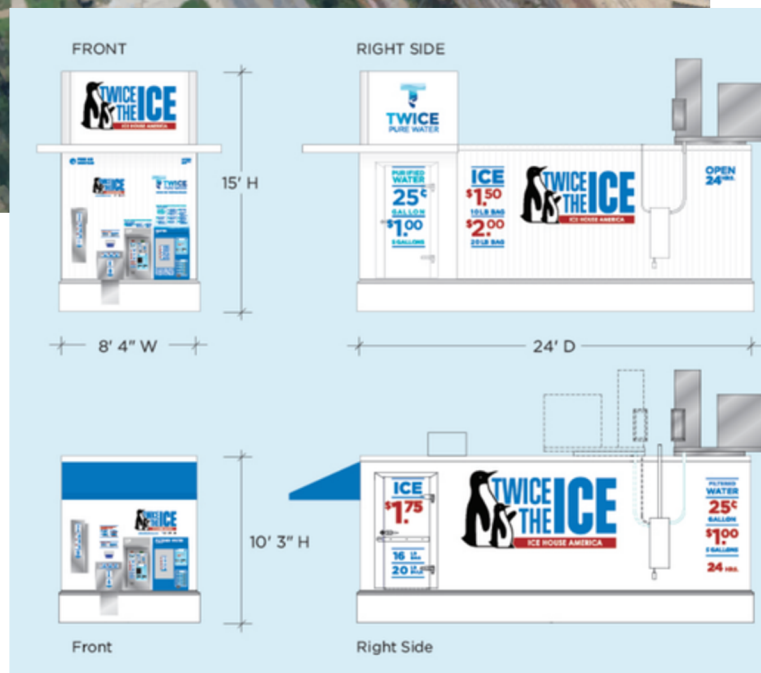
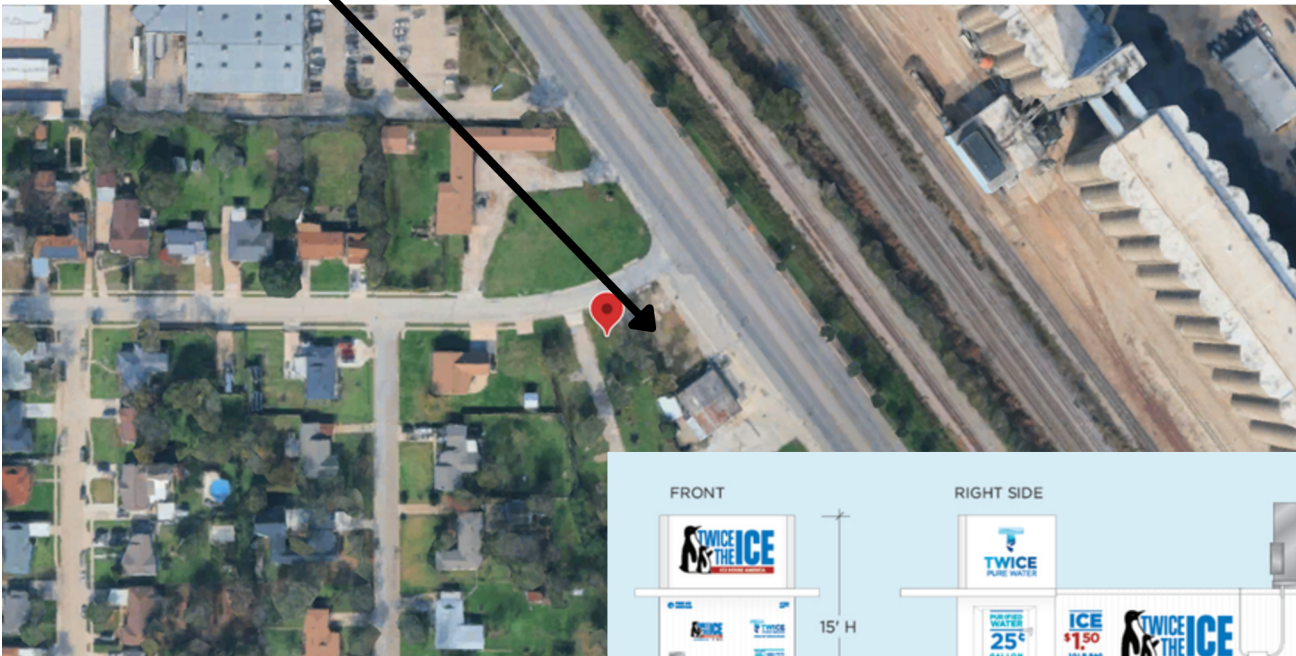
[Permitted Use Table Proposal \(Ice Kiosk, Renderings\).pdf](#)

