



City of Saginaw
Planning and Zoning Commission
Meeting Agenda

Tuesday, June 9, 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
Special Called Meeting - May 19, 2026

2. Business

- 2.A. Discussion Regarding P&Z Workshop

3. Public Hearings

- 3.A. Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of an Ice/Water Kiosk at 345 N. Saginaw Blvd.
- 3.B. Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of a Convenience Store without Fuel Sales at 520 S. Saginaw Blvd., Suite 100
- 3.C. Consideration and Action Regarding a Textural Amendment to the Standards and Development Plan for Tract 1 out of The Square Planned Development

4. Staff Report

- 4.A. Project Updates
May 2026 Project Updates

5. Executive Session

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

6. Adjournment

- 6.A. Adjournment

Date Posted: _____ Time: _____ By:

Date Retrieved: _____ Time: _____ By:

Date Posted: June 3, 2026 04:52 pm



Planning & Zoning Commission Memorandum

A. Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Call to Order Item: 1A.

Reference File

Community Goals

[object Object]

Attachments

[P&Z Commission \(Member List, May 2026\).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
Vacant	Place No. 4	Term Expires July 1, 2026
Val Visas	Place No. 5	Term Expires July 1, 2027
John Hardy	1st Alternate	Term Expires July 1, 2027
Rebekah Arrington	2nd Alternate	Term Expires July 1, 2026



Planning & Zoning Commission Memorandum

B. Audience Participation

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Call to Order Item: 1B.

Reference File

Community Goals

[object Object]

Attachments

[Audience Participation.pdf](#)

AUDIENCE PARTICIPATION

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



Planning & Zoning Commission Memorandum

C. Approval of Minutes

Special Called Meeting - May 19, 2026

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Call to Order Item: 1C.
Reference File	
Community Goals	

The minutes for the meeting of May 19, 2026 are presented for approval.

Attachments

[P&Z Minutes \(05.19.26\).pdf](#)

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

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

May 19, 2026, 5:00 PM - May 19, 2026, 5:56 PM

Present at the Meeting:

- Chairman, No. 2, Benjamin Guttery
- Member, No. 3 Peter Drolet
- Member, No. 1 Vivian Anderson
- Member, No. 5, Val Visas
- Public Works Admin. Coordinator, Luisa Pina
- Assistant Director of Economic & Community Engagement/Recording Secretary, Susana Victor-Trevino
- City Attorney, Mark Cavazos

Absent at the Meeting:

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

Visitors at the Meeting:

- Marvee McLendon
- Brian McLendon
- Kendall McLendon
- Kamaria Tyson
- Jeremiah Tyson
- Sue Pelis
- Carolyn Blauser
- Angela Benson
- Jeremy R.
- Melissa Garcia
- Mary Rivas
- Pat Oksley
- Christopher Ryan Wagner
- Chris Wagner

- James Blaine
- Gary Himes

1. Call to Order

1.A. Roll Call to Establish Quorum

Chairman Guttery Called roll at 5:00 PM. The quorum will consist of Chariman Guttery, 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 the Regular Called Meeting on April 14, 2026 were presented for approval.

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

Vivian Anderson made a motion to Approve that was seconded by Val Visas with a result of 4-0-0-0-2. passing Absent was Rebekah Arrington, John Hardy

2. Business

3. Public Hearings

3.A. Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 107, to Allow the Operation of a Philanthropic and/or Charitable Organization

Public Hearing was opened at 5:12 PM and closed at 5:14 PM

Assistant Director of Economic and Community Engagement, Victor-Trevino, introduced the application and provided a summary of the item discussed previously on the last Regular Called Meeting for the Planning and Zoning Commission on April 14. She stated that the Commission voted to recommend to City Council that the philanthropic and or/charitable use be allowed in the Light Industrial Zoning District through a Specific Use Permit (SUP). And noted that their recommendation would be voted on by City Council at the meeting scheduled for May 19, immediately following this meeting.

Victor-Trevino explained that the purpose of this item was to review a Specific Use Permit application from Chat and Chew, a philanthropic organization seeking to operate at 1000 Kennedy Ln, Suite 107. She described the organization as operating similarly to a food bank and introduced the applicant, Marvee McLendon, to provide additional information regarding the proposal.

Chairman Guttery noted that multiple letters and a petition were received, with all statements being in support of allowing Chat and Chew to operate at this location.

Public hearing was opened at 5:04 P.M.

Marvee McLendon, founder of Chat and Chew, addressed the Commission and stated that the organization has been operating since 2017. She explained that the organization is entirely volunteer-run and serves families in need without zip code restrictions. While appointments are available, they are not required. The organization is open on Wednesdays and Saturdays from 9:00 a.m. to 12:00 p.m. McLendon further explained that the program operates on a point-based system that allows participants to select food items based on their individual needs and preferences.

Jeremy Roberts, a volunteer at Chat and Chew, spoke in favor of the application.

The Public Hearing was closed at 5:11 P.M., and then reopened at 5:12 P.M., to allow Gary Himes, owner of 1000 Kennedy Ln to address the Commission.

Mr. Himes stated that he had notified all current tenants of the building regarding the proposed Specific Use Permit requests for Chat and Chew and had not received any objections. He further noted that most businesses in the area close around approximately 3:00 p.m. and that traffic volumes are generally low. Noting that during peak traffic time, only approximately 25 to 35 parking spaces out of the 50 available at the front are occupied.

Chairman Guttery closed the public hearing at 5:14 P.M.

Following discussion, Member Visas made a motion with a second by Member Drolet to recommend approval to the City Council for a request of a specific use permit to allow the operation of a philanthropic and/or charitable organization at 1000 Kennedy Ln, Suite 107. Motion carried unanimously.

Val Visas made a motion to Approve that was seconded by Peter Drolet with a result of 4-0-0-0-2. passing Absent was Rebekah Arrington, John Hardy

3.B. Consideration and Action Regarding a Specific Use Permit (SUP) for 1000 Kennedy Lane, Suite 108, to Allow the Operation of a Philanthropic and/or Charitable Organization

Public Hearing was opened at 5:18 PM and closed at 5:24 PM

Admin. Coordinator, Luisa Pina, introduced the item and stated that the application would be reviewed and considered in the same manner as the previous item, referencing the context provided by Assistant Director Victor-Trevino regarding the pending City Council action to allow philanthropic and/or charitable organizations within the Light Industrial Zoning District through the Specific Use Permit process. She stated that this Specific Use Permit request was to allow the operation of a philanthropic and/or charitable organization, Donation House, at 1000 Kennedy Ln, Suite 108. She provided a summary of the information submitted with the application, noting that

Donation House operates as a nonprofit organization that provides clothing, shoes, school supplies, hygiene products, and small household appliances to individuals and families in need. She further explained that the organization operates by appointment only, requiring individuals to submit requests through the organization's Facebook page to identify needed items and schedule a pickup date and time. Pina informed the Commission that the applicant, Cheryl Mix, was unable to attend, but that a representative from Donation House was present to speak on her behalf.

Chairman Guttery opened the public hearing at 5:18 P.M.

Jeremiah Tyson, representative of Donation House, addressed the Commission and provided an overview of the services offered by the organization. He explained that, in addition to its day-to-day operations, Donation House hosts several major annual programs, including back-to-school supply distributions, Halloween costume donations, and a Christmas gift assistance program for families in need. Tyson stated that the organization's general operating hours are from 8:00 a.m. to 4:00 p.m., though activities may vary depending on weather conditions and preparations for annual events. He further noted that the organization is typically staffed by approximately two board members each day, along with an average of two additional volunteers.

Gary Himes, owner of 1000 Kennedy Lane, addressed the Commission and reiterated his support, as well as the support of the building's tenants, for the operation of Donation House at Suite 108. Chairman Guttery asked whether the parking availability and traffic conditions were consistent with those discussed for the previous application at the same property. Mr. Himes confirmed that they were.

Chairman Guttery noted that multiple letters and a petition had been received for the request, all expressing support for the approval of a Specific Use Permit to allow Donation House to operate at the proposed location.

Public hearing was closed at 5:24 P.M.

After discussion, Member Drolet made a motion with a second by Member Anderson to recommend approval to the City Council for a request of a specific use permit to allow the operation of a philanthropic and/or charitable organization at 1000 Kennedy Ln, Suite 108. Motion carried unanimously.

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

3.C. Consideration and Action Regarding a Specific Use Permit (SUP) for 105 W Lemon St., 213 N. Saginaw Blvd., and 215 N. Saginaw Boulevard, to Allow the Operation of An Auto Service Station
Public Hearing was opened at 5:28 PM and closed at 5:42 PM

Admin. Coordinator Pina introduced the item. She explained that a Specific Use Permit request had been submitted to allow the operation of an auto service station, Hamm's Tire, at 105 W. Lemon Street and 213 and 215 N. Saginaw Boulevard. She noted that operations would primarily

take place at 213 N. Saginaw Boulevard and 105 W. Lemon Street, as the applicant proposed the future demolition of portions of the structures located at 215 N. Saginaw Boulevard, retaining only the building in the best condition for use as an additional service bay. Pina provided the Commission with a definition of an auto service station, which is defined as an establishment for the retail sales of petroleum products, automobile accessories, auto tune-up, muffler installation incidental to the primary use, tire installation or repair, oil change or other lubricate services, in which all services provided and all storage, supplies, parts, equipment, and accessories are indoors, with the exception of fuel-dispensing operations.

Pina then introduced the applicant, Chris Wagner.

Chairman Guttery opened the public hearing at 5:28 P.M.

Chris Wagner addressed the Commission and provided an overview of the proposed business operations. He explained that Hamm's Tire specializes in the sale and installation of tires and wheels, as well as suspension and alignment services. And emphasized that the business does not perform transmission repairs, air conditioning repairs, or other services involving work with oil and other fluids.

Member Drolet asked whether the existing structures were ready for use in their current condition. Wagner responded that, aside from exterior appearance updates, the buildings at 105 W. Lemon St and 213 N. Saginaw Blvd were ready for operations. Member Drolet then requested clarification regarding the proposed parking layout and asked where customers would park their vehicles. Wagner acknowledged that the property has an unusual configuration and explained that additional customer parking is anticipated following the partial demolition of structures located at 215 N. Saginaw Boulevard.

Chairman Guttery asked about other Hamm's Tire locations in the area. Wagner stated that the original location is in Dallas and that additional locations operate in Watauga and Lewisville. He explained that Hamm's Tire is a family-owned business established by his grandparents and expanded over time to its current locations.

Wagner continued responding to questions from the Commission. He stated that the demolition timeline remains tentative and noted that the structures identified for demolition at 215 N. Saginaw Blvd. are in poor condition. He further clarified that there are no plans to replace the existing fence along the back of 105 W. Lemon St that is adjacent to residential homes, as it remains in good condition. And clarified that only the chain-link fence along north side that faces Lemon St was going to be replaced to match what is existing in the back of the property.

Member Anderson inquired about the anticipated number of employees on-site during business hours. Wagner stated that his other locations typically employ between 15 and 20 staff members and anticipated a similar staffing level at the proposed location, depending on customer demand and business volume.

Member Visas expressed concerns regarding vehicle circulation and access to the property from Lemon Street. He noted that the site plan showed limited parking and stated that, depending on

customer volume, there was potential for parking overflow onto surrounding streets. Member Visas asked the applicant to explain how traffic flow and vehicle storage would be managed on-site. Wagner explained that the proposed demolition at 215 N. Saginaw Boulevard would create additional parking for customers. He stated that customers would check in and leave their vehicles with management, allowing staff to move vehicles into service bays. Wagner compared the proposed process to vehicle management practices commonly used by automobile dealerships.

Chairman Guttery echoed Member Visas' concerns regarding traffic circulation and visibility within the property. He suggested that convex safety mirrors be installed at strategic locations between buildings to improve visibility for drivers navigating the site. Chairman Guttery also stated that he would support additional landscaping and beautification improvements, noting the property's location along a major commercial corridor and its potential impact on the appearance of surrounding business investment.

Wagner finished his presentation by reviewing the proposed building renderings and business branding. He explained that the proposed renovations were intended to modernize the appearance of the property and enhance the overall aesthetics of the site.

James Blaine, a representative of Century 21 assisting with the sale of the property to the applicant, addressed the Commission in support of the request. He stated that Hamm's Tire has established a positive reputation in the communities it currently serves, including its location in Watauga, and expressed confidence in the proposed operation.

Chairman Guttery then read into the record a letter sent by area resident Dan Dittfurth in response to the public hearing notice. Mr. Dittfurth expressed concerns regarding potential parking overflow onto nearby residential streets, the limited size of the site for the proposed operation, and the potential impact of a high-volume tire shop on the surrounding area. He also expressed concerns regarding the appearance of the property if outdoor storage and vehicle repairs were not appropriately regulated. Additionally, Mr. Dittfurth stated that the proposed branding and building design did not appear consistent with some neighboring properties and requested that, if approved, conditions be imposed to ensure adequate building renovations and site improvements. He further requested that appropriate conditions be included with any approval to address these concerns and minimize potential impacts on surrounding properties.

The public hearing was closed at 5:47 P.M.

Member Drolet stated that he shared several of the concerns raised in Mr. Dittfurth's comments; however, he believed that the renderings and operational information presented by the applicant demonstrated a commitment to maintaining a quality appearance and operation at the site.

Assistant Director Victor-Trevino reminded the Commission that while building materials could not be regulated through the Specific Use Permit process, conditions could be applied to regulate building colors and certain site improvements.

Following discussion, a motion was made by Member Drolet and seconded by Member Visas to recommend approval to the City Council for a request of a specific use permit to allow the

operation of an auto service station at 105 W. Lemon St., and 213 and 215 N. Saginaw Blvd.
Motion carried unanimously.

Peter Drolet made a motion to Approve that was seconded by Val Visas with a result of 4-0-0-0-2. passing Absent was Rebekah Arrington, John Hardy

4. Staff Report

4.A. Project Updates

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

5. Executive Session

6. Adjournment

6.A. Adjournment

A motion was made by Member Anderson and seconded by Member Drolet to adjourn the meeting at 5:55 P.M. Motion carried unanimously.

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

APPROVED:

Chairman

ATTEST:

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



Planning & Zoning Commission Memorandum

A. Discussion Regarding P&Z Workshop

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Business Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Staff has shared information regarding a planning and zoning workshop being hosted by the Training & Development Institute at Arlington TX.

Staff would like a final headcount on who would like to attend or if the Commission prefers to have detailed training during a Planning and Zoning Commission Meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Planning Zoning Workshop \(Infographic\).pdf](#)

**July
9-10,
2026**

Planning & Zoning Workshop

The objective of this two-day CPD series is to provide a detailed overview of planning and zoning in Texas and is designed to address practical issues in zoning and land development. It is geared to planning and zoning commissioners as well as members of zoning boards of adjustment and municipal support staff.

The sessions address in detail matters related to zoning, land use issues, comprehensive planning, platting and subdivision regulation, impact fees, economic development, and legal issues associated with land use and development in Texas.

Participants will receive a detailed book (electronic version) on land use in Texas and handouts of the power point slides used in the presentation.

Workshop Location

**NCTCOG Offices
616 Six Flags Drive
Arlington, TX 76011**

9 am - 4 pm

Lunch Included

\$250

Additional Info & Registration

[CLICK HERE](#)

**Class Hosted
& Facilitated by:**



**Training &
Development
Institute**
of NCTCOG



**North Central Texas
Council of Governments**



Planning & Zoning Commission Memorandum

A. Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of an Ice/Water Kiosk at 345 N. Saginaw Blvd.

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Public Hearings Item: 3A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

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

- **Request:** [Specific Use Permit](#) (SUP) to allow the operation of an Ice/Water Kiosk at 345 N. Saginaw Blvd.
- **Applicant:** Jennifer and Scott Craver
- **Address:** 345 N. Saginaw Blvd., Saginaw, TX 76179.



(Ex. 1: Location of Property)

- **Legal Description:** Naugle Place, Block 2, Lot 1
- **Zoning:** [Community Commercial \(CC\)](#) and within the [Saginaw Boulevard Overlay District](#).
 - The purpose of the Saginaw Boulevard Overlay District is to establish development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.

RECOMMENDATION:

N/A

Attachments

[Twice the Ice \(SUP, Application, S2, 03.31.26, Redacted\).pdf](#)

[345 N. Saginaw Blvd. \(Legal Notices, Redacted\).pdf](#)

[Twice the Ice \(SUP, CC Presentation, S1, 05.19.26\).pdf](#)

[345 N. Saginaw Blvd \(Ordinance Draft, SUP\).pdf](#)



Record Report for Specific Use Permit #SUP-26-0002

Record Overview

Record Number: SUP-26-0002

Record Type: Specific Use Permit

Record Status: In Progress

Record Submitted At: Monday March 30, 2026

Record Address: 345 N SAGINAW BLVD, Saginaw, TX 76179

Record Owner: Planning Department

Record Applicant User: jennifer craver

Record Applicant Company: Twice the Ice by Two Eleven Ventures, LLC

Record Tags: Ice/Water Kiosk

Form Submission

Owner:

Two-Eleven Ventures, LLC Craver



Saginaw, TX 76179

Redacted email address @gmail.com, (Redacted phone number)

If the Applicant is the same as the Owner, check here and move on to the next section.: Yes

Applicant:

Project Name:: Twice the Ice

WILLIAMS, OLIVER DEAN

345 N SAGINAW BLVD, Saginaw, TX 76179

Legal Description:: Naugle Place

Lot:: 1

Block:: 2

Addition:: Naugle Place

Tract:: -

Abstract:: -

Survey:: -

Zoning:: CC (Community Commercial), Saginaw Boulevard Overlay District

Subdivision: -

Present Use and Improvements on Property::

-

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

If yes please include the date here.: -

Specific Use Requested::

Ice & Water Kiosk

Application Justification for Request::

A SUP is required for this use to operate within the Community Commercial zoning district. The proposed Ice & Water Kiosk is a low-intensity, self-serving commercial amenity intended to provide convenient access to ice and purified water for area residents while maintaining minimal operational and visual impact. The use is designed to integrate into the surrounding commercial corridor through enhanced architectural finishes, landscaping, and site design consistent with the intent of the City's overlay district standards.

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

Yes

If no is selected, please provide further details::

-

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

Yes

Please provide further details::

The proposed Ice & Water Kiosk provides a convenient neighborhood-serving amenity for residents and surrounding businesses while maintaining a very low operational impact. The use promotes community convenience by providing accessible ice and purified water without requiring a large-scale commercial development. The kiosk is designed to function as a passive, low-intensity commercial use with short customer visit durations, minimal traffic generation, and limited parking demand.

Additionally, third-party market analysis indicates strong community demand and compatibility with the surrounding suburban trade area and residential demographics. The proposed use supports the City's goals of providing quality commercial services while maintaining an orderly and attractive commercial corridor.

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

Yes

Please provide further details::

The proposed use is located within an existing commercial corridor and does not negatively impact residential neighborhoods, natural resources, historical features, wildlife habitats, parks, or agricultural lands. The kiosk occupies a small physical footprint and creates substantially less intensity than many commercial uses otherwise permitted within the zoning district.

The use generates limited traffic, minimal noise, no outdoor storage, no significant environmental impact, and very limited operational disruption to surrounding properties. The project provides a beneficial neighborhood convenience service while maintaining compatibility with surrounding commercial development and the City's overlay district objectives.

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

Yes

If no is selected, please provide further details::

-

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

Yes

Please provide further details::

The proposed kiosk is designed as a low-traffic, quick-turnover commercial use with short customer visit durations and minimal parking demand. Existing roadway access and circulation patterns adequately support the proposed use without

creating adverse traffic impacts on surrounding properties or the public roadway system.

The site layout is intended to provide safe and efficient vehicular access while minimizing congestion and preserving orderly traffic movement within the development.

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

Yes

Please provide further details::

The proposed use is compatible with existing and anticipated commercial development within the corridor and does not limit or impede future development opportunities on neighboring properties. Due to the kiosk's small footprint, low visual intensity, and minimal operational impact, the use can coexist harmoniously with surrounding commercial uses and future development patterns.

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

Yes

Please provide further details::

The proposed structure is intentionally designed as a small-scale, low-profile commercial amenity that remains subordinate in scale to surrounding commercial buildings and development. The kiosk's limited height and compact footprint help preserve the visual character of the corridor while maintaining compatibility with further development of adjacent commercial properties.

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

Yes

Please provide further details::

-

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

Yes

Please provide further details::

The proposed use is designed to operate as a quiet, low-intensity neighborhood convenience service with minimal impact on adjacent properties. The kiosk does not include outdoor seating, amplified sound, extended customer congregation, or high-intensity commercial activity.

The proposed use is not expected to negatively affect surrounding property values and may enhance convenience and accessibility within the area.

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

Yes

Please provide further details::

All proposed lighting will be designed to provide adequate safety and visibility while minimizing spillover onto adjacent properties. Lighting fixtures will be appropriately shielded and directed downward in compliance with applicable City standards and overlay district requirements.

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

Yes

If no is selected, please provide further details::

-

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

Please provide further details::

Proper landscaping standards will be followed to ensure compatibility with the surrounding commercial corridor and the

City's overlay district aesthetic objectives.

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

If no is selected, please provide further details::

-



Receipt #49 for Planning & Zoning / Public Works Applications #SUP-26-0002

Invoice Number: #61
Receipt Number: #49
Applicant: jennifer craver
Paid By: Jennifer Craver
Processed By: jennifer craver
Applicant Company: Twice the Ice by Two Eleven Ventures, LLC
Applicant Company Address: [REDACTED], Saginaw, TX 76179
Application Number: #SUP-26-0002
Application Type: Specific Use Permit
Address: 345 N SAGINAW BLVD, Saginaw, TX 76179
Parcel: 07419694
Requested: May 26, 2026, 1:55pm
Paid: May 27, 2026, 12:52pm

Fee	Description	Explanation	Total
Specific Use Permits		\$750.00 * 1	\$750.00

Subtotal: \$750.00
Processing Fee: \$1.00
Total Paid: \$751.00
Payment Method: ACH

Thank you for your payment.



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: Jennifer & Scott Craver
Company: Two-Eleven Ventures, LLC
Address: [REDACTED] Saginaw, TX 76179
Phone #: [REDACTED] **E-Mail:** [REDACTED]@gmail.com
Applicant's Signature: [REDACTED] **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: [REDACTED] **Date:** 4-7-26

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

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

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, executors 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

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TARRANT

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



LINDA STEFFLER
Notary Public, State of Texas
My Comm. Expires 10-31-96

My commission expires:

10-31-96

Notary Public, State of Texas

Notary's printed name:

Linda Steffler
Linda Steffler

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

STATE OF TEXAS
COUNTY OF

(Acknowledgement)

This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

Warranty Deed

FROM

WILLIAMS

TO

WILLIAMS

FILED FOR RECORD

19

M

County Clerk

Deputy

19

County Records

County Clerk

Deputy

Recording Fee \$

This instrument should be filed immediately with
the County Clerk for record
with the amount of \$1.00

Notary Public, State of Texas

0
1
8
3
4
0
0
1
0
4
3

██████████
██████████
██████████
FT WORTH, TX

76135

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

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

TO: ██████████

RECEIPT NO
██████████

REGISTER
██████████

RECD-BY
T003957

PRINTED DATE TIME
12/29/94 07:45

INSTRUMENT RECD
WD

INDEXED TIME
07:45 CG

TOTAL : DOCUMENTS: 01

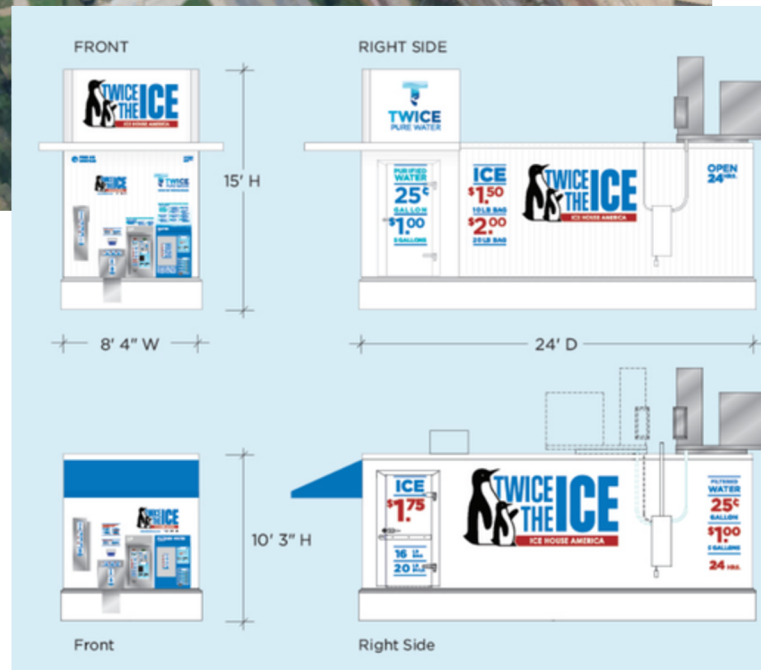
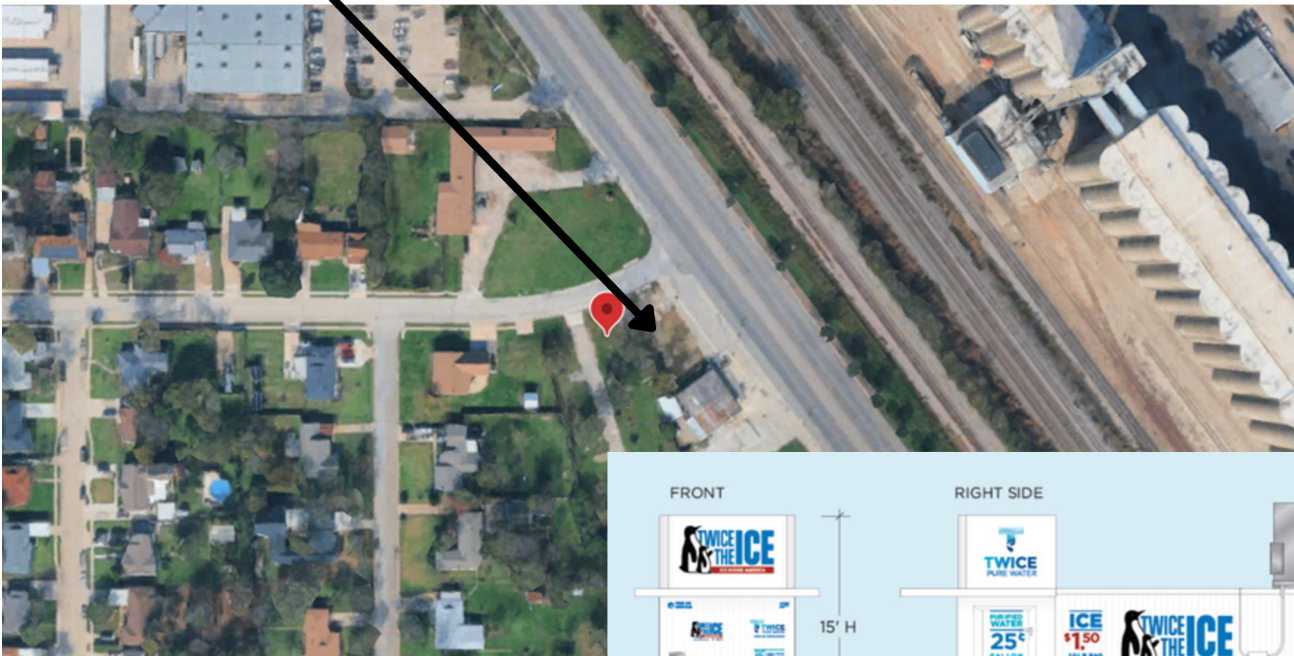
F E E S: 9.00

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.

