



## City of Saginaw

Meeting and/or Executive Session Agenda

Tuesday, June 17, 2025, 6:00 PM  
Council Chamber  
333 West McLeroy Boulevard  
Saginaw, Texas 76179

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

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

### 1. Call To Order

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

### 2. Consent Agenda

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

- 2.A. Action Regarding Minutes June 3, 2025 Meeting--Vicky Vega, City Secretary
- 2.B. Action Regarding Approval for an Interlocal Agreement with the City of Glenn Heights for Concrete & Asphalt Repair--Ronnie Martinez, Superintendent of Water Utilities
- 2.C. Action Regarding Approval for an Individual Purchase Order (IPO) for Opal Street Phase 1 --  
Randy Newsom, Director of Public Works
- 2.D. Action Regarding Approval to Purchase Two Replacement Rooftop HVAC Units for the  
Recreation Center--Randy Newsom, Director of Public Works

### 3. Proclamations-Presentations

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- 3.A. Employee Recognitions/Presentations--Gabe Reaume, City Manager
- 3.B. Proclamation--"Faye Flory Day" Celebrating her 100th Birthday--Todd Flippo, Mayor

3.C. Discussion Regarding the 2025 Train and Grain Festival--Pedro Zambrano, Director Economic & Community Engagement

3.D. FY 2025/2026 Budget Workshop--Kim Quin, Finance Director

3.E. Update on Saginaw Community Garden--Melissa Gorton & Makayla Miller, Representatives of the Community Garden

#### **4. Public Hearings**

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4.A. Consideration and Action Regarding a Specific Use Permit to allow a Massage Therapy Establishment at 730 S. Saginaw Blvd--Susy Victor, Asst. Director of Economic & Community Engagement

4.B. Consideration and Action Regarding Amending the Zoning Ordinance of the City of Saginaw, Texas, Pertaining to the Regulation of Carports--Doug Spears, Fire Chief

#### **5. Business**

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5.A. Consideration and Action Regarding an Ordinance that provides an Exception to the Prohibition on the Sale or Consumption of Alcoholic Beverages on City Property, for Properly Permitted Special Events--Paul Felegy, Mayor Pro-Tem

#### **6. Executive Session**

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

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

6.B. Range West Apartments, 701 Saginaw Square Blvd.

6.C. Any posted item

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

6.E. Victory Western Center

#### **7. Adjournment**

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7.A. Adjournment--Todd Flipppo, Mayor

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

\_\_\_\_\_



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

*Date Posted: June 13, 2025*



City Council Memorandum

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**A. Action Regarding Minutes June 3, 2025 Meeting--Vicky Vega, City Secretary**

| Meeting                         | Agenda Group             |
|---------------------------------|--------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Consent Agenda Item: 2A. |
| Reference File                  |                          |
|                                 |                          |
| Community Goals                 |                          |

**BACKGROUND/DISCUSSION:**

Minutes from the City Council Meeting on June 3, 2025.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[Draft Minutes--6-3-2025.pdf](#)

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

**City of Saginaw**

**Minutes for the City Council**

333 West McLeroy Boulevard, Saginaw, Texas 76179

June 3, 2025

**Present at the Meeting:**

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

**Visitors at the Meeting:**

- Elizabeth Thorp
- Aleena Davis
- Tabitha O'Connor
- Adhel Torres
- Brian Yelton
- Joe Knox Reed
- Eliot Ritchie
- Jarred Coursey

## 1. Call To Order

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

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

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

### 1.C. Invocation

Councilmember Morrison gave the invocation.

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

## 2. Consent Agenda

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**Motion was made by Councilmember Junkersfeld and seconded by Councilmember Lawson to approve item 2A, 2B and 2C. Motion passed unanimously. 7-0-0-0**

### 2.A. Action Regarding Minutes May 20, 2025 Meeting--Vicky Vega, City Secretary

2.B. Action Regarding Approval of Resolution No. 2025-11 for the 2026 Motor Vehicle Crime Prevention Authority Catalytic Converter Grant Program--Brandon Badovinac, Asst. Police Chief  
Council approved the adoption of Resolution No. 2025-11 as a requirement for the Motor Vehicle Crime Prevention Authority Grant Application (MVCPA). The Texas Department of Transportation's MVCPA is responsible for allocating grant funds to local law enforcement and other entities to combat motor vehicle theft, burglary from a motor vehicle and fraud related motor vehicle crimes, including catalytic converter thefts.

This grant is an annual competitive grant that requires a minimum cash match of 20% for the program described in the application. Awarded activities are funded on a reimbursement basis. The requested \$53,400 in the FY 2025-2026 budget from CCPD for six additional Flock Safety Inc. ALPR cameras, a Flock Safety Inc. mobile security trailer and Clearview AI software to be used as investigative resources for our agency. If the MVCPA grant is approved it would re-reimburse the city \$42,720, leaving the financial impact on the city at \$10,680.

2.C. Action Regarding Approval of Resolution No. 2025-12, Recommend Tarrant County to Award Bid for the Community Development Block Grant (CDBG) to the Apparent Lowest Bidder--Trenton Tidwell, P.E. City Engineer

Council approved the adoption of Resolution No. 2025-12 authorizing Tarrant County to award the bid for the Community Development Block Grant (CDBG) project for the Southern Avenue sidewalk. Kimley-Horn and Associates, Inc. reviewed the qualifications of the apparent low bidder and confirmed that the contractor's bonding company is licensed in the State of Texas. Based on the review, CI Pavement was identified as the lowest qualified bidder.

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

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

No employee recognitions/presentations.

3.B. Recognition of the 2025 Home Town Hero--Pedro Zambrano, Director of Economic & Community Engagement

Director of Economic & Community Engagement Zambrano, recognized Brian Yelton owner of Taco Casa as Saginaw's 2025 Hometown Hero. Mr. Yelton was honored for his long-standing support of the community through event sponsorships, scholarships, and local initiatives. His contributions have made a lasting impact on Saginaw. The recognition was part of the annual Chamber of Commerce Hometown Hero awards.

3.C. FY 2025/2026 Budget Workshop - Overview & Tax Rate--Kim Quin, Finance Director

Finance Director Quin presented an overview of the budget preparations for the Fiscal Year 2025-2026. A series of workshops will be held throughout the spring and summer to review and discuss key budgeted-related topics with City Council. These discussions will continue until the final budget is formally adopted in August.

No action was taken. Item was for discussion and informational purposes.

3.D. Discussion Regarding Cameras in City Parks-- Randy Newsom, Director of Public Works

City Council, along with staff and legal counsel, discussed potential options for installing camera systems in city parks. The conversation included an overview of available camera systems types, related policy implications, and the anticipated impact on public safety. Council considered both the benefits and drawbacks of moving forward with implementation.

Saginaw resident and Vice Chairman of the Parks Board, Adhel Torres addressed the City Council on behalf of the board, stating that no items have been presented to the Parks Board regarding the installation of potential cameras in city parks, nor are any such items anticipated at this time.

No action action was taken, as the discussion was informational purposes only. Based on current statistics and return on investment, Council expressed that there is not a present need for cameras in the parks.

### 3.E. Discussion Regarding Senior Center--Joe Knox Reed, Saginaw Resident

Joe Knox Reed, a resident of Saginaw, requested item to placed on the agenda regarding the naming of the New Senior Center currently under construction. Mr. Reed proposed naming the building after his mother Dale Reed, citing her long-time residency, extensive community outreach, and longstanding involvement in the Saginaw community.

No action taken, discussion was only for informational purposes.

## 4. Business

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4.A. Consideration and action regarding Appointments: a. Advisory Recreation and Parks Board; b. Animal Shelter Advisory Committee; c. Board of Adjustment; d. Capital Improvements Advisory Committee; e. Keep Saginaw Beautiful Committee; f. Library Board; g. Planning and Zoning Commission; and h. Traffic Safety Advisory Board--Councilmember St. Clair, Mayor Pro-Tem Felegy & Councilmember Morrison

The Council Sub Committee completed their review of positions on the various boards, current members, and new applicants. Councilmember St. Clair explained the Sub Committee's recommendations. The Council voted on the recommendations for each board separately.

**Animal Shelter Advisory Committee Appointments:** Place 1; Dr. Karen Metzler, Place 3; Joseph Stout, Place 5; Breanna Farley, Place 7; Judy Deller, Place 9; Julie Jacobson, Alt#1; Angel Ivicic, Alt#2; Rick Russell, Councilmember Liaison: Junkersfeld.

**Board of Adjustments Appointments:** Place 1; Mike Colegrove, Place 3; Bethany Sanderson, Place 5; Derrick Thomas, Alt#1; Oswaldo Vasquez, Alt#2; Allen Watson.

**Capital Improvements Advisory Committee and Planning & Zoning Commision Appointments:** Place 1; Vivian Anderson, Place 3; Peter Drolet, Place 5; Val Visas, Alt#1; John Hardy, Alt#2; Daniela Fernandez,

**Keep Saginaw Beautiful Committee Appointments:** Place 1; Lisa Reames, Place 2; Pamela Macy, Place 3; Melissa Gorton, Place 5; Emily Stults, Alt#1; Brian Thompson, Alt#2; George Ware,

Councilmember Liaison: Morrison.

**Library Board Appointments:** Place 1; Cara Calahan, Place 3; Belinda Henson, Place 4; Tabitha Meara, Place 5; Mary Nichols, Place 7; Jean King, Alt#1; Benjamin Davila, Alt#2; Joseph Deleon, Councilmember Liaison: Lawson.

**Advisory Recreation & Parks Board Appointments:** Place 1; Jane Lyon, Place 2; Lynn Moore, Place 3; Adhel Torres, Place 5; Ariana Escobar, Place 7; Patrick Estes, Alt#1; Timothy Hamilton, Alt#2; Scott Gillete, Councilmember Liaison: St. Clair.

**Traffic Safety Advisory Board Appointments:** Alt#1; Brian Gil, Alt#2; Elias Bolanos, Councilmember Liaison: Felegy.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld, regarding the Animal Shelter Advisory Committee appointments as presented. Motion passed unanimously. 7-0-0-0

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld, regarding the Board of Adjustment appointments as presented. Motion passed unanimously. 7-0-0-0

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Lawson, regarding the Capital Improvements Advisory Committee and Planning & Zoning Commission appointments as presented. Motion passed unanimously. 7-0-0-0

Motion was made by Councilmember Morrison and seconded by Councilmember Junkersfeld, regarding the Keep Saginaw Beautiful Committee appointments as presented. Motion passed unanimously. 7-0-0-0

Motion was made by Councilmember Copeland and seconded by Councilmember Morrison, regarding the Library Board appointments as presented. Motion passed unanimously. 7-0-0-0

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember St. Clair, regarding the Advisory Recreation & Park Board appointments as presented. Motion passed unanimously 7-0-0-0.

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Lawson, regarding the Traffic Safety Advisory Board appointments as presented. Motion passed unanimously. 7-0-0-0

4.B. Consideration and action regarding Ordinance No. 2025-09 regulating the use and operation of Short Term Rental Properties in the City--Bryn Meredith, City Attorney

Council tabled Resolution No. 2025-09, which pertains to the regulating the use and operation of short-term rental properties within the City. The item was postponed, allowing for further clarification and to incorporate adjustments discussed during the meeting. Staff was directed to

revise the resolution to better reflect the operational and logistical considerations necessary to implement and enforce a functional regulatory framework.

**Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld to Table agenda item 4B. Motion passed unanimously. 7-0-0-0.**

4.C. Consider approval of litigation regarding tax exempt property by authorizing and ratifying the filing of a tax exemption challenge under the Tax Code and the filing of a lawsuit against Texas Essential Housing Public Finance Corporation/ Texas Workforce Housing Foundation and other appropriate parties to invalidate removal of property from the ad valorem tax rolls--Bryn Meredith, City Attorney

No action was taken.

## **5. Executive Session**

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Mayor Flippo declared meeting in Executive Session at 7:28 p.m.

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

5.B. Litigation regarding tax exempt property and authorization and ratification of the filing of a tax exemption challenge under the Tax Code and the filing of a lawsuit against Texas Essential Housing Public Finance Corporation/ Texas Workforce Housing Foundation and other appropriate parties to invalidate removal of property from the ad valorem tax rolls.

## **6. Adjournment**

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6.A. Adjournment--Todd Flippo, Mayor

Mayor Flippo declared meeting back in regular session at 8:00 p.m.

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to adjourn meeting. Motion passed unanimously 7-0-0-0.

Mayor Flippo declared meeting adjourned at 8:01 p.m.





City Council Memorandum

**B. Action Regarding Approval for an Interlocal Agreement with the City of Glenn Heights for Concrete & Asphalt Repair--Ronnie Martinez, Superintendent of Water Utilities**

| Meeting                         | Agenda Group             |
|---------------------------------|--------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Consent Agenda Item: 2B. |
| Reference File                  |                          |
| Community Goals                 |                          |

**BACKGROUND/DISCUSSION:**

Staff is requesting approval of an interlocal agreement with the City of Glenn Heights to address delays and challenges related to utility cut repairs. Currently, smaller utility cuts often experience extended wait times because contractors require a minimum volume of concrete to mobilize, and will not respond until that threshold is met. For larger cuts exceeding \$3,000, we are required to obtain three quotes. However, many contractors decline to continue providing quotes after not being selected for previous jobs, leading to additional delays.

The proposed interlocal agreement with the City of Glenn Heights allows us to utilize their competitively bid contract, which offers favorable pricing and ensures timely service upon request. Partnering through this agreement will help us bypass the minimum-order and multi-quote challenges, improving repair response times and overall service to our residents.

The agreement was collaboratively drafted by the City Attorney of Glenn Heights and the City Attorney of Saginaw. The City of Glenn Heights presented and received formal approval of the agreement from their City Council on May 27, 2025.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval.

**Attachments**

[Interlocal Cooperation Purchasing Agreement.pdf](#)

**CITY OF GLENN HEIGHTS, TEXAS  
RESOLUTION NO. R-16-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, APPROVING AN INTERLOCAL COOPERATION PURCHASING AGREEMENT WITH THE CITY OF SAGINAW, TEXAS, FOR COOPERATIVE PURCHASING OF GOODS AND SERVICES PURSUANT TO A COOPERATIVE PURCHASING PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON THE CITY'S BEHALF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Glenn Heights, Texas, finds and determines that a cooperative purchasing program between the City and the City of Saginaw, Texas, will be of benefit to the citizens of both cities by enabling cooperative purchasing of competitively bid goods and services, providing a more efficient and cost-effective means of procuring goods and services for both cities; and

**WHEREAS**, the City Council finds it is in the best interest of the citizens of the City of Glenn Heights to participate in a cooperative purchasing program with the City of Saginaw for the mutual benefit of the citizens of both cities.

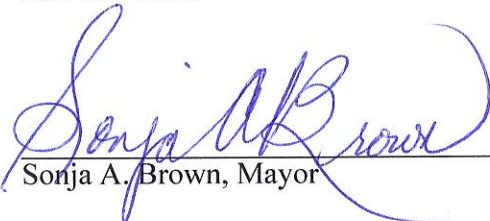
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:**

**SECTION 1.** The City Council of the City of Glenn Heights, Texas, hereby approves the Interlocal Cooperation Purchasing Agreement by and between the City of Glenn Heights, Texas, and the City of Saginaw, Texas, a copy of which is attached hereto and incorporated herein as Exhibit "A," contingent on the approval of the Interlocal Agreement by the City of Saginaw, and that the City Manager be and is authorized to execute the Agreement in substantially the form of Exhibit "A" and all other documents necessary to effect the services set forth therein.

**SECTION 2.** This Resolution shall be effective immediately upon approval.

**PASSED AND APPROVED** this the 27<sup>th</sup> day of May, 2025.

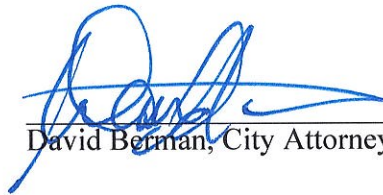
**APPROVED:**

  
\_\_\_\_\_  
Sonja A. Brown, Mayor

**ATTEST:**

Brandi Brown  
Brandi Brown, City Secretary

**APPROVED AS TO FORM:**

  
David Berman, City Attorney

## Exhibit A



5.5 **Governing Law:** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas.

5.6 **Entire Agreement:** This Agreement represents the entire agreement among the parties with respect to the subject matter covered by this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.7 **Recitals:** The recitals to this Agreement are incorporated herein.

5.8 **Counterparts:** This Agreement may be executed in any number of counterparts, each of whom shall be deemed an original and constitute one and the same instrument.

5.9 **Parties' Representations:** By execution of this Agreement, each party represents to the other that:

- a. In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform;
- b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.
- c. All payments required or permitted to be made by a party will be made from current revenues available to the paying party; and
- d. All payments provided to be made hereunder by one party to the other shall be such amounts as to fairly compensate the other party for the services or functions performed hereunder.

IN WITNESS WHEREOF, the parties' action under authority of their respective governing bodies has caused this Agreement to be executed and effective as of the last date written below.

CITY OF GLENN HEIGHTS,  
TEXAS

  
Clifford Blackwell, City Manager

CITY OF SAGINAW, TEXAS

\_\_\_\_\_  
Gabe Reaume, City Manager

Date: May 27, 2025

Date: \_\_\_\_\_

ATTEST:

Brandi Brown  
City Secretary

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

[Signature]  
City Attorney

APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney



City Council Memorandum

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**C. Action Regarding Approval for an Individual Purchase Order (IPO) for Opal Street Phase 1 --Randy Newsom, Director of Public Works**

| Meeting                         | Agenda Group             |
|---------------------------------|--------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Consent Agenda Item: 2C. |
| Reference File                  |                          |
| Community Goals                 |                          |

**BACKGROUND/DISCUSSION:**

Attached - Individual Purchase Order for Opal Street, Phase 1.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[IPO\\_Opal Ph1\\_Design.pdf](#)



## INDIVIDUAL PROJECT ORDER NUMBER – Opal St Phase 1

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Saginaw, Texas (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated April 17, 2012, which is incorporated herein by reference.

Identification of Project: Opal St Phase 1

### **Project Understanding:**

The Consultant understands that this work will consist of the preparation of construction documents for roadway, water and sanitary sewer relocations, pavement markings and signage, traffic control plans, sidewalks, specifications, as well as project management and coordination tasks for Phase 1 of Opal St. The limits are from W McLeroy Blvd to north of Ruidoso Dr.

A detailed Scope of Services is provided below:

### **Specific Scope of Basic Services:**

The Consultant will provide the services specifically set forth below.

### **Task 1 – Preliminary and Final Design – Roadway (Lump Sum)**

1. Project Management
  - a. Conduct up to 1 progress meeting per month to monitor the development of the project. It is anticipated the preliminary and final design duration will last six (6) months. During this phase of the project, the Consultant will conduct monthly progress meetings with the Client as needed.
  - b. Project Administration
    - Prepare project correspondence and invoicing documents.
  - c. Project site visits, up to one (1), to document existing conditions and evaluate constructability.
2. Geotechnical Report
  - a. Subsurface Exploration – 3 sample borings drilled to a depth of 10 ft below existing grades.
  - b. Laboratory Tests – Moisture content, soil identification, liquid and plastic limit, unconfined compression tests on soil, unit weight, lime series, and soluble sulfates
  - c. Engineering report will be prepared to present the results of the field and laboratory data with an analysis of the results and recommendations.
3. Roadway
  - a. The Consultant will prepare general plan sheets. The sheets will consist of:
    - Cover
    - General notes
    - Project control
    - Removals
    - Typical sections (existing and proposed)
    - Erosion Control
  - b. Prepare paving plan sheets (22"x34" plan sheets). The sheets will consist of:
    - Plan:
      - Control data
      - Existing right-of-way
      - Existing topography

- Existing pavement
- Proposed centerline alignment and horizontal curve data
- Proposed face of curb
- Proposed sidewalk and barrier-free ramps
- Proposed transition pavement tie-ins to existing pavement
- Proposed driveways
- Proposed pulverize and overlay limits
- Existing driveway locations
- Existing water line locations
- Existing sanitary sewer line locations
- Pedestrian Facilities
  - Replacement of failed sidewalk panels along the east side of Opal Street as directed by City Staff
  - Develop paving sheets showing proposed sidewalk panel replacement locations.
- c. Prepare driveway and sidestreet plan sheets. Sidestreets and driveways will only be replaced in locations with utility conflicts or where the existing pavement is failing as directed by City Staff.
- d. Prepare roadway details to clarify intent of design.
- e. Compile applicable Client and TxDOT standard details. Modify standard details as needed.
- 4. Traffic Control Plans
  - a. Develop suggested sequence of construction narrative and overall phasing plan.
  - b. Compile applicable TxDOT standard details.
- 5. Pavement Marking and Signing Plans
  - a. Prepare pavement marking layouts in accordance with Client and TxDOT design standards and the TMUTCD.
  - b. Compile applicable Client and TxDOT standard details. Modify standard details as needed.
  - c. Prepare signing layout in accordance with Client design standards and the TMUTCD.
- 6. Prepare specification data. Identify and prepare special specifications and/or special provisions applicable to the project.
- 7. Compile and update the overall Opinion of Probable Construction Cost (OPCC).
  - a. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8. Preliminary design submittal (60%)
  - a. Submit three (3) (11"x17") copies and one (1) electronic pdf to the Client for review and comment.
  - b. Submittal will consist of the following:
    - Design plans
    - OPCC
- 9. Final design submittal (90%)
  - a. Submit three (3) (11"x17") copies and one (1) electronic pdf to the Client for review and comment.

- b. Submittal will consist of the following:
  - Design plans
  - Contract documents (*NCTCOG*), consisting of the following:
    - Client standard construction contract forms
    - Notice to bidders
    - Special instructions to bidders
    - Bid form
    - Standard form of agreement
    - Performance bond
    - Payment bond
    - Maintenance bond
    - Certificate of insurance
    - Conflict of interest form
    - Special provisions
    - Wage rates
    - Contractors certifications
    - Technical specifications
  - OPCC
- 10. Incorporate the final design submittal review comments.
- 11. Prepare the final OPCC.
- 12. Final design submittal (100%)
  - a. Submit three (3) (11"x17") copies and one (1) electronic pdf of the plans and specifications to the Client.
  - b. Contract documents (*NCTCOG*)
  - c. Submit the final OPCC.
- 13. On behalf of the Client, the Consultant will identify and solicit the services of a RAS to perform the project registration, plan review, and inspection on behalf of the TDLR. The registration, review and inspection fees will be paid directly by the Consultant.

## **Task 2 – Preliminary and Final Design – Water & Wastewater (Lump Sum)**

- 1. Project Management
  - a. Conduct up to 1 progress meeting per month to monitor the development of the project. It is anticipated the preliminary and final design duration will last six (6) months. During this phase of the project, the Consultant will conduct monthly progress meetings with the Client as needed.
  - b. Project Administration
    - Prepare project correspondence and invoicing documents.
  - c. Project site visits, up to one (1), to document existing conditions and evaluate constructability.
- 2. Topographic Survey
  - Topographic survey and boundary research will be collected prior to preliminary design. Subtasks included in the scope are as follows:
  - Gather existing plat information
  - Collect property owner and record information
  - Gather existing right-of-way and easement information. Identify easements available through typical research methodologies ( i.e. plats, court house filings, etc.). Undocumented easements may not be identified

- Coordinate with Texas 811 to locate and mark existing franchise and public utilities prior to performing the field survey
  - Establish horizontal control points
  - Establish a vertical benchmark circuit, as needed, throughout the project.
  - Set horizontal and vertical control points, which shall be based on NAD 83 and NAVD 88.
  - Perform a survey to identify and locate existing topographic elements within the roadway corridor including:
    - Property corner monumentation
    - Existing pavement, curbs, sidewalks, ramps, etc.
    - Driveways
    - Utility manholes, vaults, water valves, water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities
    - Signs (excluding temporary signs)
    - Trees and landscaping
    - Mailboxes
    - Fence limits and material types (excluding temporary fences)
    - Other applicable physical features that could impact design
    - Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field and an ASCII coordinate file of the points located in the field.
  - Prepare a final topographic drawing in digital format (including contours and breaklines) showing the features located in the field and an ASCII coordinate file of the points located in the field.
3. Utilities
- Water
    - Relocate existing 6" water line along Opal Street from W McLeroy Blvd to north of Ruidoso Dr.
    - Minor adjustments to existing water valve boxes, meters, fire hydrants, services, etc. will be specified in the plans.
    - Water line plans and details.
  - Wastewater
    - Relocate existing 6" Sanitary Sewer line along Opal Street from W McLeroy Blvd to north of Ruidoso Dr.
    - Sanitary Sewer plan, profile, and details.
  - Prepare utility details to clarify intent of design.
  - Compile applicable Client standard details. Modify standard details as needed.
4. Prepare general notes and specification data. Identify and prepare special specifications and/or special provisions applicable to the project.
5. Compile and update the overall Opinion of Probable Construction Cost (OPCC).
6. Submittals for water and wastewater design will be incorporated in the same scope outlined in tasks 1.9-1.13

### **Task 3 - Bidding and Construction Contract Administration**

#### **A. Bidding Phase (Lump Sum)**

1. Final bid documents submittal
  - a. Upload all plans and contract documents onto Civcast (or similar website) for access to potential bidders. Contract documents shall be uploaded in .pdf files.