[Permitted Use Table Proposal \(Ice Kiosk, LOI\).pdf](#)

[Special Districts.pdf](#)

Concept Plan

Corner of N. Saginaw Blvd. & Northern Ave



Technical Specifications

- Dimensions : 8' 4" W x 24' D x 15' H (2 parking spaces)
- Products
 - Bulk ice
 - Bagged ice: 10 lb, 16 lb, and 20 lb options
 - Purified or filtered water: 1, 3, and 5 gal. options
- Ice bin capacity: 6,500 lbs
- Ice production capability: 4,500 - 13,000 lbs in 24 hours
- Healthwise™ Filtration System
- SmartIce™ Remote Management

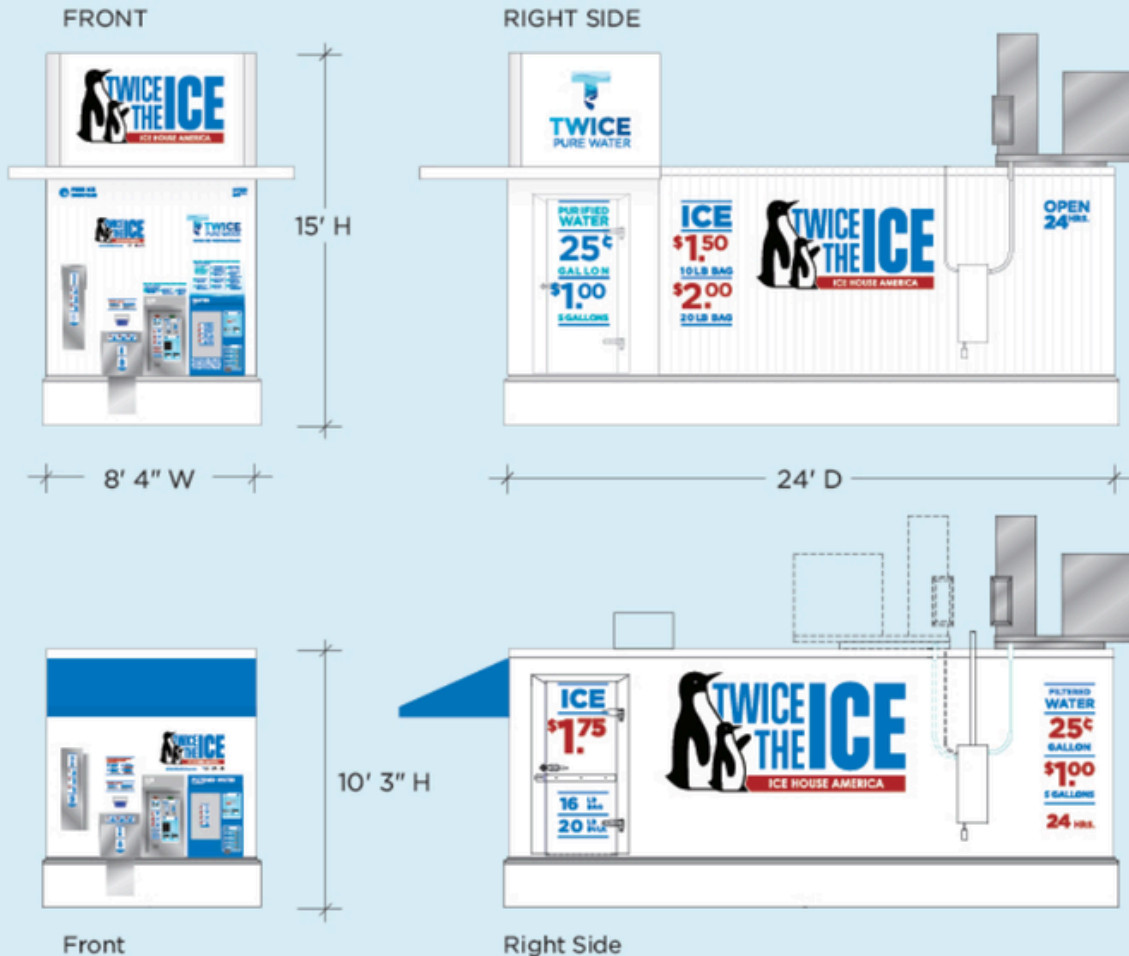
Ice House with 5200SM Ice Maker

- Power Requirement: 77A @ 208-240/60/3 (123A w/2nd ice maker)
- Power Consumption: 216 KWH per 4,500 lbs
- Water Consumption: 542 Gal per 4,500 lbs
- Ice Production: up to 4,500 lb per 24 hrs (9,000 lbs w/2nd ice maker)