Concept Plan

Corner of N. Saginaw
Blvd. & Northern Ave



Technical Specifications

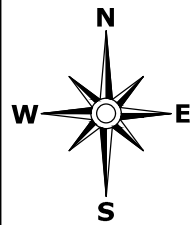
- Dimensions : 8' 4" W x 24' D x 15' H (2 parking spaces)
- Products
 - Bulk ice
 - Bagged ice: 10 lb, 16 lb, and 20 lb options
 - Purified or filtered water: 1, 3, and 5 gal. options
- Ice bin capacity: 6,500 lbs
- Ice production capability: 4,500 - 13,000 lbs in 24 hours
- Healthwise™ Filtration System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

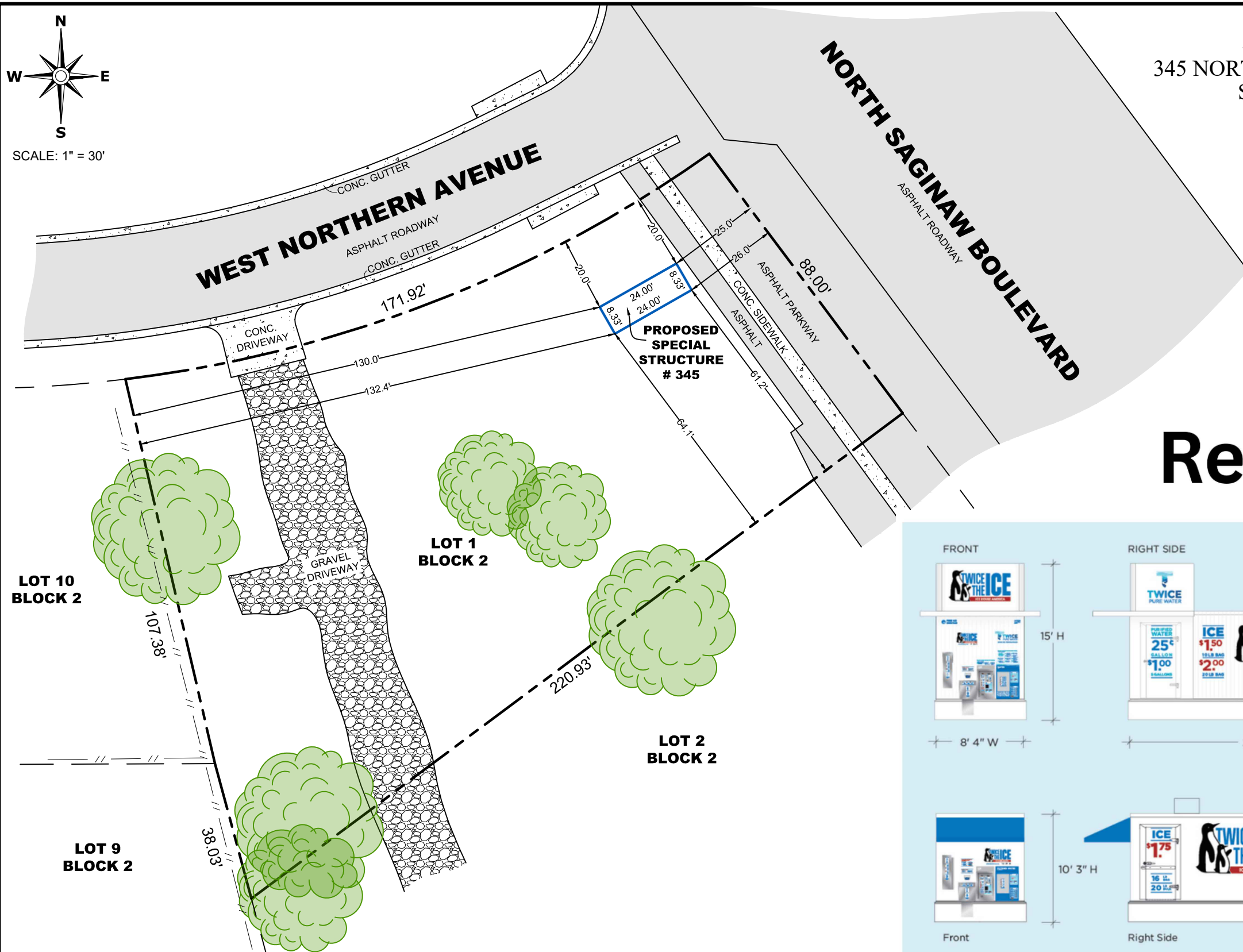
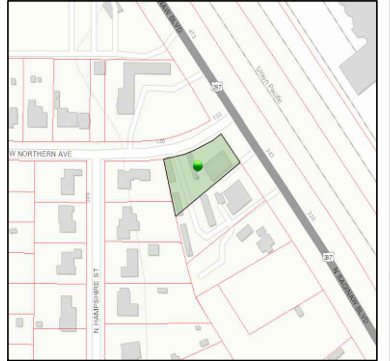


SCALE: 1" = 30'

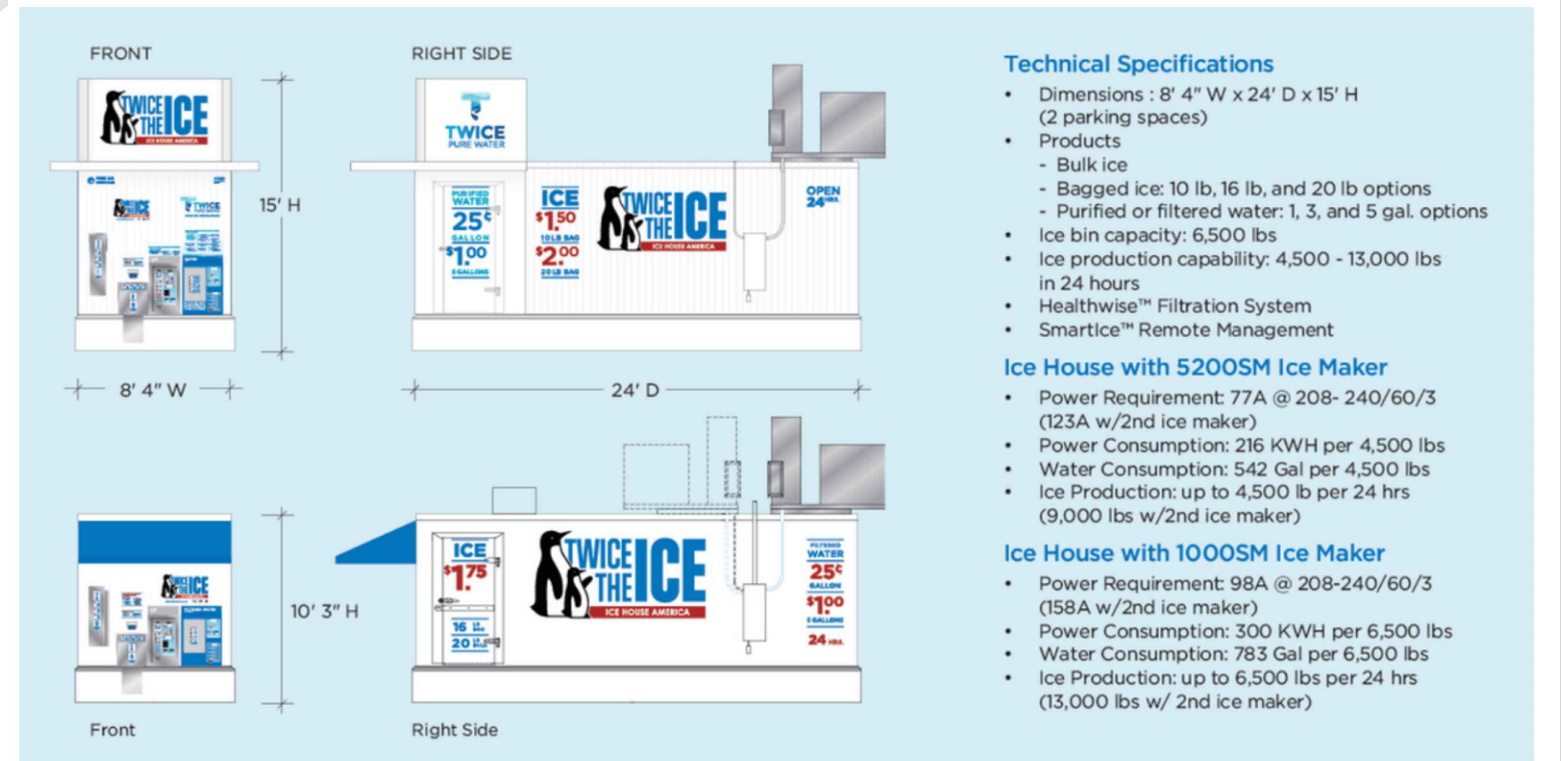
SITE PLAN

345 NORTH SAGINAW BOULEVARD,
SAGINAW, TX 76179

LOCATION SKETCH NOT TO SCALE



Rendering



LEGEND:

— — — — — ROAD CENTER LINE
— — — — — BOUNDARY
— — — — — BUILDING
— x — x — METAL/CHAIN FEN
— // — // — WOOD/FRAME FEN

— — — — — WATER LINE
— OHV — OHV — OHL
— — — — — EASEMENT
— — — — — B.S.L.

UP
WM
FIRE HYDRANT
CATCH BASIN



MANHOLE
WELL
LIGHT POLE



GENERAL NOTES:

1. 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.
2. 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:

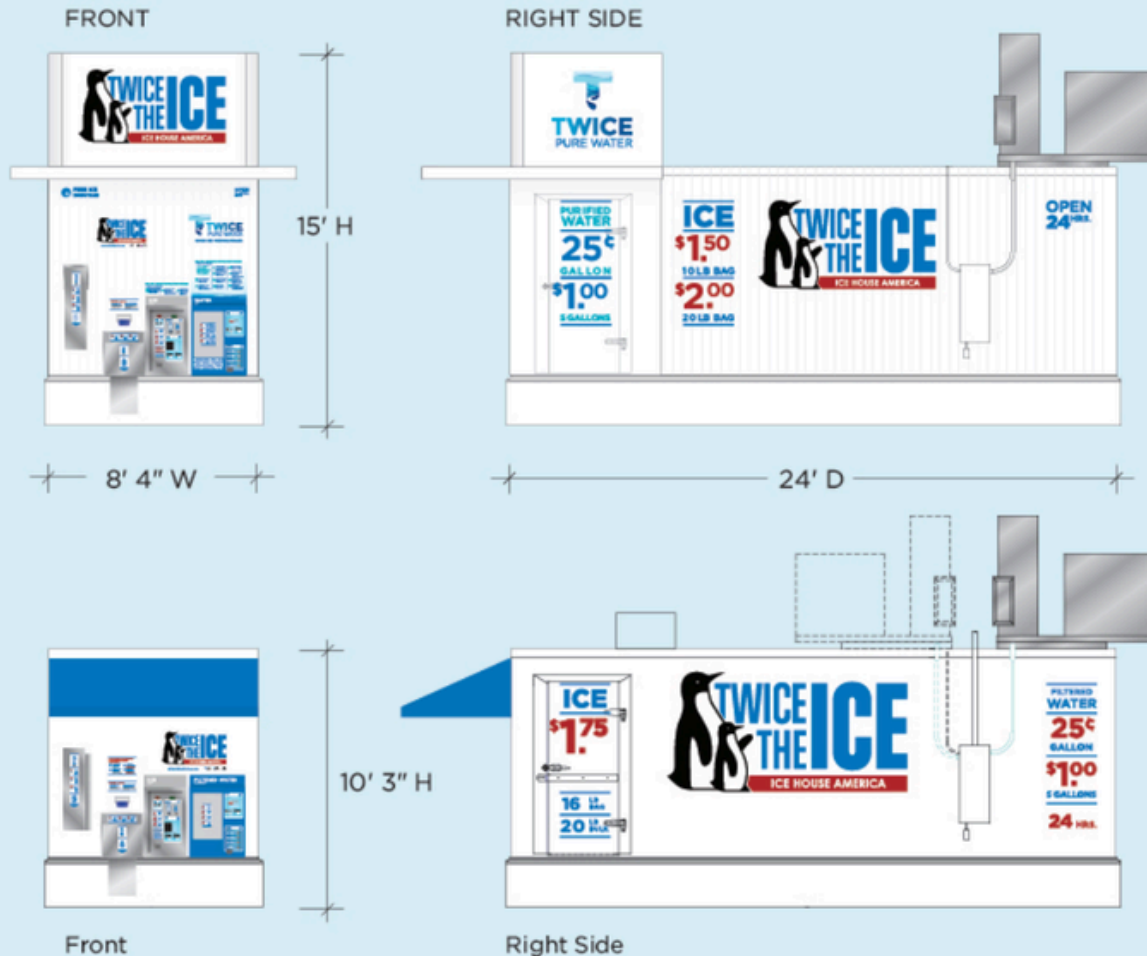
NAUGLE PLACE BLOCK 2 LOT 1

Size: 11"x17"

Date of Field Work : 03/30/2026

Drawn by: DanPlans

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

Ice House with 5200SM Ice Maker

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Ice House with 1000SM Ice Maker

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- 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)



Notice of Public Hearing

RE: Consideration and request for a Specific Use Permit to allow the operation of an Ice/Water Kiosk on the approximate .49 acres out of “Naugle Place, Block 2, Lot 1”, more commonly known as 345 N. Saginaw Blvd., Saginaw, Texas 76179 (Per TAD).

Dear Property Owner:

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

Applicant Name: Jennifer & Scott Craver

Application Address: 345 N. Saginaw Blvd.

Application Type: Request to allow the operation of an ice/water kiosk

The enclosed map illustrates the area under consideration for this request; the shaded section represents the property under consideration, while the red circle delineates the 200-foot radius of all property owners who are legally required to be notified of public hearings related to this application.

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

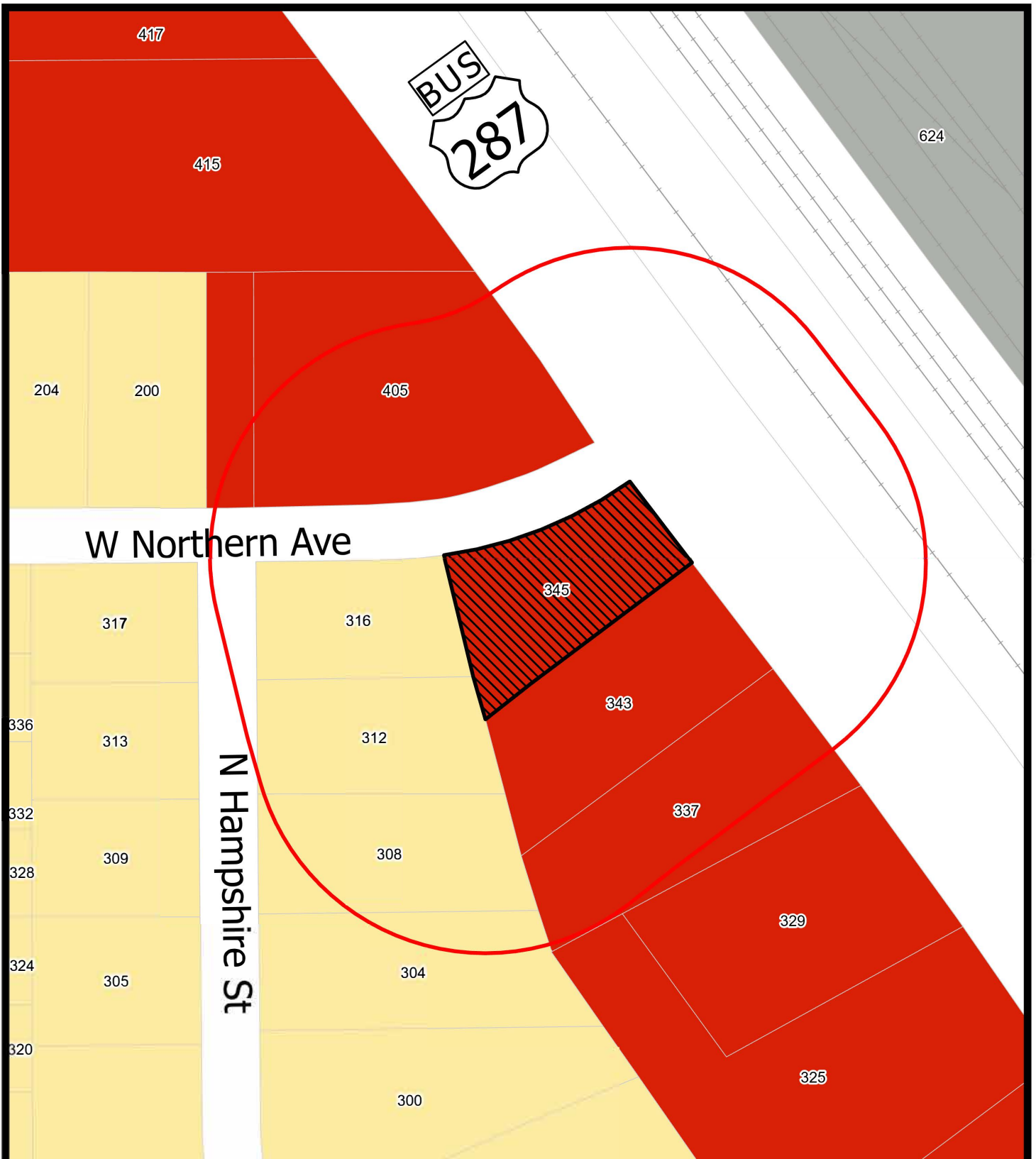
Planning and Zoning Commission Meeting: June 9, 2026, at 6:00 p.m.

City Council Meeting: June 16, 2026, at 6:00 p.m.

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

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

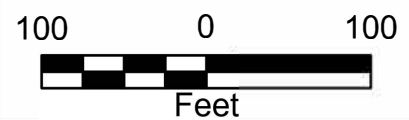
Sincerely,
City of Saginaw Planning & Zoning Division



Legend

-  200ft Buffer
-  Property of Interest

**345 N Saginaw Blvd.
(Ice/Water Kiosk)
Specific Use Permit
200 ft Property Owner
Notification**





Reply Form

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

E-Mail:

pz@saginawtx.org

Mail:

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

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Jennifer & Scott Craver

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

Application Type: Request for a Specific Use Permit to allow the operation of an ice/water kiosk

Planning and Zoning Commission Meeting: June 9, 2026, at 6:00 p.m.

City Council Meeting: June 16, 2026, at 6:00 p.m.

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

Response Details:

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasoning: _____

Recipients/Property Owners Notified Within 200ft of 345 N. Saginaw Blvd. (SUP)

[REDACTED]

336 WESTERN AVE
SAGINAW, TX 76179

[REDACTED]

336 WESTERN AVE
SAGINAW, TX 76179

[REDACTED]

345 N SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

336 WESTERN AVE
SAGINAW, TX 76179

[REDACTED]

343 N SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

312 N HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

1700 E GOLF RD SCHAUMBURG, IL
60173

[REDACTED]

500 N SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

308 N HAMPSHIRE ST
FORT WORTH, TX 76179

[REDACTED]

111 HILL RANCH DR
WEATHERFORD, TX 76085

[REDACTED]

337 N SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

316 N HAMPSHIRE
FORT WORTH, TX 76179

[REDACTED]

316 N HAMPSHIRE ST SAGINAW,
TX 76179

[REDACTED]

304 N HAMPSHIRE ST
FORT WORTH, TX 76179

[REDACTED]

3404 KALGARY CT
FORT WORTH, TX 76179

[REDACTED]

405 N SAGINAW BLVD SAGINAW,
TX 76179

Classified

FIND. BUY. SELL.

classifieds.star-telegram.com

**SELL
YOUR STUFF
FAST!** **817.390.7400****Legals****Legals & Public Notices****Public Auction at Devon Self Storage, 6465 East Rosedale St. Fort Worth, TX 76112**

Xsharell Tibsy: clothing/shoes, furniture; Dinis Cooper: furniture, electronics, boxes/totes/bags; LaShelle Reynolds: Household goods, furniture, clothing/shoes, boxes/totes/bags; Jon Arrington: tools, boxes/totes/bags; Natasha Rollins: electronics, boxes/totes/bags; Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin on 06/03/2026 at 10:00 am and will continue until 06/17/2026 at 10:00 am at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process
IPL0343667
May 27, Jun 3 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 June 9, 2026, to consider a request for an amendment to The Square Planned Development standards and the development plan for Tract 1, located at the approximate 1.393 acres out of the "Benjamin Thomas Survey, Abstract 1497, Tract 3B03" (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.** Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440. IPL0343832
May 27 2026

CITY OF FORT WORTH**INVITATION TO BIDDERS****RECEIPT OF BIDS**

Electronic bids for the construction of **Trinity Park Paving Improvements – CPN 104528, Z. Boaz South Paving Improvements – CPN 104535, and Pecan Valley Golf Course Paving Improvements – CPN 104530 ("Project")** will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until **2:00 P.M. CDT, Thursday, June 25, 2026.**

Bids will then be opened publicly and read aloud beginning at 2:00 PM CDT in the City Council Chambers.

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

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

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

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

SUPPORT

For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>
Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010.
To get started with Bonfire, watch this five-minute training video: [Vendor Registration and Submission \(VIDEO\)](#) – Bonfire Vendor Support (go-bonfire.com)

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:

Trinity Parks: +/- 3,750 LF Asphalt Roadway Replacement & +/- 3,200 SY Fog & Crack Seal of Parking Lots
Z. Boaz South Parks: +/- 7,200 Asphalt Mill Overlay & +/- 1,150 SY Full Depth Asphalt Replacement with Overlay
Pecan Valley Golf Course: +/- 2,000 SY New Concrete Pavement entry-way with parking and sidewalk, +/- 600 SY Full Depth Asphalt Replacement, +/- 4,650 SY Edge Mill & Asphalt Overlay, +/- 16,900 SY Fog & Crack Seal of Parking Lot, & +/- 90 LF RCP installation.