2. Maintain a list of bidders to whom bidding documents have been issued.
3. Issue addenda as appropriate to interpret, clarify, or expand the bidding documents.
4. Attend the Bid Opening.
5. Tabulate the bids received and evaluate the compliance of the bids received with the bidding documents.
6. Prepare a written summary of this tabulation and evaluation together with a letter addressing the award of the construction contract.

**B. Construction Contract Administration (Lump Sum)**

1. Project Management
  - a. Project Communication
    - Conduct monthly progress/coordination meetings with the Client and/or Contractor during the Construction phase of the project.
    - It is anticipated that the construction will last the duration of six (6) months.
  - b. Project Administration
    - Prepare project correspondence and invoice documents.
2. *Pre-Construction Conference*. Prepare for and conduct the Pre-Construction Conference prior to commencement of Work at the Site.
3. *Visits to Site and Observation of Construction*. The Consultant will provide on-site construction observation services during the construction phases. The Consultant will make visits at intervals as directed by Client to observe the progress of the Work. Such visits and observations by the Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on the Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, the Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work.
  - a. The purpose of Consultant's site visits will be to enable Consultant to better carry out the duties and responsibilities specifically assigned in this Agreement to Consultant, and to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.
4. *Recommendations with Respect to Defective Work*. Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Consultant believes that such work will not produce a completed Project that conforms generally to Contract Documents.
5. *Clarifications and Interpretations*. Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.
6. *Change Orders*. Consultant may recommend Change Orders to Client, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

7. *Contractor's Estimates.* Review and process contractor's estimates.
8. *Shop Drawings and Samples.* Consultant will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
9. *Substitutes and "or-equal."* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
10. *Inspections and Tests.* Consultant may require special inspections or tests of Contractor's work as Consultant deems appropriate, and may receive and review certificates of inspections within Consultant's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. Consultant's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. Consultant shall be entitled to rely on the results of such tests and the facts being certified.
11. *Disagreements between the Client and Contractor.* Consultant will, if requested by Client, render written decision on all claims of Client and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Consultant shall be fair and not show partiality to Client or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
12. *Applications for Payment.* Based on its observations and on review of applications for payment and accompanying supporting documentation, Consultant will determine the amounts that Consultant recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Consultant's representation to Client, based on such observations and review, that, to the best of Consultant's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation. In the case of unit price work, Consultant's recommendations of payment will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests.
  - a. By recommending any payment, Consultant shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Consultant in this Agreement. It will also not impose responsibility on Consultant to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to Client free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between Client and Contractor that might affect the amount that should be paid.
13. *Substantial Completion.* Consultant will, promptly after notice from Contractor that it considers the entire Work ready for its intended use, in company with Client and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of Client, Consultant considers the Work substantially complete, Consultant will notify Client and Contractor.

14. *Final Notice of Acceptability of the Work.* Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Consultant shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant upon which it is entitled to rely.
15. *Limitation of Responsibilities.* Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.
16. *Record Drawings.* Prepare project "Record Drawings" based on information provided by the Contractor and/or the Client as to the actual field placement of the work including any changes or deletions. Consultant is not responsible for the accuracy of the information provided by the Contractor and/or the Client. Consultant will provide the following deliverables:
  - a. One (1) set of reproducible (22" x 34") Record Drawings.
  - b. One (1) set of blackline (22" x 34") Record Drawings
  - c. One (1) set of .pdf file Record Drawings

**Additional Services (as required and authorized):**

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Design of internal storm drain improvements
- Furnish additional copies of review documents and/or bid documents in excess of the number of the same identified above
- Assist the Client as an expert witness in litigation in connection with the project or in hearings before approving and regulatory agencies
- Redesign to reflect project scope changes requested by the Client, required to address changed conditions or change in direction previously approved by the Client, mandated by changing governmental laws, or necessitated by the Client's acceptance of substitutions proposed by the contractor
- Additional bid packages

**Schedule:**

Work will begin upon receipt of Notice to Proceed from the Client and will be completed in a mutually agreed upon schedule.

**Terms of compensation:**

The Consultant will perform the following Basic Services for the total lump sum labor fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client. In addition to the lump sum labor fee, direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen (15%) markup, will be immediately issued to and paid by the Client.

*Basic Services:*

|  |                   |
|--|-------------------|
| Task 1 Preliminary and Final Design – Roadway            | \$ 92,400         |
| Task 2 Preliminary and Final Design – Water & Wastewater | \$ 83,650         |
| Task 3 Bidding and CCA                                   | \$ 22,600         |
| <b>Total for Basic Services:</b>                         | <b>\$ 198,650</b> |


The Consultant will perform the services identified in the Lump Sum Tasks above for a total Lump Sum fee of \$198,650. Lump sum fees and expenses will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

ACCEPTED:

CITY OF SAGINAW, TEXAS

KIMLEY-HORN AND ASSOCIATES, INC.

BY: \_\_\_\_\_  
Todd Flippo  
Mayor

BY:  \_\_\_\_\_  
Douglas Arnold, P.E.  
Contract Specialist

DATE: \_\_\_\_\_

DATE: 06/11/2025 \_\_\_\_\_





City Council Memorandum

**D. Action Regarding Approval to Purchase Two Replacement Rooftop HVAC Units for the Recreation Center--  
Randy Newsom, Director of Public Works**

| Meeting                         | Agenda Group             |
|---------------------------------|--------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Consent Agenda Item: 2D. |
| Reference File                  |                          |
| Community Goals                 |                          |

**BACKGROUND/DISCUSSION:**

TDI Industries has provided a proposal to the City of Saginaw recommending the replacement of one or both HVAC units at the Recreation Center. The units in question are about 22 years old, and parts are becoming increasingly difficult to obtain for future repairs. Given the age of the system and the approaching summer heat, it would be in the City's best interest to proceed with the replacement at this time.

Attached - Cost Estimate

**FINANCIAL IMPACT:**

The proposed total for Labor and Materials for 2 replacement units \$56,852.05 and will be paid from Public Services Capital Outlay account.

**RECOMMENDATION:**

Staff recommends replacing the units.

**Attachments**

[Proposal - Rooftop HVAC Units.pdf](#)

TDIndustries is licensed and regulated by the  
Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
1-800-803-9202 or 512-463-6599  
www.license.state.tx.us

Texas State Board of Plumbing  
P.O. Box 4200  
Austin, TX 78765



|                 |                        |                       |   |
|-----------------|------------------------|-----------------------|---|
| <b>Company:</b> | City of Saginaw        | <b>Building Name:</b> | Saginaw Recreation Center   633 W<br>McLeroy Blvd |
| <b>Bill to</b>  | PO BOX 79070           | <b>Building</b>       | 633 W McLeroy Blvd                                |
| <b>Address:</b> | SAGINAW, TX 76179-0070 | <b>Address:</b>       | Saginaw, TX 76179                                 |
| <b>Contact:</b> | Corey Smith            | <b>Job Name:</b>      | Saginaw Rec center   RTU 3<br>replacement         |
| <b>Phone:</b>   |                        | <b>Date:</b>          | June 10, 2025                                     |
| <b>Email:</b>   | csmith@saginawtx.org   | <b>OPP No:</b>        | 82168   |

TDIndustries, Inc. is very pleased to have the opportunity to provide pricing for the above referenced property. Please find listed below the scope of work that will be performed.

**Scope of Work:**

- Will recover the refrigerant from the old Lennox 25-ton RTU 3, disconnect drain line, gas line and electrical and remove unit with a crane.
  - Will provide and install new Lennox RTU LGX120 with R454B refrigerant, economizer and hail guards.
  - Will install electrical disconnect and reconnect new unit to existing gas and electrical service and pipe in drain line.
  - Will start up unit and test operation and will clean up work area when completed.

**Notes:**

- This proposal does not include after-hours labor
- Additional repairs will be quoted separately
- **Please Note: Stated pricing valid for 14 days from issue date**

|   |
|---|
| Total Price for Labor and Materials (Excluding Sales Tax) ----- \$56,852.05 |
|---|

\* Net due upon receipt of invoice. Remit to P.O. Box 300008, Dallas, TX 75303-0008

Thank you very much for the opportunity to provide pricing for the work listed above. Please contact me at the numbers listed below if you have any questions or need further information.

Respectfully submitted,

**Larry Zollinger**  
Technical Account Manager III  
TDIndustries  
Larry.Zollinger@TDIndustries.com  
O: 817-306-6521 | C: 817-319-0559

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

13850 Diplomat Drive, Dallas, TX 75234 - 972-888-9370, Fax #972-888-9520

License # A/C TACLA33969C (Dallas, San Antonio), Plumbing M36450 – Gary Barr (Dallas, Austin, San Antonio), Electrical TECL17889 (Dallas, Houston), Sanitary Sewer N/A, FLS ACR-3105, SCR-1064, ECR-1944, B-11764



## Clarifications:

- Following our core value to "Fiercely Protect", our employees are empowered to stop work at any time where they deem the safety of themselves or anyone else is in jeopardy. We will immediately seek to resolve any concerns by engaging with our customer and safety department to elevate the issue which will allow work to resume.
- This proposal is based on performing work during normal working hours and at normal wage rates paid by TDIndustries, Inc.
- Price is based on the assumption that the structure is of sufficient strength that all piping, duct and equipment can be supported from it.
- Proposal is inclusive of all permits and inspections as required by local and state agencies. Where work is being performed under a General Contractor, we will validate under Contractors Building Code permit.
- **Please Note: Stated pricing valid for 14 days from issue date.** All pricing is based on award of contract and work commence not later than 60 days from the date of this proposal.
- Prices in this proposal are based on currently available costs, including impact of tariffs. If costs are further impacted by additional tariffs, duties or government-imposed fees are added or increased before delivery, the total price will be adjusted accordingly to reflect these added costs. Any price increases due to such changes will be passed directly to the customer.
- TDIndustries, Inc. assumes no responsibility for existing services / conditions, their quality and/or performance.
- Existing valves must close and hold.
- TDIndustries, Inc. assumes no responsibility for condition of utilities or parking lots/roadways above or below grade.
- TDIndustries disclaims any responsibility for incorrect data contained in the plan, specs and/or engineering data.
- Proposal is based on use of building elevators.
- Delays Caused by Coronavirus Concerns. Notwithstanding any other provision of this Agreement, any delay caused by good faith actions taken by Owner, Design-Builder, or federal, state or local government agencies in an effort to thwart, limit, prevent or treat coronavirus shall be excused. This excuse shall also apply to a shortage of materials or labor as a result of the coronavirus threat.

## Exclusions:

- Sheetrock or concrete cutting, removal or patching of any nature.
- Cleaning or painting of existing grilles.
- Ceiling removal or replacement.
- Concrete work of any nature.
- Cutting or patching of drywall or block walls.
- Cutting or patching of existing pavement for incoming services.
- Smoke dampers or smoke ventilation other than stair pressurization.
- Insulation of existing un-insulated ductwork.
- Modifications of existing ductwork and piping due to conflict with new lighting fixtures or new structural/architectural modifications.
- Repairs or modifications of existing mechanical equipment or systems.
- Roof cutting and patching unless specified by owner
- Roofing work.
- Cutting roof deck.
- Leveling roof curbs.
- Any pre-existing conditions (gas pressure, electrical, structural).
- Any hot water problems that exist outside the scope of the boiler room (mixing).
- Additional work required to meet OSHA or ADA standards.

**Any additional work not listed in the scope above will require written authorization by the customer before TDIndustries, Inc. can proceed.** Revised 09/2021



### LIMITED WARRANTY

|   |  |
|---|--|
| 1 | EQUIPMENT, GOODS, MATERIAL PURCHASED AND INSTALLED BY TDINDUSTRIES: TDIndustries, Inc. shall use its best efforts to obtain from each manufacturer, in accordance with the manufacturer's warranty (copies of which will be furnished upon request) or customary practice, the repair or replacement of equipment, goods, or material that are defective in material or workmanship. The foregoing shall constitute the exclusive remedy of the customer and sole obligation of TDIndustries, Inc. THERE ARE NO WARRANTIES, EITHER WRITTEN OR ORAL, IMPLIED OR STATUTORY RELATING TO THE EQUIPMENT, GOODS, OR MATERIAL, PROVIDED WHICH EXTEND BEYOND THAT DESCRIBED IN THIS PARAGRAPH. NO IMPLIED STATUTORY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL APPLY. |
| 2 | LABOR - TDIndustries, Inc. warrants its labor associated with the project above, to be free from workmanship defects for a period of 90-days from the date of completion unless otherwise noted above. Sewer and Drain Cleaning - TDIndustries, Inc. warrants its workmanship for sewer and drain cleaning for a period of 24 hours from the date of completion. Any foreign material retrieved from sewer or drain during the warranty period will discharge the warranty and incur additional costs for clearing the stoppage.   |
| 3 | This proposal is submitted for customer's consideration with the understanding that it must be approved by TDIndustries, Inc. after its acceptance by the customer and is not binding upon TDIndustries, Inc. until so approved in writing.  |
| 4 | Your acceptance of this proposal is expressly limited to the terms of this document. Any additional or different terms or conditions set forth in your purchase order or in any similar such communication are hereby objected to by TDIndustries, Inc. and shall not be binding nor effective unless assented to in writing by an authorized representative of TDIndustries, Inc. Any order or any statement of intent to proceed with installation or any direction to proceed with installation or acceptance of this proposal or payment in full or part for any of the work or equipment furnished shall constitute customer's assent to the terms and conditions of this proposal.   |
|   | THIS PROPOSAL IS EXPRESSLY CONDITIONED UPON THE TERMS AND CONDITIONS CONTAINED OR REFERRED TO HEREIN, INCLUDING THOSE CONTAINED IN ANY ATTACHMENT HERETO.  |

### STANDARD TERMS AND CONDITIONS

|    |  |
|----|--|
|    | THIS PROPOSAL IS EXPRESSLY CONDITIONED UPON THE TERMS AND CONDITIONS CONTAINED OR REFERRED TO HEREIN, INCLUDING THOSE CONTAINED IN ANY ATTACHMENT HERETO.  |
| 1  | TDIndustries, Inc. liability or any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of any labor, equipment, goods or material hereunder, or their sale, resale, operation or use, whether based on contract, warranty, tort (including negligence) or other grounds, shall not exceed the price allowable to such labor, equipment, goods or material, or part thereof involved in the claim.<br>TDIndustries, Inc. shall not, under any circumstances, be liable for any labor charges without the prior written consent of TDIndustries, Inc. TDIndustries, Inc. shall not, in any event, be liable, whether as a result of breach of contract, warranty, tort (including negligence) or other grounds, for special, consequential, incidental or penal damages including, but not limited to, loss of profits, revenues, loss of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs or claims of the Customer for such damages. If TDIndustries, Inc. furnishes Customer with advice or other assistance which concerns labor, equipment, goods, or material furnished hereunder, or any systems or equipment in which of such equipment, goods, or material may be installed, and which is not pursuant to this contract, the furnishing of such advice or assistance will not subject TDIndustries, Inc. to any liability, whether based on contract, warranty, tort (including negligence) or other grounds. |
| 2  | If TDIndustries, Inc. encounters asbestos, polychlorinated Biphenyl (PCB) or other hazardous substances on the site, TDIndustries, Inc. will stop work and report the condition to the owner or owners' representative. TDIndustries, Inc. will not resume work in the affected area until the asbestos, PCB's or other hazardous substances have been removed or otherwise controlled so that it does not pose a health or safety threat.   |
| 3  | Any installation dates given in advance are estimated. Installation will be subject to prior orders with TDIndustries, Inc. TDIndustries, Inc. shall not be liable for failure to perform or delay in performance hereunder resulting from fire, labor difficulties, delays in usual sources of supply, major changes in economic conditions, or, without limitation by the foregoing, any cause beyond TDIndustries, Inc. reasonable control.   |
| 4  | On arrival of any equipment, goods and material at the shipping address specified on the reverse side hereof, Customer shall assume all risk or loss or damage to such equipment, goods, or material.  |
| 5  | In the event Customer requires TDIndustries, Inc. to delay shipment or completion of the work under this proposal, payment pursuant to this proposal shall not be withheld or delayed on such account. TDIndustries, Inc. shall have the right to deliver any portion of the equipment, goods or material to be furnished hereunder and to bill Customer therefore, and Customer agrees to pay for the same in accordance with terms of the payment hereof upon notification that such shipment is ready for delivery, notwithstanding the fact that Customer may be unable to receive or provide suitable storage space for any such partial delivery. In such event, such portion of the equipment, TDIndustries, Inc. may store goods or material ready for shipment at Customer's risk and expense.  |
| 6  | The amount of any past, present or future occupation, sales, use, service, excise or other similar tax which TDIndustries, Inc. shall be liable for, either on its own behalf or on behalf of Customer, or otherwise, with respect to any equipment, goods, material or service covered by this proposal, shall be in addition to the prices set forth herein and shall be paid by Customer.   |
| 7  | If the equipment, goods or material furnished hereunder requires the use of water or steam, recirculated or otherwise, TDIndustries, Inc. shall not be liable for the effect of its physical or chemical properties upon said equipment, goods or material.  |
| 8  | All skilled or common labor which may be furnished by the Customer shall be considered and treated as Customer's own employees, and Customer agrees to fully protect and indemnify TDIndustries, Inc. against all claims for accidents or injuries to such employees in the course of the work, or to any person or persons through the negligence of such employees.  |
| 9  | No oral representations are binding upon TDIndustries, Inc. unless reduced to writing and signed by an authorized representative of TDIndustries, Inc. All changes to this contract must be in writing.  |
| 10 | Effective November 1, 2020, all credit card transactions with TDIndustries, Inc. will include a surcharge fee of 3% of the total transaction amount. This fee does not exceed our cost of acceptance.  |





City Council Memorandum

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**A. Employee Recognitions/Presentations--Gabe Reaume, City Manager**

| Meeting                         | Agenda Group                          |
|---------------------------------|---------------------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Proclamations-Presentations Item: 3A. |
| Reference File                  |                                       |
|                                 |                                       |
| Community Goals                 |                                       |

**BACKGROUND/DISCUSSION:**

Employee Recognition/Presentations

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A



City Council Memorandum

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**B. Proclamation--"Faye Flory Day" Celebrating her 100th Birthday--Todd Flippo, Mayor**

| Meeting                         | Agenda Group                          |
|---------------------------------|---------------------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Proclamations-Presentations Item: 3B. |
| Reference File                  |                                       |
| Community Goals                 |                                       |

**BACKGROUND/DISCUSSION:**

Declaring June 17, 2025 "Faye Flory Day" in Celebration of her 100th Birthday.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A

**Attachments**

[Proclamation--Faye Flory Day 100th Birthday 6-17-25.pdf](#)



**Office of the Mayor**

# Proclamation

**City of Saginaw**

**WHEREAS**, Faye Flory was born on June 17, 1925, in Fort Worth, Texas; and

**WHEREAS**, Faye and her husband Rev. Wayne E. Flory moved to Saginaw, Texas in 1974, and served the community through several churches; and

**WHEREAS**, Faye and Wayne parented four sons and one daughter in Saginaw; and

**WHEREAS**, Faye has nineteen grandchildren, thirty-seven great-grandchildren, three great-great-grandchildren; and

**WHEREAS**, Faye worked for Tarrant County before retiring; and

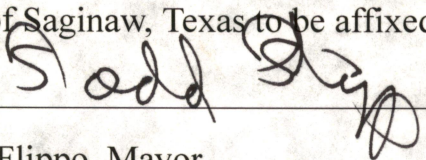
**WHEREAS**, Faye became involved and is a faithful member of First Baptist Church of Saginaw in the early 1990's; and

**WHEREAS**, Faye loves and supports Saginaw, her home for the past fifty-one years.

**NOW THEREFORE BE IT PROCLAIMED** that I, Todd Flippo, Mayor of the City of Saginaw and the City Council do hereby join in the celebration of Faye Flory's 100th Birthday by declaring Tuesday, June 17, 2025, to be

**"FAYE FLORY DAY"**

**IN WITNESS WHEREOF**, I do hereby set my hand and caused the seal of the City of Saginaw, Texas to be affixed this 17th day of June 2025.

  
\_\_\_\_\_  
Todd Flippo, Mayor







City Council Memorandum

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**C. Discussion Regarding the 2025 Train and Grain Festival--Pedro Zambrano, Director Economic & Community Engagement**

| Meeting                         | Agenda Group                          |
|---------------------------------|---------------------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Proclamations-Presentations Item: 3C. |
| Reference File                  |                                       |
| Community Goals                 |                                       |

**BACKGROUND/DISCUSSION:**

Update on the 2025 Train and Grain Festivities.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A





City Council Memorandum

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D. FY 2025/2026 Budget Workshop--Kim Quin, Finance Director

| Meeting                         | Agenda Group                          |
|---------------------------------|---------------------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Proclamations-Presentations Item: 3D. |
| Reference File                  |                                       |
|                                 |                                       |
| Community Goals                 |                                       |

**BACKGROUND/DISCUSSION:**

Budget preparation has begun for the 2025/2026 fiscal year. Presentations will be made to the City Council throughout the spring and summer to review and discuss issues pertinent to the budget.

**FINANCIAL IMPACT:**

Items discussed may impact the FY 2025/2026 Proposed Budget.