Ice House with 1000SM Ice Maker

- Power Requirement: 98A @ 208-240/60/3 (158A w/2nd ice maker)
- Power Consumption: 300 KWH per 6,500 lbs
- Water Consumption: 783 Gal per 6,500 lbs
- Ice Production: up to 6,500 lbs per 24 hrs (13,000 lbs w/ 2nd ice maker)

Rendering



Technical Specifications

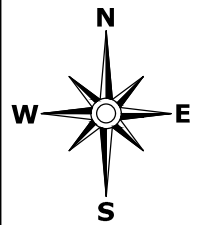
- Dimensions : 8' 4" W x 24' D x 15' H (2 parking spaces)
- Products
 - Bulk ice
 - Bagged ice: 10 lb, 16 lb, and 20 lb options
 - Purified or filtered water: 1, 3, and 5 gal. options
- Ice bin capacity: 6,500 lbs
- Ice production capability: 4,500 - 13,000 lbs in 24 hours
- Healthwise™ Filtration System
- SmartIce™ Remote Management

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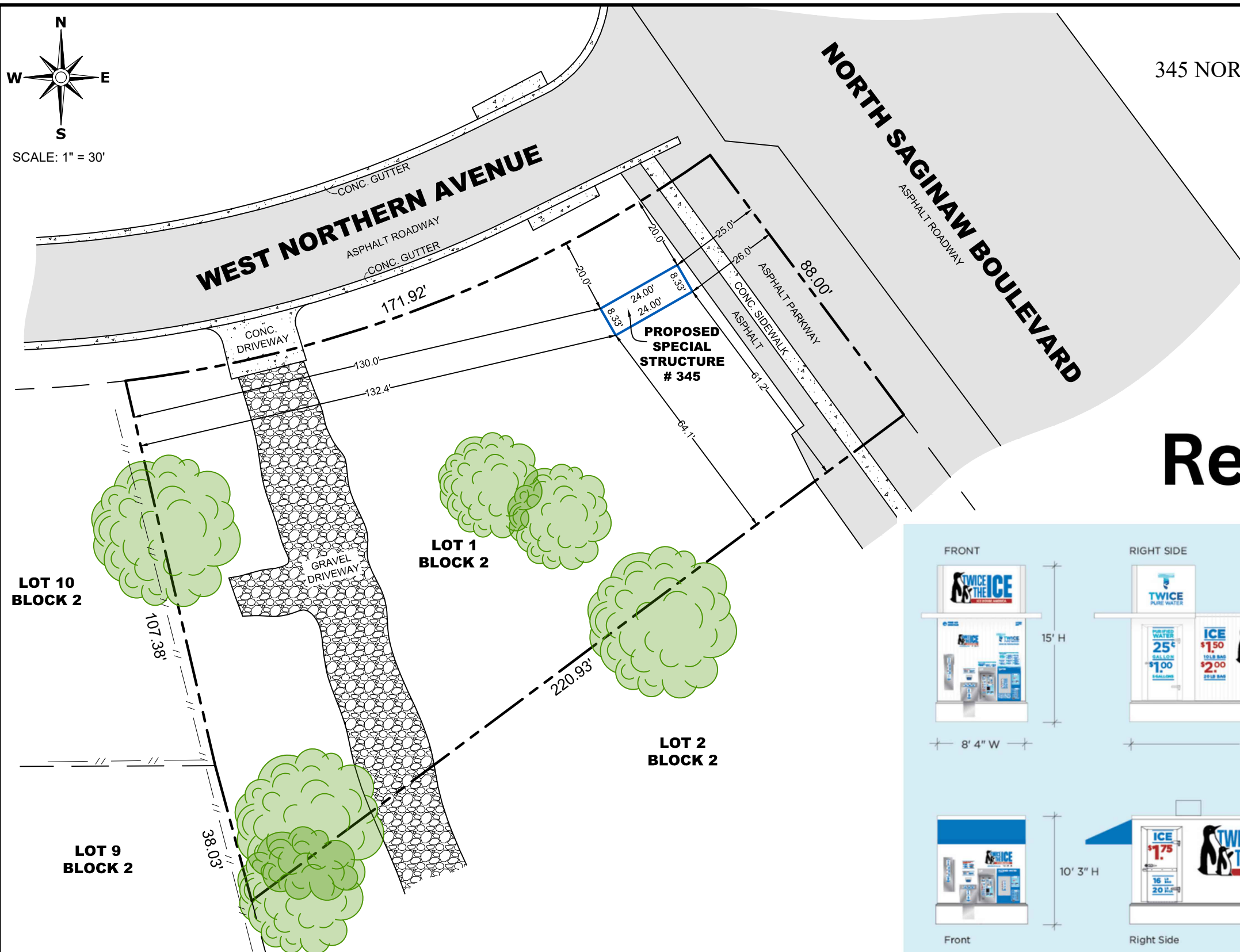