PREQUALIFICATION

Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCUREMENT

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

EXPRESSION OF INTEREST

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

PREBID CONFERENCE – Web Conference

A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time **via a web conferencing application:**

DATE: Thursday June 11, 2026
TIME: 10:30 AM CDT

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

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

CITY'S RIGHT TO ACCEPT OR REJECT BIDS

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

AWARD

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

ADVERTISEMENT DATES

May 27, 2026 & June 3, 2026
IPL0341481
May 27, Jun 3 2026

Legals & Public Notices**CITY OF GRAND PRAIRIE
ADVERTISEMENT FOR BIDS**

Sealed bids will be received at 300 W. Main Street, Grand Prairie, Texas, and via <https://vendors.planetbids.com/portal/53284/portal-homeuntil> June 16, 2026, at 2:00 PM (Central Time). Bids will be opened publicly and acknowledged at that time for the purchase of the following:

26059– Ruthe Jackson Center (RJC) Linen Rental, Laundering, Stocking, and Delivery Services

Further information and specifications may be obtained at <https://vendors.planetbids.com/portal/53284/portal-homeor> from the Purchasing Division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state-awarded contracts or other intergovernmental agreements when it is in the city's best interest.
Published: Ft. Worth Star-Telegram – May 27, 2026, and June 3, 2026.
IPL0343801
May 27, Jun 3 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 June 9, 2026, to consider a request for a specific use permit to allow the operation of a convenience store without fuel sales on the property located at the approximate 5.06 acres out of "Rancho North Addition, Block 7, Lot A1", more commonly known as 520 S. Saginaw Blvd. Suite 100, Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.** Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440. IPL0343828
May 27 2026

Legals & Public Notices**CITY OF FORT WORTH**

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council Work Session Room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2llxQVald76hHXc>**
Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFQ 26-0191 Environmental Engineering and Consulting Services
OPENS 4/28/2026

A pre-qualification conference will be held both in person and virtually on Tuesday, May 5, 2026, from 10:00 AM to 11:00 AM (CST). For additional details, please visit the City's Bonfire website for this solicitation.

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0334676
May 6,13,20,27 2026

**REQUEST FOR
QUALIFICATIONS
TOWN OF WESTLAKE
COMPREHENSIVE
PLAN UPDATE**

The Town of Westlake, a Type A General Law Municipality, is soliciting Statements of Qualifications until 4 pm, Thursday, June 25, 2026, from qualified planning and consulting firms to provide professional planning services for the update of the Town's Comprehensive Plan. The selected consultant will assist the Town in preparing a comprehensive update to the existing Comprehensive Plan, including public engagement, demographic and land use analysis, transportation and mobility planning, economic development, parks and open space, infrastructure planning, implementation strategies, and related planning elements as determined by the Town. The complete RFQ is available on the Town website at <https://www.westlake-tx.org/256/Bids-Proposals>. All inquiries regarding the Request for Qualifications should be directed to: Cole Davenport, Town Planner, cdavenport@westlaketx.gov, 817-490-5742. Any firm wishing to be considered for providing the services described in this RFQ shall submit five (5) bound copies of their submission to 1500 Solana Blvd, Bldg 7, Ste 7200, Westlake, TX, 76262. Responses not received by the specified date and time will be rejected. The Town of Westlake reserves the right to reject any or all responses.
IPL0341933
May 20,27 2026

**DEPARTMENT OF HOMELAND
SECURITY****FEDERAL EMERGENCY MAN-
AGEMENT AGENCY**

Proposed Flood Hazard Determinations for the City of Fort Worth and Unincorporated Areas of Denton County, Texas, Case No. 25-06-2632P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).
IPL0341512
May 20,27 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 18th of June 2026 for:

CSP: 26-0184
Request for Proposals for Housing Rehabilitation Job Order Contracting Services

PRE-PROPOSAL MEETING:
June 4, 2026, at 9:00 AM
Housing Authority, Conference A
501 Sanford St.
Arlington, TX 76011

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 Martha Garcia
City Secretary
IPL0341932
May 20,27 2026

Legals & Public Notices**05/27/2026
CITY OF FORT WORTH**

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council work session room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2llxQVald76hHXc>**
Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFQ 26-0185 HYDROVAC WASTE MATERIAL
OPENS 5/28/2026

RFQ 26-0187 CHEMICAL TANK
OPENS 6/11/2026

RFQ 26-0198 RENTAL OF CRACK SEAL MACHINES
OPENS 6/11/2026

RFQ 26-0159 COMMERCE STREET DEVELOPMENT
OPENS 6/18/2026

RFQ 26-0182 STANDBY DISASTER DEBRIS HAULING AND TRANSPORT SERVICES
A Pre-Proposal Meeting is scheduled for 6/1/26 at 2 PM. See Bonfire for more details.
OPENS 6/18/26

RFQ 26 – 0206 UNDERPASS BIOHAZARD CLEANUP AND DECONTAMINATION SERVICES

A Pre Proposal meeting is scheduled for June 4th, 2026, at 1:00 PM CST. See Bonfire for more details.
OPENS: 06/25/2026

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0343757
May 27 2026

**ORDINANCE NO. 1520
AN ORDINANCE AMENDING
TITLE 17 - ZONING OF THE
BENBROOK MUNICIPAL CODE
(1985), AS AMENDED, BY
AMENDING CHAPTER 17.08
(DEFINITIONS), CHAPTER
17.20 (DISTRICTS, DISTRICT
BOUNDARIES AND DISTRICT
USES), AND CHAPTER 17.28
("SD", SUBURBAN DISTRICT)
TO PROVIDE FOR THE REGU-
LATION AND PLACEMENT OF
NEW HUD-CODE MANUFAC-
TURED HOMES; PROVIDING
THAT THIS ORDINANCE SHALL
BE CUMULATIVE OF ALL OR-
DINANCES; PROVIDING A
SEVERABILITY CLAUSE; PRO-
VIDING FOR A PENALTY FOR
VIOLATIONS HEREOF; PRO-
VIDING FOR PUBLICATION IN
PAMPHLET FORM; PROVIDING
FOR ENROLLMENT AND EN-
ROLLMENT; PROVIDING FOR
PUBLICATION IN THE OFFICIAL
NEWSPAPER; AND PROVIDING
AN EFFECTIVE DATE.**

**SECTION 6
PENALTY CLAUSE**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 8
PUBLICATION IN
PAMPHLET FORM**

The City Secretary of the City of Benbrook is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Section 3.10 of the Charter of the City of Benbrook.

This ordinance shall be in full force and effect from and after its passage and it is so ordained. Passed and approved this 21st day of May 2026.
Signed: Jason Ward, Mayor
IPL0343377
May 24,27 2026

**City of Saginaw
Ordinance No. 2026-06**

An Ordinance of the City of Saginaw, Texas, Amending Section 94-62, "Parking of Certain Vehicles Prohibited on Certain Streets," of Article I, "in general" of chapter 94, "Traffic and Vehicles," by adding additional prohibited parking; providing that this ordinance is cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty for violations hereof; providing for publication in the official newspaper; and providing an effective date.

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

Passed and Approved on the 19th day of May, 2026.

Todd Flippo
Mayor

Publication Dates:
May 27, 2026
June 3, 2026
IPL0343278
May 27, Jun 3 2026

REQUEST FOR BIDS

Sealed bids will be received electronically or at the office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, until June 11, 2026 at 2:00 PM, and publicly opened and read at that time for the purchase of the following:

**BID # 2026-16 Veteran's
Memorial (construction)**

Further information and specifications may be obtained by contacting the City's bid distribution partners, DemandStar, BeaconBid or the Office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, (817) 952-2244.

The City reserves the right to reject any or all bids and to waive formalities. The City also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the City.
IPL0342081
May 20,27 2026

Legals & Public Notices**NOTICE OF REQUEST FOR
PROPOSALS
SOLID WASTE AND RECYCLING
SERVICES**

The City of Benbrook is soliciting sealed proposals from qualified firms for residential and commercial Solid Waste and Recycling Services. Request for Proposals (RFP) No. 26-001 may be obtained beginning on May 21, 2026 from the City's website at <http://www.ci.benbrook.tx.us/Bids.aspx>.

Sealed proposals addressed to the Assistant City Manager, City of Benbrook, will be received at Benbrook City Hall, 911 Winscott Road, Benbrook, Texas 76126, until 2:00 p.m. local time on Thursday, June 25, 2026. Proposals received after this deadline will not be accepted.

Proposals will be publicly opened and acknowledged at that time and retained by the City for review, tabulation, and evaluation in accordance with the requirements of the RFP. Proposal envelopes shall be sealed and clearly marked:
RFP No. 26-001 – Solid Waste and Recycling Services
DO NOT OPEN BEFORE 2:00 PM., JUNE 25, 2026

A mandatory pre-proposal conference will be held at 2:00 p.m. on Thursday, June 4, 2026 at Benbrook City Hall, 911 Winscott Road, Benbrook, Texas 76126.
IPL0342506
May 27, Jun 3 2026

NOTICE TO BIDDERS

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

RFQ: 26-0214

Request for Qualifications for Architectural Design of Public Works South Field Operations Facility

PRE-QUALIFICATION MEETING:

June 8, 2026, at 1:00PM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

SITE VISIT:

June 8, 2026, at 2:30PM
Water Utilities South Service Center
1100 SW Green Oaks Blvd
Arlington, Texas 76017

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 Procurement 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 Martha Garcia
City Secretary

IPL0343818

May 27, Jun 3 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 June 9, 2026 to consider a request for a specific use permit to allow the operation of an ice/water kiosk at the approximate .49 acres out of "Naugle Place, Block 2, Lot 1", more commonly known as 345 N. Saginaw Blvd., Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a request for a specific use permit, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.** Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440. IPL0343827
May 27 2026

Service Directory**Home & Business Improvement**

Frank's Roofing, Comp, TPO, Gutters, Concrete Work, Constr, co Free Est 45yr exp 817-797-7675

Interior/Exterior painting, roof-repairs, & handyman work. 40 years experience. Call Jeff (817) 744-0629

Lawn/Garden/Landscaping/Trees

JOSE'S TREE SERVICE
Tree Removal/Tree Trimming & Brush Clearing. Full Ins./Senior/Military Disc Sm. Jobs on Land Clearing/We Beat Any Price Call Us At 817-724-2180

johnscaped@gmail . com
fence deck repair painting staining
817-808-0372

Painting

Painting Exterior Interior
Sheetrock Carpentry free
Est8176025134 25yrs exp

Employment**1- Financial/ IT
2- Front office/ Medical**

1- Financial Analyst / IT Specialist – Full-time position in Plano, TX. Duties include financial reporting, data analysis, IT support, and administrative operations. Bachelor's degree preferred. Must speak English, Arabic, Turkish, and intermediate Spanish. wage: \$141,336/year. Send resume to: odette@ntxmed.com
2- Medical Front Office Administrator – Full-time position in Plano, TX. Duties include patient scheduling, insurance verification, EMR management, and ICD-10/CPT billing support. Must speak English, Arabic, Turkish, and intermediate French. wage: \$46,800/year. Send resume to: odette@ntxmed.com

WANT



Ice & Water Vending





Introduction & Property Background

Property owned continuously by our family since September 12, 1958

Approximately two acres under private ownership

Historically used for small business and community-serving purposes

Request: Approval for an ice and water vending machine

Reason for request: No specific zoning ordinance currently addresses this use



Proposed Use:

Ice & Water Vending Machine



Self-service, low-impact use



No staffing required



Minimal traffic generation

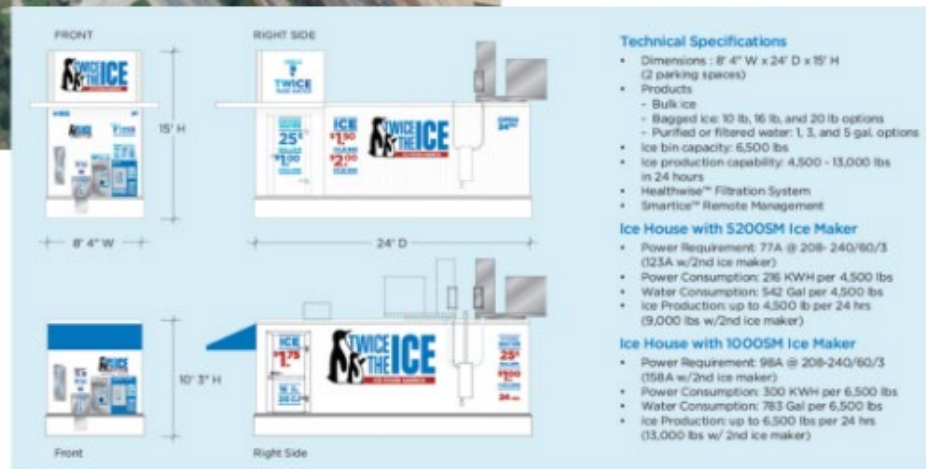


Provides essential daily
service

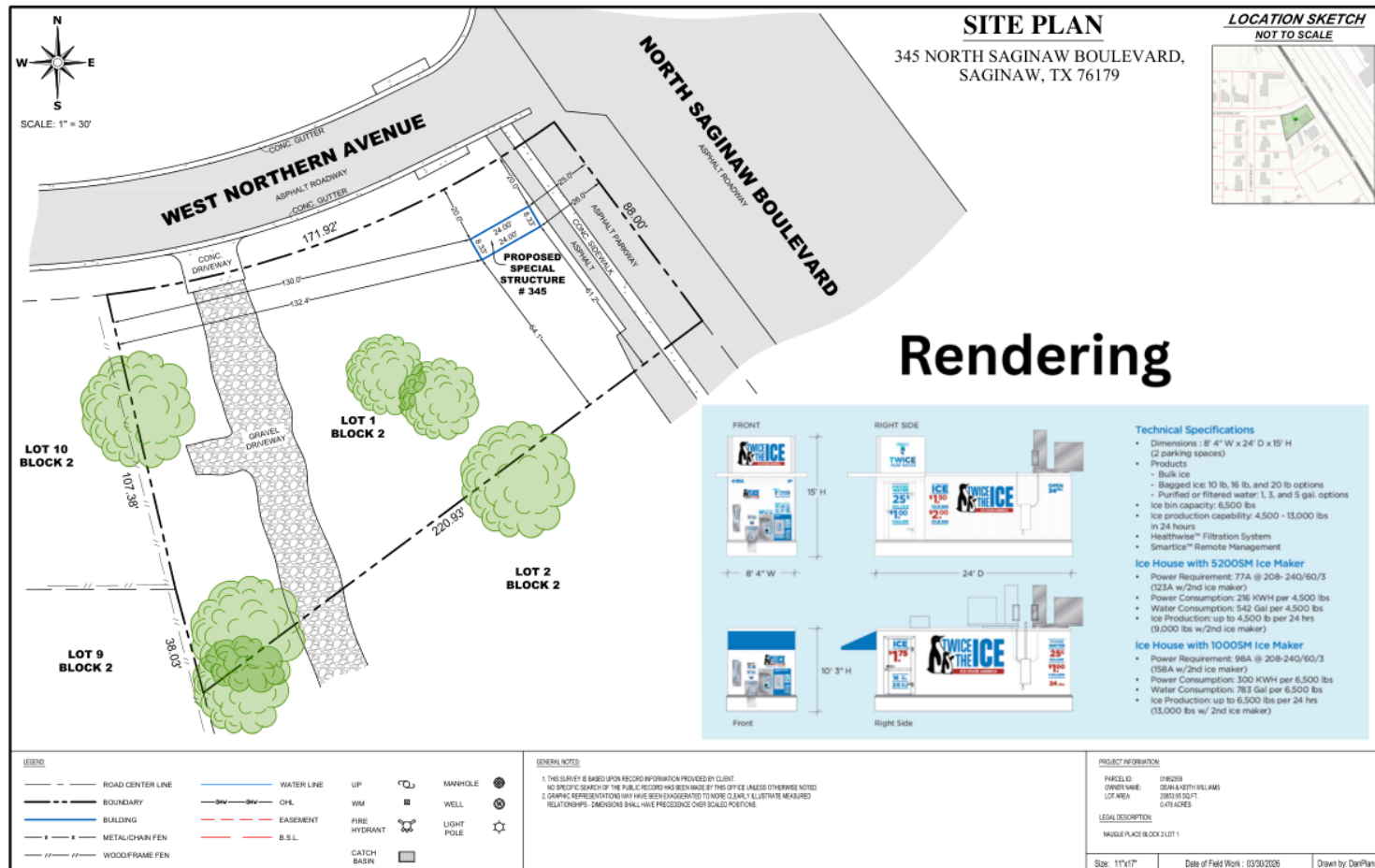
Site Location & Placement

Concept Plan

Corner of N. Saginaw
Blvd. & Northern Ave



Detailed Site Plan





Traffic & Impact Comparison

Ice & Water Vending

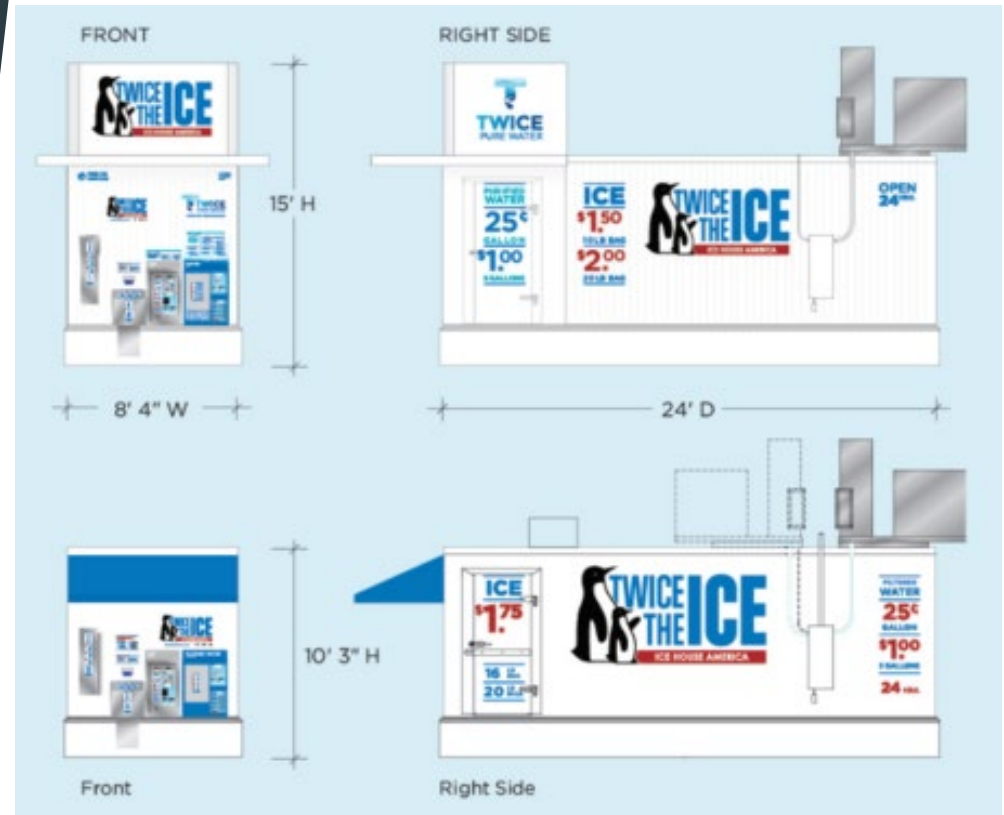
- ▶ • 2 parking spaces
- ▶ • 1-3 minute dwell time
- ▶ • Self-service / no staffing
- ▶ • Low, intermittent trips
- ▶ • Minimal site circulation

Typical Small Retail

- ▶ • 10-30 parking spaces
- ▶ • 10-30 minute dwell time
- ▶ • Staffed operations
- ▶ • Continuous traffic flow
- ▶ • Internal circulation required

Machine Design & Footprint

- ▶ Approx. 8'4" W × 24' D × 15' H
- ▶ Occupies roughly two parking spaces
- ▶ Produces bulk and bagged ice + filtered water
- ▶ Modern, enclosed, and monitored system





Proven Public Demand



3,500+
ICE VENDING
MACHINES AROUND THE WORLD



LARGEST CAPACITY - HIGH VOLUME DESTINATION

The Ice House is our premier ice and water vending machine, offering the highest capacity production and storage of any of our three models. It is the nation's leading ice and water vending destination and features five patented technologies plus a filtration process that ensures the freshest, most hygienic ice and water product available. About the size of two parking spaces, the Ice House is the high capacity, high volume solution for your high traffic volume locations, such as retail business centers, home improvement locations, recreational centers and convenience store locations.



- Widely used service
- Affordable and accessible
- Twice pure, healthy filtered water & ice

From our site analysis report:

- ▶ Projected ~26,085 annual vends
- ▶ Net positive scenario gain (~26K)
- ▶ Strong customer value and demographic alignment

Core Technology & Features

- On-Site Production:** Machines filter local water and create ice immediately before dispensing, eliminating the need for transport, storage, and factories.

- Filtration System:** Utilizes advanced "Twice Pure" or "Healthwise" filtration, which filters and sanitizes water to remove impurities like chlorine, dirt, and microbes.

- Freshness:** Because the ice is created on-demand, it does not sit for long periods, preventing the ice from melting and refreezing into large, solid blocks.

- ICE2U App Integration:** Allows users to find the nearest machine, pay without touching the screen, and earn rewards (1 free bag for every 10 purchased).

- Dispensing Options:** Users can fill their own coolers or use the built-in bagging system for clean, hands-free operation.



Business & Operational Tech

- **Remote Monitoring:** Owners can monitor machines remotely and manage inventory.
- **Asset Management:** The machines are durable and designed for high-volume, unattended, 24/7 operation.
- **Models:** There are multiple models available with varying capacity and footprint.

HOW IT WORKS!



Clarification of Zoning Gap

No ordinance explicitly permitting or prohibiting this use



Staff directed us to seek a SUP



Updated to requesting it be added to the PERMITTED USE TABLE



Request arises from lack of defined classification



Prior Approvals Within the City

Two similar ice and water vending machines previously approved



Approved under prior administration



Unclear whether those applicants were required to follow a similar process



Request for Equitable Treatment & Clarification of the Process

- Does the current process differ from past approvals?
- Raises questions of consistency
- Administrative discretion appears to have been used previously
- Should this require a SUP?
- Could current staff approve under existing discretion?
- Has policy changed or interpretation shifted?



Responsible Use of Private Property

Long-term ownership

No obligation to
develop immediately

Flexible future use



Closing Request

- ▶ Approve our request to add ice kiosks to the permitted use table, whether this be by right or by SUP

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF AN ICE/WATER KIOSK AT, NAUGLE PLACE, BLOCK 2, LOT 1, LOCALLY KNOWN AS 345 N. SAGINAW BOULEVARD, IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of the property located at 345 N. Saginaw Blvd., Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of an ice/water kiosk; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on June 9, 2026, and the City Council held a public hearing on June 16, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for granting a Specific Use Permit for the property.

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

SECTION 1.

Ordinance No. 2002-04, Appendix A “Zoning,” of the Saginaw City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant: Jennifer Craver

Property Address: 345 N. Saginaw Blvd., Saginaw, Texas 76179

Legal Description: Naugle Place, Block 2, Lot 1

Zoning Change: The property shall remain located in the Community Commercial (CC) Zoning District and the Saginaw Boulevard Overlay District, and a Specific Use Permit to allow the operation of an ice/water kiosk is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with the Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

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

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than \$2,000. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 16th DAY OF JUNE, 2026.

TODD FLIPPO, MAYOR

ATTEST:

VICKY VEGA, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY



Planning & Zoning Commission Memorandum

B. Consideration and Action Regarding a Specific Use Permit (SUP) to Allow the Operation of a Convenience Store without Fuel Sales at 520 S. Saginaw Blvd., Suite 100

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Public Hearings Item: 3B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

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

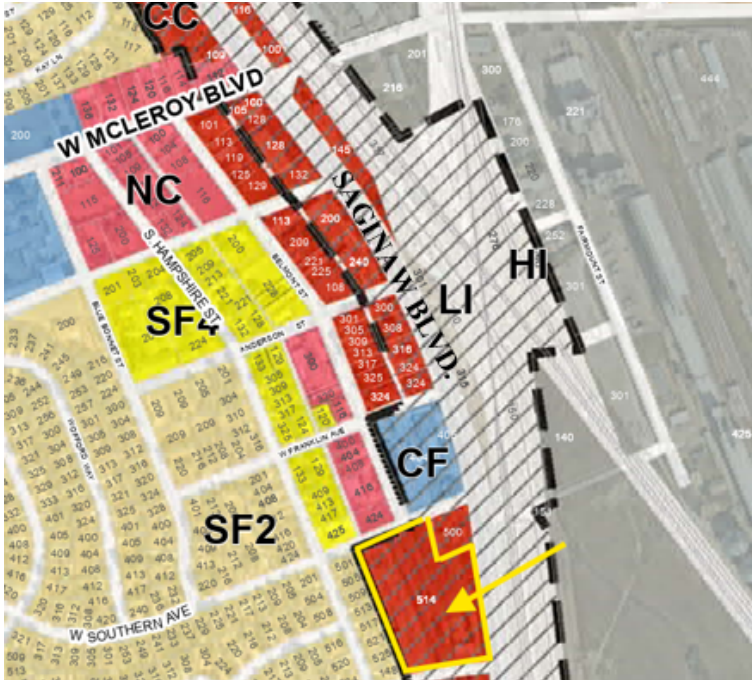
- **Request:** [Specific Use Permit \(SUP\)](#) to allow the operation of a convenience store without fuel sales at 520 S. Saginaw Blvd. Ste. 100
- **Applicant:** Ahmad Mhawish
- **Address:** 520 S. Saginaw Blvd. Ste. 100, Saginaw, TX 76179.