**RECOMMENDATION:**

This is a workshop to discuss budget issues. No action will be taken

**Attachments**

[2025 CIP Presentation.pdf](#)

[2025 CIP Maps.pdf](#)

# 2025 CIP Update *Saginaw, TX*

City Council Meeting | Tuesday, June 17, 2025

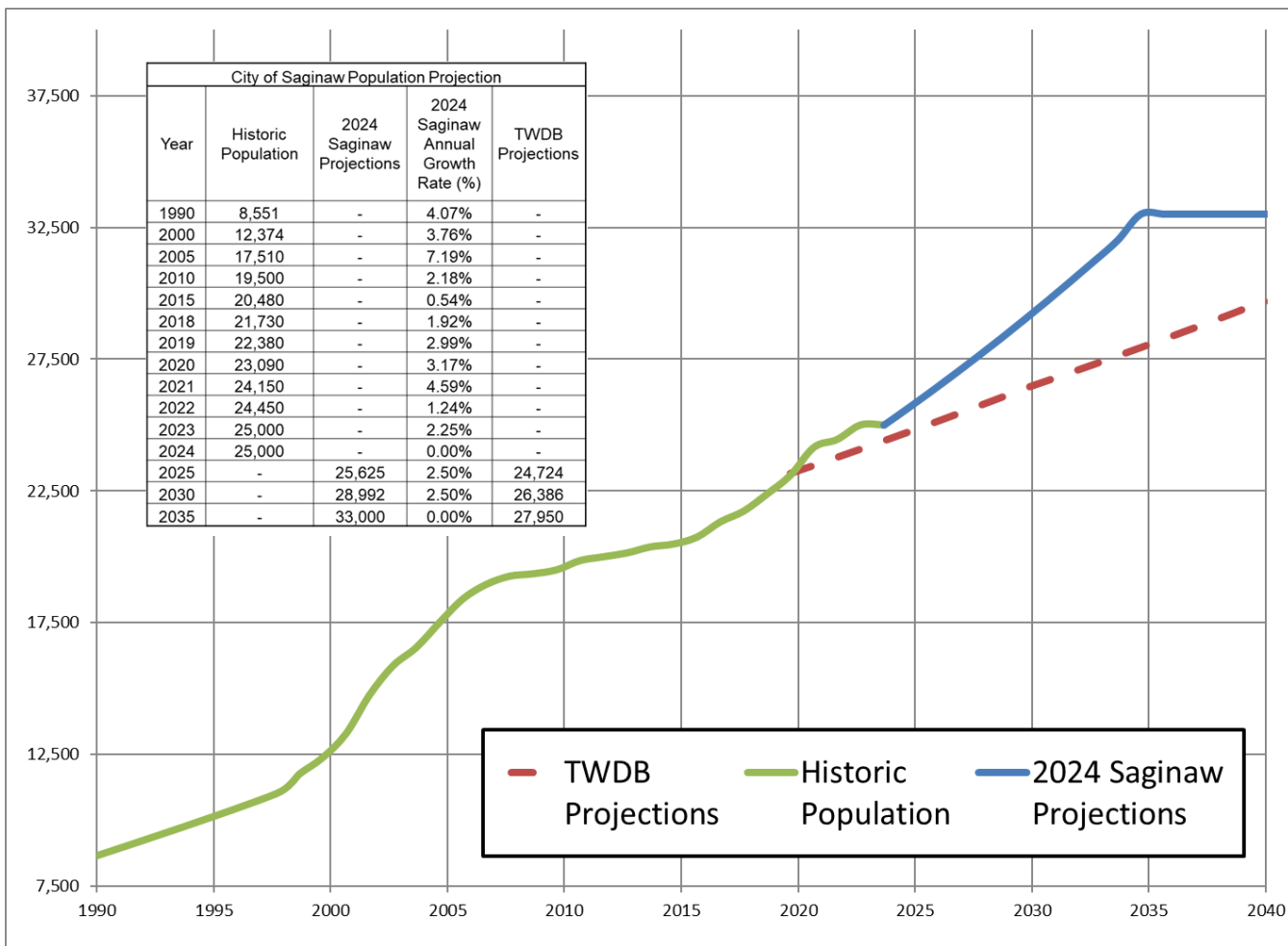


Kimley»Horn





## Population Projection







# Water

## City of Saginaw

### 2024 - 2029 Capital Improvements Plan

#### Water

Updated: June 2025

| Water System CIP   |                    |                 |                  |                    |                  |            |                    |
|--|--------------------|-----------------|------------------|--------------------|------------------|------------|--------------------|
| Project Description  | Total              | Previous Years  | 2024-2025        | 2025-2026          | 2026-2027        | 2027-2028  | 2028-2029          |
| 1) Water Master Plan Model Update and Pump Station Testing<br>(Water Model Update)                     | \$80,000           |                 | \$80,000         |                    |                  |            |                    |
| 2) W. McLeroy Blvd. 12" Water Line Ph. 2 <sup>(2)</sup><br>(706 LF; Elementary #14 to Old Decatur Rd.) | \$633,500          |                 |                  |                    |                  |            |                    |
| A. Design / CCA  | \$95,000           | \$50,000        | \$20,000         | \$25,000           |                  |            |                    |
| B. Construction  | \$538,500          |                 |                  | \$588,500          |                  |            |                    |
| 3) Fort Worth Meter Station Upgrade <sup>(2)</sup><br>(Upgrade to 8,500 gpm facility)                  | \$500,000          |                 |                  |                    | \$500,000        |            |                    |
| 4) Jarvis Tank Repaint<br>(Rehabilitation and Repaint of Jarvis Water Tower)                           | \$1,750,000        |                 |                  |                    |                  |            | \$1,750,000        |
| 5) Chloramine Monitoring and Flushing<br>(Installation of Automatic Flushers and Chlorine Analyzers )  | \$518,000          |                 |                  |                    |                  |            |                    |
| A. Design / CCA  | \$68,000           |                 | \$28,000.00      | \$40,000.00        |                  |            |                    |
| B. Construction  | \$450,000          |                 |                  | \$450,000          |                  |            |                    |
| 6) Park Center Cathodic Protection<br>(Addition of Cathodic Protection System)                         | \$27,000           |                 | \$27,000         |                    |                  |            |                    |
| <b>City Water Subtotal:</b>  | <b>\$3,558,500</b> | <b>\$50,000</b> | <b>\$155,000</b> | <b>\$1,103,500</b> | <b>\$500,000</b> | <b>\$0</b> | <b>\$1,750,000</b> |

#### Notes:

\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices

<sup>(1)</sup> Projects possibly constructed by Developers

<sup>(2)</sup> Impact fee eligible







# Water

## City of Saginaw 2024-2029 Capital Improvements Plan

Water

Updated: June 2025

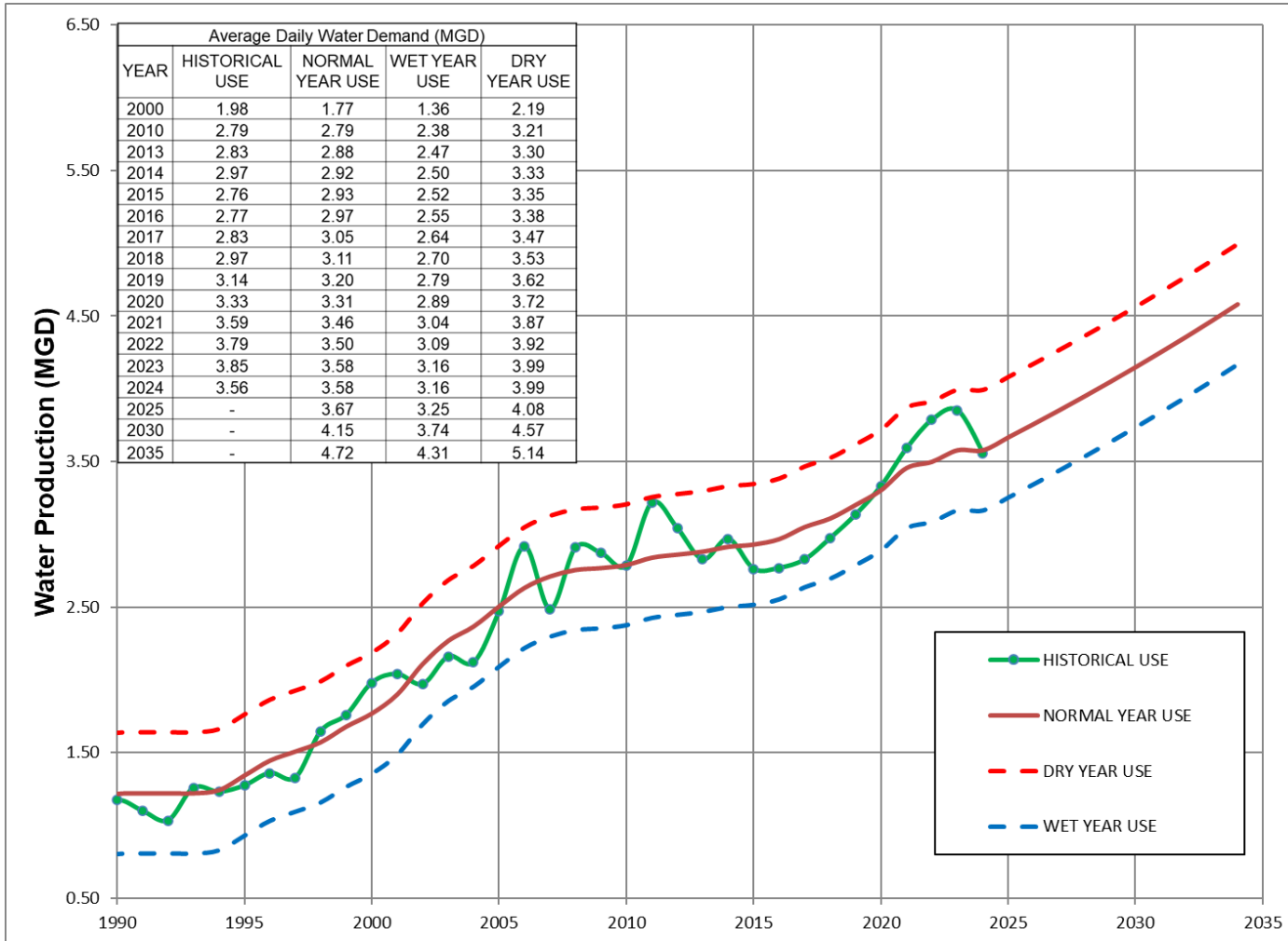
| Water System CIP   |             |                |           |           |           |           |           |
|--|-------------|----------------|-----------|-----------|-----------|-----------|-----------|
| Project Description  | Total       | Previous Years | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 |
| 7) Old Decatur Rd. 8" Water Line <sup>(1)</sup><br>(1,212 LF; W. McLeroy Blvd. to Springhill Dr.)            | \$550,500   |                |           |           |           |           |           |
| 8) Old Decatur Rd. 12" Water Line Ph. 1 <sup>(1)</sup><br>(851 LF; W. McLeroy Blvd. to First Baptist Church) | \$506,700   |                |           |           |           |           |           |
| 9) E. McLeroy Blvd. 12" Water Line <sup>(1)</sup><br>(2,733 LF; S-curve to FM 156)                           | \$1,254,900 |                |           |           |           |           |           |
| 10) Condor Trl. 12" Water Line <sup>(1)</sup><br>(1,730 LF; Dunster Ln. To Bailey Bosw ell Rd.)              | \$763,444   |                |           |           |           |           |           |
| 11) Defiel Rd. 8" Water Line <sup>(1)</sup><br>(2,396 LF; Defiel Rd. Cul-de-sac to Bailey Bosw ell Rd. )     | \$844,600   |                |           |           |           |           |           |

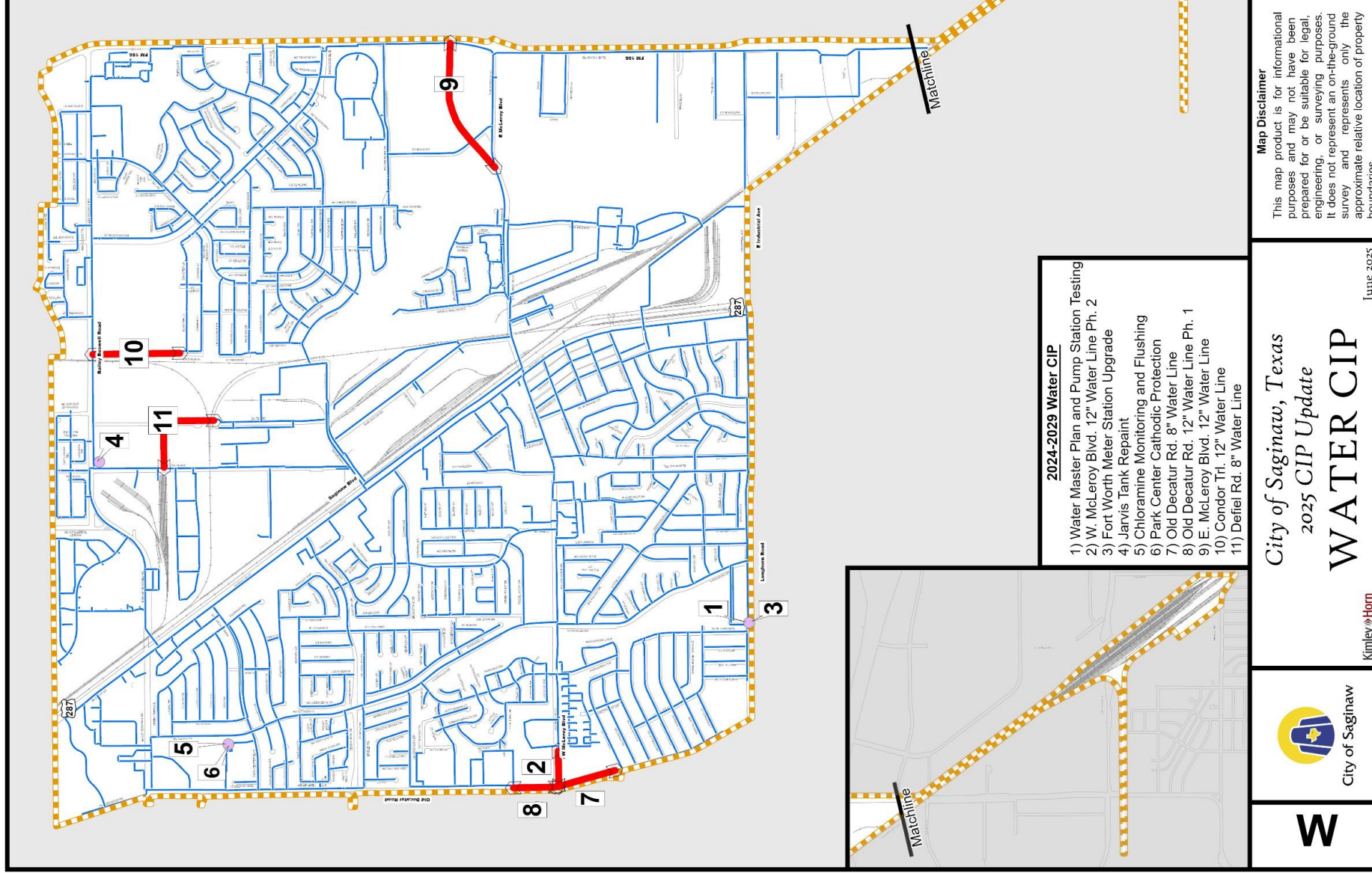
Developer

Notes:  
 \*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices  
 (1) Projects possibly constructed by Developers  
 (2) Impact fee eligible



## Water – Average Demand









## Wastewater

### City of Saginaw 2024 - 2029 Capital Improvements Plan

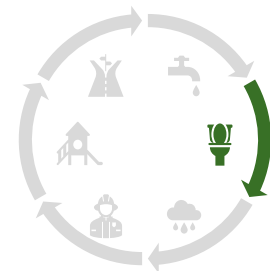
#### Wastewater

Updated: June 2025

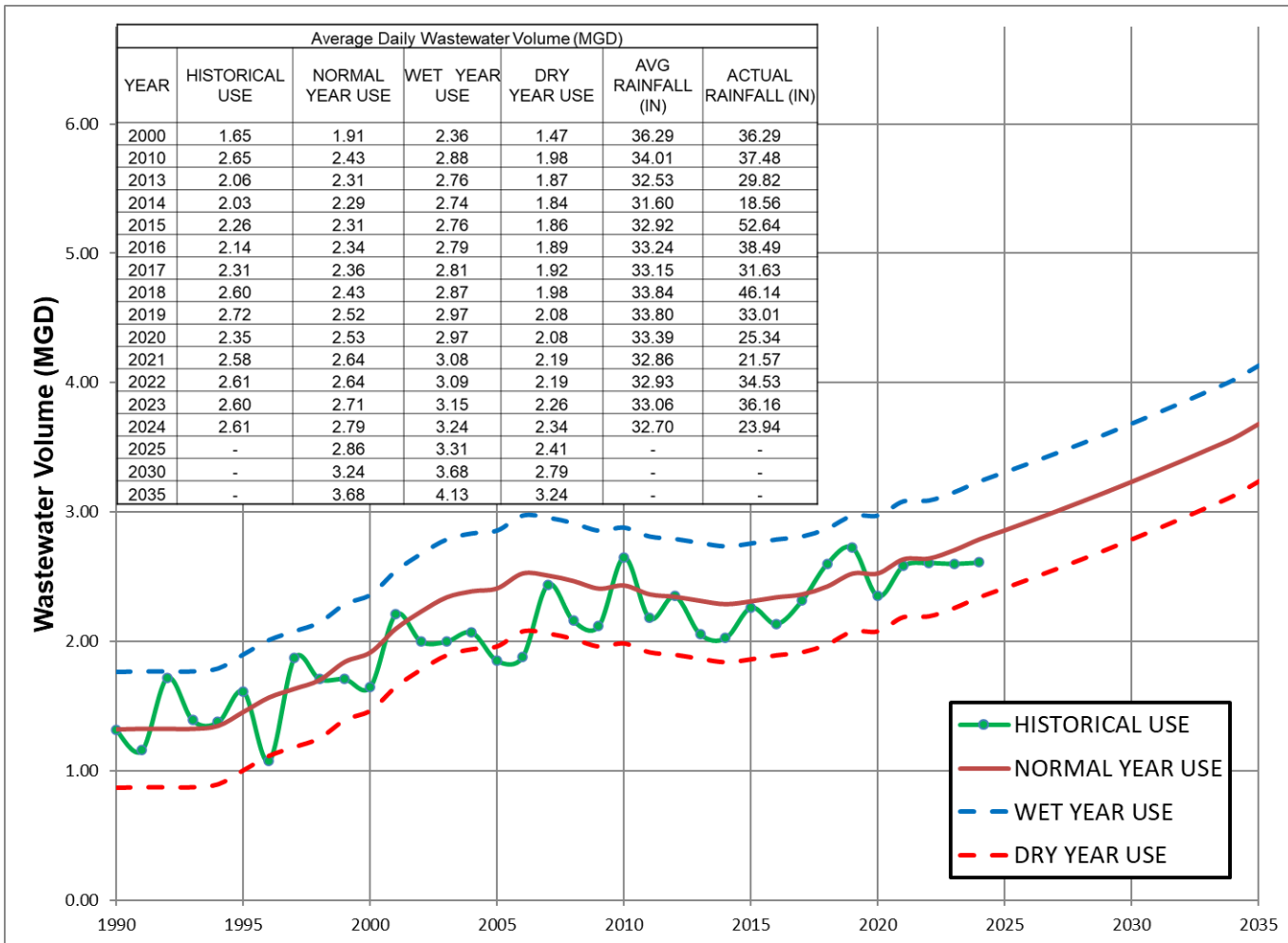
| Wastewater System CIP   |                    |                  |                 |                    |                    |            |            |
|---|--------------------|------------------|-----------------|--------------------|--------------------|------------|------------|
| Project Description   | Total              | Previous Years   | 2024-2025       | 2025-2026          | 2026-2027          | 2027-2028  | 2028-2029  |
| 1) Fairmont 12" Sanitary Sewer Rehabilitation - Phase 2<br>(2,800 LF; Fairmont Blvd. to Sansom Blvd.) | <b>\$3,127,500</b> |                  |                 |                    |                    |            |            |
| A. Design / CCA   | \$157,500          | \$106,000        | \$26,500        | \$25,000           |                    |            |            |
| B. Construction   | \$2,970,000        |                  |                 | \$1,970,000        | \$1,000,000        |            |            |
| 2) I&I Improvements<br>(1,050 LF; N Hampshire to Western.)  | <b>\$564,000</b>   |                  |                 |                    |                    |            |            |
| A. Design / CCA   | \$74,000           |                  | \$20,000        | \$54,000           |                    |            |            |
| B. Construction   | \$490,000          |                  |                 | \$490,000          |                    |            |            |
| <b>City Wastewater Subtotal:</b>  | <b>\$3,691,500</b> | <b>\$106,000</b> | <b>\$46,500</b> | <b>\$2,539,000</b> | <b>\$1,000,000</b> | <b>\$0</b> | <b>\$0</b> |

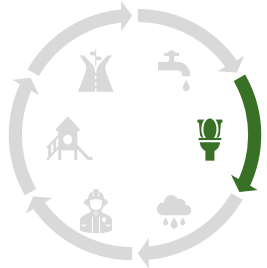
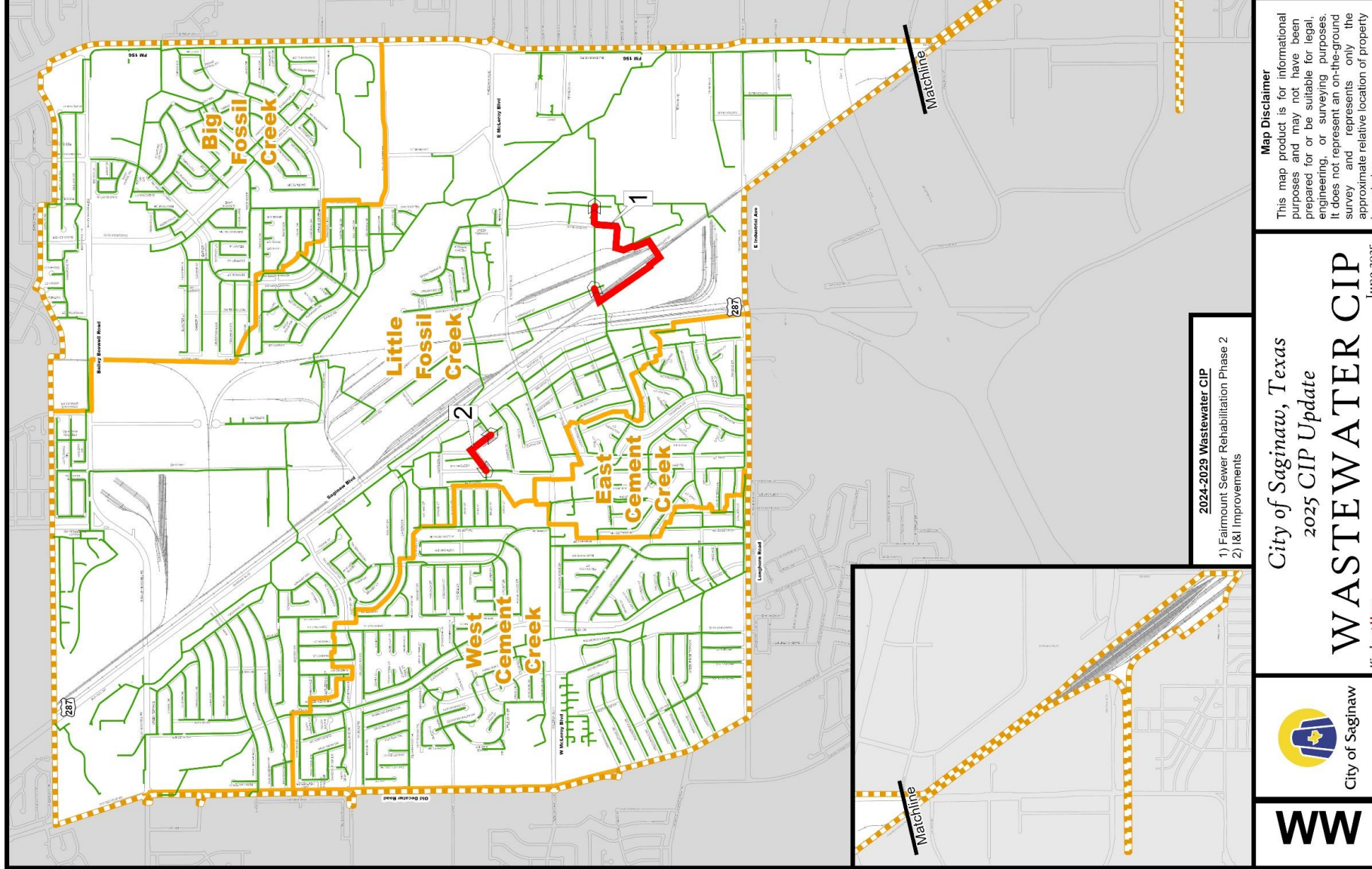
#### Notes:

\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices



# Wastewater – Average Demand







## Drainage

### City of Saginaw 2024 - 2029 Capital Improvements Plan

#### Drainage

Updated: June 2025

#### Drainage CIP

| Project Description   | Total              |
|---|--------------------|
| 1) Temporary Flow Monitoring<br>(Temporary Flow Monitoring) | \$25,000           |
| 2) Saginaw Blvd. Drainage System #3 <sup>(1)</sup>          | \$1,075,000        |
| A. Design (Survey and Engineering) Conceptual Design        | \$75,000           |
| B. Final Design Phase 1                                     | \$1,000,000        |
| C. Phase 1 Construction                                     | TBD                |
| <b>City Drainage Subtotal:</b>                              | <b>\$1,100,000</b> |
| 3) Saginaw Blvd. Drainage System #2 - Phase VI, VII         |                    |
| A. Phase VI - Northern to Cambridge                         | TBD                |
| B. Phase VII - Cambridge to Across from Minton              | TBD                |
| 4) Highland Station Channel Improvements                    | \$2,540,000        |
| <b>Future City Drainage Subtotal:</b>                       | <b>\$2,540,000</b> |

| 2024-2025 | 2025-2026   | 2026-2027 | 2027-2028 | 2028-2029 |
|-----------|-------------|-----------|-----------|-----------|
| \$25,000  |             |           |           |           |
| \$75,000  | \$1,000,000 |           |           |           |
| \$100,000 | \$1,000,000 |           |           |           |
|           |             |           |           |           |
|           |             |           |           |           |
|           |             |           |           |           |
|           |             |           |           |           |
|           |             |           |           |           |