SCALE: 1" = 30'

SITE PLAN

345 NORTH SAGINAW BOULEVARD,
SAGINAW, TX 76179

LOCATION SKETCH NOT TO SCALE



Rendering

Technical Specifications

- Dimensions : 8' 4" W x 24' D x 15' H (2 parking spaces)
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LEGEND:	
— — — — — ROAD CENTER LINE	— — — — — WATER LINE
— — — — — BOUNDARY	— — — — — OHL
— — — — — BUILDING	— — — — — EASEMENT
— x — x — METAL/CHAIN FEN	— — — — — B.S.L.
— // — // — WOOD/FRAME FEN	
UP	MANHOLE
WM	WELL
FIRE HYDRANT	LIGHT POLE
CATCH BASIN	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

PROJECT INFORMATION:	
PARCEL ID:	01862359
OWNER NAME:	DEAN & KEITH WILLIAMS
LOT AREA:	20853.95 SQ.FT. 0.478 ACRES
LEGAL DESCRIPTION:	
NAUGLE PLACE BLOCK 2 LOT 1	



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

Applicant Information

Applicant: Jennifer & Scott Craver

Company: Two-Eleven Ventures, LLC

Address: PO Box [REDACTED], Saginaw, TX 76179

Phone #: [REDACTED] **E-Mail:** [REDACTED]@gmail.com

Applicant's Signature: [Handwritten Signature] **Date:** 4-7-26

Owner: Dewey Keith Williams

Company: _____

Address: 345 N. Saginaw Blvd. Saginaw, TX 76179

Phone #: [REDACTED] **E-Mail:** [REDACTED]@gmail.com

Owner's Signature: Keith Williams **Date:** 4-7-26

126 - WARRANTY DEED

ATC332417-M/NW

The State of Texas,
County of TARRANT

Know All Men by These Presents:

THAT LOUISE WILLIAMS

of the County of TARRANT State of TEXAS for and in consideration

of the sum of TEN AND NO/100-----
-----(\$10.00)-----DOLLARS

cash and other good and valuable consideration
to us in hand paid by /DEAN WILLIAMS and KEITH WILLIAMS, Grantees herein
OLIVER

as follows:

ALL CASH - the receipt of which is hereby acknowledged;

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Grantees

whose mailing address is 345 North Saginaw Boulevard, Saginaw, Texas 76179
of the County of TARRANT State of TEXAS

all that certain
lot, tract or parcel of land lying and being situated in Tarrant County, Texas, to-wit:

Lot 1, Block 2, NAUGLE PLACE, an Addition to the City of Saginaw, Tarrant
County, Texas, according to the Plat recorded in Volume 388-F, Page 203,
Plat Records, Tarrant County, Texas

This conveyance is made subject to any and all zoning laws, regulations and
ordinances of municipal and other governmental authorities, if any, affecting this
property, and to any and all restrictions, covenants conditions and easements of
record, if any, now affecting title to the hereinabove described property, but only
to the extent they are still in effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto, in anywise belonging unto the said Grantees, their

heirs and assigns forever and I do hereby bind myself, my
heirs, executor and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said
Grantees, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Fort Worth, Texas
this 14th day December 19 94

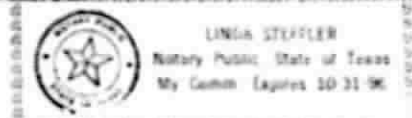
Witness at Request of Grantor:
Jo Ann Duncan D.O.N./Sec.