(Ex. 1: Location of Property)

- **Legal Description:** Rancho North Addition, Block 7, Lot A1
- **Zoning:** [Community Commercial \(CC\)](#) and within the [Saginaw Boulevard Overlay District.](#)

- The purpose of the Saginaw Boulevard Overlay District is to establish development standards for properties that have frontage and/or access (either direct or through another property) to Saginaw Boulevard. These regulations govern land use, building materials, landscaping, signage, and screening and recognize the street's unique character and importance as the city's primary commercial boulevard and entryway. The intent of these standards is to promote the public health, safety and general welfare, to coordinate and guide future development and redevelopment in accordance with the comprehensive plan and to protect and enhance the city's aesthetic and visual quality.



- **Land Use:** A convenience store, with or without fuel sales requires the approval of a specific use permit (SUP).

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

(Ex. 3: Permitted Use Table)

- **Definition:** *Convenience store, with or without fuel sales.* “A premise where gasoline and/or other petroleum products are sold as a principal use, and in connection with the principal use, a convenience store offering for sale prepackaged food products, household items, and other goods commonly associated with the same.”

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[520 S. Saginaw Blvd. \(SUP, Application, S1, 05.14.26, Redacted\).pdf](#)

[520 S. Saginaw Blvd. \(Legal Notices, Redacted\).pdf](#)

[520 S Saginaw Blvd. Suite 100 \(Ordinance Draft, SUP\).pdf](#)



Record Report for Specific Use Permit #SUP-26-0006

Record Overview

Record Number: SUP-26-0006
Record Type: Specific Use Permit
Record Status: In Progress
Record Submitted At: Monday May 11, 2026
Record Address: 520 S SAGINAW BLVD STE 100, Saginaw, TX 76179
Record Owner: Planning Department
Record Applicant User: Ahmad Abdallah
Record Applicant Company: Happy Cloud 2

Form Submission

Owner:
Ahmad Mhawish

[REDACTED]
[REDACTED]@gmail.com, ([REDACTED]) [REDACTED]

If the Applicant is the same as the Owner, check here and move on to the next section.: Yes

Applicant:

Project Name:: Happy Cloud 2 - Convenience Store
NORTH TEXAS WINGS LLC
520 S SAGINAW BLVD STE 100, Saginaw, TX 76179

Legal Description:: Rancho North Addition

Lot:: A1A

Block:: 7

Addition:: unit 1

Tract:: -

Abstract:: -

Survey:: -

Zoning:: NC (Neighborhood Commercial)

Subdivision: -

Present Use and Improvements on Property::

-

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

If yes please include the date here.: -

Specific Use Requested::

Requesting a Specific Use Permit to allow the operation of a convenience store at 520 S Saginaw Blvd

Application Justification for Request::

The proposed convenience store is compatible with adjacent property uses and consistent with the character of the neighborhood. This business will comply with all applicable zoning regulations and ordinances of the City of Saginaw, TX. Approval of this permit will promote the health, safety, and general welfare of the community by providing additional retail services and economic opportunities in the area. The project aligns with the City's Comprehensive Land Use Plan, meets all notice and procedural requirements, and will not negatively impact surrounding properties or public infrastructure.

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

Yes

If no is selected, please provide further details::

-

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

Yes

Please provide further details::

-

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

Yes

Please provide further details::

The benefits of providing goods and services, as well as easily accessible fuel, to the community outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance. Additionally, the convenience store will not cause significant disruption to the lives, businesses, or property of individuals affected by the proposed use. The project is intended to keep the use legal in this zoning area, improve the fueling portion, and include updated landscaping, all of which contribute positively to the local area.

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

Yes

If no is selected, please provide further details::

-

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

Yes

Please provide further details::

Yes, all design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits are built to code and City of Saginaw, TX regulations. The current layout provides for safe and convenient movement of both vehicles and pedestrians without negatively affecting the general public or adjacent developments.

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

Yes

Please provide further details::

Yes, the issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property.

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

Yes

Please provide further details::

Yes, the location, nature, and height of buildings, structures, walls, and fences are in scale with the surrounding neighborhood.

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

Yes

Please provide further details::

Yes, the proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

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

Yes

Please provide further details::

Yes, adequate nuisance prevention measures have been taken or will be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight.

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

Yes

Please provide further details::

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

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

Yes

If no is selected, please provide further details::

Yes, the proposed operations are consistent with the applicant's submitted plans, master plans, and projections.

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

Please provide further details::

Yes, there is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties

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

If no is selected, please provide further details::

Yes, the proposed use is in accordance with the City of Saginaw Comprehensive Land Use Plan.



Receipt #48 for Planning & Zoning / Public Works Applications #SUP-26-0006

Invoice Number: #60
Receipt Number: #48
Applicant: Ahmad Abdallah
Paid By: Ahmad Abdallah
Applicant Company: Happy Cloud 2
Applicant Company Address: 520 S Saginaw BLvd, Saginaw, TX 76179
Application Number: #SUP-26-0006
Application Type: Specific Use Permit
Address: 520 S SAGINAW BLVD STE 100, Saginaw, TX 76179
Parcel: 14666371
Requested: May 20, 2026, 2:24pm
Paid: May 20, 2026, 2:38pm

Fee	Description	Explanation	Total
Specific Use Permits		\$750.00 * 1	\$750.00

Subtotal: \$750.00
Processing Fee: \$26.25
Total Paid: \$776.25
Payment Method: Credit Card

Thank you for your payment.



City of
Saginaw
Planning and Zoning

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 Ahmed mhawish (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: Ahmed mhawish

Company: Happy clouds 2

Address: _____

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

Applicant's Signature: _____ Date: 05-11-2026

Owner: Palomino Southern LP

Company: Woodcrest Capital

Address: _____

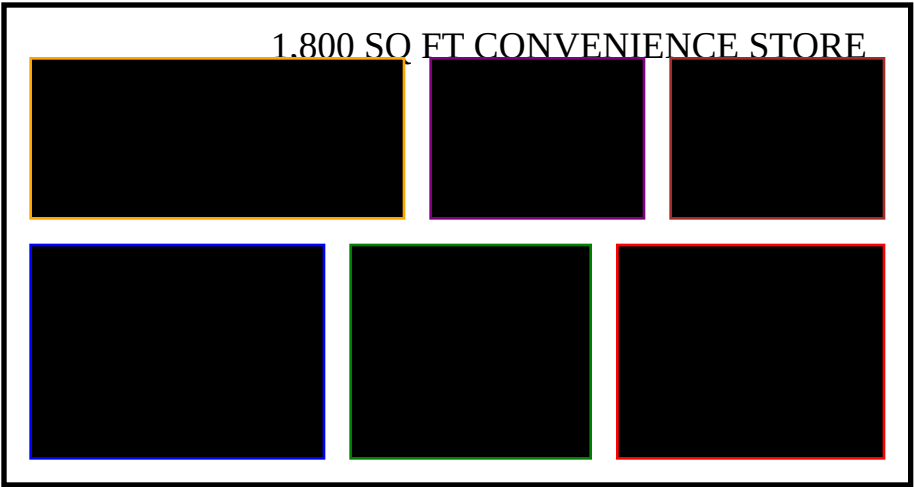
Phone #: _____ E-Mail: _____ .com

Owner's Signature: _____ Date: 5/12/26

Convenience Store SUP Application Package

This package includes the proposed site plan, conceptual exterior layout, business narrative, and conceptual renderings for an approximately 1,800 sq. ft. convenience store.

1. Proposed Site Plan

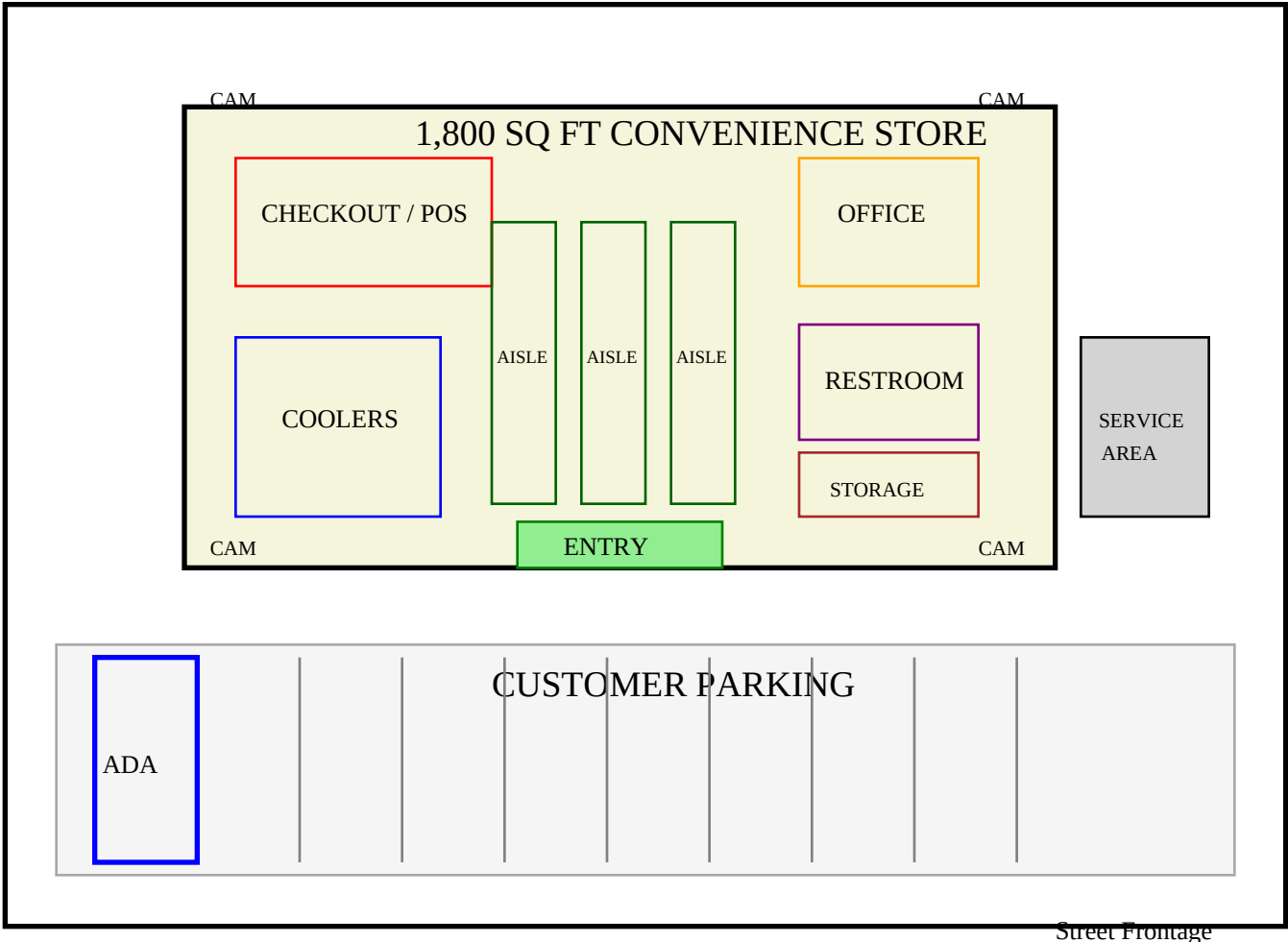


Front Parking & Customer Access

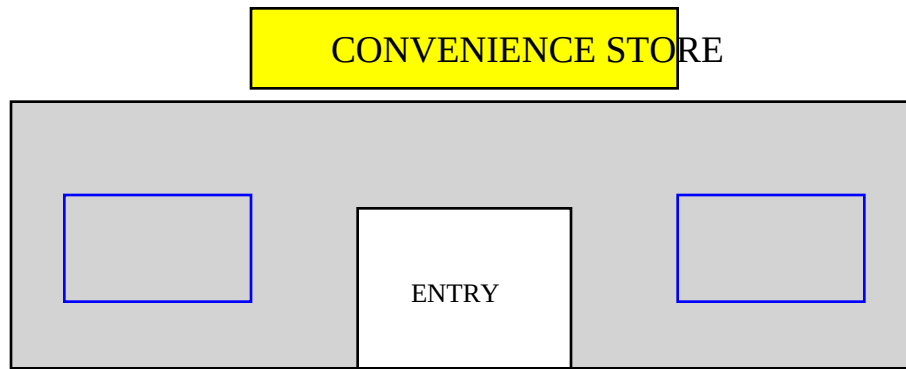
2. Conceptual Exterior / Front View

Proposed Convenience Store Site Plan – 1,800 SQ FT

PROPERTY / LEASE SPACE



This conceptual site plan is intended for SUP review purposes and illustrates the proposed arrangement of parking, customer access, retail space, storage, office, restroom facilities, and interior customer flow for an approximately 1,800 square foot convenience store.



Only approximately 10% of the floor plan area will be dedicated to tobacco-related products and displays.

3. Business Narrative

The proposed business is a professionally operated convenience store occupying approximately 1,800 square feet. The store will provide everyday retail products including beverages, snacks, packaged foods, tobacco products, household convenience items, lottery services (if permitted), and basic grocery items for the surrounding community. The business is intended to operate in a clean, safe, and customer-friendly environment with modern shelving, refrigerated display coolers, organized checkout stations, and ADA-accessible pathways. Proposed hours of operation are 6:00 AM to 11:00 PM, seven days per week. The business is expected to employ approximately 4–6 employees, including cashiers, stock personnel, and store management. The exterior will maintain a modern commercial appearance with updated storefront signage, glass entry doors, and customer parking directly in front of the building. The business is expected to increase convenience retail access for nearby residents and visitors while maintaining compliance with all city safety, fire, and operational requirements.

4. Conceptual Business Appearance

The intended arrangement includes: • Open retail shopping aisles • Refrigerated beverage coolers • Front cashier counter and POS system • Security camera coverage • Organized shelving and lighting • Exterior customer parking • Modern storefront signage

Prepared for Special Use Permit (SUP) application review.

Response to SUP-26-0006 Follow-Up Questions

Good afternoon,

Thank you for reviewing our SUP application. Please see the responses below regarding the requested clarifications:

1. Service Area

The "service area" shown on the left side of the site plan is intended to be used as a storage and employee service area for inventory organization, product stocking, and operational support for the convenience store.

2. Site Plan with Black Squares

The version containing black squares was not intended to represent a different site plan. We will provide an updated and clean version of the proposed site plan reflecting the actual layout without obstructions or redactions.

3. Pre-Packaged Foods / Basic Grocery Items

The store will sell standard convenience store items including: Chips and snacks Candy and gum Soft drinks and bottled water Energy drinks and juices Ice cream and frozen packaged foods Pre-packaged sandwiches and pastries Basic grocery items may include: Bread Milk Eggs Canned foods Instant noodles Household convenience items and toiletries

4. Parking Spaces

The eight standard parking spaces and one ADA-accessible space are intended to serve customers of this suite and may also function as shared parking with neighboring businesses within the shopping center, subject to the property management's parking arrangement.

5. Tobacco Products

The business plans to sell legally permitted tobacco and nicotine-related products including cigarettes, cigars, disposable vape products, nicotine pouches, and related convenience-store tobacco items in compliance with all local and state regulations.

Please let us know if any additional information or revisions are needed.

Thank you,

Ahmad Sarrawi
Happy Cloud 2
520 S Saginaw Blvd Ste 100
Saginaw, TX 76179

Response to SUP-26-0006 Follow-Up Requests

Thank you for reviewing our SUP application and for providing additional guidance regarding the requested updates and clarifications.

1. Tobacco and Nicotine-Related Products

The business will operate primarily as a convenience store and will sell a limited selection of legally permitted tobacco and nicotine-related products and accessories. Tobacco and nicotine-related products will occupy approximately 10% of the total sales/display floor area.

Examples of proposed tobacco and nicotine-related products include:

- Cigarettes (example brands: Marlboro, Newport, Camel, American Spirit)
- Cigars and cigarillos (example brands: Swisher Sweets, Black & Mild, Backwoods)
- Disposable vape products (example brands: Geek Bar, Lost Mary, Elf Bar)
- Nicotine pouches (example brands: ZYN, ON!, Rogue)
- Rolling papers and wraps (example brands: RAW, Zig-Zag)
- Lighters and matches (example brands: Bic, Clipper)
- Ash trays and tobacco storage accessories
- Vape chargers and small vape accessories

All tobacco and nicotine-related products will be displayed in a designated age-restricted area located primarily behind the checkout counter and monitored by store staff in compliance with all local, state, and federal regulations.

2. Updated Site Plan and Interior Layout

An updated conceptual site plan has been provided reflecting the actual proposed interior layout and suite boundaries. The revised layout includes customer aisles, checkout area, storage area, grocery sections, beverage coolers, and a clearly identified tobacco and nicotine products display area representing approximately 10% of the total floor area.

3. Business Operations and Product Mix

The primary business use is convenience retail sales, including beverages, snacks, frozen foods, grocery items, household convenience products, toiletries, and miscellaneous convenience items.

4. Store Appearance and Reference Examples

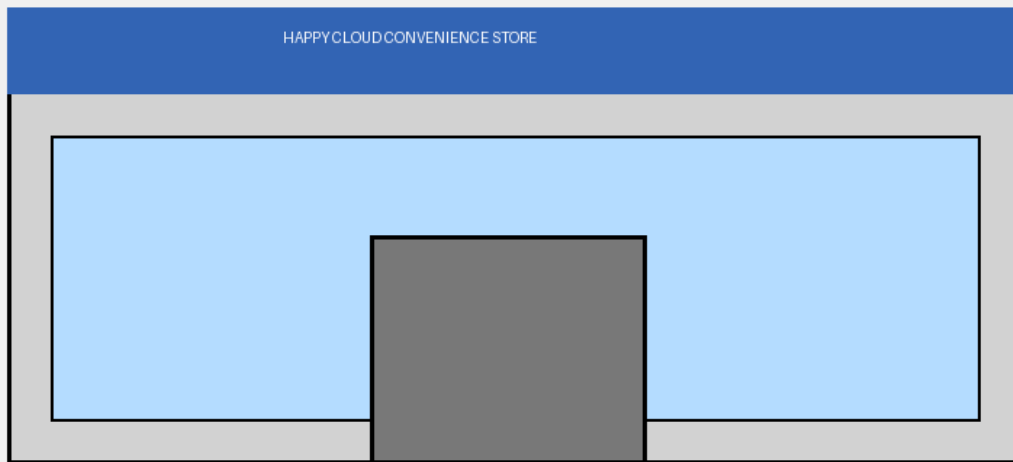
The following conceptual examples are provided to illustrate the intended appearance and operational style of the proposed convenience store.

The intent of the business is to operate as a clean, professionally maintained neighborhood convenience store serving the surrounding community.

Sincerely,

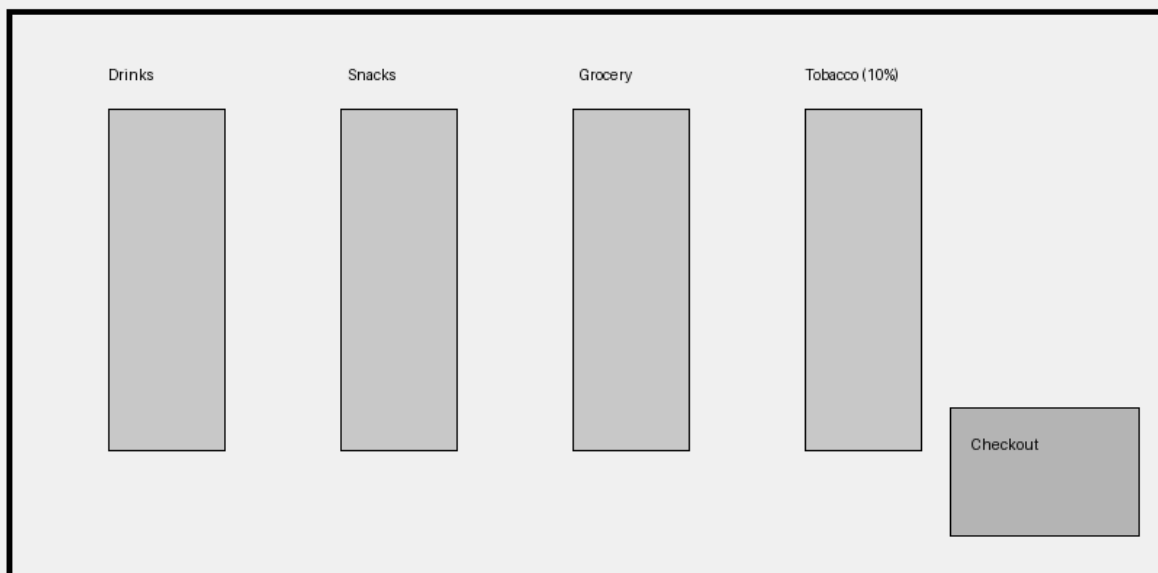
Ahmad Sarrawi
Happy Cloud 2
520 S Saginaw Blvd Ste 100
Saginaw, TX 76179

Conceptual Exterior Appearance Example



Conceptual Exterior Appearance

Conceptual Interior Layout Example



Conceptual Interior Layout Example



Notice of Public Hearing

RE: Consideration and request for a Specific Use Permit to allow the operation of a Convenience Store without Fuel Sales at the approximate 5.06 acres out of “Rancho North Addition, Block 7, Lot A1”, more commonly known as 520 S. Saginaw Blvd., Suite 100, Saginaw, Texas, 76179 (*Per TAD*).

Dear Property Owner:

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

Applicant Name: Ahmad Abdallah

Application Address: 520 S. Saginaw Blvd., Suite 100

Application Type: Request to allow the operation of a convenience store without fuel sales

The enclosed map illustrates the area under consideration for this request; the shaded section represents the property under consideration, while the red circle delineates the 200-foot radius of all property owners who are legally required to be notified of public hearings related to this application.

A public hearing is a formal meeting in which the public has the opportunity to voice their opinions and concerns regarding the proposed request. These hearings are open to all interested individuals. Comments, objections, and/or statements concerning this matter may be submitted in writing through a reply form or presented in person during the hearing. You may also have someone else represent you at the hearing. The public hearings for this request will be conducted as follows:

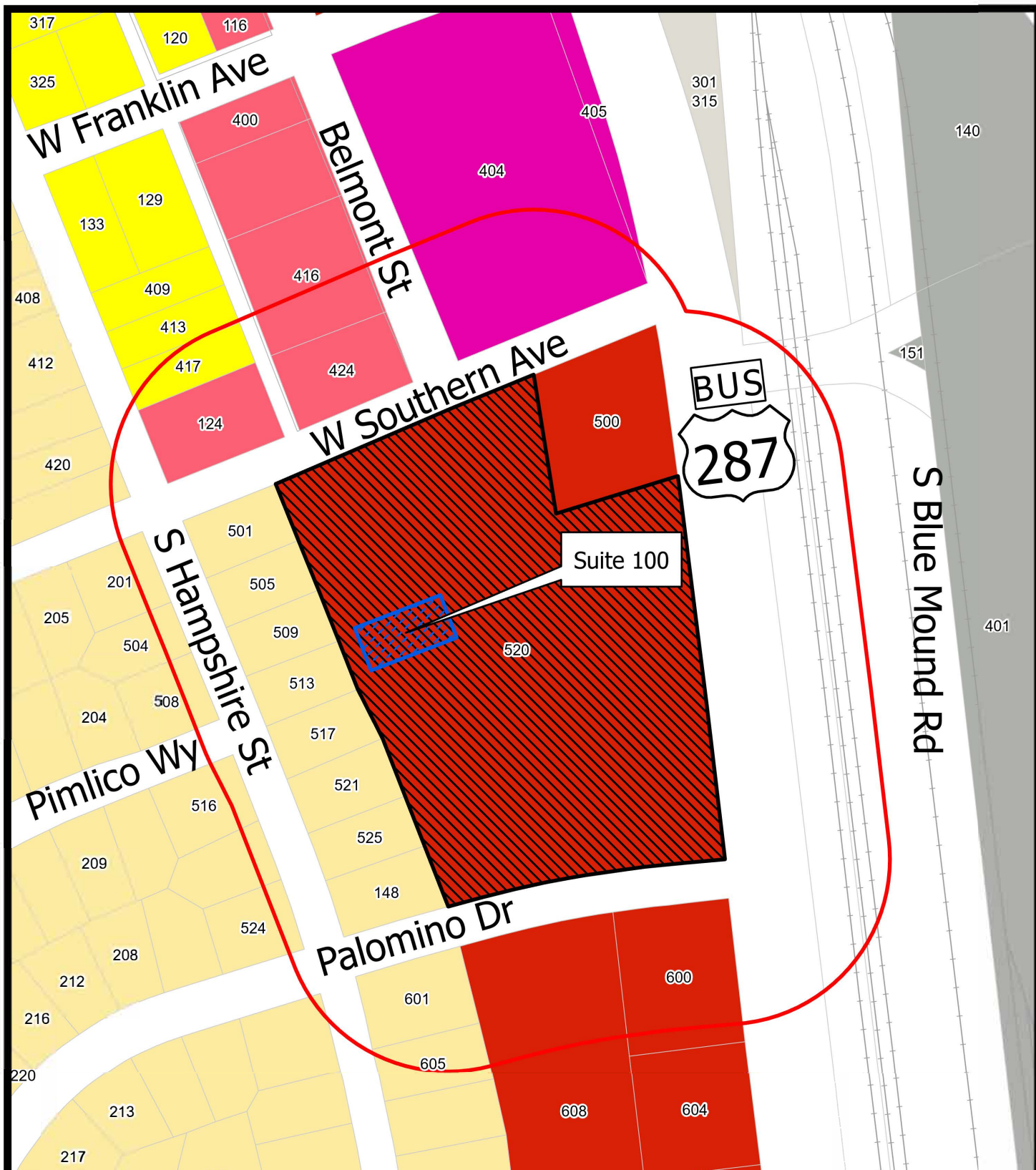
Planning and Zoning Commission Meeting: June 9, 2026, at 6:00 p.m.