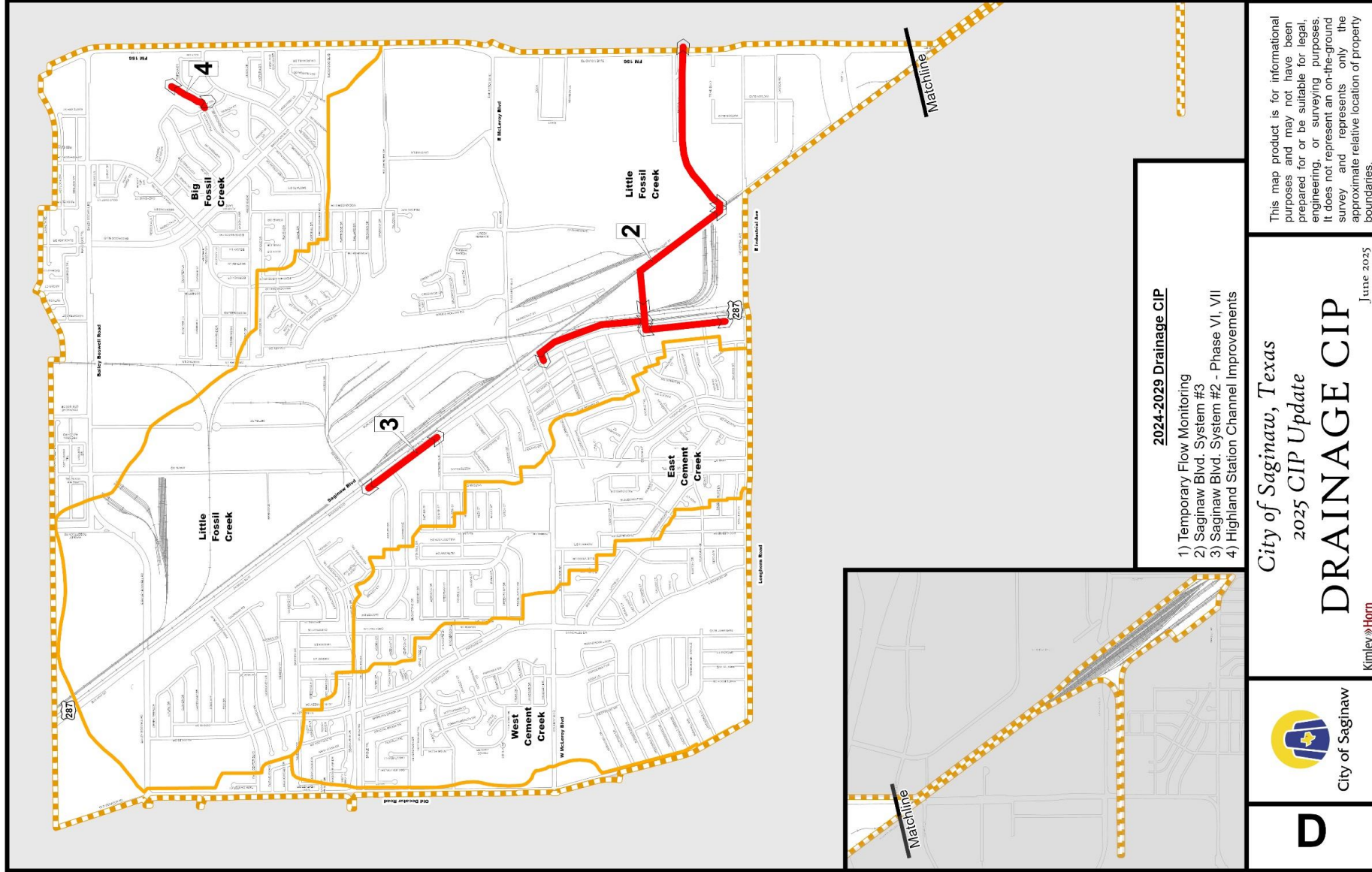
Future

#### Notes:

\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices









## Community Facilities

### City of Saginaw

#### 2024 - 2029 Capital Improvements Plan

#### Community Facilities

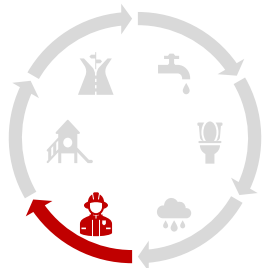
Updated: June 2025

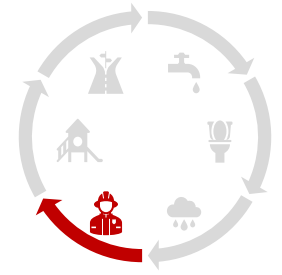
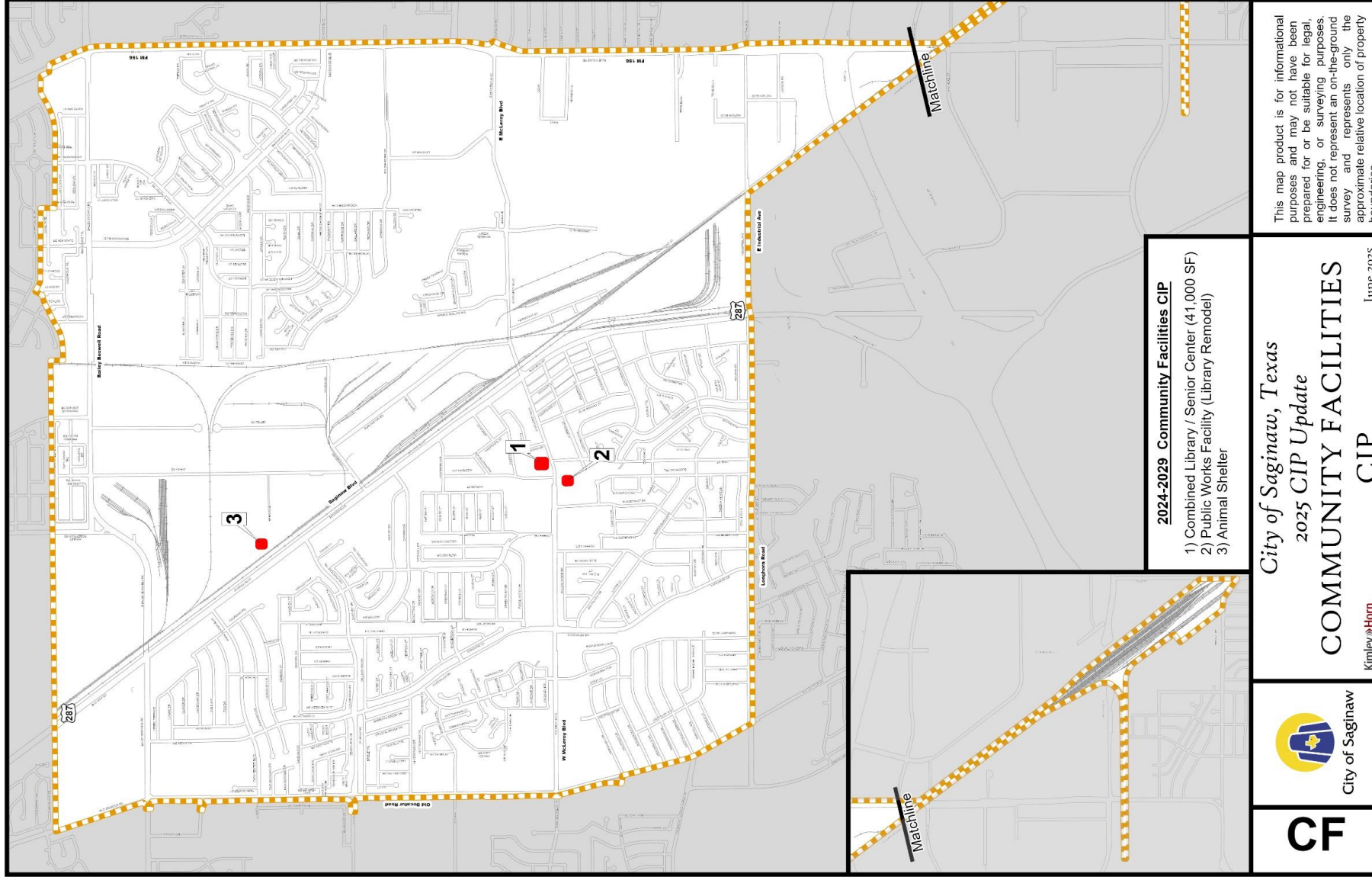
| Community Facilities System CIP            |                     |
|--|---------------------|
| Project Description                        | Total               |
| 1) Combined Library / Senior Center        | <b>\$21,570,000</b> |
| A. Design / CCA                            | \$1,900,000         |
| B. Construction                            | \$19,670,000        |
| 2) Public Works Facility (Library Remodel) | <b>\$5,500,000</b>  |
| <b>City Community Facilities Subtotal:</b> | <b>\$21,570,000</b> |
| 3) Animal Shelter                          | TBD                 |

| Previous Years     | 2024-2025           | 2025-2026     | 2026-2027  | 2027-2028  | 2028-2029  |
|--------------------|---------------------|---------------|------------|------------|------------|
|                    |                     |               |            |            |            |
| \$1,700,000        | \$200,000           |               |            |            |            |
| \$8,170,000        | \$11,500,000        |               |            |            |            |
|                    |                     |               |            |            |            |
| <b>\$9,870,000</b> | <b>\$11,700,000</b> | <b>\$0</b>    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> |
|                    |                     | <b>Future</b> |            |            |            |

#### Notes:

*\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices*







# Parks

# City of Saginaw

## 2024 - 2029 Capital Improvements Plan

## Parks

**Updated:**

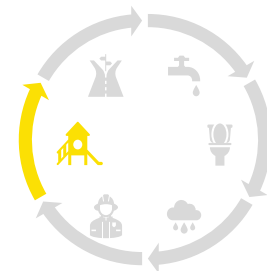
June 2025

| Parks CIP   |                    |
|---|--------------------|
| Project Description                                   | Total              |
| 1) Opal Jo Jennings Memorial Park                     | \$773,000          |
| A. Final Design & CCA                                 | \$103,000          |
| B. Construction                                       | \$670,000          |
| 2) Brian Schwengler Memorial Park                     | \$853,000          |
| A. Final Design & CCA                                 | \$113,000          |
| B. Construction                                       | \$740,000          |
| 3) Park Bond Surplus for General Park Improvements    | \$824,000          |
| A. Final Design & CCA                                 | \$0                |
| B. Construction                                       | \$824,000          |
| 4) F.M. 156 Green Ribbon Enhancements (Pending Award) | \$100,000          |
| A. Final Design & CCA                                 | \$100,000          |
| B. Construction (Grand Funded)                        | \$0                |
| <b>City Parks Subtotal:</b>                           | <b>\$1,726,000</b> |
| 5) William Houston Memorial Park                      | TBD (REF PARKS MP) |
| 6) Willow Creek Park                                  | TBD (REF PARKS MP) |
| 7) Highland Station Park                              | TBD (REF PARKS MP) |
| 8) Sagewood Park                                      | TBD (REF PARKS MP) |
| 9) Community Garden                                   | TBD (REF PARKS MP) |
| 10) Beltmill Park                                     | TBD (REF PARKS MP) |
| 11) Highland Station/Fire Station Trail Extension     | TBD (REF PARKS MP) |
| 12) East Fishing Pond                                 | TBD (REF PARKS MP) |
| 13) Parkland Acquisition                              | TBD                |
| <b>Future City Parks Subtotal:</b>                    | <b>TBD</b>         |
| 14)   | TBD                |

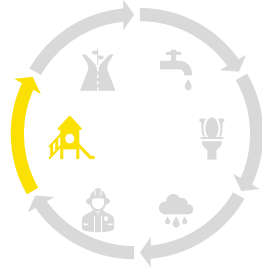
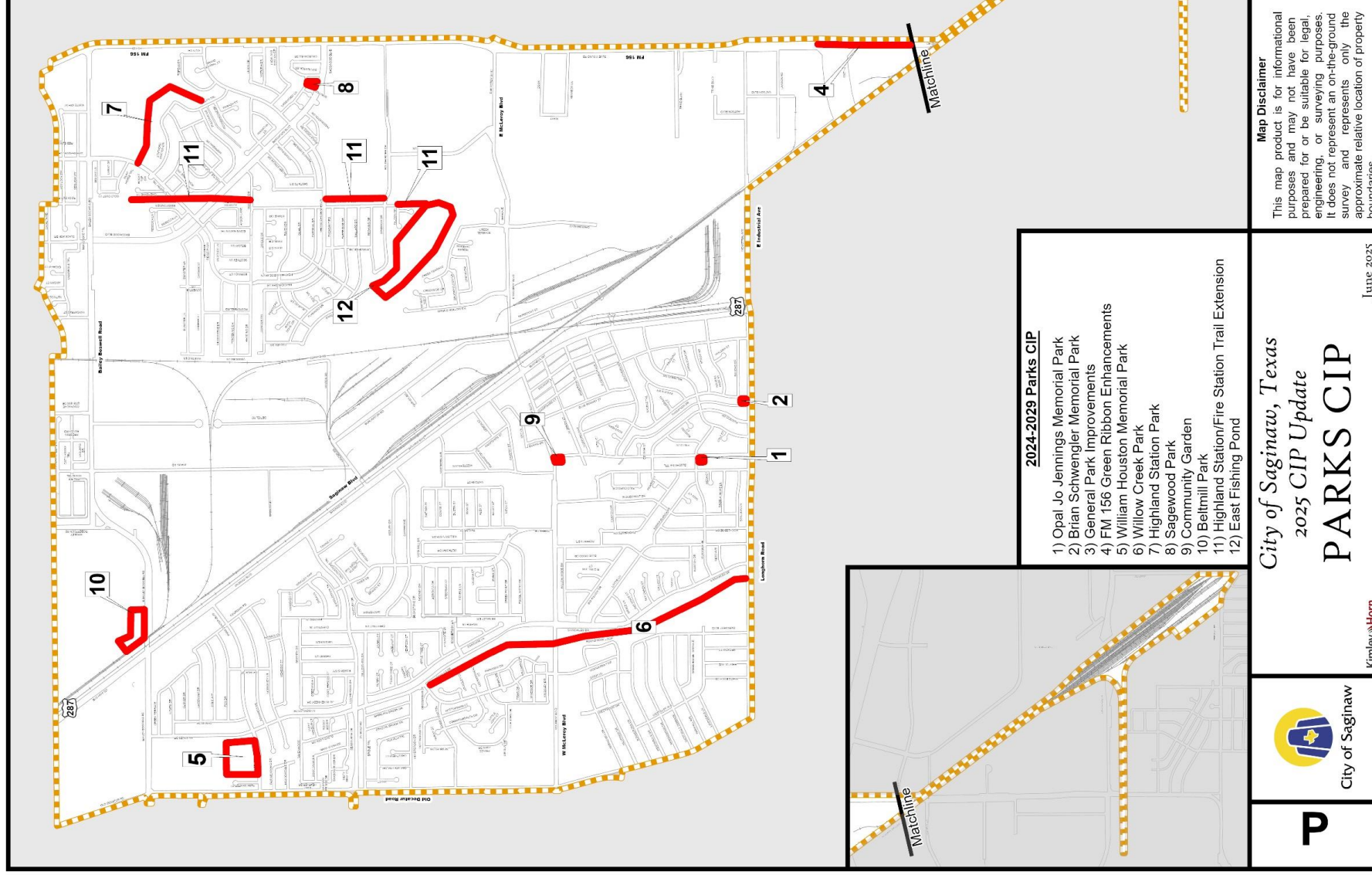
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**Notes:**

*\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices*









## Streets

### City of Saginaw

#### 2024 - 2029 Capital Improvements Plan

#### Streets

Updated: June 2025

| Streets CIP   |                     |
|---|---------------------|
| Project Description   | Total               |
| 1) Knowles Dr.Ph. 2 Reconstruction to 3 Lanes and Roundabout at McLeroy<br>(W. McLeroy Blvd. to 400 FT South of Woodcrest Dr) | <b>\$3,030,000</b>  |
| A. CCA  | \$30,000            |
| B. Construction   | \$3,000,000         |
| 2) Knowles Dr. Ph. 3 Reconstruction to 3 Lanes and Drainage Improvements<br>(Longhorn to W. McLeroy Blvd)                     | <b>\$7,030,000</b>  |
| A. CCA  | \$30,000            |
| B. Construction   | \$7,000,000         |
| 3) Old Decatur Road North <sup>(1)</sup><br>(Bailey Boswell ell to City Limits)   | <b>\$5,261,000</b>  |
| A. Final Design   | \$91,000            |
| B. Construction   | \$5,170,000         |
| 4) W. McLeroy Blvd. Ph. 3 Reconstruction<br>(Knowles Dr. to Saginaw Blvd.)  | <b>\$13,120,000</b> |
| A. Final Design   | \$1,320,000         |
| B. Construction   | \$11,800,000        |
| 5) E. McLeroy Blvd. Ph. 2a Reconstruction<br>(Saginaw Blvd. to Spring Hollow Dr.)   | <b>\$10,555,000</b> |
| A. Final Design   | \$1,005,000         |
| B. Construction   | \$9,550,000         |
| 6) Industrial & FM 156 Intersection   | <b>\$120,000</b>    |
| A. Final Design   | \$20,000            |
| B. Construction   | \$100,000           |
| 7) CDBG 50th Year- Southern Sidewalks   | <b>\$151,000</b>    |
| A. Design   | \$11,000            |
| B. Construction <sup>(3)</sup>  | \$140,000           |
| 8) HSIP - Basswood Boulevard Sidewalks  | <b>\$663,103</b>    |
| A. Design, Environmental, TxDOT Direct Cost   | \$200,000           |
| B. Construction <sup>(4)</sup>  | \$463,103           |
| 9) HSIP - Signal Improvements (Bailey Boswell Rd and Jarvis Rd)   | <b>\$1,010,707</b>  |
| A. Design, Environmental, TxDOT Direct Cost   | \$200,000           |
| B. Construction <sup>(4)</sup>  | \$810,707           |
| 10) CDBG 52nd Year <sup>(3)</sup>   | <b>\$300,000</b>    |
| <b>City Streets Subtotal:</b>   | <b>\$31,540,810</b> |

| Previous Years | 2024-2025           | 2025-2026          | 2026-2027          | 2027-2028          | 2028-2029  |
|----------------|---------------------|--------------------|--------------------|--------------------|------------|
|                |                     |                    |                    |                    |            |
|                | \$30,000            |                    |                    |                    |            |
|                | \$3,000,000         |                    |                    |                    |            |
|                |                     |                    |                    |                    |            |
|                | \$30,000            |                    |                    |                    |            |
|                | \$7,000,000         |                    |                    |                    |            |
|                |                     |                    |                    |                    |            |
|                | \$65,000            | \$26,000           |                    |                    |            |
|                |                     | \$4,000,000        | \$1,170,000        |                    |            |
|                |                     |                    |                    |                    |            |
|                | \$970,000           | \$125,000          | \$50,000           | \$25,000           |            |
|                |                     | \$3,000,000        | \$6,000,000        | \$2,800,000        |            |
|                |                     |                    |                    |                    |            |
|                | \$405,000           | \$300,000          | \$300,000          |                    |            |
|                |                     |                    |                    |                    |            |
|                | \$20,000            |                    |                    |                    |            |
|                | \$100,000           |                    |                    |                    |            |
|                |                     |                    |                    |                    |            |
|                |                     | \$11,000           |                    |                    |            |
|                |                     | \$140,000          |                    |                    |            |
|                |                     | \$100,000          | \$100,000          |                    |            |
|                |                     |                    |                    | \$463,103          |            |
|                |                     | \$100,000          | \$100,000          |                    |            |
|                |                     |                    |                    | \$810,707          |            |
|                |                     |                    | \$300,000          |                    |            |
| <b>\$0</b>     | <b>\$11,620,000</b> | <b>\$7,802,000</b> | <b>\$8,020,000</b> | <b>\$4,098,810</b> | <b>\$0</b> |

#### Notes:

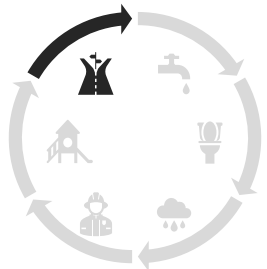
\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices

<sup>(1)</sup> \$845,000 is in escrow from developers with additional \$549,573.20 pending for The Square

<sup>(2)</sup> Project possibly constructed by Developers

<sup>(3)</sup> Construction funded by Tarrant County CDBG Program

<sup>(4)</sup> Construction funded by TxDOT HSIP Program





## Streets

### City of Saginaw 2024 - 2029 Capital Improvements Plan

#### Streets

Updated: June 2025

| Streets CIP   |                     |                |           |           |           |           |           |
|---|---------------------|----------------|-----------|-----------|-----------|-----------|-----------|
| Project Description   | Total               | Previous Years | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 |
| 11) Bailey Boswell Quiet Zone<br>(Railroad Crossings at Bailey Boswell)                                     | \$163,000           |                |           |           |           |           |           |
| 12) Bailey Boswell Timing Project<br>(Old Decatur Rd. to FM 156)  | \$250,000           |                |           |           |           |           |           |
| 13) E. McLeroy Blvd. Ph. 2b Reconstruction<br>(Spring Hollow Dr. to Lavonne Ln.)                            | \$10,800,000        |                |           |           |           |           |           |
| 14) W. McLeroy Blvd. Ph. 4 Reconstruction<br>(Old Decatur Rd. to Knowles Dr.)                               | \$6,600,000         |                |           |           |           |           |           |
| 15) Industrial Blvd. Reconstruction Phase 1<br>(200 Feet East of Railroad Tracks to FM 156)                 | \$5,200,000         |                |           |           |           |           |           |
| 16) Industrial Blvd. Reconstruction Phase 2<br>(1000' East of Saginaw Blvd. to 200 East of Railroad Tracks) | \$4,700,000         |                |           |           |           |           |           |
| 17) Basswood Boulevard - Intersection Improvements<br>(High Country Trl. and Grand Central Pkwy.)           | \$4,150,000         |                |           |           |           |           |           |
| <b>Future City Streets Subtotal:</b>  | <b>\$31,450,000</b> |                |           |           |           |           |           |
| 18) E. McLeroy Blvd. & FM 156 Intersection (Western Center Extension) <sup>(2)</sup><br>(FM 156 to S-Curve) |                     |                |           |           |           |           |           |

Future

Developer

#### Notes:

\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices

<sup>(1)</sup> \$845,000 is in escrow from developers with additional \$549,573.20 pending for The Square