Louise Williams
LOUISE WILLIAMS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 14 day of December 1994
by LOUISE WILLIAMS



My commission expires:

10-31-96

Linda Steffler
Notary Public, State of Texas
Notary's printed name: Linda Steffler

TEXAS STANDARD FORM

0-1-074-0001-04-1

WARRANT COPIED
FILED
TARRANT COUNTY TEXAS
94 DEC 28 PM 4:29

D194273949

[REDACTED]

Unofficial Copy

WARNING--THIS IS PART OF THE OFFICIAL RECORD--DO NOT DESTROY

INDEXED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT

TO: AMERICAN TITLE COMPANY

RECEIPT NO
195071047

REGISTER
DR91

RECD-BY
T003957

PRINTED DATE TIME
12/29/94 07:45

INSTRUMENT FEED
1 D194273949 WD

INDEXED TIME
941229 07:45 CG

TOTAL : DOCUMENTS: 01 FEES: 9.00

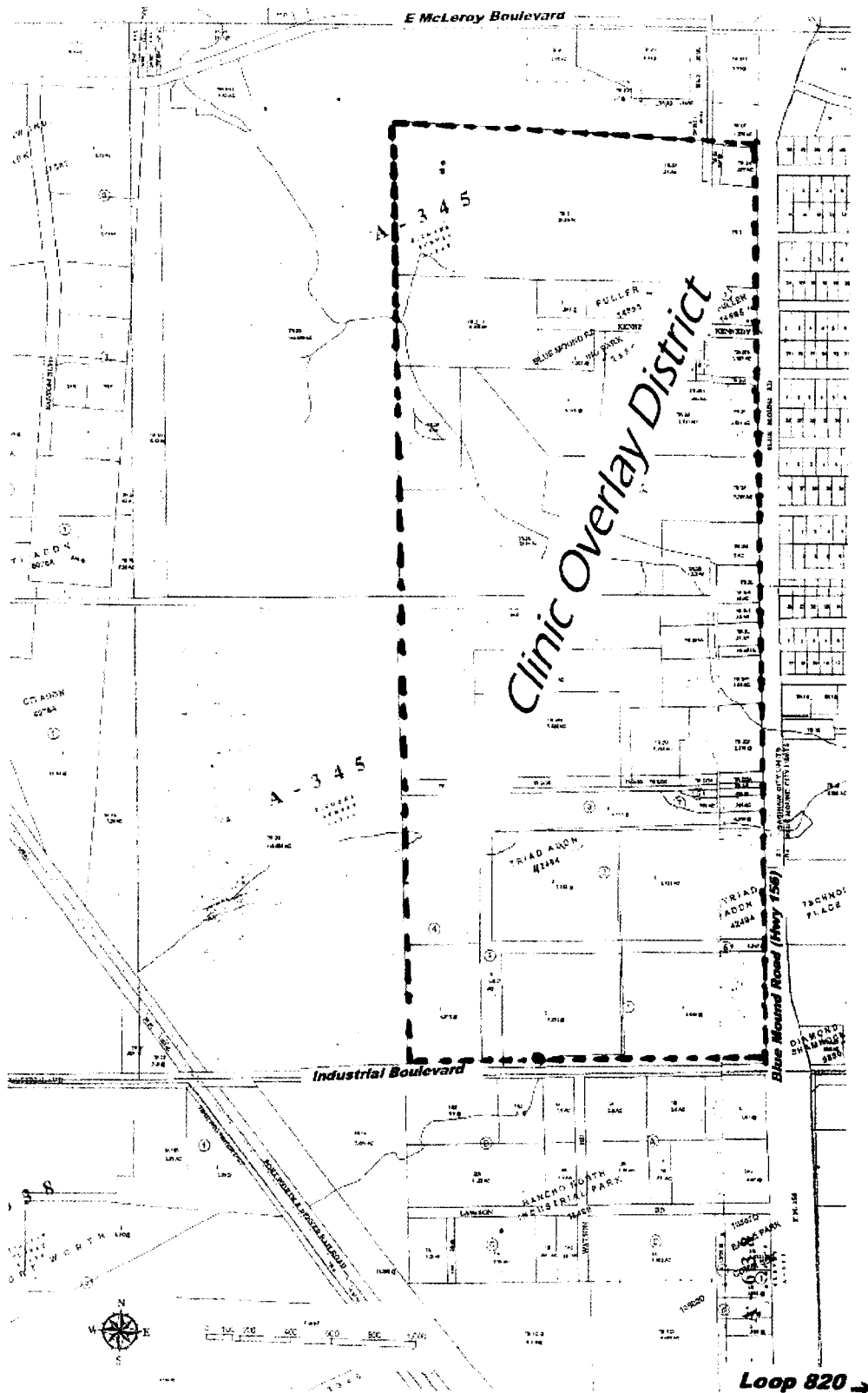
BY: _____

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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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)