City Council Meeting: June 16, 2026, at 6:00 p.m.

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

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

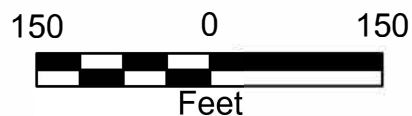
Sincerely,
City of Saginaw Planning & Zoning Division



Legend

-  200ft Buffer
-  Property of Interest

520 S. Saginaw Blvd. Ste 100
Convenience Store
without Fuel Sales
Specific Use Permit
200 ft Property Owner
Notification





Reply Form

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

E-Mail:

pz@saginawtx.org

Mail:

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

In-Person:

Public Works Facility
205 Brenda Lane
Saginaw, Texas 76179

Request Details:

Applicant Name: Ahmad Abdallah

Application Address: 520 S. Saginaw Blvd., Suite 100, Saginaw, TX 76179.

Application Type: Request for a Specific Use Permit to allow the operation of a convenience store without fuel sales.

Planning and Zoning Commission Meeting: June 9, 2026, at 6:00 p.m.

City Council Meeting: June 16, 2026, at 6:00 p.m.

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

Response Details:

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasoning: _____

Classified

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Legals

Legals & Public Notices

Public Auction at Devon Self Storage, 6465 East Rosedale St. Fort Worth, TX 76112

Xsharell Tibsy: clothing/shoes, furniture; Dinis Cooper: furniture, electronics, boxes/totes/bags; LaShelle Reynolds: Household goods, furniture, clothing/shoes, boxes/totes/bags; Jon Arrington: tools, boxes/totes/bags; Natasha Rollins: electronics, boxes/totes/bags; Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin on 06/03/2026 at 10:00 am and will continue until 06/17/2026 at 10:00 am at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process

IPL0343667
May 27, Jun 3 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 June 9, 2026, to consider a request for an amendment to The Square Planned Development standards and the development plan for Tract 1, located at the approximate 1.393 acres out of the "Benjamin Thomas Survey, Abstract 1497, Tract 3B03" (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

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

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0343832
May 27 2026

Legals & Public Notices

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR BIDS

Sealed bids will be received at 300 W. Main Street, Grand Prairie, Texas, and via <https://vendors.planetbids.com/portal/53284/portal-homeuntil> June 16, 2026, at 2:00 PM (Central Time). Bids will be opened publicly and acknowledged at that time for the purchase of the following:

26059- Ruthe Jackson Center (RJC) Linen Rental, Laundering, Stocking, and Delivery Services

Further information and specifications may be obtained at <https://vendors.planetbids.com/portal/53284/portal-homeor> from the Purchasing Division at (972) 237-8269.

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

Published: Ft. Worth Star-Telegram – May 27, 2026, and June 3, 2026.
IPL0343801
May 27, Jun 3 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 June 9, 2026, to consider a request for a specific use permit to allow the operation of a convenience store without fuel sales on the property located at the approximate 5.06 acres out of "Rancho North Addition, Block 7, Lot A1", more commonly known as 520 S. Saginaw Blvd. Suite 100, Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

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

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0343828
May 27 2026

Legals & Public Notices

CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council Work Session Room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2liXQVald76hHXc>**

Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFQ 26-0191 Environmental Engineering and Consulting Services
OPENS 4/28/2026

A pre-qualification conference will be held both in person and virtually on Tuesday, May 5, 2026, from 10:00 AM to 11:00 AM (CST). For additional details, please visit the City's Bonfire website for this solicitation.

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

IPL0334676
May 6,13,20,27 2026

REQUEST FOR QUALIFICATIONS TOWN OF WESTLAKE COMPREHENSIVE PLAN UPDATE

The Town of Westlake, a Type A General Law Municipality, is soliciting Statements of Qualifications until 4 pm, Thursday, June 25, 2026, from qualified planning and consulting firms to provide professional planning services for the update of the Town's Comprehensive Plan. The selected consultant will assist the Town in preparing a comprehensive update to the existing Comprehensive Plan, including public engagement, demographic and land use analysis, transportation and mobility planning, economic development, parks and open space, infrastructure planning, implementation strategies, and related planning elements as determined by the Town. The complete RFQ is available on the Town website at <https://www.westlake-tx.org/256/Bids-Proposals>. All inquiries regarding the Request for Qualifications should be directed to: Cole Davenport, Town Planner, cdavenport@westlaketx.gov, 817-490-5742. Any firm wishing to be considered for providing the services described in this RFQ shall submit five (5) bound copies of their submittal to 1500 Solana Blvd, Bldg 7, Ste 7200, Westlake, TX, 76262. Responses not received by the specified date and time will be rejected. The Town of Westlake reserves the right to reject any or all responses.

IPL0341933
May 20,27 2026

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Fort Worth and Unincorporated Areas of Denton County, Texas, Case No. 25-06-2632P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

IPL0341512
May 20,27 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 18th of June 2026 for:

CSP: 26-0184
Request for Proposals for Housing Rehabilitation Job Order Contracting Services

PRE-PROPOSAL MEETING:
June 4, 2026, at 9:00 AM
Housing Authority, Conference A
501 Sanford St.
Arlington, TX 76011

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 Martha Garcia
City Secretary
IPL0341932
May 20,27 2026

Legals & Public Notices

05/27/2026
CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council work session room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2liXQVald76hHXc>**

Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFP 26-0185 HYDROVAC WASTE MATERIAL
OPENS 5/28/2026

RFP 26-0187 CHEMICAL TANK
OPENS 6/11/2026

RFP 26-0198 RENTAL OF CRACK SEAL MACHINES
OPENS 6/11/2026

RFP 26-0159 COMMERCE STREET DEVELOPMENT
OPENS 6/18/2026

RFP 26-0182 STANDBY DISASTER DEBRIS HAULING AND TRANSPORT SERVICES
A Pre-Proposal Meeting is scheduled for 6/1/26 at 2 PM. See Bonfire for more details.
OPENS 6/18/26

RFP 26 – 0206 UNDERPASS BIOHAZARD CLEANUP AND DECONTAMINATION SERVICES
A Pre Proposal meeting is scheduled for June 4th, 2026, at 1:00 PM CST. See Bonfire for more details.
OPENS: 06/25/2026

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

IPL0343757
May 27 2026

ORDINANCE NO. 1520 AN ORDINANCE AMENDING TITLE 17 - ZONING OF THE BENBROOK MUNICIPAL CODE (1985), AS AMENDED, BY AMENDING CHAPTER 17.08 (DEFINITIONS), CHAPTER 17.20 (DISTRICTS, DISTRICT BOUNDARIES AND DISTRICT USES), AND CHAPTER 17.28 ("SD", SUBURBAN DISTRICT) TO PROVIDE FOR THE REGULATION AND PLACEMENT OF NEW HUD-CODE MANUFACTURED HOMES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR ENROLLMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 6
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8
PUBLICATION IN PAMPHLET FORM

The City Secretary of the City of Benbrook is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Section 3.10 of the Charter of the City of Benbrook

This ordinance shall be in full force and effect from and after its passage and it is so ordained. Passed and approved this 21st day of May 2026.
Signed: Jason Ward, Mayor
IPL0343377
May 24,27 2026

City of Saginaw
Ordinance No. 2026-06

An Ordinance of the City of Saginaw, Texas, Amending Section 94-62, "Parking of Certain Vehicles Prohibited on Certain Streets," of Article I, "in general" of chapter 94, "Traffic and Vehicles," by adding additional prohibited parking; providing that this ordinance is cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty for violations hereof; providing for publication in the official newspaper; and providing an effective date.

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

Passed and Approved on the 19th day of May, 2026.

Todd Flippo
Mayor

Publication Dates:
May 27, 2026
June 3, 2026
IPL0343278
May 27,Jun 3 2026

REQUEST FOR BIDS

Sealed bids will be received electronically or at the office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, until June 11, 2026 at 2:00 PM, and publicly opened and read at that time for the purchase of the following:

BID # 2026-16 Veteran's Memorial (construction)

Further information and specifications may be obtained by contacting the City's bid distribution partners, DemandStar, BeaconBid or the Office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, (817) 952-2244.

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

IPL0342081
May 20,27 2026

Legals & Public Notices

05/27/2026
CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council work session room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2liXQVald76hHXc>**

Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFP 26-0185 HYDROVAC WASTE MATERIAL
OPENS 5/28/2026

RFP 26-0187 CHEMICAL TANK
OPENS 6/11/2026

RFP 26-0198 RENTAL OF CRACK SEAL MACHINES
OPENS 6/11/2026

RFP 26-0159 COMMERCE STREET DEVELOPMENT
OPENS 6/18/2026

RFP 26-0182 STANDBY DISASTER DEBRIS HAULING AND TRANSPORT SERVICES
A Pre-Proposal Meeting is scheduled for 6/1/26 at 2 PM. See Bonfire for more details.
OPENS 6/18/26

RFP 26 – 0206 UNDERPASS BIOHAZARD CLEANUP AND DECONTAMINATION SERVICES
A Pre Proposal meeting is scheduled for June 4th, 2026, at 1:00 PM CST. See Bonfire for more details.
OPENS: 06/25/2026

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

IPL0343757
May 27 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Procurement Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010, 2:00 p.m. on the 25th of June 2026 for:

CSP: 26-0206
Request for Proposals for Construction Improvements to the Bathroom at 1015 W. Main Street

PRE-PROPOSAL MEETING:
June 4, 2026, at 10:00AM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

SITE VISIT:
June 4, 2026, at 11:00AM
Fleet Maintenance Facility
1015 W. Main Street
Arlington, Texas 76013

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 Procurement 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 Martha Garcia
City Secretary

IPL0343810
May 27,Jun 3 2026

Animals

Dogs

AKC DACHSHUNDS
adoubledachshunds.com
972-839-6164

Bichon Puppies Registered
Ready for a loving home. Hypo Allergic/Non Shed 817-980-4132



Cavapoo female dog 6 months old. For sale \$860.00. Call 817-320-5621
Cavapoo female dog

Star-Telegram

jobs.star-telegram.com



Recruitment

Employment

1- Financial/ IT
2- Front office/ Medical
1- Financial Analyst / IT Specialist – Full-time position in Plano, TX. Duties include financial reporting, data analysis, IT support, and administrative operations. Bachelor's degree preferred. Must speak English, Arabic, Turkish, and intermediate Spanish. wage: \$141,336/year. Send resume to: odette@ntxmed.com
2- Medical Front Office Administrator – Full-time position in Plano, TX. Duties include patient scheduling, insurance verification, EMR management, and ICD-10/CPT billing support. Must speak English, Arabic, Turkish, and intermediate French. wage: \$46,800/year. Send resume to: odette@ntxmed.com

WANT TO FIND SOME DEALS ON WHEELS?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

Legals & Public Notices

NOTICE OF REQUEST FOR PROPOSALS
SOLID WASTE AND RECYCLING SERVICES

The City of Benbrook is soliciting sealed proposals from qualified firms for residential and commercial Solid Waste and Recycling Services. Request for Proposals (RFP) No. 26-001 may be obtained beginning on May 21, 2026 from the City's website at <http://www.ci.benbrook.tx.us/Bids.aspx>.

Sealed proposals addressed to the Assistant City Manager, City of Benbrook, will be received at Benbrook City Hall, 911 Winscott Road, Benbrook, Texas 76126, until 2:00 p.m. local time on Thursday, June 25, 2026. Proposals received after this deadline will not be accepted.

Proposals will be publicly opened and acknowledged at that time and retained by the City for review, tabulation, and evaluation in accordance with the requirements of the RFP. Proposal envelopes shall be sealed and clearly marked:

RFP No. 26-001 – Solid Waste and Recycling Services
DO NOT OPEN BEFORE 2:00 PM., JUNE 25, 2026

A mandatory pre-proposal conference will be held at 2:00 p.m. on Thursday, June 4, 2026 at Benbrook City Hall, 911 Winscott Road, Benbrook, Texas 76126.

IPL0342506
May 27,Jun 3 2026

NOTICE TO BIDDERS

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

RFQ: 26-0214

Request for Qualifications for Architectural Design of Public Works South Field Operations Facility

PRE-QUALIFICATION MEETING:
June 8, 2026, at 1:00PM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

SITE VISIT:
June 8, 2026, at 2:30PM
Water Utilities South Service Center
1100 SW Green Oaks Blvd
Arlington, Texas 76017

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 Procurement 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 Martha Garcia
City Secretary

IPL0343818
May 27,Jun 3 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 June 9, 2026 to consider a request for a specific use permit to allow the operation of an ice/water kiosk at the approximate .49 acres out of "Naugle Place, Block 2, Lot 1", more commonly known as 345 N. Saginaw Blvd., Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a request for a specific use permit, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard.

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

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0343827
May 27 2026

Service Directory

Home & Business Improvement

Frank's Roofing, Comp, TPO, Gutters, Concrete Work, Constr, co Free Est 45yr exp 817-797-7675

Interior/Exterior painting, roof-repairs, & handyman work. 40 years experience. Call Jeff (817) 744-0629

Lawn/Garden/Landscaping/Trees

JOSE'S TREE SERVICE
Tree Removal/Tree Trimming & Brush Clearing. Full Ins./Senior/Military Disc Sm. Jobs on Land Clearing/We Beat Any Price Call Us At 817-724-2180

johnscaped@gmail . com
fence deck repair painting staining
817-808-0372

Painting

Painting Exterior Interior
Sheetrock Carpentry free
Est8176025134 25yrs exp

Employment

1- Financial/ IT
2- Front office/ Medical
1- Financial Analyst / IT Specialist – Full-time position in Plano, TX. Duties include financial reporting, data analysis, IT support, and administrative operations. Bachelor's degree preferred. Must speak English, Arabic, Turkish, and intermediate Spanish. wage: \$141,336/year. Send resume to: odette@ntxmed.com
2- Medical Front Office Administrator – Full-time position in Plano, TX. Duties include patient scheduling, insurance verification, EMR management, and ICD-10/CPT billing support. Must speak English, Arabic, Turkish, and intermediate French. wage: \$46,800/year. Send resume to: odette@ntxmed.com

LOOKING FOR A GOOD MECHANIC?

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Star-Telegram

STAR-TELEGRAM.COM

Recipients/Property Owners Notified Within 200ft of 520 S. Saginaw Blvd. Suite 100 (SUP)

[REDACTED]

PO BOX 79070
SAGINAW, TX 76179

[REDACTED]

301 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

PO BOX 961089
FORT WORTH, TX 76161

CURRE [REDACTED]

315 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

PO BOX 961089
FORT WORTH, TX 76161

[REDACTED]

315 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

124 W SOUTHERN AVE STE 100
SAGINAW, TX 76179

[REDACTED]

124 W SOUTHERN AVE STE 100
SAGINAW, TX 76179

[REDACTED]

116 WORTHY ST
SAGINAW, TX 76179

[REDACTED]

124 SOUTHERN AVE
SAGINAW, TX 76179

[REDACTED]

132 BRANCHWOOD TR
COPPELL, TX 75019

[REDACTED]

601 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

504 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

509 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

521 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

700 BRIDLE TR
SAGINAW, TX 76179

[REDACTED]

420 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

513 S HAMPSHIRE ST
FORT WORTH, TX 76179

[REDACTED]

PO BOX 161476
FORT WORTH, TX 76161

[REDACTED]

516 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

600 HAMPSHIRE RD
FORT WORTH, TX 76179

[REDACTED]

600 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

101 E INDUSTRIAL AVE
SAGINAW, TX 76104

[REDACTED]

PO BOX 52085 DC-17
PHOENIX, AZ 85072

[REDACTED]

500 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

775 E INDUSTRIAL AVE
SAGINAW, TX 76131

[REDACTED]

6387 CAMP BOWIE BLVD SUITE B #463
FORT WORTH TX 76116

[REDACTED]

416 S BELMONT ST
SAGINAW, TX 76179

[REDACTED]

10212 STAR FISH ST
FORT WORTH, TX 76244

[REDACTED]

520 S HAMPSHIRE ST
SAGINAW, TX 76179

Recipients/Property Owners Notified Within 200ft of 520 S. Saginaw Blvd. Suite 100 (SUP)

[REDACTED]

501 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

333 COUNTY ROAD 4767
BOYD, TX 76023

[REDACTED]

525 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

1901 W BAKER LN STE 400
AUSTIN, TX 78758

[REDACTED]

1313 BRAVURA DR
PLANO, TX 75074

[REDACTED]

608 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

14209 CAROL WAY
NEWARK, TX 76071

[REDACTED]

424 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

4062 TULIP TREE DR
FORT WORTH, TX 76137

[REDACTED]

517 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

404 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

417 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

6512 SETH BARWISE ST
FORT WORTH, TX 76179

[REDACTED]

413 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

148 PALOMINO DR
SAGINAW, TX 76179

[REDACTED]

201 W SOUTHERN AVE
SAGINAW, TX 76179

[REDACTED]

9519 VISTA CIR
IRVING, TX 75063

[REDACTED]

520 S SAGINAW BLVD STE 200
SAGINAW, TX 76179

[REDACTED]

1061 W HILL TERR
FORT WORTH, TX 76179

[REDACTED]

514 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

524 S SAGINAW BLVD STE 200
SAGINAW, TX 76179

[REDACTED]

100 MISSION RDG
GOODLETTSVILLE, TN 37072

[REDACTED]

510 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

560 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

1207 HALL JOHNSON RD
COLLEYVILLE, TX 76034

[REDACTED]

520 S SAGINAW BLVD STE 100
SAGINAW, TX 76179

[REDACTED]

736 S SAGINAW BLVD
FORT WORTH, TX 76179

[REDACTED]

530 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

1130 W WARNER RD BLDG B
TEMPE, AZ 85284

[REDACTED]

518 S SAGINAW BLVD
SAGINAW, TX 76179

Recipients/Property Owners Notified Within 200ft of 520 S. Saginaw Blvd. Suite 100 (SUP)

[REDACTED]

514 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

PO BOX 6429
GREENVILLE, SC 29606

[REDACTED]

528 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

210 E MCLEROY BLVD
SAGINAW, TX 76179

[REDACTED]

3113 S UNIVERSITY DR
FORT WORTH, TX 76109

[REDACTED]

10190 KATY FWY STE 350
HOUSTON, TX 77043

[REDACTED]

600 S SAGINAW BLVD
SAGINAW, TX 76179

[REDACTED]

424 BELMONT ST
SAGINAW, TX 76179

[REDACTED]

424 S BELMONT ST
SAGINAW, TX 76179

[REDACTED]

28 PORTO BELLO DR
SAN RAFAEL, CA 94901

[REDACTED]

14510 WARBLER LN
HASLET, TX 76052

[REDACTED]

505 S HAMPSHIRE ST
FORT WORTH, TX 76179

[REDACTED]

508 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

524 S HAMPSHIRE ST
SAGINAW, TX 76179

[REDACTED]

605 S HAMPSHIRE ST
FORT WORTH, TX 76179

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A CONVENIENCE STORE WITHOUT FUEL SALES AT, RANCHO NORTH ADDITION, BLOCK 7, LOT A1, LOCALLY KNOWN AS 520 SOUTH SAGINAW BLVD., SUITE 100, IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Sections 1-3 and 5-4 of the Zoning Regulations of the City, the owner of the property located at 520 S. Saginaw Blvd., Suite 100, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a convenience store without fuel sales; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on June 9, 2026, and the City Council held a public hearing on June 16, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City Council has determined that the requested Specific Use is compatible with adjacent property use and consistent with the character of the neighborhood; and deems it advisable and in the public interest to grant such permit on the terms and conditions described herein; and

WHEREAS, the City has complied with all requirements of the City Zoning Regulations, Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for granting a Specific Use Permit for the property.

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

OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, Appendix A “Zoning,” of the Saginaw City Code, as amended, is hereby amended by approving the following specific use on the hereinafter described property and area, subject to all applicable zoning regulations:

Applicant:	Ahmad Abdallah
Property Address:	520 S. Saginaw Blvd., Suite 100
Legal Description:	Rancho North Addition, Block 7, Lot A1
Zoning Change:	The property shall remain located in the Community Commercial (CC) Zoning District and the Saginaw Boulevard Overlay District, and a Specific Use Permit to allow the operation of a convenience store without fuel sales is hereby granted subject to the terms and conditions provided herein.

SECTION 2.

The Specific Use Permit as herein established has been made in accordance with the Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

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

SECTION 7.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than \$2,000. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 16th DAY OF JUNE, 2026.

TODD FLIPPO, MAYOR

ATTEST:

VICKY VEGA, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

BRYN MEREDITH, CITY ATTORNEY



Planning & Zoning Commission Memorandum

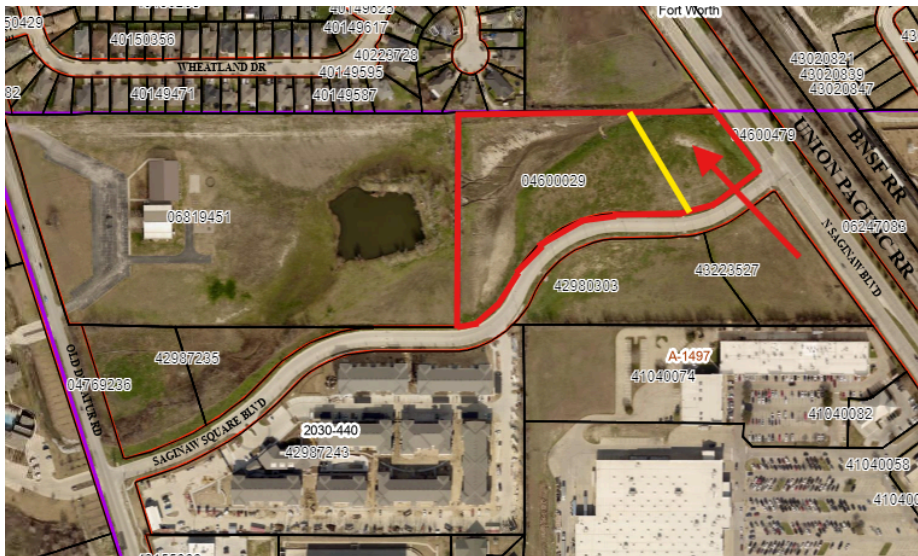
C. Consideration and Action Regarding a Textural Amendment to the Standards and Development Plan for Tract 1 out of The Square Planned Development

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Public Hearings Item: 3C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

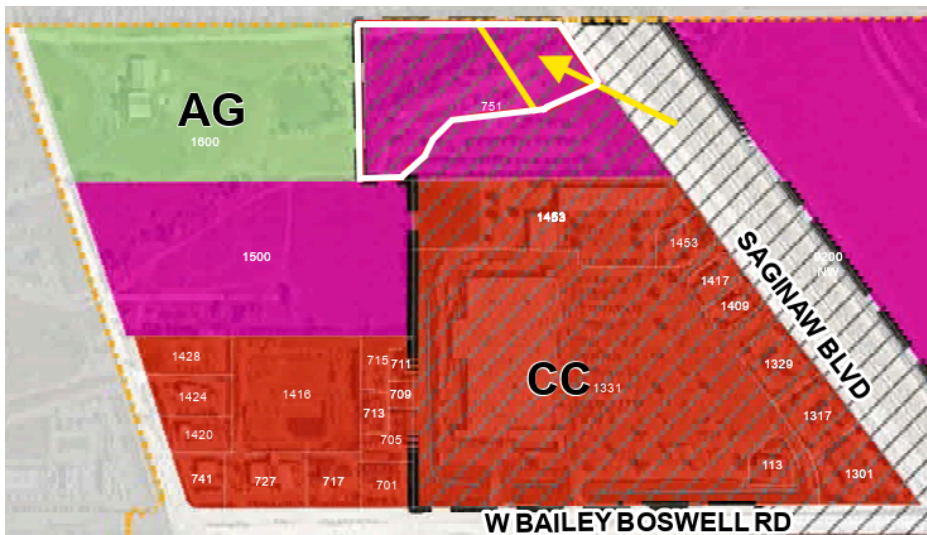
The City of Saginaw Planning and Zoning Division has received an application for a textural amendment to "The Square's" planned development as follows:

- **Request:** [Textural Amendment to Zoning Ordinance](#) to modify the [planned development](#)'s concept plan.
- **Applicant:** Changsun YOO
- **Address:** The Square, Lot 7



(Exhibit 1: Location of Property)

- **Legal Description:** The Square, Block 1, Lot 7
- **Zoning:** [Community Commercial \(CC\)](#) and within the Square Planned Development District.
 - The purpose of the Square Planned Development District is to facilitate the development of a unified and master-planned mixed-use center that offers a broader range of businesses, services, and experiences than are currently available within the City. The district is intended to attract unique establishments, promote economic growth, and enhance the quality of life for residents.