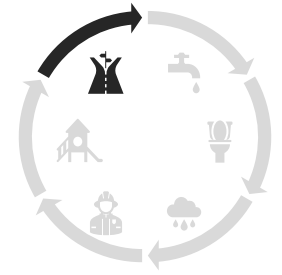
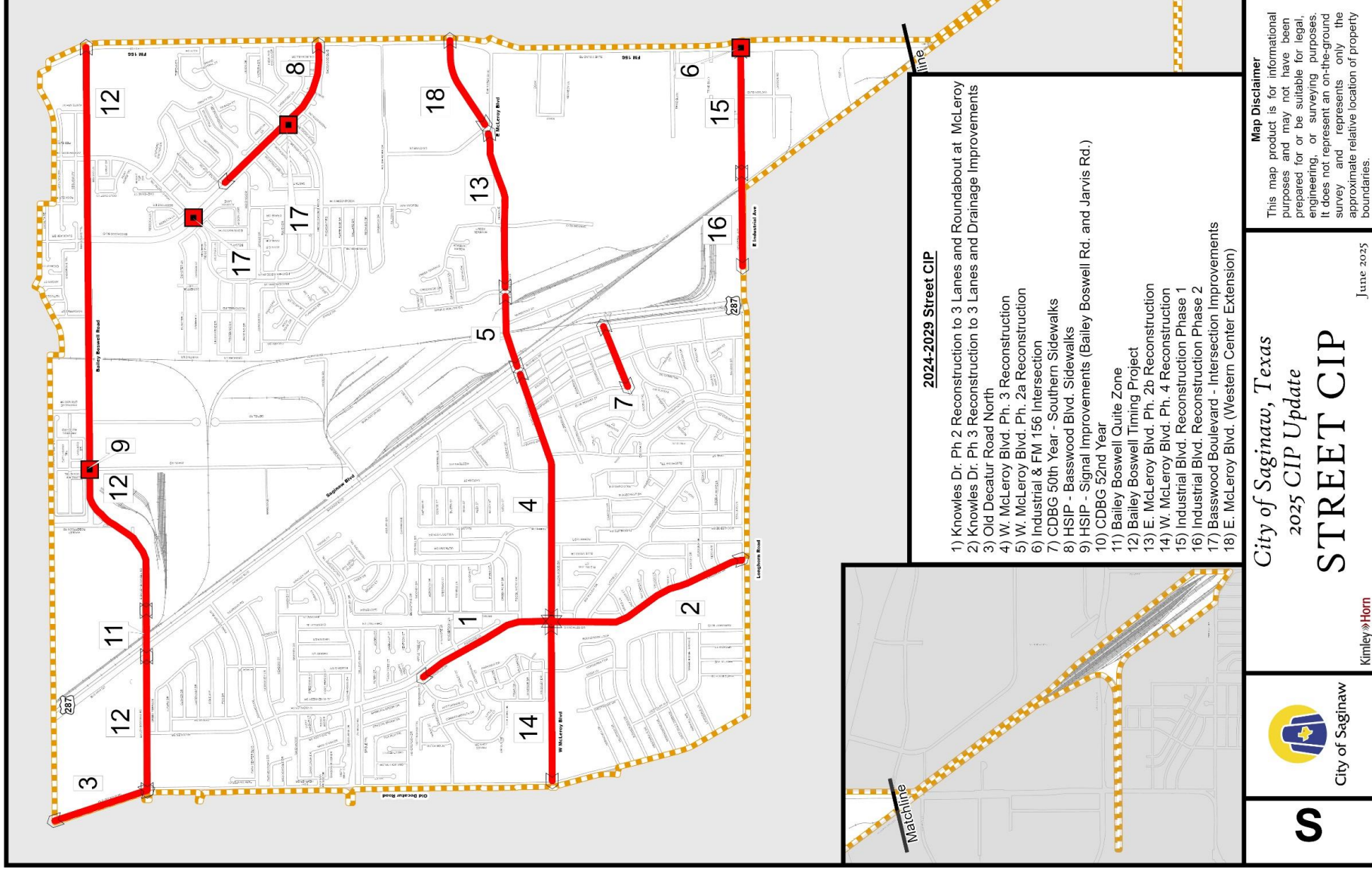
<sup>(2)</sup> Project possibly constructed by Developers

<sup>(3)</sup> Construction funded by Tarrant County CDBG Program

<sup>(4)</sup> Construction funded by TxDOT HSIP Program

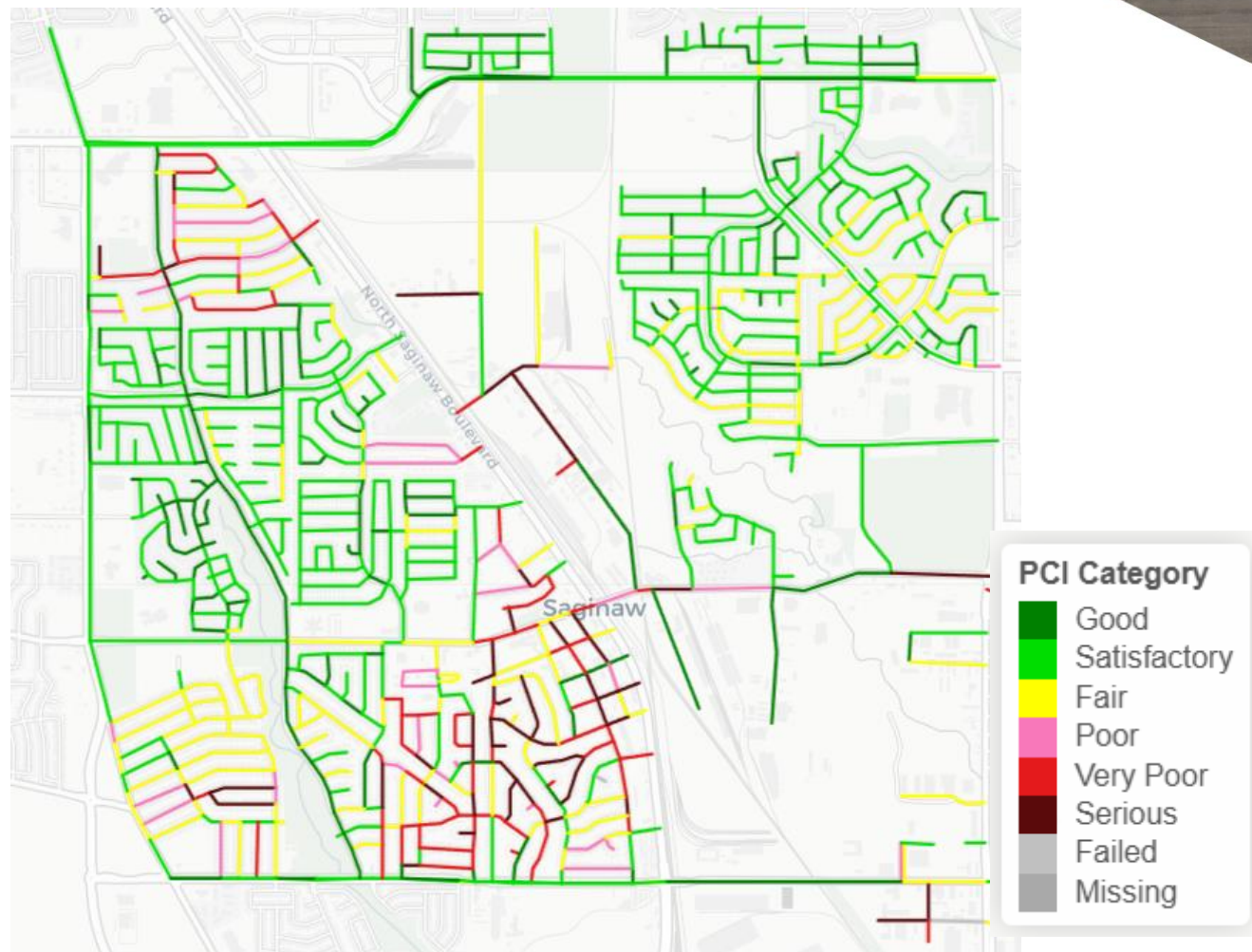
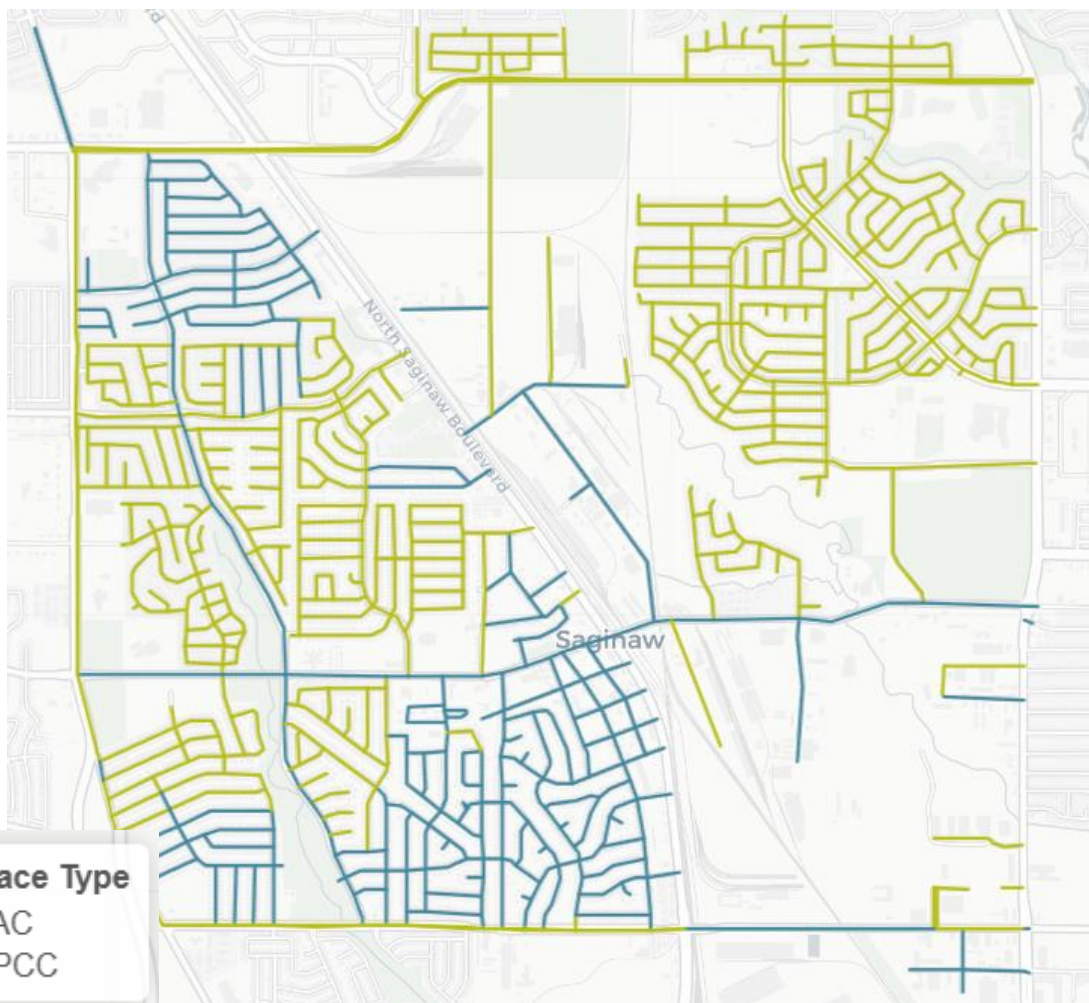








# SUMP Program





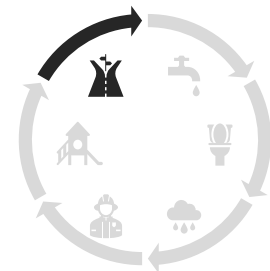
## City of Saginaw 2024 - 2029 Capital Improvements Plan

**SUMP**  
Updated: June 2025

| SUMP CIP<br>Project Description  | Total              |
|--|--------------------|
| 1) SUMP FY 2025  | <b>\$190,300</b>   |
| A. Pulvamic & Overlay (Opal St. Phase 1 - McLeroy Blvd to Delmar Ct)           | \$150,000          |
| i. Design  | \$150,000          |
| ii. Water Wastewater Construction  | \$0                |
| iii. Roadway Construction  | \$0                |
| B. Mill & Overlay (McLeroy @ RR Crossings)                                     | \$40,300           |
| 2) SUMP FY 2026  | <b>\$1,950,000</b> |
| A. Pulvamic & Overlay (Opal St. Phase 1 - McLeroy Blvd to Opal Ct)             | \$1,600,000        |
| i. Design  | \$50,000           |
| ii. Water Wastewater Construction  | \$900,000          |
| iii. Roadway Construction  | \$650,000          |
| B. Street Maintenance  | \$350,000          |
| 3) SUMP FY 2027  | <b>\$1,495,000</b> |
| A. Pulvamic & Overlay (Opal St. Phase 2 - Opal Ct to 400' North of Mustang Dr) | \$1,145,000        |
| i. Design  | \$275,000          |
| ii. Water Wastewater Construction  | \$312,500          |
| iii. Roadway Construction  | \$557,500          |
| B. Street Maintenance  | \$350,000          |
| 4) SUMP FY 2028  | <b>\$1,295,000</b> |
| A. Pulvamic & Overlay (Opal St. Phase 2 - Opal Ct to 400' North of Mustang Dr) | \$945,000          |
| i. Design  | \$75,000           |
| ii. Water Wastewater Construction  | \$312,500          |
| iii. Roadway Construction  | \$557,500          |
| B. Street Maintenance  | \$350,000          |
| 5) SUMP FY 2029  | <b>\$350,000</b>   |
| A. Pulvamic & Overlay (TBD)  | \$0                |
| i. Design  | \$0                |
| ii. Water Wastewater Construction  | \$0                |
| iii. Roadway Construction  | \$0                |
| B. Street Maintenance  | \$350,000          |
| <b>SUMP Subtotal:</b>  | <b>\$5,280,300</b> |

| 2024-2025 | 2025-2026   | 2026-2027   | 2027-2028   | 2028-2029 |
|-----------|-------------|-------------|-------------|-----------|
|           |             |             |             |           |
| \$150,000 |             |             |             |           |
|           |             |             |             |           |
| \$40,300  |             |             |             |           |
|           |             |             |             |           |
|           | \$50,000    |             |             |           |
|           | \$900,000   |             |             |           |
|           | \$650,000   |             |             |           |
|           | \$350,000   |             |             |           |
|           |             |             |             |           |
|           |             | \$275,000   |             |           |
|           |             | \$312,500   |             |           |
|           |             | \$557,500   |             |           |
|           |             | \$350,000   |             |           |
|           |             |             |             |           |
|           |             |             | \$75,000    |           |
|           |             |             | \$312,500   |           |
|           |             |             | \$557,500   |           |
|           |             |             | \$350,000   |           |
|           |             |             |             |           |
|           |             |             |             | \$350,000 |
| \$190,300 | \$1,950,000 | \$1,495,000 | \$1,295,000 | \$350,000 |

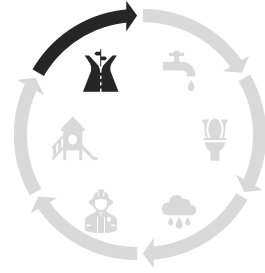
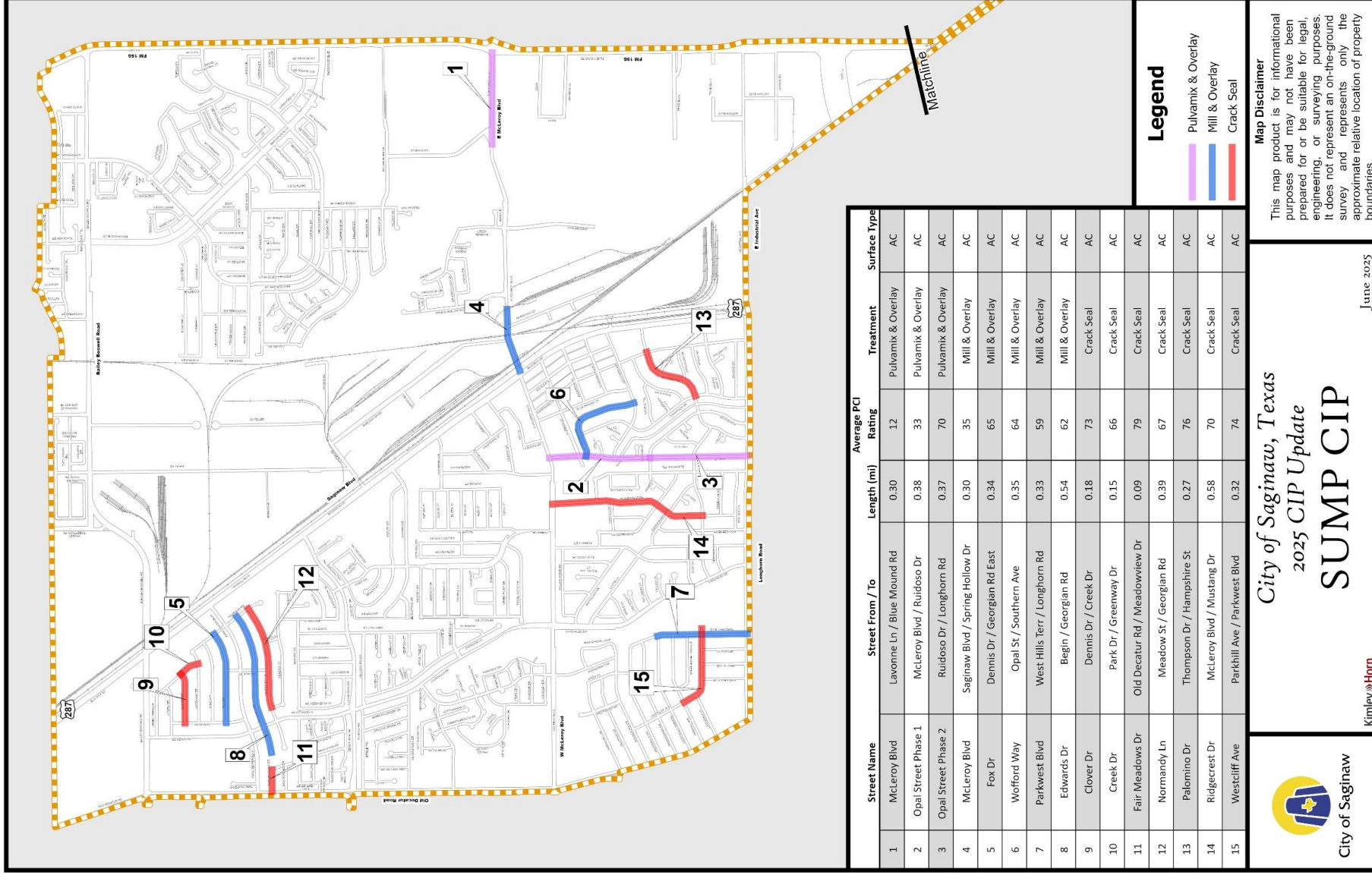
# SUMP Program



### Notes:

\*Project budgets are based on a planning level analysis, on 2025 dollars, and on best available 2025 construction prices





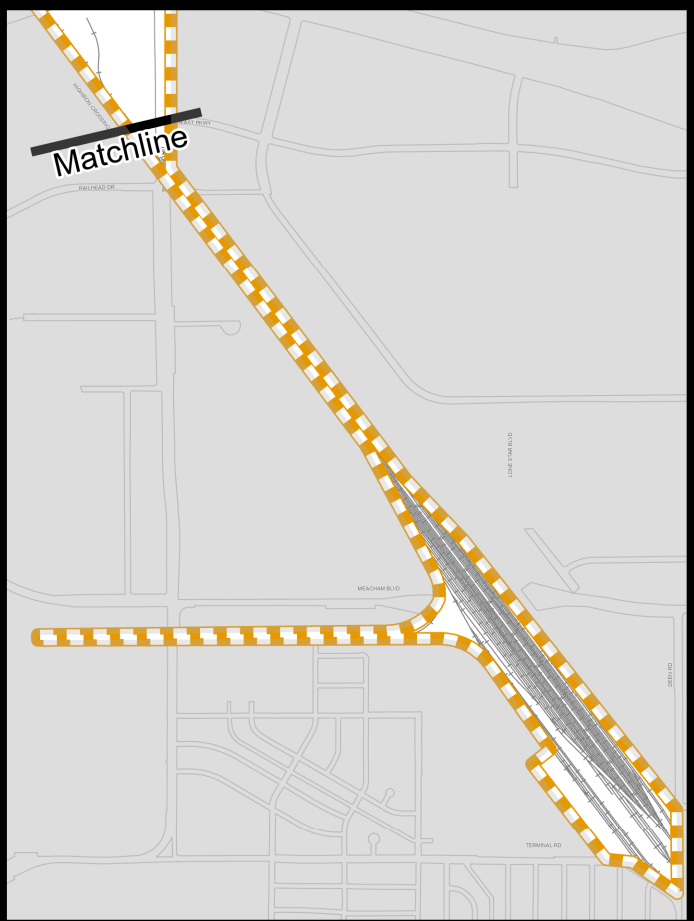
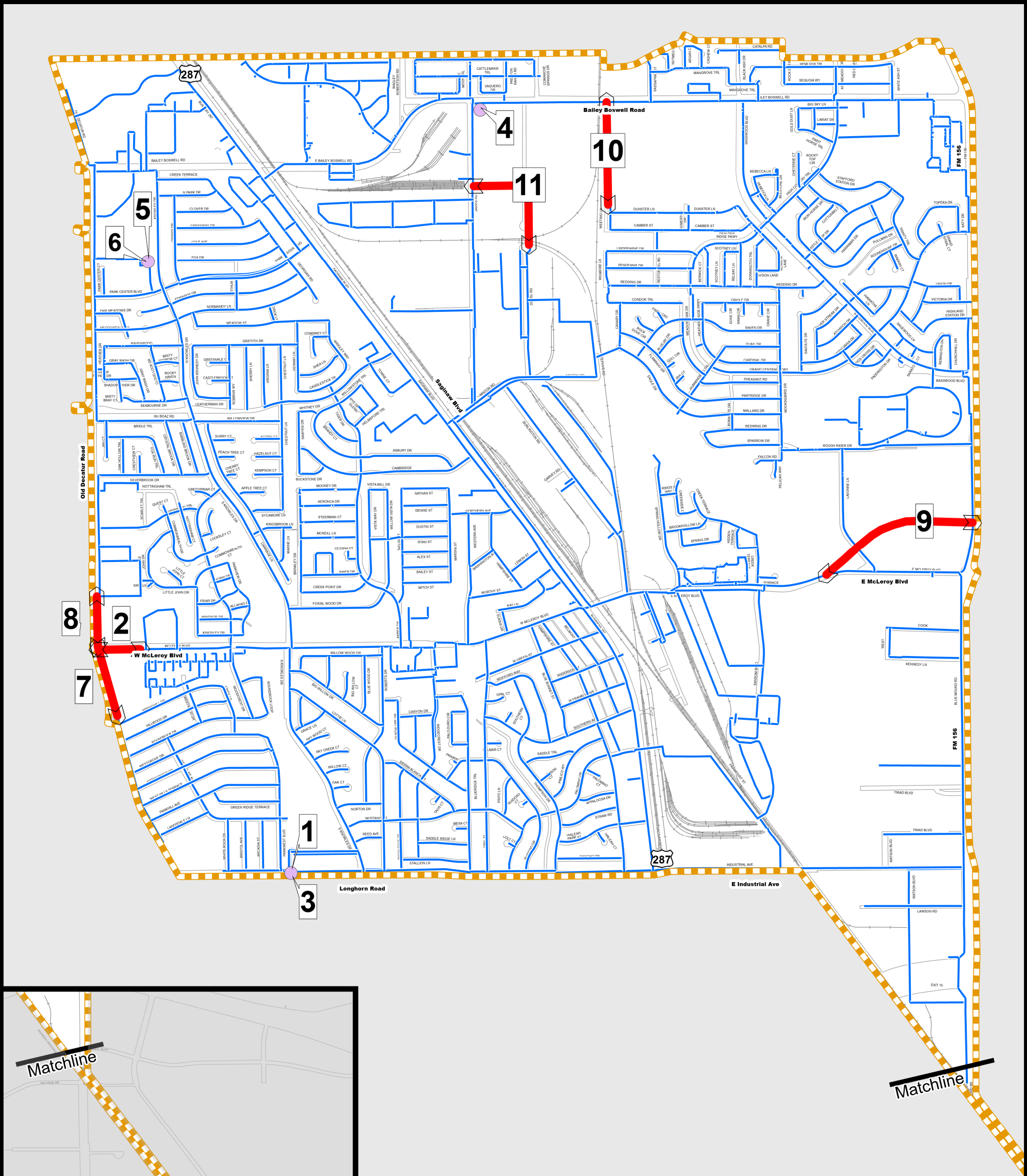
# Thank You!