A. Project Updates

Meeting	Agenda Group
Tuesday, April 14, 2026, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Staff will provide project updates for the month of March 2026.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Project Updates \(04.14.26\).pdf](#)



Date: April 14, 2026
To: Chairman and Members of the Planning and Zoning Commission
From: Maria Hernandez, Planning Tech
Subject: March 2026 Project Updates in the City of Saginaw, Texas

Background/Discussion:

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

1. **FM156 and Industrial Blvd Reconstruction ***
 - a. *Complete:* The right turn lane and west driving lane on Industrial Blvd are complete.
 - b. *In Progress:* The contractor will start excavating the east driving lane of industrial on 4/10/2026
 - c. *Scheduled Completion Date:* Late July 2026

- * This is a TXDOT project. Our city inspector will attend weekly meetings with TXDOT's contractor to obtain updates. The City will inform residents of the project's work schedule, any road closures, and new traffic patterns.

2. **Bailey Boswell Professional Center**
 - a. *Complete:* Water and Sanitary Sewer
 - b. *In Progress:* Contractor is working on infrastructure and fire lane paving.
 - c. *90% Complete:* Storm Drain
 - d. *75% Complete:* Fire Lane
 - e. *Scheduled Completion Date:* TBD

3. **Cook Lane Industrial**
 - a. *In Progress:* Contractor is working on public utilities.
 - b. *Scheduled Completion Date:* TBD

4. **Eagle Mountain-Saginaw ISD HS Improvements**
 - a. Pre-Construction Meeting held on 2/18/2026
 - b. *In Progress:* Contractor is working on the new water main.
 - c. *Scheduled Completion Date:* TBD

5. **Falcon Distribution**
 - a. *In Progress:* Contractor is working on infrastructure
 - b. *Scheduled Completion Date:* TBD



6. **Frontier Settlement**
 - a. A Pre-Con meeting was held on 4/1/2026
 - b. *Scheduled Start Date: 4/20/2026*

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

8. **Knowles Reconstruction (Phase II & III)**
 - a. *Phase II & III*
 - i. *Notice to Proceed: September 20, 2023*
 - ii. *Original Contract Duration: 730 Calendar Days*
 - iii. **New Contract Duration: 755 Calendar Days**
 - iv. *Days Used to Date: 919 days*
 - v. *Days Remaining: -164 days*

 - b. *In Progress: All work is now complete; contractor is working on a pre-inspection punch list before an official inspection. Irrigation inspection rescheduled for 4/6/26 due to weather.*

5. **McLeroy Gas Relocation from Knowles to Main St**
 - a. *Scheduled Completion Date: June 2026*

6. **Opal Gas Relocation from Southern Dr to Longhorn Dr**
 - a. *Scheduled Completion Date: June 2026*

7. **Reconstruction of Old Decatur**
 - i. *Contract Duration: 365 Calendar Days*
 - ii. *Days Used to Date: 39 days*
 - iii. *Days Remaining: 326 days*

 - a. *In progress: Contractor is installing 6' x 2' concrete boxes for the new storm drain. The excavation of the existing asphalt has started along with paving on the east side of Old Decatur.*
 - b. *Scheduled Completion Date: TBD*

8. **Saginaw Retail**
 - a. *In progress: Contractor working on infrastructure, fire lane paving, and water/storm drain.*
 - b. *Scheduled Completion Date: TBD*



9. **Tricon Saginaw**

- a. *Complete: 14 of 15 phases*
- b. *In Progress: Contractor is working on infrastructure.*
- c. *Scheduled Completion Date: June 2026*

10. **Wayside Middle School**

- a. *Phase I*
 - i. *Complete: Students have moved into the new building.*
- b. *Phase II (includes demo of the old building and installing sport/activity areas)*
 - i. *In Progress: Abatement and demolition have begun, installing new parking lots, and the new sport facilities.*
- c. *Scheduled Completion Date: February 2027*

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