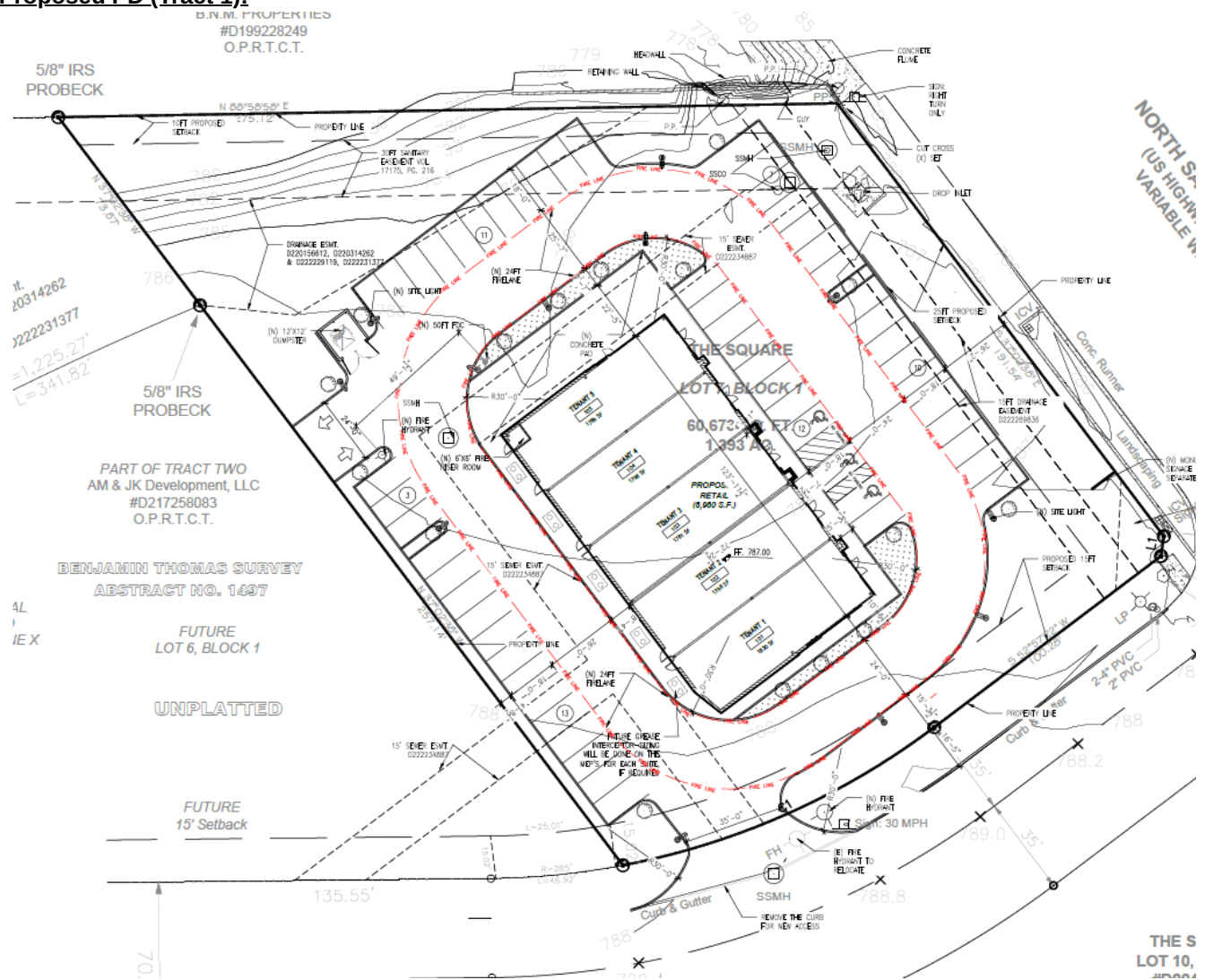
(Exhibit 2: Zoning Map)

- **Land Use:** Various type of retail and restaurants are allowed in the [Community Commercial \(CC\)](#) zoning district, addition exceptions are included in the Square Planned Development District.

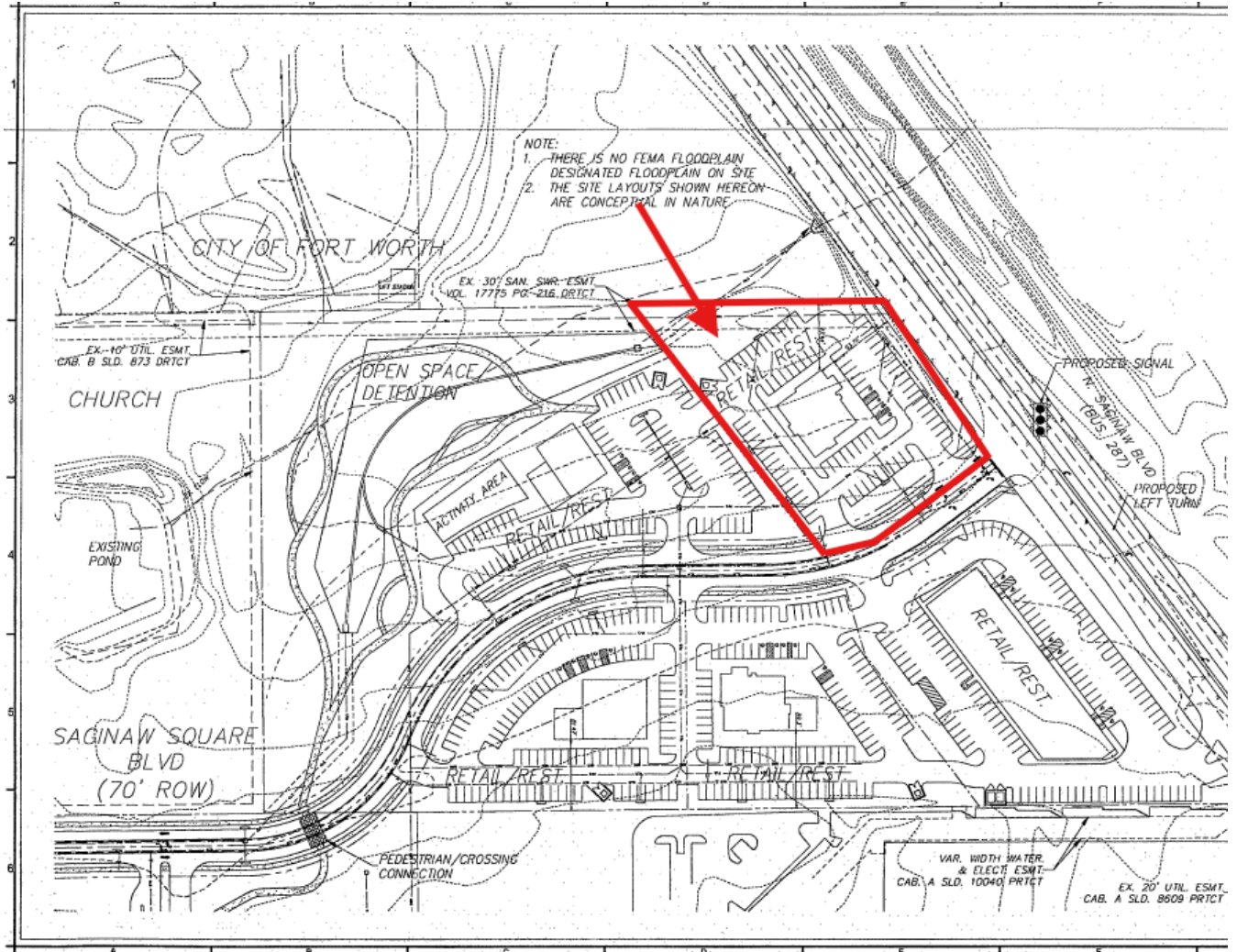
Tract 1 Community Commercial CC	
A.	Permitted Uses. All uses permitted in Community Commercial "CC" District with the following exceptions:
1.	Lots 1,2 and 3, per Exhibit C having frontage on Saginaw Boulevard, shall conform to the land use and development standards provided for in the Community Commercial (CC) District except that the following additional uses shall be prohibited: a. Auto Service Station b. Auto Rental c. Cosmetic Tattoo Establishment
2.	The remainder of Tract 1 shall allow all uses permitted in Community Commercial "CC" District except that the following uses shall be prohibited: a. Auto Repair Garage b. Auto Sales c. Auto Service Station d. Auto Rental e. Cosmetic Tattoo Establishment f. Non-Depository Financial Institution g. Rental Store h. Repair. Small Engine

(Exhibit 3: Permitted Uses and Exceptions within PD for Tract 1)

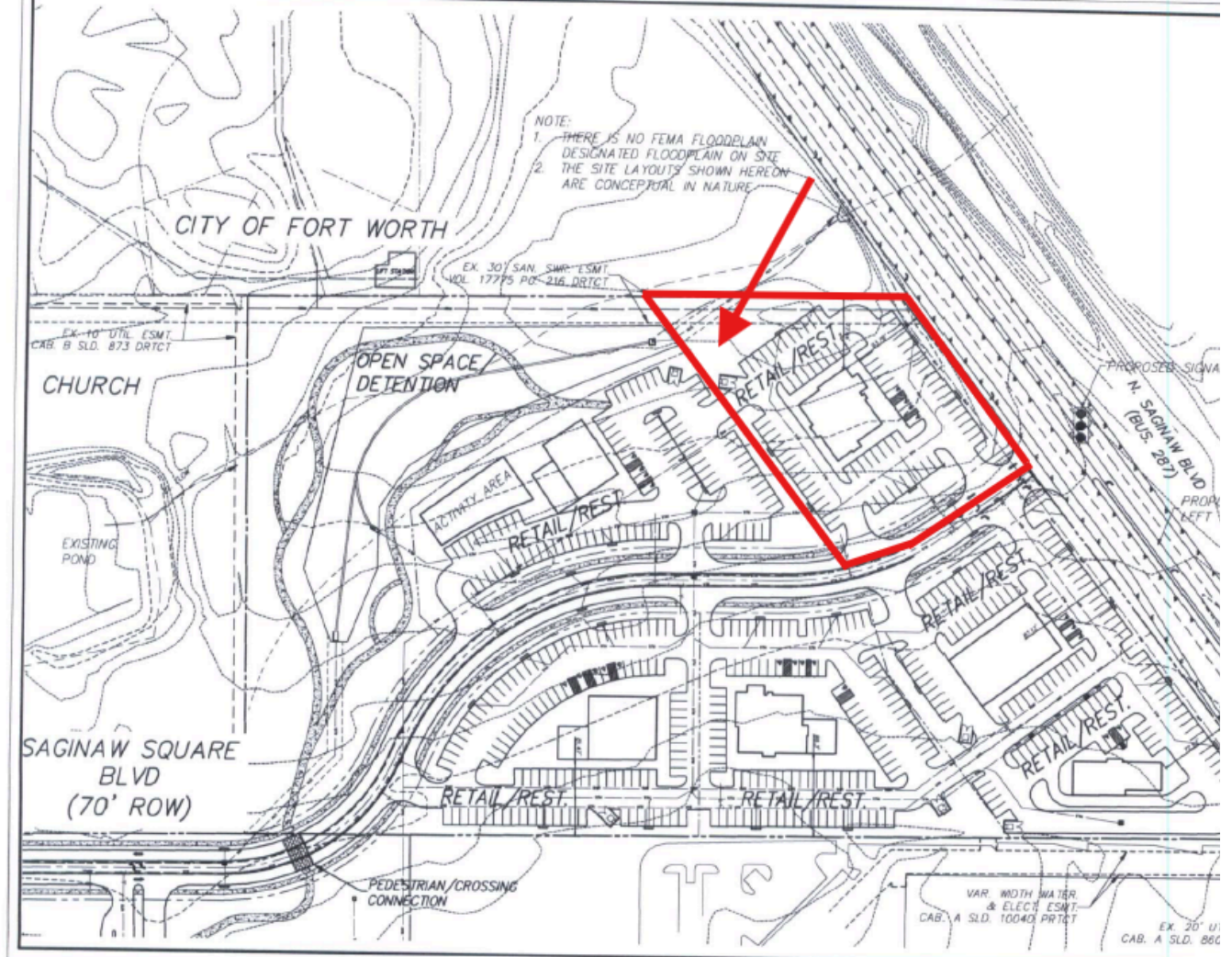
- B.N.M. PROPERTIES
#D199228249
O.P.R.T.C.T.



- **Current PD (Tract 1):**



- **Original PD (Tract 1):**



FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Saginaw Retail Center \(PD, Application, S2, 05.28.26, Redacted\).pdf](#)

[The Square \(Notice, Newspaper\).pdf](#)

[Saginaw Retail Center \(PD Exhibits\).pdf](#)

[The Square PD Ordinance 2024-21 \(Most Current Ordinance\).pdf](#)



Record Report for Planned Development #PD-26-0001

Record Overview

Record Number: PD-26-0001
Record Type: Planned Development
Record Status: Awaiting Updates from Applicant
Record Submitted At: Monday May 11, 2026
Record Address: the square lot 7
Record Owner: Planning Department
Record Applicant User: Changsun YOO
Record Applicant Company: g1 construction

Form Submission

Project Name: Saginaw Retail Center
Project Address: the square lot 7
Project Acreage: 1.393

Owner:
AM&JK Development LLC, John Chong
[REDACTED]@gmail.com, ([REDACTED]) [REDACTED]

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

Applicant:
g1 construction, Changsun Yoo
[REDACTED]@g1constructioninc.com, ([REDACTED]) [REDACTED]

Current Use: Restaurant

Proposed Use: retail and restaurant

Proposed Use Within Permitted Use Table: Listed in Permitted Use Table

Zoning Type: Planned Development

Proposed Zoning: Community Commercial CC

Base Zoning District #1:: -

Base Zoning District #2:: -

Base Zoning District #3:: -

Base Zoning District #4:: -

Purpose and Intent for Zoning Request or Proposed Use::

The original approval permitted a single building of 4,857 square feet with a lot coverage of 8.17%. The proposed revision increases the building area to approximately 9,200 square feet and adjusts lot coverage to approximately 15%, reflecting a more efficient site utilization while remaining compatible with surrounding development patterns.

Required: NA

Requested: NA

Required: NA

Requested: NA

Required: NA

Requested: NA

Required: 25 ft

Requested: 25 ft

Required: NA

Requested: NA

Required: 10 ft

Requested: 10 ft

Required: 50 %

Requested: 50 %

Required: NA

Requested: NA

Required: 110 ft

Requested: 110 ft

Required: NA

Requested: NA

Required: NA

Requested: NA

Other:

-

Section of Ordinance: -

Wording to be deleted or added?: -

Wording:

-

Section of Ordinance: -

Wording to be deleted or added?: -

Wording:

-

Section of Ordinance: -

Wording to be deleted or added?: -

Wording:

-

Section of Ordinance: -

Wording to be deleted or added?: -

Wording:

-

Lot:: 7

Block:: 1

Addition:: NA

Tract:: -

Abstract:: -

Survey:: Benjamin Thomas survey

Subdivision: abstract no 1497

Has the property been platted: No



Receipt #47 for Planning & Zoning / Public Works Applications #PD-26-0001

Invoice Number: #59
Receipt Number: #47
Applicant: Changsun YOO
Paid By: CHANGSUN YOO
Processed By: Changsun YOO
Applicant Company: g1 construction
Applicant Company Address: [REDACTED]
Application Number: #PD-26-0001
Application Type: Planned Development
Address: the square lot 7
Requested: May 13, 2026, 2:51pm
Paid: May 13, 2026, 2:55pm

Fee	Description	Explanation	Total
Planned Development		(12.1739 * (\$10.00 per acre)) + \$1,500.00	\$1,621.74

Subtotal: \$1,621.74
Processing Fee: \$56.76
Total Paid: \$1,678.50
Payment Method: Credit Card

Thank you for your payment.



CITY OF
SAGINAW

Project Number: _____
Project Name: SAGINAW RETAIL CENTER

Letter of Acknowledgment

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

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

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

CHECK ONE OF THE FOLLOWING:

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

☒ I hereby designate CHANGSUN YOO (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: CHANGSUN YOO

Company: G1 CONSTRUCTION INC.

Address: _____

Phone #: _____

E-Mail: _____@G1CONSTRUCTIONINC.COM

Applicant's Signature: _____ Date: 05/08/26

Owner: _____

Company: AM & JK Development LLC

Address: _____

Phone #: _____

E-Mail: _____@gmail.com

Owner's Signature: _____ Date: 05-11-26



05/28/26
CONSULTANTS:
CIVIL

STRUCTURAL

MEP

PROJECT:
SAGINAW RETAIL CENTER
THE SQUARE LOT 7 BLOCK 1
SAGINAW TX

PROJECT NUMBER:
DRAWING DATE: 05.28.26
ISSUE DATE: 05.28.26

SUBMITTAL:
CONSTRUCTION
DOCUMENTS

REVISIONS:

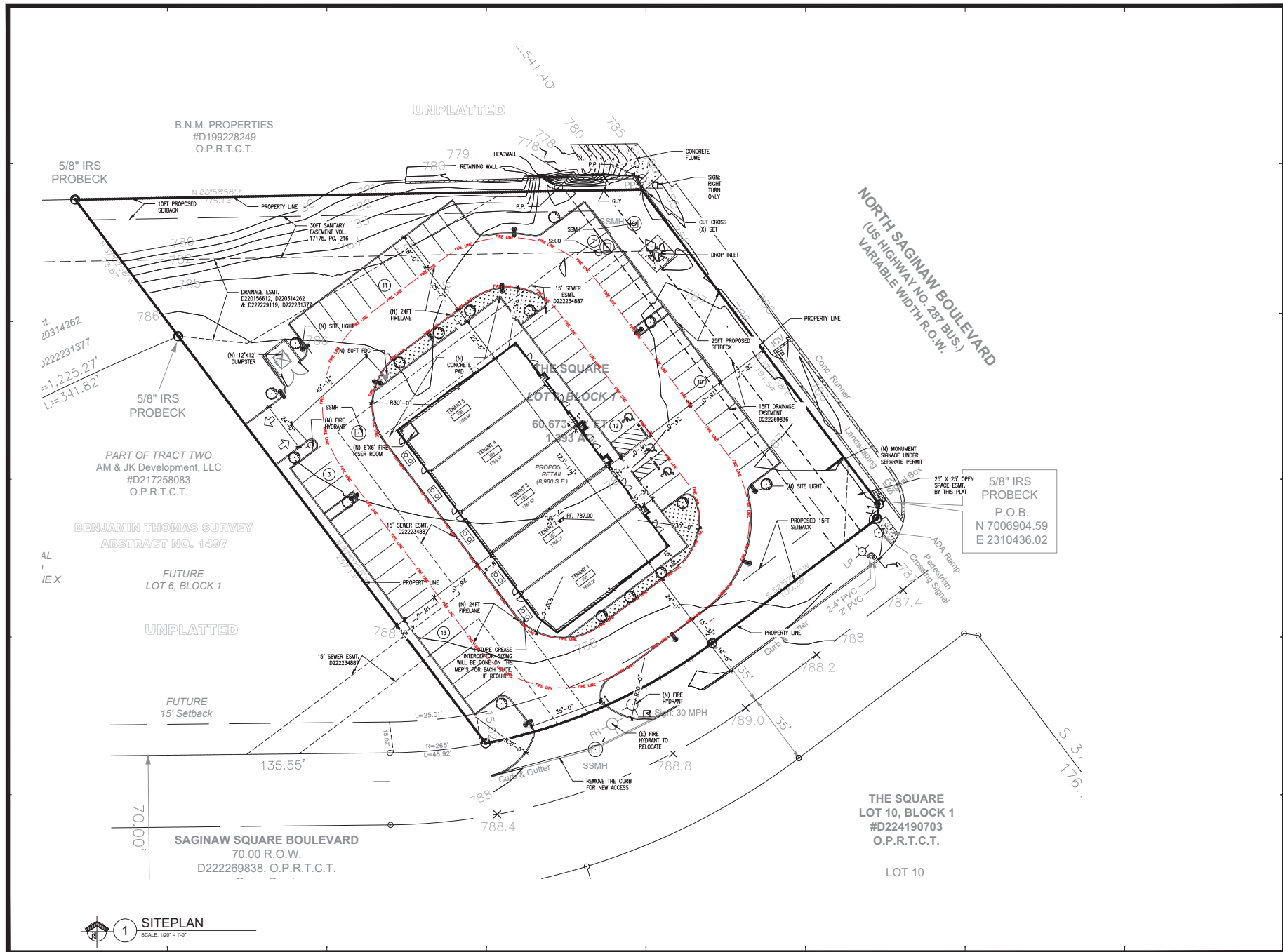
THE DRAWINGS AND OTHER INFORMATION CONTAINED ON THIS SHEET ARE COPYRIGHTED AND ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE ADDRESS SHOWN. THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECT UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. THESE DRAWINGS ARE THE SOLE PROPERTY OF G1 CONSTRUCTION INC. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF G1 CONSTRUCTION INC.

DRAWING TITLE:

ARCHITECTURAL
SITE PLAN

SHEET:

A-100



LEGAL DESCRIPTION OF THE LAND

BEING A PART OF THAT certain called Tract Two, a 12.1739 acres lot, tract or parcel of land lying and being situated in the City of Saginaw and the County of Tarrant, Texas, in the Benjamin Thomas Survey, Abstract No. 1497, described in a Special Warranty Deed with Vendor's Lien from John Pak, Vivian Pak, and John Pak Investment, Inc., a Texas corporation to AM & JK Development, LLC, a Texas limited liability company, recorded under Tarrant County Clerk's Instrument No.D217258083 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being the proposed Lot 7, Block 1, of the proposed Lots 1 - 9, Block 1, of The Square, a proposed addition to the City of Saginaw, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner in the common southwest line of Saginaw Square Boulevard, an 80.00 feet wide public right-of-way at this point with the southeast of North Saginaw Boulevard,(U.S. Highway No. 287 Business), a variable width public right-of-way from which point a PK Nail found for corner in the common southeast line of North Saginaw Boulevard and the southeast line of Lot 10, Block 1 of the Conveyance Plat of The Square, an addition to the City of Saginaw recorded under Tarrant County Clerk's Document No. D224190703 of the O.P.R.T.C.T. bears, South 37 ° 02' 38" East, a distance of 256.18 feet;

THENCE South 07 ° 57' 22" West, departing the southeast line of North Saginaw Boulevard,,continuing with the southwest line of Saginaw Square Boulevard, a distance of 7.07 feet to a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner in the southwest line of Saginaw Square Boulevard, an 70.00 feet wide public right-of-way at this point;

THENCE South 52 ° 57' 22" West, continuing with southwest line of Saginaw Square Boulevard, a distance of 100.28 feet to a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner in the southwest line of Saginaw Square Boulevard and the beginning of a curve concave to the right from which point the radius bears, North 37 ° 02' 38" West, a distance of 265.00 feet, having a chord bearing and distance of South 66 ° 05' 00" West, 120.37 feet;

THENCE southwesterly continuing with said curve concave to the right through a central angle of 26 ° 15' 16" an arc distance of 121.43 feet to a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner in the southwest line of Saginaw Square Boulevard and the end of said curve;

THENCE North 37 ° 02' 38" West, departing the southwest line of Saginaw Square Boulevard, passing at a distance of 257.14 feet, a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner continuing in all a total distance of 331.01 feet to a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" set for corner in the south line of that certain called 63.387 acre tract of land conveyed to B. N. M. Properties, a Texas limited partnership, by B. N. Mitchell, recorded in Tarrant County Clerk's Document No. D199228249 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE North 88 ° 58' 58" East, continuing with the south line of B. N. M. Properties tract of land, a distance of 275.12 feet to a Cut Cross ("X") set for corner on a retaining wall lying in the southeast line of said North Saginaw Boulevard ;

THENCE South 37 ° 02' 38" East, continuing with the southeast line of North Saginaw Boulevard, a distance of 191.54 feet to the **PLACE OF BEGINNING** containing 60,674 square feet or 1.393 acres of land more or less.