Kimley»Horn







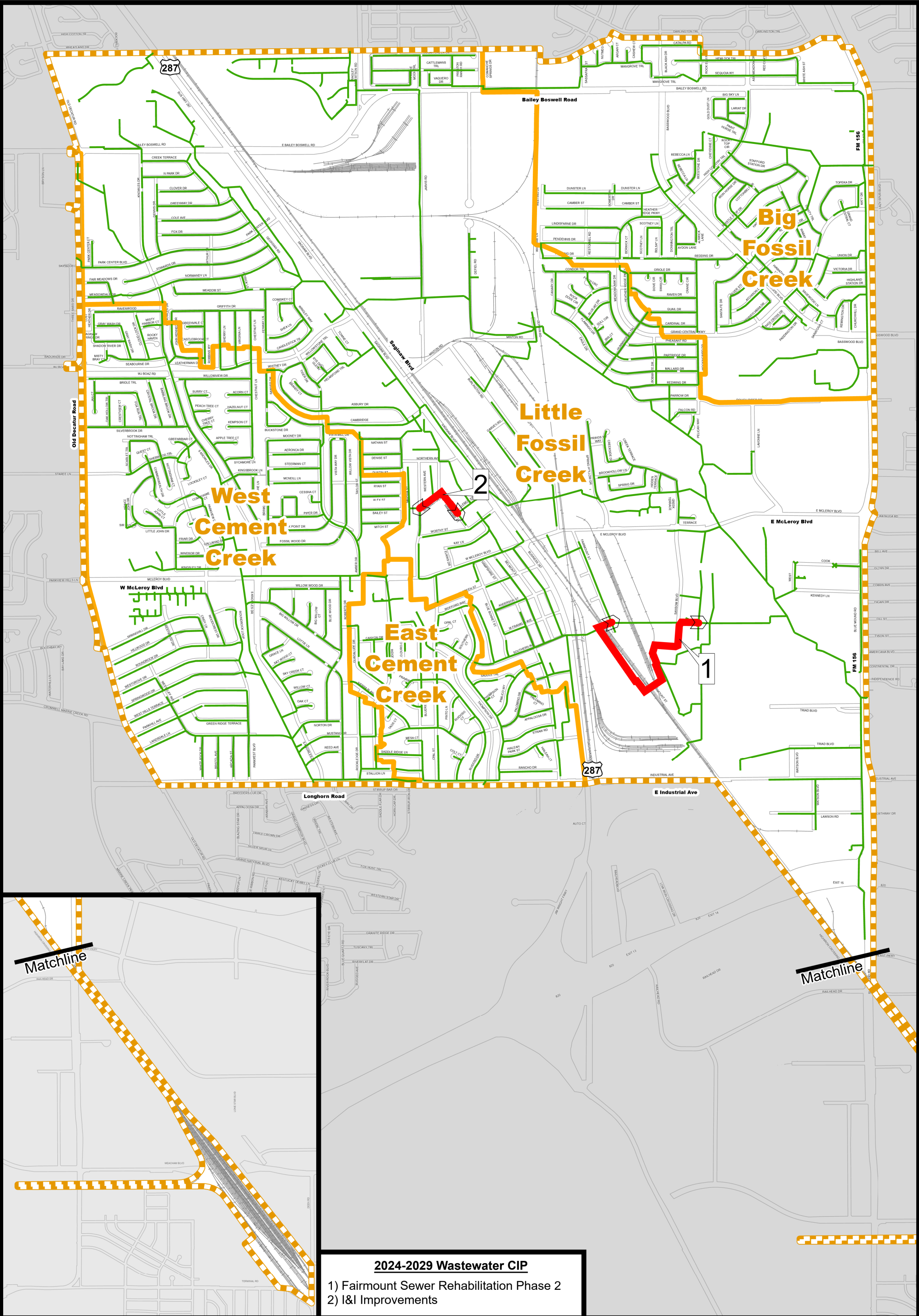
- 2024-2029 Water CIP**
- 1) Water Master Plan and Pump Station Testing
  - 2) W. McLeroy Blvd. 12" Water Line Ph. 2
  - 3) Fort Worth Meter Station Upgrade
  - 4) Jarvis Tank Repaint
  - 5) Chloramine Monitoring and Flushing
  - 6) Park Center Cathodic Protection
  - 7) Old Decatur Rd. 8" Water Line
  - 8) Old Decatur Rd. 12" Water Line Ph. 1
  - 9) E. McLeroy Blvd. 12" Water Line
  - 10) Condor Trl. 12" Water Line
  - 11) Defiel Rd. 8" Water Line

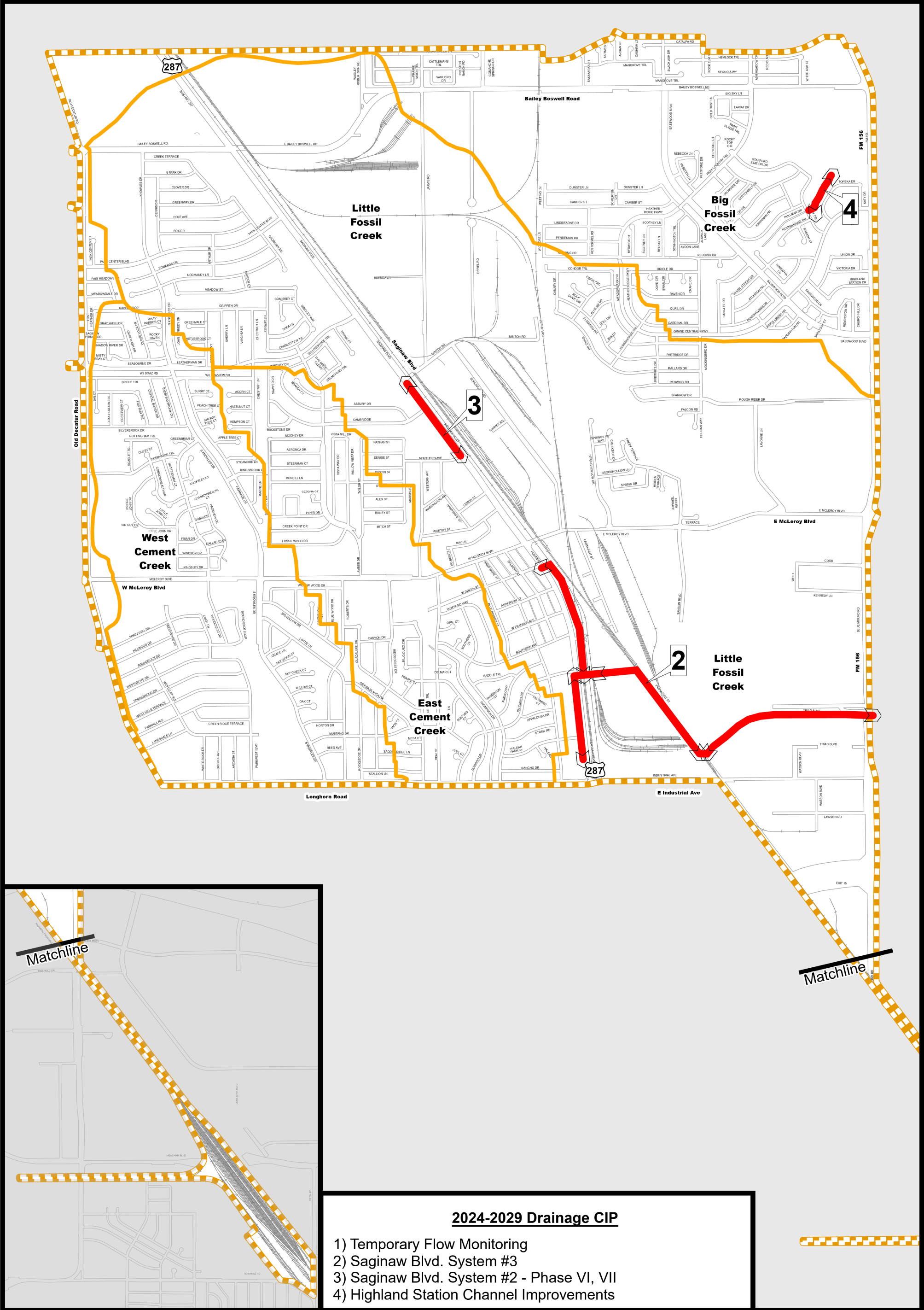


City of Saginaw, Texas  
2025 CIP Update  
**WATER CIP**

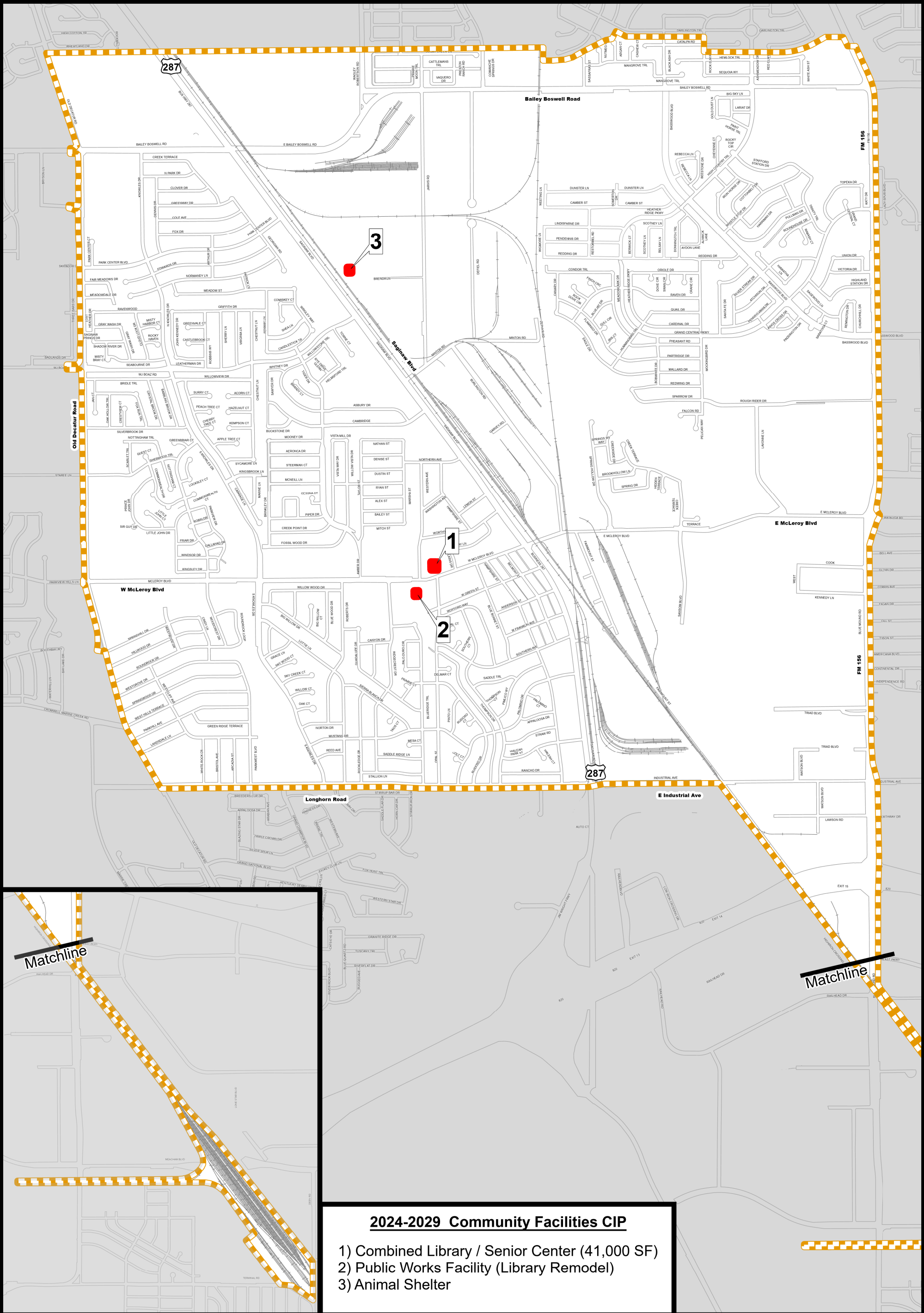
**Map Disclaimer**  
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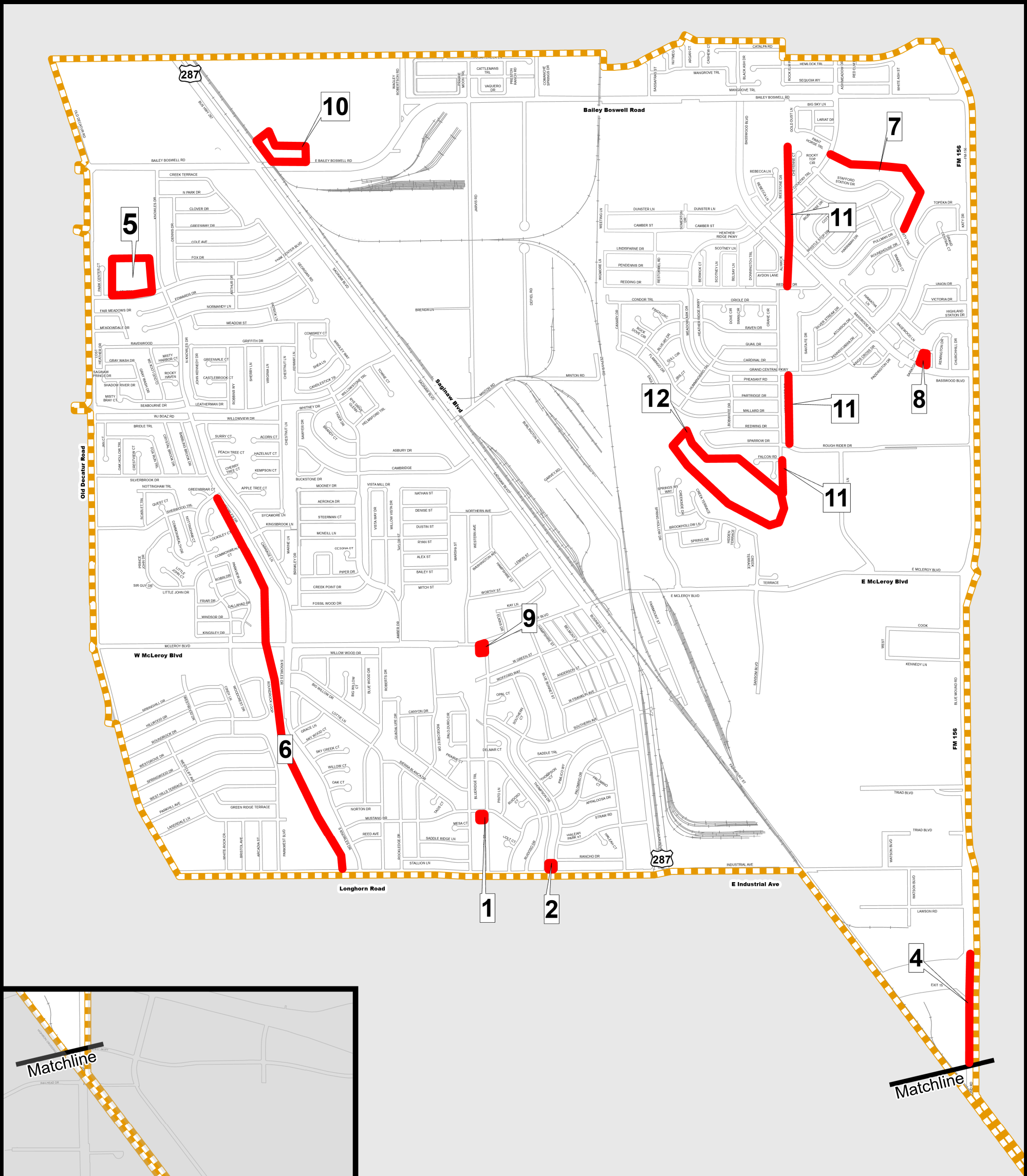








- 2024-2029 Community Facilities CIP**
- 1) Combined Library / Senior Center (41,000 SF)
  - 2) Public Works Facility (Library Remodel)
  - 3) Animal Shelter



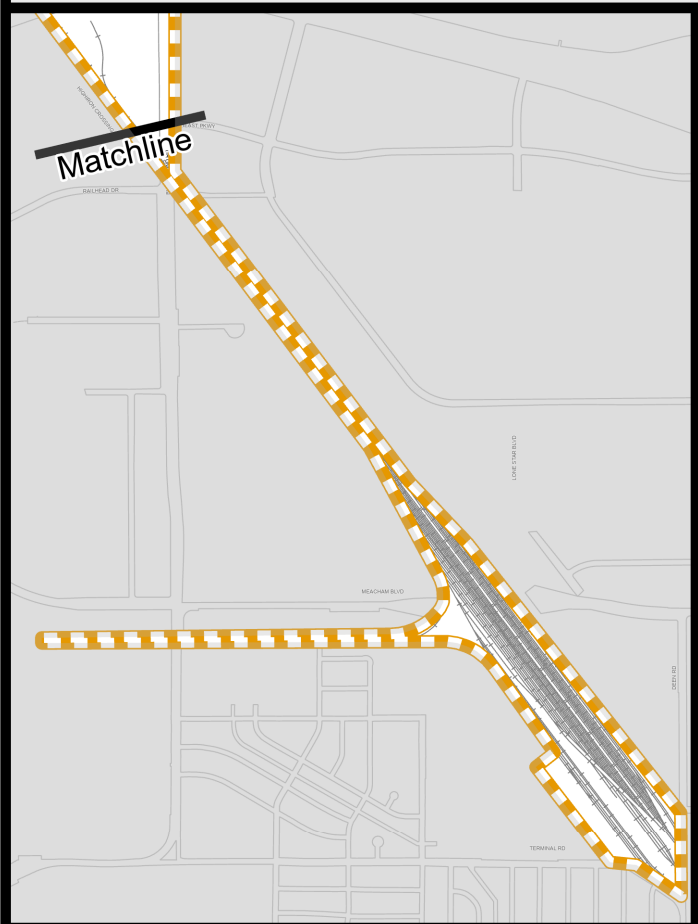
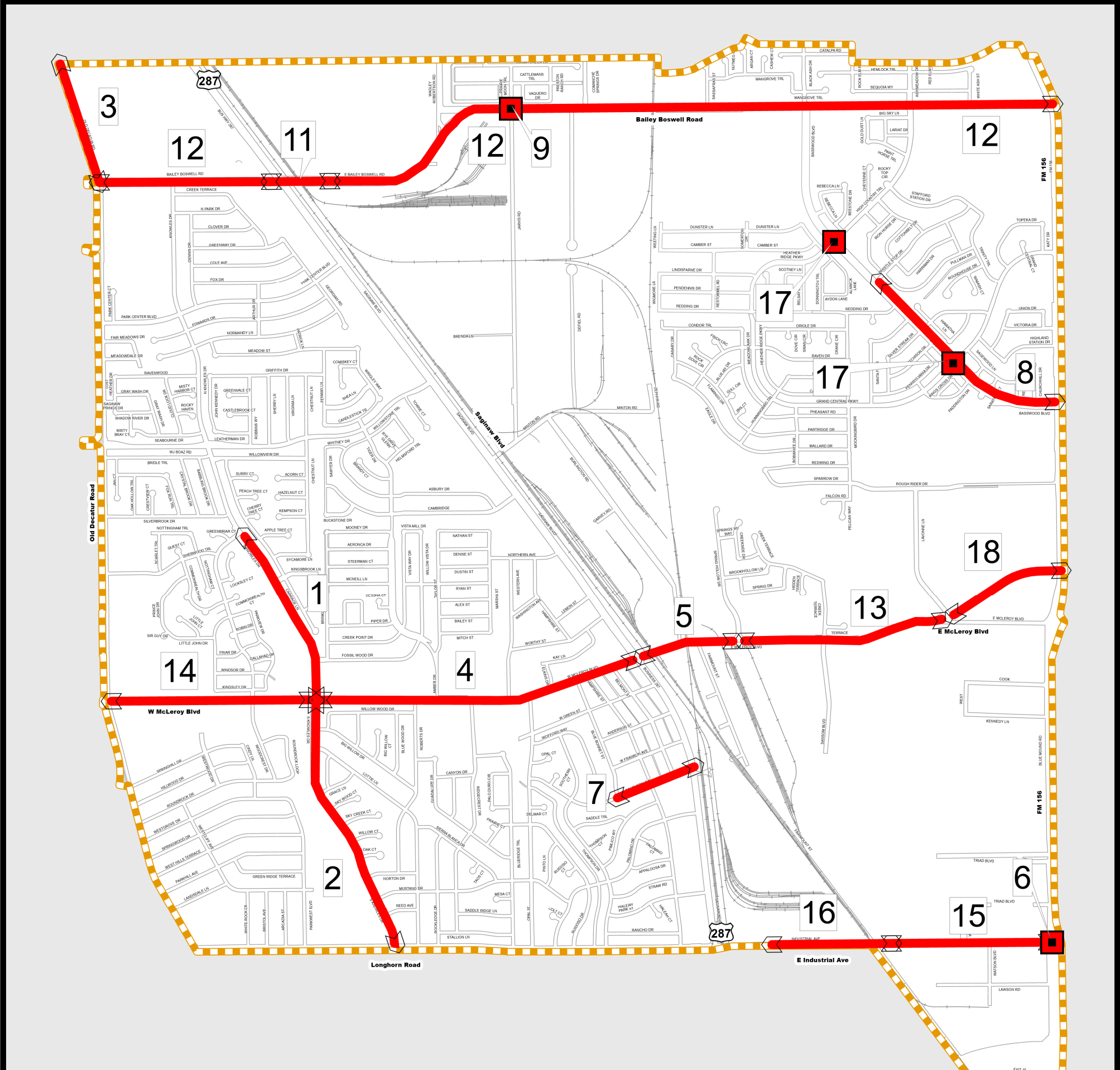
**2024-2029 Parks CIP**

- 1) Opal Jo Jennings Memorial Park
- 2) Brian Schwengler Memorial Park
- 3) General Park Improvements
- 4) FM 156 Green Ribbon Enhancements
- 5) William Houston Memorial Park
- 6) Willow Creek Park
- 7) Highland Station Park
- 8) Sagewood Park
- 9) Community Garden
- 10) Beltmill Park
- 11) Highland Station/Fire Station Trail Extension
- 12) East Fishing Pond



**Map Disclaimer**  
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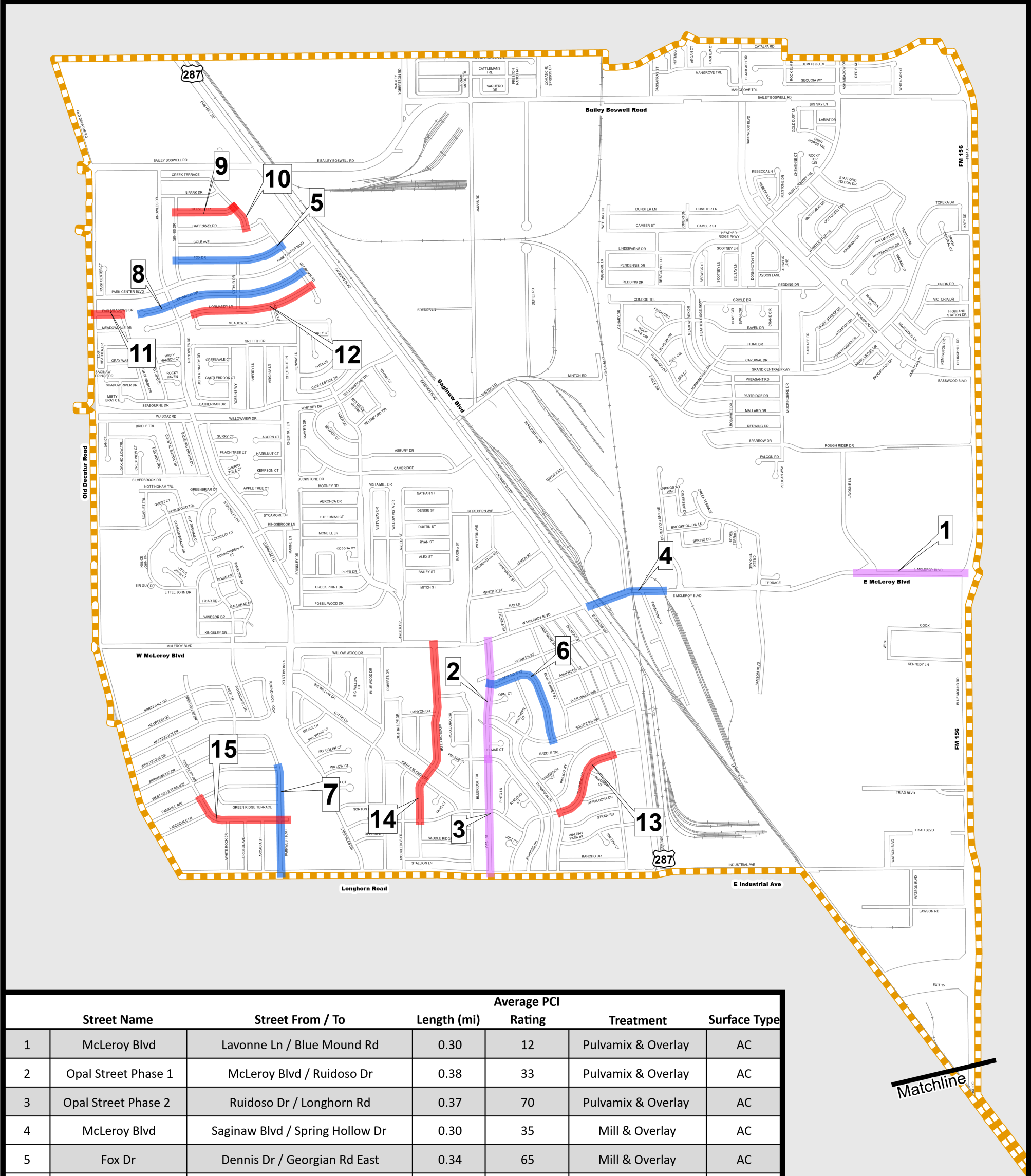


- 2024-2029 Street CIP**
- 1) Knowles Dr. Ph 2 Reconstruction to 3 Lanes and Roundabout at McLeroy
  - 2) Knowles Dr. Ph 3 Reconstruction to 3 Lanes and Drainage Improvements
  - 3) Old Decatur Road North
  - 4) W. McLeroy Blvd. Ph. 3 Reconstruction
  - 5) W. McLeroy Blvd. Ph. 2a Reconstruction
  - 6) Industrial & FM 156 Intersection
  - 7) CDBG 50th Year - Southern Sidewalks
  - 8) HSIP - Basswood Blvd. Sidewalks
  - 9) HSIP - Signal Improvements (Bailey Boswell Rd. and Jarvis Rd.)
  - 10) CDBG 52nd Year
  - 11) Bailey Boswell Quite Zone
  - 12) Bailey Boswell Timing Project
  - 13) E. McLeroy Blvd. Ph. 2b Reconstruction
  - 14) W. McLeroy Blvd. Ph. 4 Reconstruction
  - 15) Industrial Blvd. Reconstruction Phase 1
  - 16) Industrial Blvd. Reconstruction Phase 2
  - 17) Basswood Boulevard - Intersection Improvements
  - 18) E. McLeroy Blvd. (Western Center Extension)



City of Saginaw, Texas  
2025 CIP Update  
**STREET CIP**  
Kimley»Horn  
June 2025

**Map Disclaimer**  
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| Average PCI |                     |                                 |        |           |                    |    |
|-------------|---------------------|---------------------------------|--------|-----------|--------------------|----|
| Street Name | Street From / To    | Length (mi)                     | Rating | Treatment | Surface Type       |    |
| 1           | McLeroy Blvd        | Lavonne Ln / Blue Mound Rd      | 0.30   | 12        | Pulvamic & Overlay | AC |
| 2           | Opal Street Phase 1 | McLeroy Blvd / Ruidoso Dr       | 0.38   | 33        | Pulvamic & Overlay | AC |
| 3           | Opal Street Phase 2 | Ruidoso Dr / Longhorn Rd        | 0.37   | 70        | Pulvamic & Overlay | AC |
| 4           | McLeroy Blvd        | Saginaw Blvd / Spring Hollow Dr | 0.30   | 35        | Mill & Overlay     | AC |
| 5           | Fox Dr              | Dennis Dr / Georgian Rd East    | 0.34   | 65        | Mill & Overlay     | AC |
| 6           | Wofford Way         | Opal St / Southern Ave          | 0.35   | 64        | Mill & Overlay     | AC |
| 7           | Parkwest Blvd       | West Hills Terr / Longhorn Rd   | 0.33   | 59        | Mill & Overlay     | AC |
| 8           | Edwards Dr          | Begin / Georgian Rd             | 0.54   | 62        | Mill & Overlay     | AC |
| 9           | Clover Dr           | Dennis Dr / Creek Dr            | 0.18   | 73        | Crack Seal         | AC |
| 10          | Creek Dr            | Park Dr / Greenway Dr           | 0.15   | 66        | Crack Seal         | AC |
| 11          | Fair Meadows Dr     | Old Decatur Rd / Meadowview Dr  | 0.09   | 79        | Crack Seal         | AC |
| 12          | Normandy Ln         | Meadow St / Georgian Rd         | 0.39   | 67        | Crack Seal         | AC |
| 13          | Palomino Dr         | Thompson Dr / Hampshire St      | 0.27   | 76        | Crack Seal         | AC |
| 14          | Ridgecrest Dr       | McLeroy Blvd / Mustang Dr       | 0.58   | 70        | Crack Seal         | AC |
| 15          | Westcliff Ave       | Parkhill Ave / Parkwest Blvd    | 0.32   | 74        | Crack Seal         | AC |

Legend

- Pulvamic & Overlay
- Mill & Overlay
- Crack Seal

City of Saginaw, Texas  
2025 CIP Update  
SUMP CIP



Map Disclaimer

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City Council Memorandum

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**E. Update on Saginaw Community Garden--Melissa Gorton & Makayla Miller, Representatives of the Community Garden**

| Meeting                         | Agenda Group                          |
|---------------------------------|---------------------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Proclamations-Presentations Item: 3E. |
| Reference File                  |                                       |
| Community Goals                 |                                       |

**BACKGROUND/DISCUSSION:**

Melissa Gorton and Makayla Miller will present a Community Garden update to the City Council.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

N/A





City Council Memorandum

**A. Consideration and Action Regarding a Specific Use Permit to allow a Massage Therapy Establishment at 730 S. Saginaw Blvd--Susy Victor, Asst. Director of Economic & Community Engagement**

| Meeting                         | Agenda Group              |
|---------------------------------|---------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Public Hearings Item: 4A. |

| Reference File |
|----------------|
|----------------|

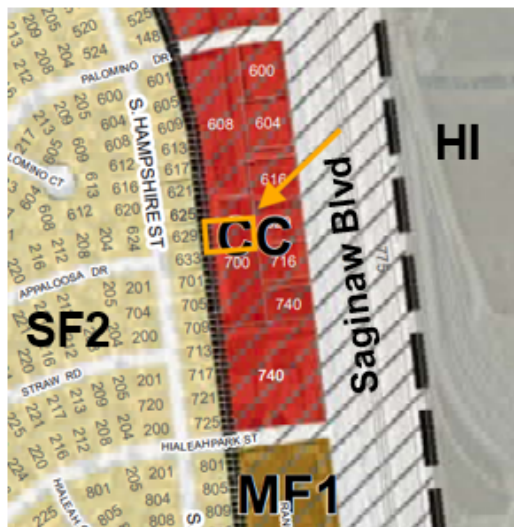
| Community Goals |
|-----------------|
|-----------------|

The Planning & Zoning Division has received an application for a specific use permit as follows:

- **Request:** Specific Use Permit (*SUP*) to Allow a Massage Therapy Establishment at this address
- **Applicant:** Yuxia Zhang
- **Address:** 730 S. Saginaw Blvd, Saginaw, Texas 76179



- **Legal Description:** Rancho North Addition Block 16, Lot 7
- **Zoning:** Community Commercial "CC"



- **Land Use:** Massage Therapy Establishments Require the Approval of an SUP

[illegible]

(Ex. 1: Permitted Use Table)

**On June 10, 2025 the Planning and Zoning Commission voted unanimously to recommend approval of the specific use permit for a massage therapy establishment to the City Council.**

## Attachments

[SUP 730 S Saginaw Blvd \(Memo\).pdf](#)

[730 S Saginaw Blvd \(Application, Redacted\).pdf](#)

[730 S. Saginaw Blvd \(Notices\).pdf](#)

SUP 730 S Saginaw Blvd (Reply Form, Resident 1) Redacted.pdf

[Sign in Sheet and Audience Participation Forms\\_Redacted.pdf](#)

SUP 730 S Saginaw Blvd (Massage Therapy Establishment) Ordinance Draft.pdf

[PZ Minutes \(06.10.25\).pdf](#)





## SUP to Allow a Massage Therapy Establishment at 730 S. Saginaw Blvd

**Date:** June 10, 2025

**To:** Chairman and Members of the Planning and Zoning Commission

**From:** Luisa Pina, Public Works Admin. Coordinator

**Subject:** Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Massage Therapy Establishment at 730 S. Saginaw Boulevard, Saginaw, Texas 76179

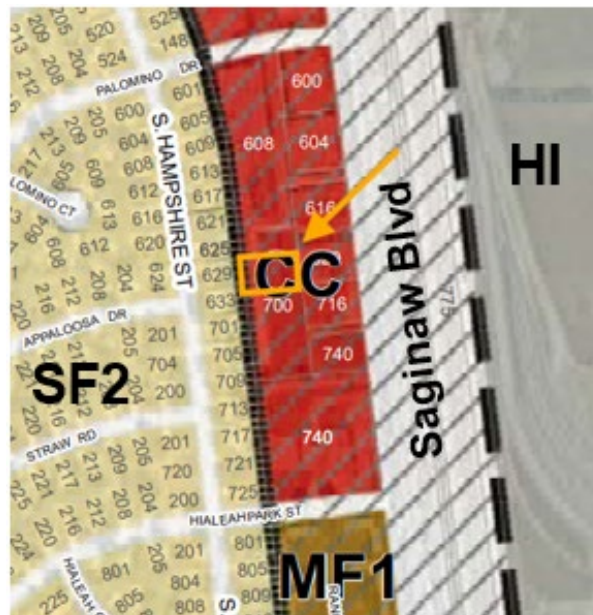
### Background/Discussion:

The Planning & Zoning Division has received an application for a specific use permit as follows:

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- **Land Use:** Massage Therapy Establishments Require the Approval of an SUP

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

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use

| City of Saginaw Land Use Table |             |             |             |             |             |        |             |        |             |             |                      |        |                |             |        |        |                         |        |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|--------|-------------|--------|-------------|-------------|----------------------|--------|----------------|-------------|--------|--------|-------------------------|--------|
| Residential                    |             |             |             |             |             |        |             |        |             |             | Land Use Designation |        | Nonresidential |             |        |        | Supplemental Conditions |        |
| A<br>G                         | S<br>F<br>1 | S<br>F<br>2 | S<br>F<br>3 | S<br>F<br>4 | S<br>F<br>A | D<br>X | Z<br>L<br>L | M<br>H | M<br>F<br>1 | M<br>F<br>2 |                      | O<br>P | N<br>C         | N<br>M<br>U | C<br>C | C<br>F | L<br>I                  | H<br>I |

|                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |
|--------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|
| COMMERCIAL, RETAIL, AND SERVICE USES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |
|                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | S |  |  |

(Ex. 1: Permitted Use Table)

**Attachments:**

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

205 Brenda Lane  
Saginaw, TX 76179



City of Saginaw  
817-230-0440

## Planning & Zoning / Public Works Applications: #SUP-25-0004

### Overview

**Type:** Specific Use Permit

**Submitted:** 05-12-25, 12:24pm CDT

**Address:** 700 S SAGINAW BLVD, Fort Worth, TX 76179

### Form Submission

**Owner:**

Kateryna Kay

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

**Applicant:**

Yuxia Zhang

**Location of Property:** 730 S. Saginaw Blvd

**Legal Description:** Rancho North Addition

**Lot::** 7

**Block::** 16

**Addition::** Rancho North

**Tract::** -

**Abstract::** -

**Survey::** n/a

**Zoning::** CC (Community Commercial)

**Subdivision:** Rancho North

**Present Use and Improvements on Property::** Community Commercial

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

**If yes please include the date here.:** -

**Specific Use Requested::** Massage Parlor

**Application Justification for Request::**

This type of use requires a specific use permit. The services provided will include the following; body massage, foot, and head massage with complimentary hot stone and sea salt.

**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 massage we perform is therapeutic for the cervical spine or the back. Nowadays, people work in front of computers or drive, and after a long time, this causes pain. We want to offer these therapeutic services for the community.

**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?:**

No

**Please provide further details::**

All practices for the proposed business are legal and they do not have any negative effects in surrounding businesses or people.

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

Yes

**If no is selected, please provide further details::** -

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

Yes

**Please provide further details::**

There are plenty of parking spaces at this shopping center for our potential customers. Our size will only allow us to have a maximum of four customers at a time.

**Does the issuance of the specific use permit not impede the normal and orderly development and improvement of No neighboring vacant property?:**

**Please provide further details::**

The property is divided in suites, any permitted business can still operate in the other suites of the area. The intended renovations of adding one room will not affect other suites.

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

**Please provide further details::** Changes will only happen inside if permitted by landlord and the city.

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

**Please provide further details::**

We will provide therapeutic services and treat our customers to the highest standards. And our facility will be decorated nicely

**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::**

Our business won't generate any bad smells and only relaxing music will be played at low volumes. No food will be cooked either, therefore it won't generate external smells, vibration, dust, etc.

**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 of this will be provided if and when the business is permitted



**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::**

Operations will be consistent to all of the information provided in this application.

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

**Please provide further details::** External signage and appearance will be up to the city regulations

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

**If no is selected, please provide further details::** -

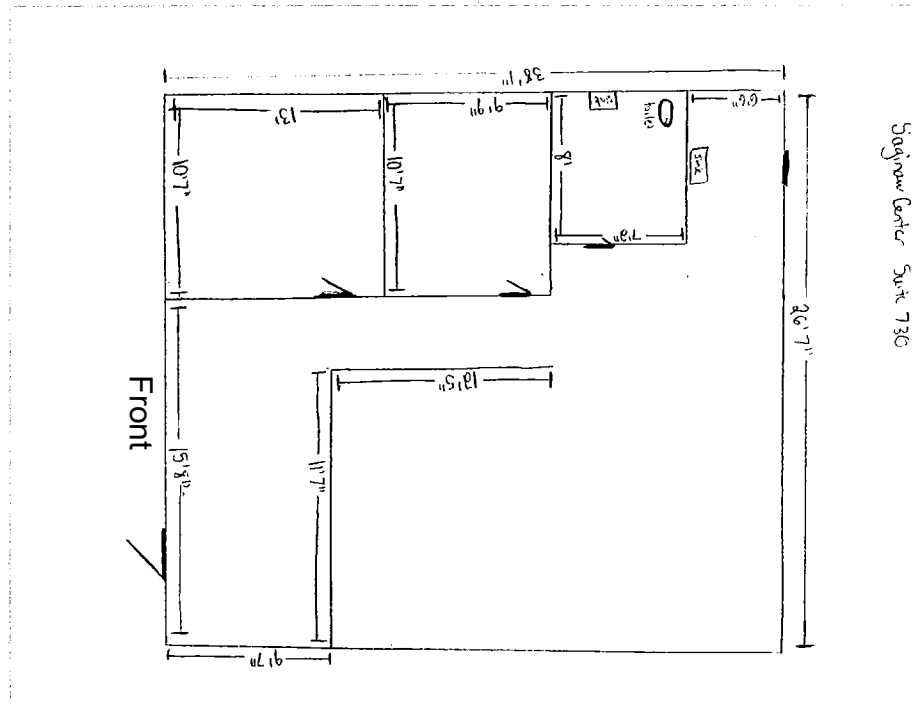
# SITE PLAN

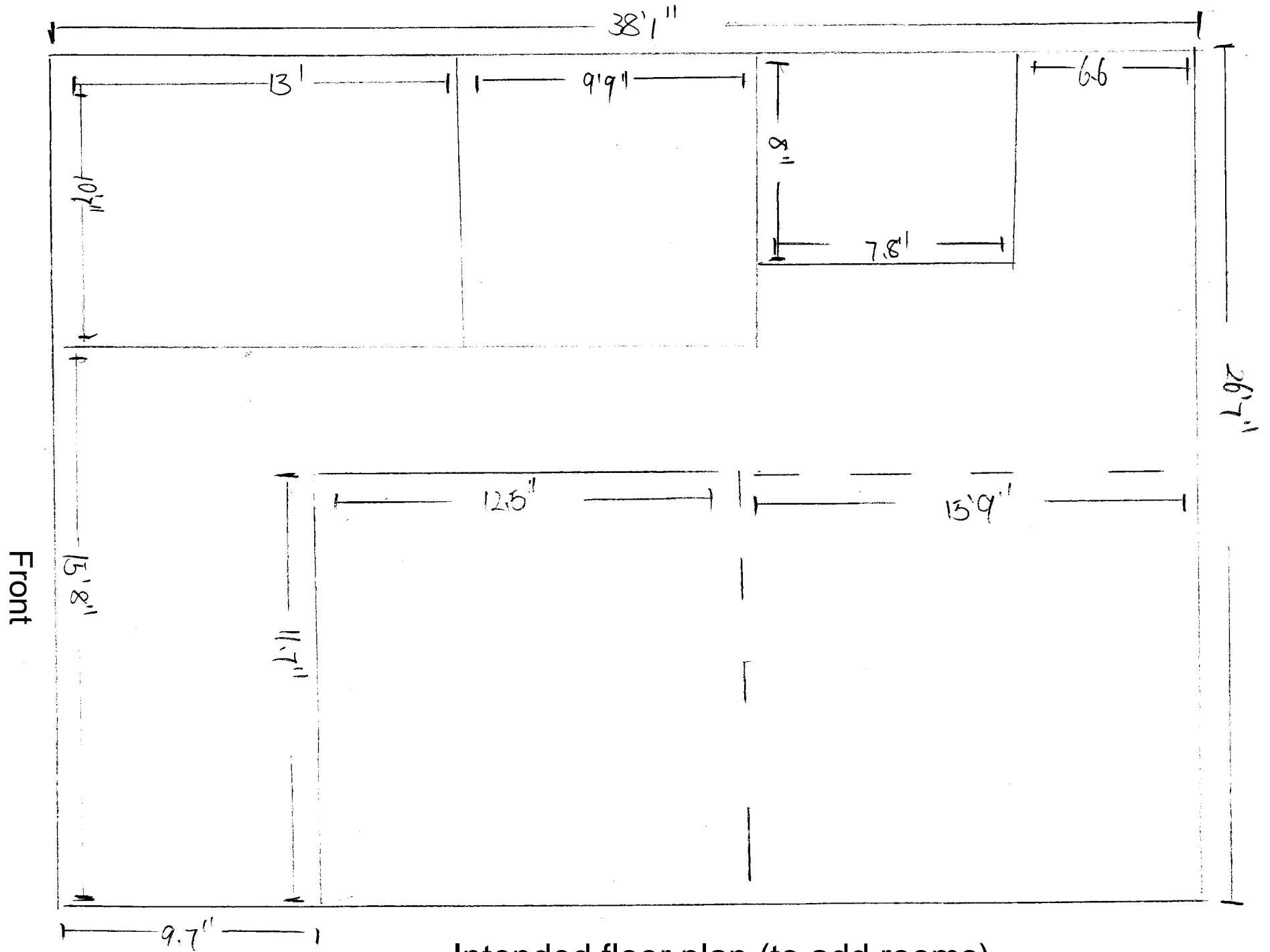


| TENANT                        | SUITE | SQUARE FOOTAGE |
|-------------------------------|-------|----------------|
| Classic Cuts Barbershop       | 736   | 1,800          |
| Clinica Hispana               | 734   | 1,150          |
| AVAILABLE                     | 732   | 800            |
| AVAILABLE                     | 730   | 1,100          |
| Law Office of Carey Thomspson | 728   | 1,600          |
| AVAILABLE                     | 722   | 1,000          |
| White Magnolia Studio         | 714   | 800            |
| JD & Co Hair Studio           | 712   | 1,000          |
| Collections Fine Jewelry      | 708   | 4,800          |



## Current Floor Plan

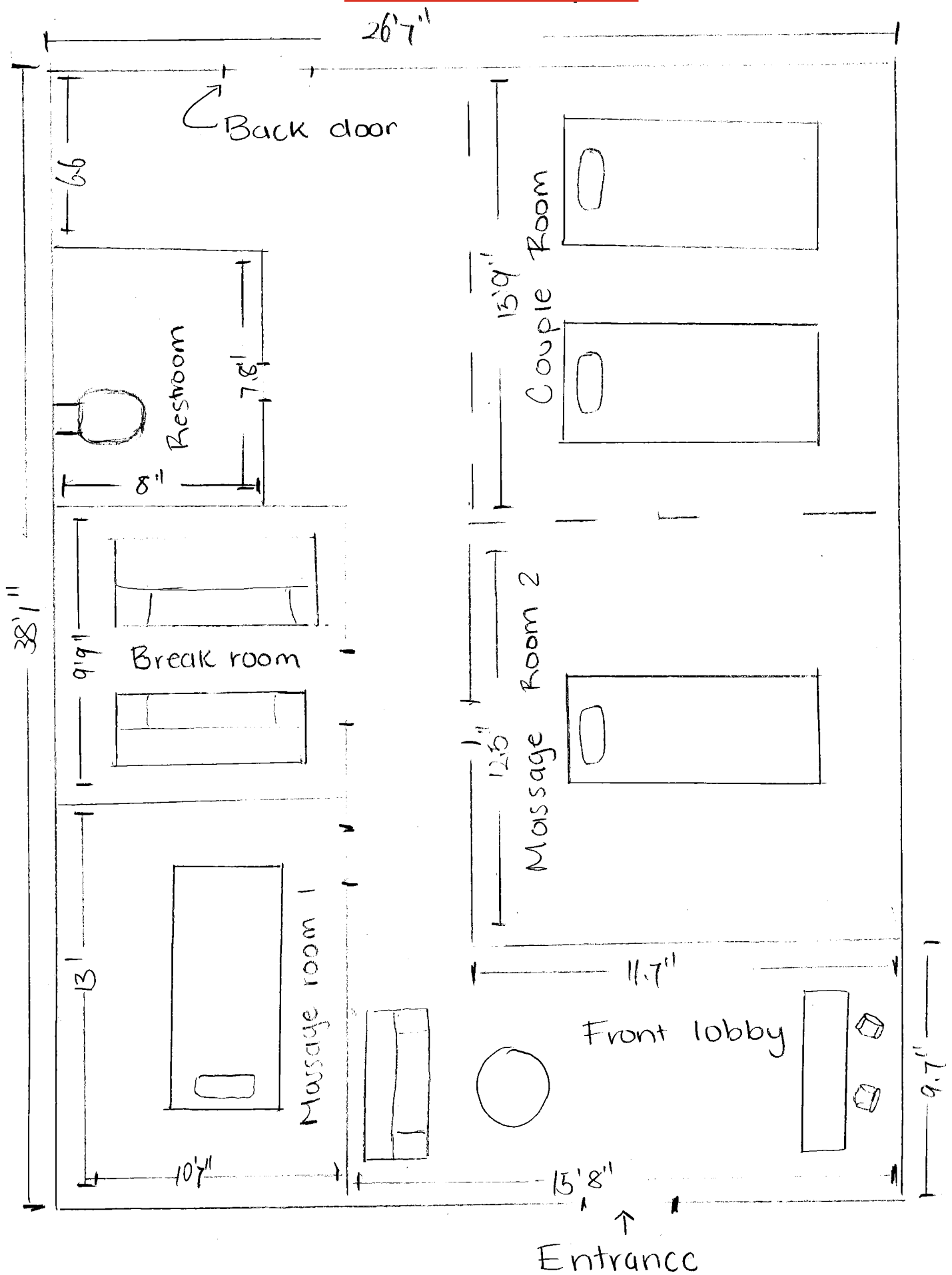




Intended floor plan (to add rooms)



# Intended floor plan



## List of services to be provided

Body massage

Foot Massage

Combo = Body + Foot

Head Massage

Extra Choices

choice: Swedish, Deep tissue, Sport and stretch

FREE: Hot stone, sea salt

## Examples of Design Concepts



















FROM PAGE 1B

# ENGEL

erful people keep hope that men like Texas Sen. Ted Cruz, and Texas Tech booster Cody Campbell and a few others will come up with federal legislation to ostensibly preserve what’s already intact.