SAVE AND EXCEPT that portion of subject property being Lots 3 and 4, Block 1, The Square, according to Plat thereof recorded under Clerk's File No(s). D222274645 , Plat Records, Tarrant County, Texas.

SAVE AND EXCEPT that portion of subject property described in Right-of-Way Dedication Deed, filed of record November 15, 2022, Real Property Records, Tarrant County, Texas, recorded under Clerk's File No(s). D222269838 Real Property Records, Tarrant County, Texas.

SAVE AND EXCEPT that portion of subject property lying within Saginaw Square Boulevard, a variable width

right-of-way.

BASIS OF BEARINGS: Bearings are based on the latest realization of the North American Datum of 1983 (NAD83). Texas State Plane Coordinate System. Texas North Central Zone 4202. Using the Trimble Real Time Kinematic (RTK) GPS Network.

SURVEYOR'S CERTIFICATION

To: Fidelity National Title Insurance Company and Namwon Investments, L.L.C., a limited liability company.

I, [REDACTED] do hereby certify that this survey was prepared from an actual survey made on the ground under my direction and supervision during the month of February, 2026 and that the monuments shown hereon were found and/or placed under my personal supervision. There are no discrepancies, conflicts, in boundary lines or any encroachment(s), or overlapping of improvements except as shown.

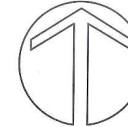
Date of Map or Plat: March, 08, 2026

[REDACTED]

March 08, 2026

[REDACTED]

[REDACTED]



Scale: 1" = 50'

BOUNDARY CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	26°15'16"	S 66°05'00" W	265.00'	121.43'	120.37'

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 07°57'22" W	7.07'

GENERAL NOTES:

1. **Coordinates** shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. **The Basis of Bearings** shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
3. **Flood Note:** According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0045K, dated September 25, 2009, this property is within Flood Zone X.

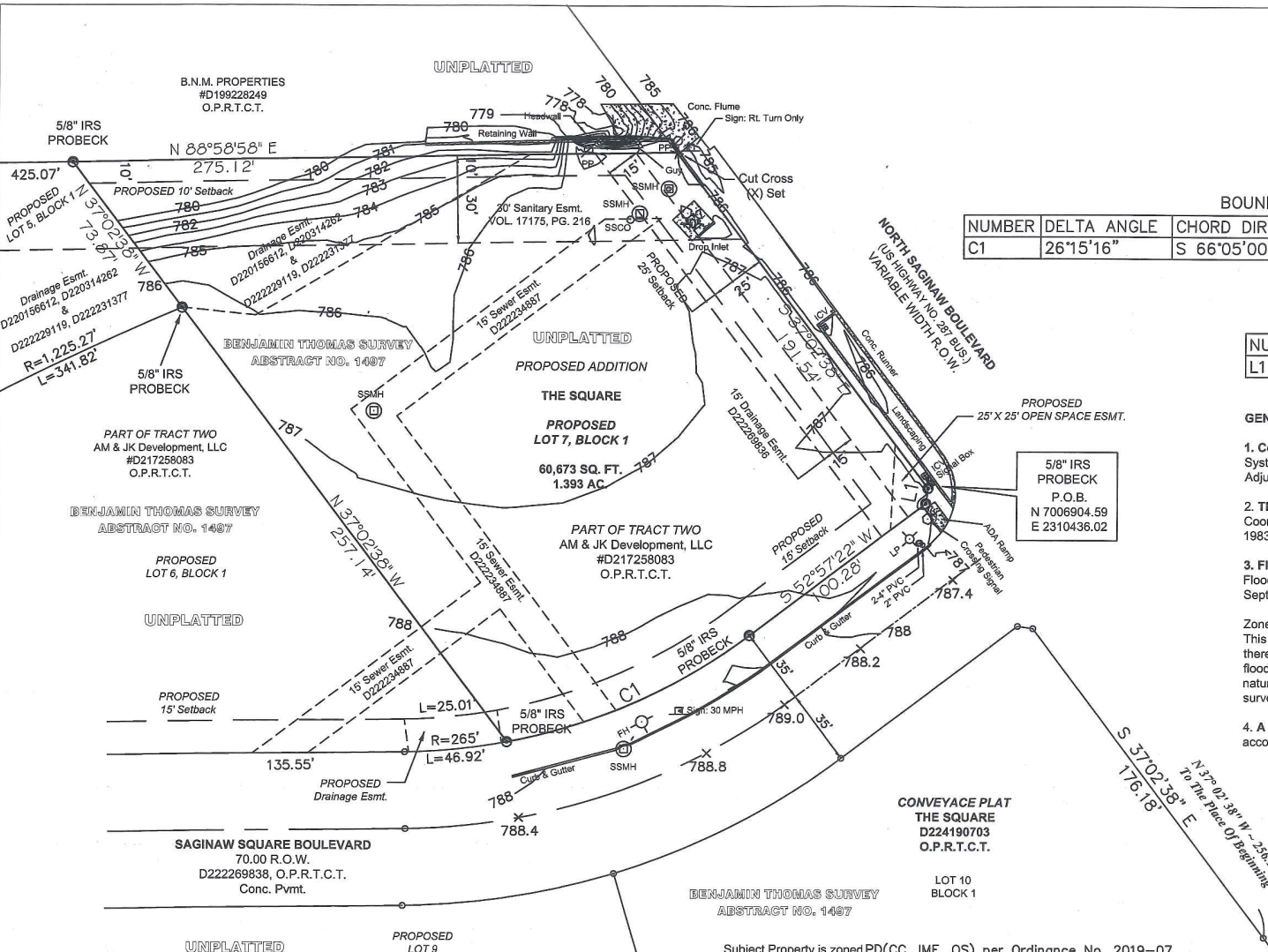
Zone X - Areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

4. A Legal Description Of The Land and Schedule B Certification of even date accompanies this Survey Map or Plat and is made a part hereby.

PK NAIL FND (C.M.)
N 7006700.11
E 2310590.34



Subject Property is zoned PD(CC, IMF, OS) per Ordinance No. 2019-07.



DRAWN BY: L.A.P. SURVEYED DATE: FEBRUARY 24, 2026
DATE: MARCH 08, 2026 JOB NO. 202602
DWG.: SAGINAW.DWG SCALE: 1" = 50'

LAND TITLE SURVEY
OF LOT 7, BLOCK 1 ~ THE SQUARE
60,674 SQ. FT. ~ 1.393 AC.
A PROPOSED SUBDIVISION
SAGINAW, TARRANT COUNTY, TEXAS
GF NO. 26-BTFW-1072

SHT. NO.



Narrative ~~Proposed development Standards~~

Saginaw Retail Center

Lot 7, Block 1

The Square Addition

Benjamin Thomas Survey, Abstract No. 1497

City of Saginaw, Tarrant County, Texas

PREPARED BY CHANGSUN YOO, R.A.

Mobile



 [@g1constructioninc.com](mailto:changsun.yoo@g1constructioninc.com)



5/28/26



G1 CONSTRUCTION

0. Project Information

- Project Name: **Saginaw Retail Center**
- Project Address:
 - Lot 7, Block 1
 - The Square Addition
 - Benjamin Thomas Survey, Abstract No. 1497
 - City of Saginaw, Tarrant County, Texas
- Owner / Client: **Namwon Developer LLC**
- Architect: **Changsun Yoo,** [REDACTED]
- Project Type: **Ground Up (8,980 s.f.)**
- Building Use: **Commercial**

1. Project Description

The subject property was previously approved under a Preliminary Site Plan for a stand-alone restaurant use. The Applicant is proposing a revised development plan consisting of a neighborhood-oriented strip shopping center containing five (5) individual tenant spaces within a single multi-tenant building.

The proposed development is intended to provide a mix of retail and food service uses compatible with surrounding commercial development patterns and the needs of the surrounding community.

2. Proposed Uses

The proposed shopping center will accommodate a variety of permitted commercial retail and service uses. Potential tenants currently under negotiation include:

- One (1) restaurant
- One (1) donut shop/café
- Additional retail, personal service, or food-related tenants of a similar commercial nature

Final tenant composition may vary based on market conditions and lease negotiations; however, all uses will comply with applicable zoning regulations and permitted use standards.



G1 CONSTRUCTION

3. Building Standards

- The original approved development permitted a building area of 4,857 square feet. The proposed revision increases the total building area to approximately **8,980** square feet to accommodate a multi-tenant commercial configuration and improve the overall economic feasibility of the development.
- The development shall consist of one (1) multi-tenant commercial building containing five (5) lease spaces.
- Building architecture shall maintain a cohesive commercial design utilizing quality exterior materials and coordinated elevations.
- Building height shall comply with the underlying zoning district requirements.
- Mechanical equipment, utility equipment, and service areas shall be screened in accordance with applicable municipal regulations.

4. Site Layout and Access

- The previously approved site plan permitted a lot coverage of 8.17%, whereas the proposed redevelopment will result in a lot coverage of approximately 15%
- Vehicular access shall be provided through approved driveway connections consistent with city engineering and traffic standards.
- Internal circulation shall be designed to allow safe movement of passenger vehicles, delivery vehicles, and fire truck access.
- Shared parking facilities shall be provided for all tenants within the development.

5. Parking and Loading

- Off-street parking shall be provided in accordance with the applicable parking requirements of the zoning ordinance.
- Parking calculations may be based upon shared parking demand due to varying tenant operating hours and use characteristics.
- Loading and service areas shall be screened from public streets and adjacent properties where required.

6. Landscaping and Screening

- Landscaping shall comply with all applicable city landscape ordinances.
- Landscape areas shall include parking lot islands, perimeter landscaping, and foundation plantings.
- Screening fences, walls, or landscape buffers shall be installed where required adjacent to residential or non-commercial properties.



G1 CONSTRUCTION

7. Utilities and Drainage

- The development shall connect to existing public utility infrastructure.
- Stormwater drainage facilities shall be designed in compliance with city engineering standards and applicable drainage regulations.

8. Compliance

Except as specifically modified herein, the development shall comply with all applicable zoning, subdivision, engineering, fire, and building code requirements of the municipality.

9. Summary

In summary, the Applicant respectfully requests consideration of a revised development plan that updates the previously approved stand-alone restaurant project into a more efficient and economically viable multi-tenant commercial center. The original approval permitted a single building of 4,857 square feet with a lot coverage of 8.17%. The proposed revision increases the building area to approximately **8,980** square feet and adjusts lot coverage to approximately 15%, reflecting a more efficient site utilization while remaining compatible with surrounding development patterns.

The revised proposal introduces a five (5) unit strip shopping center that will accommodate neighborhood-serving commercial uses, including a restaurant, a donut shop, and other similar retail or service tenants currently under negotiation. This multi-tenant configuration improves the project's economic feasibility, enhances flexibility in tenant occupancy, and better serves local demand for small-scale commercial services.

The Applicant believes the proposed development remains consistent with the intent of the zoning district and continues to provide appropriate design, access, and site planning considerations. The request represents a reasonable and practical evolution of the original approval, designed to ensure successful long-term development of the property while maintaining compatibility with surrounding uses.

Classified

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Legals

Legals & Public Notices

Public Auction at Devon Self Storage, 6465 East Rosedale St. Fort Worth, TX 76112

Xsharell Tibsy: clothing/shoes, furniture; Dinis Cooper: furniture, electronics, boxes/totes/bags; LaShelle Reynolds: Household goods, furniture, clothing/shoes, boxes/totes/bags; Jon Arrington: tools, boxes/totes/bags; Natasha Rollins: electronics, boxes/totes/bags; Property contained in the units will be sold to satisfy the Landlord's lien for rent and other charges in accordance with Chapter 59 of the Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin on 06/03/2026 at 10:00 am and will continue until 06/17/2026 at 10:00 am at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process
IPL0343667
May 27, Jun 3 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 June 9, 2026, to consider a request for an amendment to The Square Planned Development standards and the development plan for Tract 1, located at the approximate 1.393 acres out of the "Benjamin Thomas Survey, Abstract 1497, Tract 3B03" (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a zoning amendment, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.**

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440. IPL0343832
May 27 2026

CITY OF FORT WORTH

INVITATION TO BIDDERS

RECEIPT OF BIDS

Electronic bids for the construction of **Trinity Park Paving Improvements – CPN 104528, Z. Boaz South Paving Improvements – CPN 104535, and Pecan Valley Golf Course Paving Improvements – CPN 104530 ("Project")** will be received by the City of Fort Worth via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project until **2:00 P.M. CDT, Thursday, June 25, 2026.**

Bids will then be opened publicly and read aloud beginning at 2:00 PM CDT in the City Council Chambers.

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

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

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

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

SUPPORT

For technical questions, visit Bonfire's help forum at <https://vendorsupport.go-bonfire.com/hc/en-us>. Contact the Bonfire support team at Support@GoBonfire.com or by calling 1-800-354-8010. To get started with Bonfire, watch this five-minute training video: Vendor Registration and Submission [VIDEO] – Bonfire Vendor Support ([go-bonfire.com](https://www.youtube.com/watch?v=...))

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:

Trinity Parks: +/- 3,750 LF Asphalt Roadway Replacement & +/- 3,200 SY Fog & Crack Seal of Parking Lots
Z. Boaz South Parks: +/- 7,200 Asphalt Mill Overlay & +/- 1,150 SY Full Depth Asphalt Replacement with Overlay
Pecan Valley Golf Course: +/- 2,000 SY New Concrete Pavement entry-way with parking and sidewalk, +/- 600 SY Full Depth Asphalt Replacement, +/- 4,650 SY Edge Mill & Asphalt Overlay, +/- 16,900 SY Fog & Crack Seal of Parking Lot, & +/- 90 LF RCP installation.

PREQUALIFICATION

Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.

DOCUMENT EXAMINATION AND PROCUREMENT

The Bidding and Contract Documents may be examined or obtained via the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project. Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

EXPRESSION OF INTEREST

To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties should indicate their intent to bid in the Procurement Portal by selecting "yes" under the Intent to Bid section. All Addenda will be posted in the Procurement Portal <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>, under the respective Project.

PREBID CONFERENCE – Web Conference

A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time **via a web conferencing application:**

DATE: Thursday June 11, 2026

TIME: 10:30 AM CDT

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

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

CITY'S RIGHT TO ACCEPT OR REJECT BIDS

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

AWARD

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

ADVERTISEMENT DATES

May 27, 2026 & June 3, 2026

IPL0341481

May 27, Jun 3 2026

Legals & Public Notices

CITY OF GRAND PRAIRIE

ADVERTISEMENT FOR BIDS
Sealed bids will be received at 300 W. Main Street, Grand Prairie, Texas, and via <https://vendors.planetbids.com/portal/53284/portal-homeuntil> June 16, 2026, at 2:00 PM (Central Time). Bids will be opened publicly and acknowledged at that time for the purchase of the following:

26059– Ruthe Jackson Center (RJC) Linen Rental, Laundering, Stocking, and Delivery Services

Further information and specifications may be obtained at <https://vendors.planetbids.com/portal/53284/portal-homeor> from the Purchasing Division at (972) 237-8269.

The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state-awarded contracts or other intergovernmental agreements when it is in the city's best interest.
Published: Ft. Worth Star-Telegram – May 27, 2026, and June 3, 2026.
IPL0343801
May 27, Jun 3 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 June 9, 2026, to consider a request for a specific use permit to allow the operation of a convenience store without fuel sales on the property located at the approximate 5.06 acres out of "Rancho North Addition, Block 7, Lot A1", more commonly known as 520 S. Saginaw Blvd. Suite 100, Saginaw, Texas, 76179 (Per TAD). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 16, 2026, to consider the above-mentioned request for a specific use permit, contingent upon the receipt of a report from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at City Hall located at 333 West McLeroy Boulevard. **FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.**

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440. IPL0343828
May 27 2026

Legals & Public Notices

CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council Work Session Room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2liXQVald76hHXc>**
Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFQ 26-0191 Environmental Engineering and Consulting Services
OPENS 4/28/2026

A pre-qualification conference will be held both in person and virtually on Tuesday, May 5, 2026, from 10:00 AM to 11:00 AM (CST). For additional details, please visit the City's Bonfire website for this solicitation.

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0334676
May 6,13,20,27 2026

REQUEST FOR QUALIFICATIONS TOWN OF WESTLAKE COMPREHENSIVE PLAN UPDATE

The Town of Westlake, a Type A General Law Municipality, is soliciting Statements of Qualifications until 4 pm, Thursday, June 25, 2026, from qualified planning and consulting firms to provide professional planning services for the update of the Town's Comprehensive Plan. The selected consultant will assist the Town in preparing a comprehensive update to the existing Comprehensive Plan, including public engagement, demographic and land use analysis, transportation and mobility planning, economic development, parks and open space, infrastructure planning, implementation strategies, and related planning elements as determined by the Town. The complete RFQ is available on the Town website at <https://www.westlake-tx.org/256/Bids-Proposals>. All inquiries regarding the Request for Qualifications should be directed to: Cole Davenport, Town Planner, cdavenport@westlaketx.gov, 817-490-5742. Any firm wishing to be considered for providing the services described in this RFQ shall submit five (5) bound copies of their submittal to 1500 Solana Blvd, Bldg 7, Ste 7200, Westlake, TX, 76262. Responses not received by the specified date and time will be rejected. The Town of Westlake reserves the right to reject any or all responses.
IPL0341933
May 20,27 2026

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Fort Worth and Unincorporated Areas of Denton County, Texas, Case No. 25-06-2632P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).
IPL0341512
May 20,27 2026

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 18th of June 2026 for:

CSP: 26-0184
Request for Proposals for Housing Rehabilitation Job Order Contracting Services

PRE-PROPOSAL MEETING:
June 4, 2026, at 9:00 AM
Housing Authority, Conference A
501 Sanford St.
Arlington, TX 76011

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 Martha Garcia
City Secretary
IPL0341932
May 20,27 2026

Legals & Public Notices

05/27/2026 CITY OF FORT WORTH

The City of Fort Worth has partnered with Bonfire/Euna to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently.

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>. Bids will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Council work session room, Fort Worth, TX 76102, unless otherwise specified, or online at **Microsoft Teams meeting: <https://teams.microsoft.com/meet/27939691481037?p=2lv2liXQVald76hHXc>**
Meeting ID: 279 396 914 810 37
Passcode: XM2mp7tp

By Phone: 682-207-4657
Phone conference ID: 255 248 35#

RFP 26-0185 HYDROVAC WASTE MATERIAL
OPENS 5/28/2026

RFP 26-0187 CHEMICAL TANK
OPENS 6/11/2026

RFP 26-0198 RENTAL OF CRACK SEAL MACHINES
OPENS 6/11/2026

RFP 26-0159 COMMERCE STREET DEVELOPMENT
OPENS 6/18/2026

RFP 26-0182 STANDBY DISASTER DEBRIS HAULING AND TRANSPORT SERVICES
A Pre-Proposal Meeting is scheduled for 6/1/26 at 2 PM. See Bonfire for more details.
OPENS 6/18/26

RFP 26 – 0206 UNDERPASS BIOHAZARD CLEANUP AND DECONTAMINATION SERVICES
A Pre Proposal meeting is scheduled for June 4th, 2026, at 1:00 PM CST. See Bonfire for more details.
OPENS: 06/25/2026

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>
IPL0343757
May 27 2026

**ORDINANCE NO. 1520
AN ORDINANCE AMENDING
TITLE 17 - ZONING OF THE
BENBROOK MUNICIPAL CODE
(1985), AS AMENDED, BY
AMENDING CHAPTER 17.08
(DEFINITIONS), CHAPTER
17.20 (DISTRICTS, DISTRICT
BOUNDARIES AND DISTRICT
USES), AND CHAPTER 17.28
("SD", SUBURBAN DISTRICT)
TO PROVIDE FOR THE REGU-
LATION AND PLACEMENT OF
NEW HUD-CODE MANUFACT-
URED HOMES; PROVIDING
THAT THIS ORDINANCE SHALL
BE CUMULATIVE OF ALL OR-
DINANCES; PROVIDING A
SEVERABILITY CLAUSE; PRO-
VIDING FOR A PENALTY FOR
VIOLATIONS HEREOF; PRO-
VIDING A SAVINGS CLAUSE; PRO-
VIDING FOR PUBLICATION IN
PAMPHLET FORM; PROVIDING
FOR ENROLLMENT AND EN-
ROLLMENT; PROVIDING FOR
PUBLICATION IN THE OFFICIAL
NEWSPAPER; AND PROVIDING
AN EFFECTIVE DATE.**

SECTION 6 PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 8 PUBLICATION IN PAMPHLET FORM

The City Secretary of the City of Benbrook is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Section 3.10 of the Charter of the City of Benbrook.

This ordinance shall be in full force and effect from and after its passage and it is so ordained. Passed and approved this 21st day of May 2026.
Signed: Jason Ward, Mayor
IPL0343377
May 24,27 2026

City of Saginaw Ordinance No. 2026-06

An Ordinance of the City of Saginaw, Texas, Amending Section 94-62, "Parking of Certain Vehicles Prohibited on Certain Streets," of Article I, "in general" of chapter 94, "Traffic and Vehicles," by adding additional prohibited parking; providing that this ordinance is cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty for violations hereof; providing for publication in the official newspaper; and providing an effective date.

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

Passed and Approved on the 19th day of May, 2026.

Todd Flippo
Mayor

Publication Dates:
May 27, 2026
June 3, 2026
IPL0343278
May 27, Jun 3 2026

REQUEST FOR BIDS

Sealed bids will be received electronically or at the office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, until June 11, 2026 at 2:00 PM, and publicly opened and read at that time for the purchase of the following:

BID # 2026-16 Veteran's Memorial (construction)

Further information and specifications may be obtained by contacting the City's bid distribution partners, DemandStar, BeaconBid or the Office of the Purchasing division, 1805 L. Don Dodson Drive, Bedford, Texas, (817) 952-2244.

The City reserves the right to reject any or all bids and to waive formalities. The City also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the City.
IPL0342081
May 20,27 2026

NOTICE TO BIDDERS
Proposals received by the City of Arlington at the Office of the Procurement Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010, 2:00 p.m. on the 25th of June 2026 for:

CSP: 26-0206
Request for Proposals for Construction Improvements to the Bathroom at 1015 W. Main Street

PRE-PROPOSAL MEETING:
June 4, 2026, at 10:00AM
City Hall, Public Works Conference Room 2
101 W. Abram Street, 2nd Floor
Arlington, Texas 76010

SITE VISIT:
June 4, 2026, at 11:00AM
Fleet Maintenance Facility
1015 W. Main Street
Arlington, Texas 76013

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 Procurement 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 Martha Garcia
City Secretary

IPL0343810

May 27, Jun 3 2026

Animals

Dogs

AKC DACHSHUNDS
adoubledachshunds.com
972-839-6164

Bichon Puppies Registered
Ready for a loving home. Hypo Allergic/Non Shed 817-980-4132



Cavapoo female dog 6 months old. For sale \$860.00. Call 817-320-5621
Cavapoo female dog

Star-Telegram

jobs.star-telegram.com



Recruitment

Employment

1- Financial/ IT 2- Front office/ Medical

1- Financial Analyst / IT Specialist – Full-time position in Plano, TX. Duties include financial reporting, data analysis, IT support, and administrative operations. Bachelor's degree preferred. Must speak English, Arabic, Turkish, and intermediate Spanish. wage: \$141,336/year. Send resume to: odette@ntxmed.com
2- Medical Front Office Administrator – Full-time position in Plano, TX. Duties include patient scheduling, insurance verification, EMR management, and ICD-10/CPT billing support. Must speak English, Arabic, Turkish, and intermediate French. wage: \$46,800/year. Send resume to: odette@ntxmed.com

WANT
TO FIND
SOME
DEALS
ON
WHEELS?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

LOOKING
FOR A
GOOD
MECHANIC?

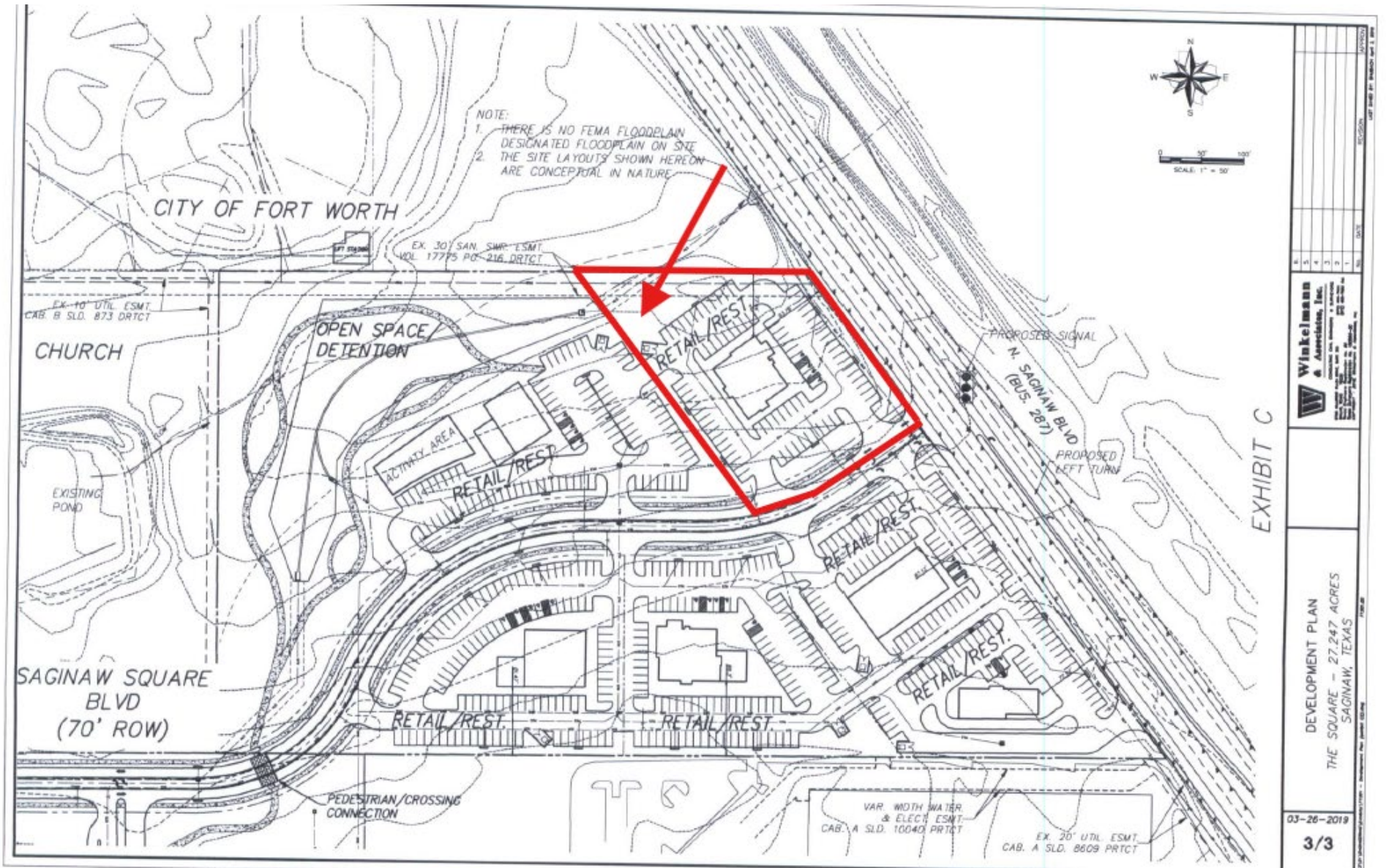
Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

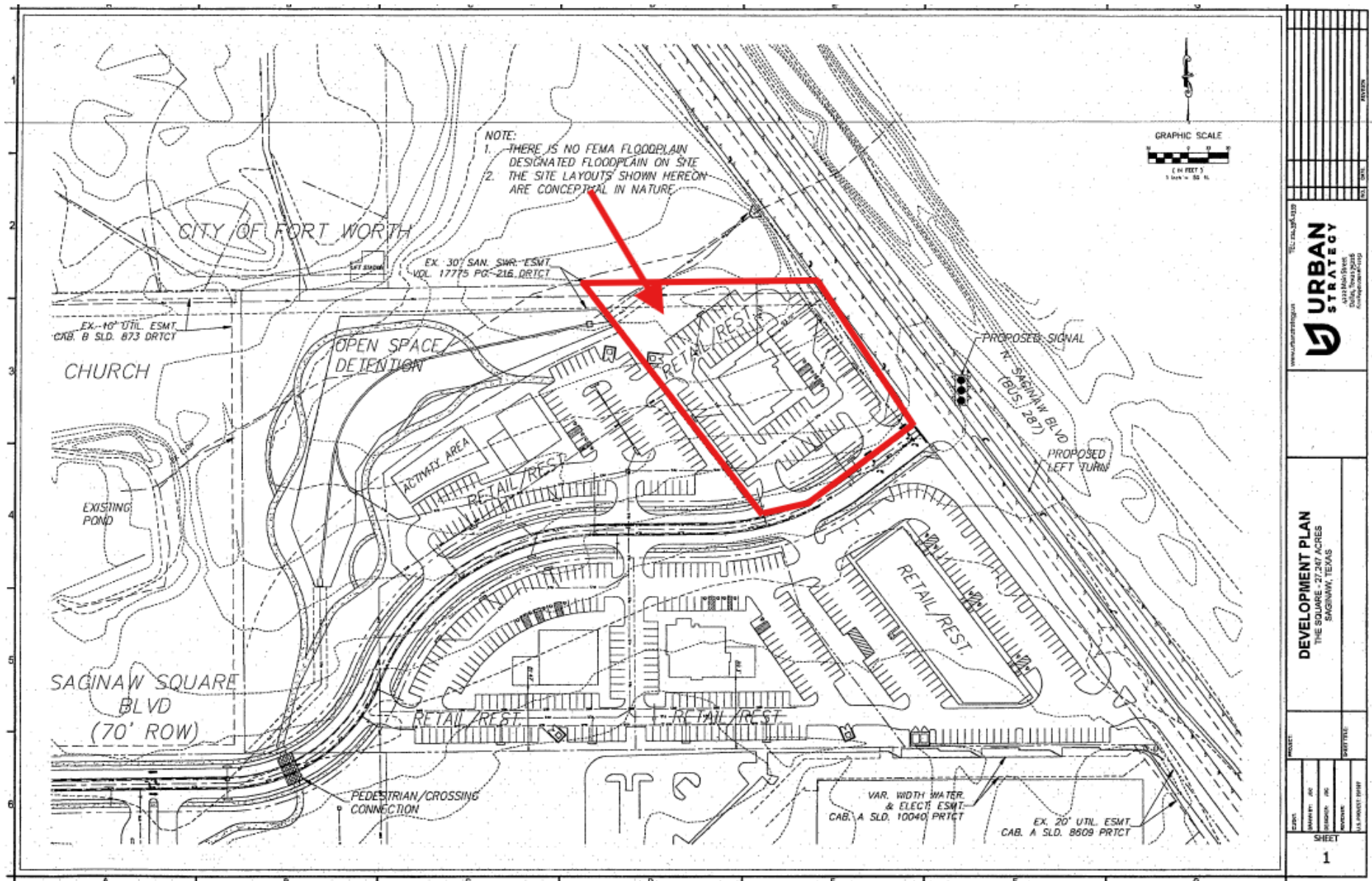
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement

Original PD (Tract 1) :

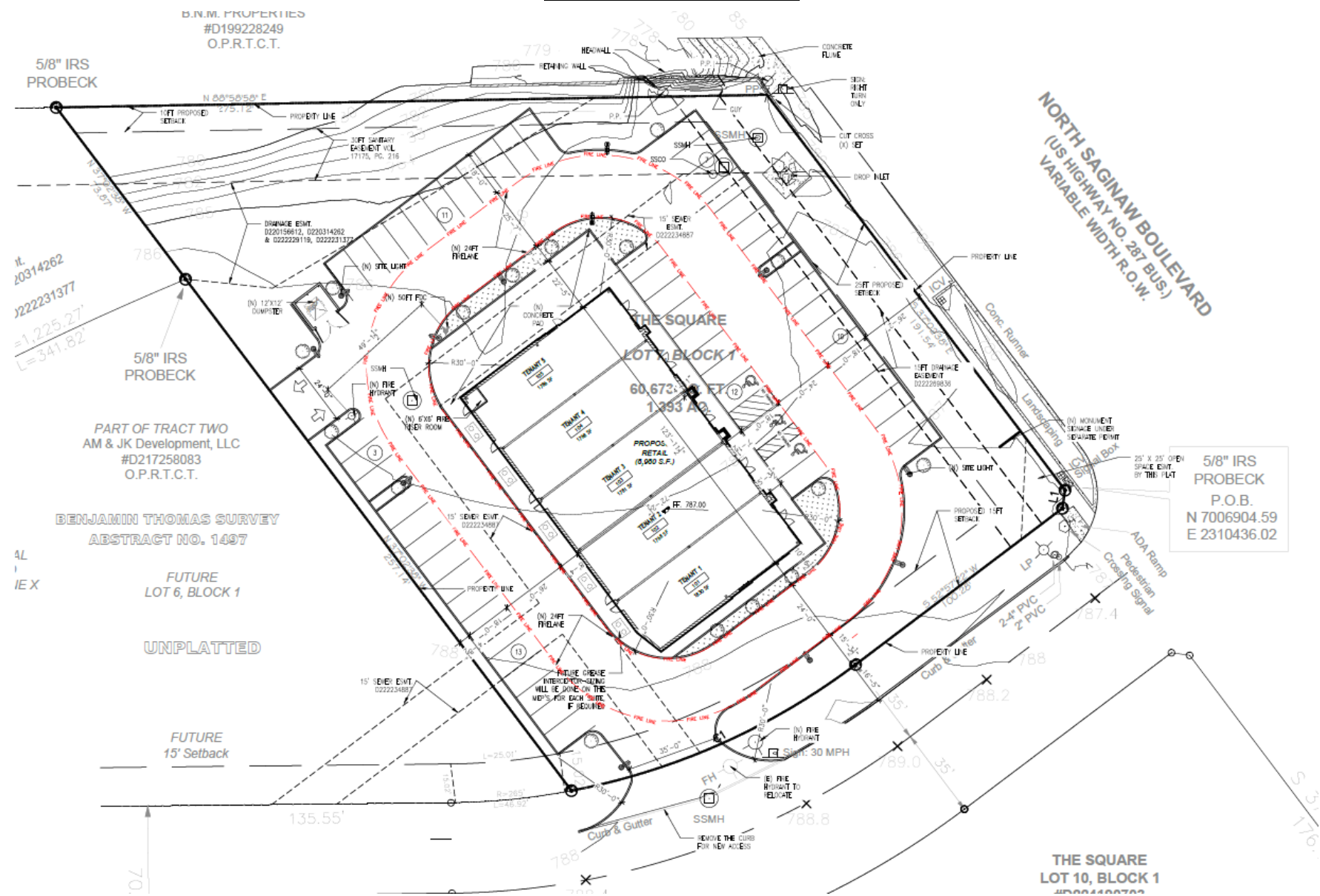




Current PD (Tract 1):



Proposed PD (Tract 1):



ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ORDINANCE NO. 2019-07, AS AMENDED, WHICH CREATED THE SQUARE PLANNED DEVELOPMENT DISTRICT, BY AMENDING THE DEVELOPMENT PLAN ON APPROXIMATELY 4.9 ACRES OF LAND KNOWN AS TRACT 3B03, A TRACT OUT OF THE BENJAMIN THOMAS SURVEY, ABSTRACT 1497, CITY OF SAGINAW, TARRANT COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City (the "City Council") has previously adopted the Zoning Regulations of the City of Saginaw, as amended, which regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and, other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 7-1 of the Zoning Regulations, the owners of certain property comprising 4.9 acres out of The Square Planned Development District ("The Square"), such 4.9 acres being a portion of tract 3B03, a tract out of the Benjamin Thomas Survey, Abstract 1497 of the City of Saginaw, Tarrant County, Texas, as more fully described on Exhibit A attached hereto and incorporated herein, have filed an application to amend Ordinance No. 2019-07, as amended by Ordinance Nos. 2021-23 and 2023-15, and 2024-02 which created The Square, by updating the development plan for a portion of The Square to be known as The Shoppes; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on August 13, 2024, and the City Council held a public hearing on August 20, 2024 with respect to the proposed zoning amendment as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws and regulations dealing with notice, publication, and procedural requirements for the approval of an amendment to the zoning on the property; and

WHEREAS, the City Council finds that amendment of the Zoning Regulations and Ordinance No. 2019-07, as amended, as outlined herein is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public.

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

SECTION 1.

The Square Planned Development District, Ordinance No. 2019-07, as amended, is hereby amended on the hereinafter described property and area as follows:

That certain land comprising 4.9 acres out of Tract 3B03, a tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas, and more fully described in Exhibit "A" attached hereto and incorporated herein.

A. The use of the property described above shall remain subject to all restrictions, terms, and conditions contained in Exhibit B of Ordinance No. 2019-07, as amended, for The Square, Planned Development District, attached hereto as Exhibit "B" and incorporated herein, as well as the Zoning Regulations and all other applicable and pertinent ordinances of the City as amended by this planned development district.

B. Exhibit C of Ordinance No. 2019-07, as amended, the Development Plan for The Square Planned Development District, is hereby amended by amending the previously approved Development Plan for said portion of The Square to include a new page three (3), as shown in Exhibit "C" attached hereto and incorporated herein.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTIONS 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

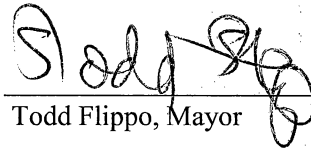
SECTION 6.

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

SECTION 7.

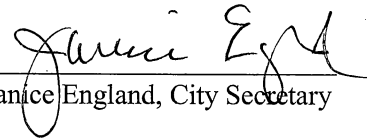
This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the 30th day of August, 2024.



Todd Flippo, Mayor

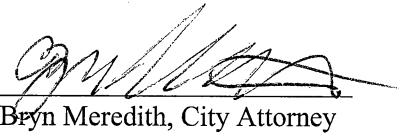
ATTEST:



Janice England, City Secretary



APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney

EXHIBIT A

**EXHIBIT A
ZONING DESCRIPTION
TRACT 1**

**STATE OF TEXAS §
COUNTY OF TARRANT §**

BEING a tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas, and being a portion of the same tract of land as described in deed to John and Vivian Pak, recorded in Volume 10963, Page 1971, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a point for corner at the Northwest corner of a tract of land described in deed to John and Vivian Pak, recorded in Volume 10437, Page 1728, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being situated in the northeast right-of-way line of Old Decatur Road (variable width right-of-way);

THENCE North 89 deg 22 min 59 sec East, along the Northerly line of said John and Vivian Pak tract, Volume 10437, Page 1728, a distance of 1,065.82 feet to a point for corner, said point being the Southeasterly corner of Lot 1, Block 1, Old Decatur Addition, according to the plat thereof recorded in Cabinet B, Slide 873, Plat Records Tarrant County, Texas and the Southwesterly corner of said John and Vivian Pak tract, Volume 10963, Page 1971;

THENCE North 89 deg 39 min 08 sec East, along the Northerly line of said John and Vivian Pak tract, Volume 10437, Page 1728, a distance of 91.17 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve to the left with a radius of 200.00 feet, a central angle of 34 deg 08 min 44 sec, a chord bearing of North 38 deg 53 min 20 sec East, and a chord length of 117.43 feet;;

THENCE over and across said John and Vivian Pak tract, Volume 10963, Page 1971, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 119.19 feet to a point for corner, said point being the beginning of a curve to the right with a radius of 300.00 feet, a central angle of 29 deg 01 min 58 sec, a chord bearing of North 36 deg 19 min 57 sec East, and a chord length of 150.39 feet;

Along said curve to the right, an arc distance of 152.02 feet to a point for corner;

North 39 deg 09 min 04 sec West, a distance of 154.70 feet to a point for corner, said point being the beginning of a non-tangent curve to the right with a radius of 1225.27 feet, a central angle of 14 deg 07 min 27 sec, a chord bearing of North 56 deg 58 min 46 sec East, and a chord length of 301.28 feet;

Along said non-tangent curve to the right, an arc distance of 302.04 feet to a point for corner;

North 65 deg 26 min 06 sec East, a distance of 69.09 feet to a point for corner;

North 34 deg 32 min 21 sec East, a distance of 40.83 feet to a point for corner;

North 31 deg 34 min 46 sec West, a distance of 27.83 feet to a point for corner, said point being situated in the Northerly line of said John and Vivian Pak tract, Volume 10963, Page 1971, and the Southerly line of the remainder of a tract of land described in deed to B.N.M. Properties, recorded in Volume 13998, Page 569, Deed Records, Tarrant County, Texas;

THENCE North 88 deg 59 min 42 sec East, along the Northerly line of said John and Vivian Pak tract, Volume 10963, Page 1971, and the Southerly line of said B.N.M. tract, a distance of 260.88 feet to a point for corner, said point being the Northeasterly corner of said John and Vivian Pak tract, Volume 10963, Page 1971, said point being situated in the Westerly right-of-way of U.S. Highway 287 Business, a variable width right-of-way;

THENCE South 37 deg 01 min 54 sec East, along the Easterly line of said John and Vivian Pak tract, Volume 10963, Page 1971, and the Westerly right-of-way of said U.S. Highway 287 Business, a distance of 722.73 feet to a point for corner, said point being the most easterly corner of said John and Vivian Pak tract, Volume 10963, Page 1971,;

THENCE South 89 deg 24 min 24 sec West, departing the Westerly right-of-way of said U.S. Highway 287 Business, and along the Southerly line of said John and Vivian Pak tract, Volume 10963, Page 1971, a distance of 953.97 feet to a point for corner, said point being the Northeasterly corner of said John and Vivian Pak tract, Volume 10437, Page 1728, and the Northwestern corner of Lot 2R-A, Block A, Saginaw Retail Center Addition, and addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet A, Slide 10040, Plat Records, Tarrant County, Texas;

THENCE South 89 deg 39 min 08 sec West, continuing along the Southerly line of said John and Vivian Pak tract, Volume 10963, Page 1971, and along the Northerly line of said John and Vivian Pak tract, Volume 10437, Page 1728, a distance of 85.08 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, 8.859 acres or 385,884 square feet of land, more or less.

EXHIBIT B

Exhibit "B" Zoning Exhibit

Tract 1 – LAND USE AND DEVELOPMENT STANDARDS

Tract 1

Community Commercial CC

A. Permitted Uses. All uses permitted in Community Commercial "CC" District with the following exceptions:

1. Lots 1,2 and 3, per Exhibit C having frontage on Saginaw Boulevard, shall conform to the land use and development standards provided for in the Community Commercial (CC) District except that the following additional uses shall be prohibited:
 - a. Auto Service Station
 - b. Auto Rental
 - c. Cosmetic Tattoo Establishment
2. The remainder of Tract 1 shall allow all uses permitted in Community Commercial "CC" District except that the following uses shall be prohibited:
 - a. Auto Repair Garage
 - b. Auto Sales
 - c. Auto Service Station
 - d. Auto Rental
 - e. Cosmetic Tattoo Establishment
 - f. Non-Depository Financial Institution
 - g. Rental Store
 - h. Repair. Small Engine

B. Regulations

1. Front Building Setback
 - a. Twenty-five feet (25') on Business 287
 - b. Fifteen feet (15') on Saginaw Square Boulevard
2. Rear Building Setback
 - a. Ten feet (10')
3. Side Building Setback
 - a. There shall be no side yard building setback

C. Building materials and design. All buildings shall comply with the following:

- a. *Building façade materials.* A minimum of 75% of each exterior wall shall be of masonry construction as defined in Section 12-2 and glass, except that concrete may only be used as an exterior material on the rear of buildings not visible from public streets. A maximum of 10% of any exposed exterior wall may be finished with exterior insulation and finish systems (EIFS).
- b. *Building façade design.* The following articulation standards shall apply to all building facades that face public streets:
 - (1) *Horizontal articulation.* No building façade shall extend for a distance greater than three times its average height without a perpendicular offset. The depth of an offset may vary but shall be a minimum of 15% of the average building height. The minimum length of an offset shall be equal to 10% of the entire façade.
 - (2) As an alternative to the articulation requirement in (1) above, one-story commercial storefronts designed for multiple tenants with a minimum of 60% glass may utilize a minimum of four of the following architectural details along 100% of facades that face public streets:
 - (a) Canopies or awnings
 - (b) Pilasters
 - (c) Recessed entries
 - (d) Ornamental cornices
 - (e) Façade material change
 - (f) Color change
 - (g) Repetitive decorative applied features and/or decorative lighting
 - (3) *Vertical articulation.* No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation. An elevation change shall be a minimum 15% of the average building height and shall extend for a distance of at least 10% of the entire façade.
- c. *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.

D. Landscaping.

1. An average fifteen feet (15') wide landscape buffer shall be required adjacent to Business 287. Average width shall be calculated by taking the total landscape area between Right-of-Way and back of curb and dividing by the length of the Right-of-Way frontage less driveway areas.

2. An average ten feet (10') wide landscape buffer shall be required adjacent to Saginaw Square Boulevard. Average width shall be calculated by taking the total landscape area between Right-of-Way and back of curb and dividing by the length of the Right-of-Way frontage less driveway areas.
 3. No landscape buffer or strip shall be required at "interior" property lines between lot and parcels.
- E. Parking.** As many of the sites have dual frontage the requirement for 25% of the required parking to be in the front shall be defined as facing either street.
- F. Signage.** One Multi-Family sign will be allowed at the intersection of Business-287 and Saginaw Square Boulevard and at the intersection of Old Decatur Road and Saginaw Square Boulevard. These signs shall allow for Signage from Tenants located on tracts 1 through 5. Each tract shall also have the right to install an individual monument sign along Saginaw Square Boulevard in accordance with City sign ordinance. "For shopping centers and other multi-tenant uses, one multi-purpose sign of a monument style shall be allowed per street frontage (Saginaw Blvd. and Old Decatur). 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". Each sign, if constructed, shall be in a private easement with defined maintenance responsibility.
- G. PLANNED DEVELOPMENT SITE PLAN REQUIRED.** A Planned Development Site Plan shall be approved prior to issuance of a building permit.
1. Development shall occur in substantial accordance with the approved Exhibit "C". Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
 2. Completed Site Plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the City Staff.

EXHIBIT C

EXHIBIT 'C'
PAGE 2 OF 3

Lot 7, Block 7
Old Doctor Addition
C-20 0 24-2-2
N-12

JK Development LLC
700 - 712/4001
Tel. 700 - 712/4001

Drainage Easement
Doc. No. D222274645
PRTCT

OPEN SPACE PLANNING
— FORTSMITH

RADWAY SQUARE BOULEVARD
2nd FLOOR 2nd FLOOR

ELDA

Alpine at the Square
112001002754
847-247-2173

REVISED

**SITE PLAN
EXHIBIT C**

2 OF 3

Site Plan, 7-20-71 1



Planning & Zoning Commission Memorandum

A. Project Updates

May 2026 Project Updates

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Staff will provide project updates for the month of May, 2026.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Project Updates \(06.09.26\).pdf](#)



Date: June 9, 2026

To: Chairman and Members of the Planning and Zoning Commission

From: Luisa Pina, Public Works Admin. Coordinator

Subject: May 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:* No contractor activity currently. They are waiting on utility relocation.
- c. *Scheduled Completion Date:* TBD

* 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, Sanitary Sewer, Storm Drain, and Fire Lane Paving
- b. *In Progress:* Contractor is working on infrastructure.
- c. *Scheduled Completion Date:* TBD

3. **Cook Lane Industrial**

- a. *90% Complete:* Water
- b. *100% Complete:* Sewer and Storm Drain
- c. *In Progress:* Contractor is working on infrastructure and fire lane paving
- d. *Scheduled Completion Date:* TBD

4. **Eagle Mountain-Saginaw ISD HS Improvements**

- a. Pre-Construction Meeting held on 2/18/2026
- b. *80-90% Complete:* Water
- c. *100% Complete:* Sewer and Storm Drain
- d. *50% Complete:* Fire Lane Paving
- e. *Scheduled Completion Date:* TBD

5. **Falcon Distribution**

- a. *In Progress:* Contractor is working on infrastructure and fire lane paving
- b. *100% Complete:* Water, Sewer, and Storm Drain



- c. *In-progress*: Waiting on land swap agreement execution for developer to move the fire lane connection from Spring Hollow to McLeroy
 - d. *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
 - c. *In-progress*: Contractor working on excavation and dirt work for utility installations
- 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*: 981 days
 - v. *Days Remaining*: -226 days
 - b. *In Progress*: All work is now complete; contractor is working on final inspection punch list.
- 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*: 103 days
 - iii. *Days Remaining*: 262 days
 - a. *In progress*: Contractor is installing 8' x 3' concrete boxes for the new storm drain.
 - b. *Scheduled Completion Date*: TBD
- 8. **Saginaw Retail**
 - a. *In progress*: Contractor working on infrastructure.
 - b. *100% Complete*: Water, Sewer, Storm Drain, and Fire Lane Paving



- c. *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*
- 11. **Rose City Plaza**
 - a. *A Pre-Con meeting was held on 5/5/2026*
 - b. *Contractor working in excavation and dirt work for utility installations*

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



Planning & Zoning Commission Memorandum

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

Meeting	Agenda Group
Tuesday, June 9, 2026, 6:00 PM	Executive Session Item: 5A.

Reference File

Community Goals

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

A. Any Posted Item