Other than some changes to the college football playoff, don’t expect anything major to be announced soon, but the tension throughout major sports should be measured with a seismometer.

### D.C. VERSUS THE SEC AND BIG 10

The last development that either the SEC or Big 10 wants is any “help” from politicians, even if NCAA president Charlie Baker has openly welcomed any assistance to his besieged organization that currently thrives at losing in court.

President Donald Trump had said there were plans for a college sports commission, which reportedly was going to include former Alabama coach Nick Saban, Campbell, Cruz and former Texas Tech coach and current Alabama Sen. Tommy Tuberville. The hope was for federal legislation that would supersede the more than 30 individual state laws that have made governance in college sports nearly impossible.

There is some thought that this ambition is dead, while others insist it’s moving forward.

The Big 10 and SEC want no part of it. Those organizations want to police themselves, and have gone so far as to have a meeting earlier this year to lay down the rules to the NCAA at how that

organization will govern those two top leagues.

It’s the equivalent of Pablo Escobar building a jail and telling the Colombian government that he would come and go as he pleased while he was “incarcerated.”

Every other party in college sports wants help against these two bodies to have a decent shot at continuing to play, to win, and to remain employed.

The hope among legislators is to draft something that will allow student athletes to make money through NIL, re-structure a transfer portal that has made following college sports more difficult than learning ancient Greek, and to create a scenario where they can grow revenues. All the while acknowledging this must be done within the narrow confines of allowing the biggest brands in the sport to remain just that.

Campbell has gone on record, in the Fort Worth Star-Telegram, is it his

desire to preserve women’s sports, and to keep as many opportunities as possible for young people through college athletic scholarships.

There is genuine desire to get out of the model that currently has teams flying all over the country, at great cost, to play conference games that have no appeal beyond a league being present in every time zone for broadcast partners.

The reality is passing any type of legislation will take forever, even if it has the support of the White House.

### LIVING IN THE SEC AND BIG 10'S WORLD

Schools in the Big 12 and ACC operate with the fear/understanding that the “super conference” is inevitable, and it’s a question of whether they make the cut down to 40 or so universities that will be in the highest tier of college sports. This sort of development has been dis-

cussed for decades, and it does not mean it will happen. Does not mean it won’t. It just feels closer than any other time.

The consequences to this cut line would be catastrophic to the universities not included, which could lead to congressional hearings, lawsuits, etc. Sankey and Petitti want no part of the sitting in front of motivated Senators and members of congress who are looking to create a viral video clip of a politician gelding a rich old white guy.

Congressman Brendan Boyle (D Penn.) wrote on Twitter this morning, “Let me state this as clearly as I can: the @bigten and @sec should be very, very careful about some of the decisions they are about to make.

Because they appear hell-bent on ruining major college football. I think they need congressional hearings into their collusion.” He’s a Democrat, which in this current landscape won’t help, but there is

momentum in D.C. to act.

Add all of this up, and it’s a reason why Sankey has privately expressed to college officials that he wants the Big 12 and ACC to be a part of their special club.

What this comes down to is, of course, cash and who gets more of it. The SEC and Big 10, which have grabbed the biggest brands in college sports, want the vast majority of it while dismissing the rest, but Notre Dame, with a, “Be glad we let you lose to us.”

Nothing has officially happened yet, but the tension is disturbing with the consequences potentially devastating.

Mac Engel: 817-390-7760, MacEngelProf

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## Legals

LEGAL NOTICE

A PUBLIC HEARING HAS BEEN SCHEDULED BY THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF HURST, TEXAS FOR MONDAY, JUNE 09, 2025, AT 6:30 PM IN THE HURST CITY HALL, LOCATED AT 1505 PRECINCT LINE ROAD FOR THE FOLLOWING DESCRIBED PROPERTY:  
2233 Farrington Ln  
Block 19 Lot 3  
Valentine Oaks Addition  
I. ZBA-2025-00001 is a variance request, by the property owner, regarding property located at 2233 Farrington Ln, Hurst, TX 76054 and legally described as Lot 3, Block 19 of the Mayfair North Addition, to the City Ordinance regarding placing a structure within the side and rear building setbacks.  
IPL0235070  
May 28 2025

CITY OF FORT WORTH

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

Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities> and will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Mezzanine Floor, Room MZ10, Fort Worth TX 76102, unless otherwise specified.

ITB 25-0133 CONSTRUCTION AGGREGATES  
OPENS 05/29/2025

RFP 25-0136 SCRAP METAL COLLECTION AND SALES  
OPENS 5/29/2025

RFP 25-0141 DEVELOPMENT PROCESS SOFTWARE SOLUTION  
OPENS 06/12/2025

RFP 25-0144 EMPLOYEE ASSISTANCE PROGRAM  
OPENS 06/12/2025

ITB 25-0150 DEODORIZING DISPENSER SERVICES  
OPENS 06/26/2025

RFP 25-0151 GLOBAL CUSTODY SERVICES AND SECURITIES LENDING  
OPENS 06/26/25

Unless otherwise noted, specifications may be obtained online at: <https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities>  
**Please place ads online to legal-notice.org**  
IPL0235306  
May 28 2025

NEED TO FIND NEW HOMES FOR FIDO'S NEW PUPPIES?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

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 10, 2025 to consider a request for a specific use permit (SUP) to allow a massage therapy establishment on the property located on 730 S. Saginaw Blvd, Saginaw, Texas 76179. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 17, 2025 to consider the above-mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

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

Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager, 817- 230-0440.  
IPL0235560  
May 28 2025

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF SAGINAW, TEXAS

NOTICE IS HEREBY GIVEN that the City Council of the City of Saginaw, Texas, at its meeting to commence at 6:00 PM, on July 15, 2025, at its regular meeting place at the City Hall Council Chambers, 333 West McLeroy Boulevard, Saginaw, Texas, tentatively proposes to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$5,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$78,530,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$109,409,789; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$5,000,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$7,581,875; (v) the maximum interest rate for the certificates of obligation to be authorized may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation to be authorized is February 1, 2054.

CITY OF SAGINAW, TEXAS  
TODD FLIPPO, MAYOR  
IPL0235551  
May 28, Jun 4 2025

STORAGE UNIT RUNNING OUT OF SPACE?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

NOTICE TO BIDDERS

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 500 E. Border Street, 7th Floor, Arlington, Texas 76010 until 2:00 p.m. on the 26th of June 2025 for:  
RFP: 25-0267  
Request for Proposals for an Annual Requirements Contract for Elevator Maintenance, Repairs, and Annual Inspections  
PRE-PROPOSAL MEETING:  
June 2, 2025, at 10:00AM  
717 W. Main St  
Arlington, Texas 76013  
Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at <https://arlington-bxionwave.net/Login.aspx>, or by contacting the office of the Purchasing Manager, Chase Bank Business Office, 500 E. Border Street, 7th Floor, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.  
S/s Jim Ross  
Mayor  
S/s Alex Busken  
City Secretary  
IPL0234440  
May 21, 28 2025

MANSFIELD LOG CABIN RELOCATION & RESTORATION

City of Mansfield - Parks and Recreation

BID NUMBER - 2025-23-01-06

The City of Mansfield, Texas (Owner) will accept sealed bids for **MANSFIELD LOG CABIN RELOCATION & RESTORATION (historic cabin deconstruction, relocation, and restoration)** in accordance with the plans and specifications as prepared by Architexas, Dallas, Texas.

The Owner will receive sealed bids at **City of Mansfield, City Secretary's Office, 1200 E. Broad St, Mansfield, Texas 76063, Attn: City Secretary until Thursday, June 12, 2025, at 3:00 pm** at which time the bids will be publicly opened and read aloud. Late bids will not be accepted.

Plans and Contract Documents **shall** be downloaded or viewed free of charge by registering at **www.CivcastUSA.com**. It is the downloader's responsibility to determine that a complete set of documents, as defined in the Instructions to Bidders, are received. This web site will be updated with addenda, plan holders, or bid tabulations, additional reports, or other information relevant to bidding the Project.

Plans and Contract Documents may also be examined without charge at City of Mansfield, Park Administration Office, 1164 Matlock Road, Mansfield, Texas 76063. Advertisement and bid information for the Project can also be found at **www.mansfieldtexas.gov/bids.aspx**.

A Pre-Bid Conference will be held on **June 5, 2025, at 2:00 pm** in the Community Room located at the Shelly Lanners Parks Administrative Offices at 1164 Matlock Road, Mansfield Texas 76063.

A Cashier's Check or an acceptable Bidder's Bond, payable to the City of Mansfield, Texas, in the amount of not less than 5% of the bid amount, as well as a completed Conflict of Interest Questionnaire as required by state law, must accompany the bid. The bid checklist must also accompany the bid.

The successful Bidder will be required to provide performance, payment, and maintenance bonds and insurance as detailed in the Contract Documents.

Bid Proposal must be submitted on the forms bound within the Bidding Documents. No bid may be withdrawn until the expiration of 45 days from the date bids are opened. The right to accept any bid, or to reject any or all bids and to waive any or all informalities is hereby reserved by the Owner.

Questions regarding this invitation to bid should be directed to Garrett Smith, Park Project Manager I at (817) 728-3393 or [garrett.smith@mansfieldtexas.gov](mailto:garrett.smith@mansfieldtexas.gov).  
IPL0235540  
May 28, Jun 4 2025

BARGAIN HUNTER?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

CITY OF GRAND PRAIRIE LEGAL NOTICE

You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie:

CPA-25-05-0007 - Comprehensive Plan Amendment - Single Family Attached (City Council District 1), Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Medium Density Residential. Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

ZON-25-04-0012 - Zoning Change - Single Family Attached Zoning (City Council District 1). Zoning Change from Single Family Six (SF-6) to Single Family Attached (SF-A). Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

TAM-25-05-0002 - Text Amendment - Article 4, Section 16: Lodging Facilities. An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

ZON-25-04-0014 - Zoning Change/Concept Plan - 826 Forest Oaks (City Council District 2). Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr

CPA-25-05-0010 - Comprehensive Plan Amendment - Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20

ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20

ZON-25-04-0016 - Zoning Change/Concept Plan - Residences 3000 Bardin (City Council District 4). Amendment to PD-140 to add Multi-Family as an allowable use and establish the dimensional standards for MF-3 development. Lot A1A, Block 3 Sheffield Village Phase 4, 5&6 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District, and addressed as 3000 W Bardin Rd

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on June 9, 2025, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on July 15, 2025, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.  
IPL0235566  
May 28, Jun 8 2025

SECTION 00 11 13 INVITATION TO BIDDERS

RECEIPT OF BIDS

**Electronic bids for the construction of WATER AND SEWER PLACEMENTS CONTRACT, 2022 WSM-G, City Project No.: 104491 ("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 R.M. CST, Thursday, JUNE 26, 2025.**

**Bids will then be opened publicly and read aloud beginning at 2:00 PM CST at New City Hall, 100 Fort Worth Trail, Fort Worth, Texas on the Mezzanine of New City Hall (NCH); Room MZ10 -12.**

Bidders shall also e-mail the completed Business Equity forms to the City Project Manager no later than 1:30 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.

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](mailto: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://go-bonfire.com))

GENERAL DESCRIPTION OF WORK

The major work will consist of the (approximate) following:  
3,246 LF - 24" DIP Water Line by Open Cut  
2,687 LF - 12" PVC Water Line by Open Cut  
12,772 LF - 8" PVC Water Line by Open Cut  
5 EA - 24" Gate Valve w/ Vault  
5 EA - 12" Gate Valve  
3 EA - 10" Gate Valve  
48 EA - 8" Gate Valve  
242 EA - Water Service  
38,194 SY - 11" Pavement Pulverization  
19,090 SY - 2" Surface Milling  
1,163 LF - 8" HDPE Pipe Enlargement  
4,035 LF - 8" PVC Sewer Pipe by Open Cut  
620 LF - 8" DIP Sewer Pipe by Open Cut  
15 EA - 4" Sewer Manhole  
3 EA - 4" Sewer Drop Manhole  
151 EA - 4" Sewer Service

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

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

**EXPRESSION OF INTEREST**  
To ensure potential bidders are kept up to date 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:** Monday, June 16, 2025  
**TIME:** 10:00 AM  
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

**CITY'S RIGHT TO ACCEPT OR REJECT BIDS**  
City reserves the right to waive irregularities and to accept or reject any or all bids.

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

**ADVERTISEMENT DATES**  
MAY 28, 2025  
JUNE 4, 2025

IPL0235493  
May 28, Jun 4 2025

END OF SECTION





205 Brenda Lane  
P. O. Box 79070  
Saginaw, Texas 76179  
817-230-0440  
[www.saginawtx.org/pz](http://www.saginawtx.org/pz)

## Notice of Public Hearing

RE: Consideration of a Request for a Specific Use Permit (SUP) to Allow a Massage Therapy Establishment on the Property Located at 730 S. Saginaw Boulevard, Saginaw, Texas 76179.

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Dear Property Owner:

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

**Applicant Name:** Yuxia Zhang

**Application Address:** 730 S. Saginaw Boulevard, Saginaw, TX 76179

**Application Type:** Specific Use Permit (*SUP*) to Allow a Massage Therapy Establishment at this Address

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 10, 2025 at 6:00 p.m.

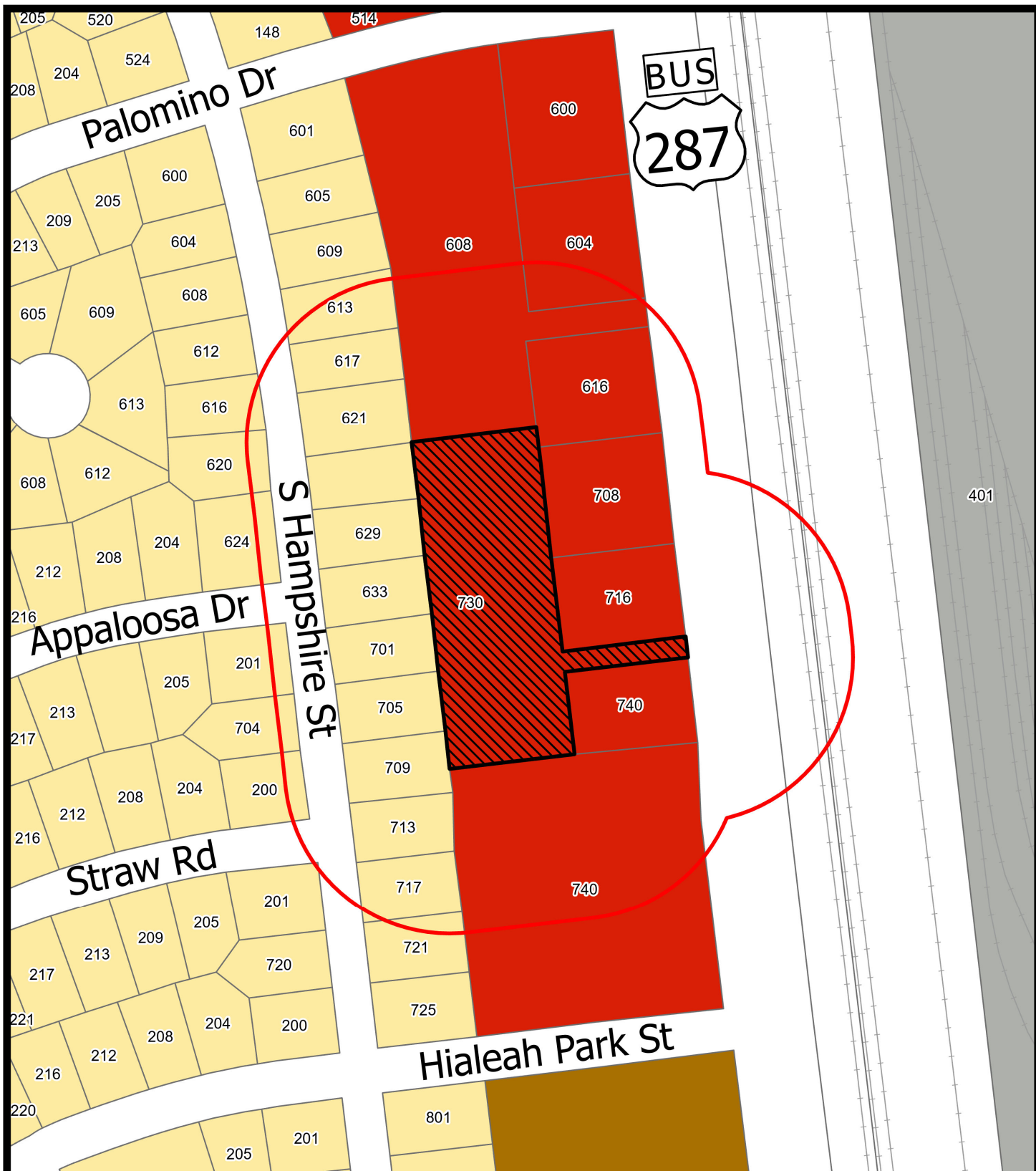
**City Council Meeting:** June 17, 2025 at 6:00 p.m.

**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 817-230-0440/0550 or e-mail us at [pz@saginawtx.org](mailto:pz@saginawtx.org).

Sincerely,

City of Saginaw Planning & Zoning Division



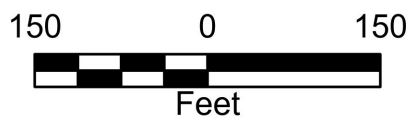
### Legend

-  200ft Buffer
-  Property of Interest

**730 S Saginaw Blvd.**  
**Specific Use Permit**  
**200 ft Property Owner**  
**Notification**



City of Saginaw





## Reply Form

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

**E-Mail:**

[pz@saginawtx.org](mailto: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:** Yuxia Zhang

**Application Address:** 730 S. Saginaw Boulevard, Saginaw, TX 76179

**Application Type:** Specific Use Permit (*SUP*) to Allow a Massage Therapy Establishment at this Address

**Planning and Zoning Commission Meeting:** June 10, 2025 at 6:00 p.m.

**City Council Meeting:** June 17, 2025 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:** \_\_\_\_\_

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City of  
**Saginaw**  
Planning and Zoning

## Reply Form

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

**E-Mail:**

[pz@saginawtx.org](mailto: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:** Yuxia Zhang

**Application Address:** 730 S. Saginaw Boulevard, Saginaw, TX 76179

**Application Type:** Specific Use Permit (SUP) to Allow a Massage Therapy Establishment at this Address

**Planning and Zoning Commission Meeting:** June 10, 2025 at 6:00 p.m.

**City Council Meeting:** June 17, 2025 at 6:00 p.m.

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

**Response Details:**

**Name:** Charlotte Hill

**Address:** Right behind my

**Phone Number:** back fence!

☐ In Favor

☒ Opposed

**Reasoning:** \_\_\_\_\_

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# Planning & Zoning Commission Meeting

**SAGINAW**  
TEXAS

Date: June 10/25

## Sign-In Sheet

| Name (Print Only)       |      |
|-------------------------|------|
| 1.) <u>Jon Julien</u>   | 15.) |
| 2.) <u>Aaron Tapper</u> | 16.) |
| 3.)                     | 17.) |
| 4.)                     | 18.) |
| 5.)                     | 19.) |
| 6.)                     | 20.) |
| 7.)                     | 21.) |
| 8.)                     | 22.) |
| 9.)                     | 23.) |
| 10.)                    | 24.) |
| 11.)                    | 25.) |
| 12.)                    | 26.) |
| 13.)                    | 27.) |
| 14.)                    | 28.) |



CITY OF SAGINAW  
PLANNING AND ZONING COMMISSION  
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. **PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.**

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.
2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

Date: 6-10-2025  
Item Number: 2.A. Do you wish to speak FOR or AGAINST the item? \_\_\_\_\_  
Subject: Consideration & Action for a specific Use Permit to Allow a Massage  
therapy establishment @ 780 S. Saginaw Blvd  
Name: Yuxia Zhang / Januam Isai  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_



CITY OF SAGINAW  
PLANNING AND ZONING COMMISSION  
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. **PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.**

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.
2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

Date: 6-10-25  
Item Number: 2.A. Do you wish to speak FOR or AGAINST the item? for  
Subject: Specific Use Permit for Massage  
Name: Aaron Tapper  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_



CITY OF SAGINAW  
PLANNING AND ZONING COMMISSION  
AUDIENCE PARTICIPATION FORM

In an effort to maintain order, the following policy has been adopted for anyone wishing to speak during an item listed on the agenda. **PLEASE NOTE: PRESENTATIONS/COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON.**

1. Complete the information at the bottom of this form and give the form to the Public Works Director. The form will be given to the Chairman and he will call on you during the item.

2. When the Chairman calls you to speak, you will need to speak from the podium. Before you begin your remarks, state your name and address for the official record.

Date: 6/10/25

Item Number: 2A Do you wish to speak *FOR* or *AGAINST* the item? \_\_\_\_\_

Subject: Massage Therapy Establishment

Name: Nancy Young

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

## **ORDINANCE NO. 2025-10**

**AN ORDINANCE AMENDING ORDINANCE NO. 2025-10, AS AMENDED, THE ZONING REGULATIONS OF THE CITY OF SAGINAW, TEXAS, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A MASSAGE THERAPY ESTABLISHMENT AT, RANCHO NORTH ADDITION Block 16 Lot 7, LOCALLY KNOWN AS 730 SOUTH SAGINAW BOULEVARD IN SAGINAW, TEXAS; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 ("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 heretofore adopted Ordinance No. 2025-10, 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 tenant of the property located at 730 South Saginaw Boulevard, Saginaw, Texas, has filed an application for a Specific Use Permit to allow the operation of a massage therapy establishment.

**WHEREAS**, the Planning and Zoning Commission of the City of Saginaw, Texas held a public hearing on June 10, 2025, and the City Council of the City of Saginaw, Texas, held a public hearing on June 17, 2025, 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. 2025-10, Appendix A of the 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: Yuxia Zhang

Property Address: 730 South Saginaw Boulevard, Saginaw, Texas 76179

Legal Description: Rancho North Addition Block 16 Lot 7

Zoning Change: The property shall remain located in the Community Commercial (CC) Zoning District, and a Specific Use Permit to allow the operation of a massage therapy establishment 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 a comprehensive plan for the purpose of promoting the health, safety, morals and general

welfare of the community.

### **SECTION 3.**

The official map of the City of Saginaw 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 of Saginaw.

### **SECTION 5.**

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

### **SECTION 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 Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

## **SECTION 8.**

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2025-10, 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 of Saginaw is hereby directed to publish in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Texas Local Government Code.

## **SECTION 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 17<sup>th</sup> DAY OF JUNE 2025.**

\_\_\_\_\_  
MAYOR, TODD FLIPPO

ATTEST:

\_\_\_\_\_  
CITY SECRETARY, VICKY VEGA

EFFECTIVE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY, BRYN MEREDITH



**\*\* 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

June 10, 2025, 6:16 PM - June 10, 2025, 7:39 PM

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

- Vice-Chairman, No. 2, Benjamin Guttery
- Member, Place No. 3, Philip Allen
- Member, Place No. 4, Malinda Julien
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- PW Admin. Coordinator/Luisa Pina
- Deputy Building Official, Chris Dyer
- City Attorney, Bessie Bronstein

### **Absent at the Meeting:**

- Member, Place No. 1, David Kraus
- Chairman, Place No. 5, Jason LaBruyere
- Member, First Alternate, Vivian Anderson
- Member, Second Alternate, Val Visas

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

- Aaron Tapper
- Nancy Young
- January Tsai

## **1. Call to Order**

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### **1.A. Roll Call to Establish Quorum**

Vice-Chairman Guttery called the meeting to order at 6:16 P.M. The quorum will consist of Vice-Chairman Guttery, and Members Allen and Julien.

### **1.B. Audience Participation**

Vice-Chairman Guttery explained the protocol for audience participation.

### **1.C. Consideration and Action Regarding Approval of Minutes**

The minutes of the Regular Called Meeting on April 8, 2025, were presented for approval. A motion was made by Member Julien to approve the minutes as presented with a second by Member Allen. Motion carried unanimously.

## 2. Public Hearings

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### 2.A. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Massage Therapy Establishment at 730 S. Saginaw Blvd

Luisa Pina, Public Works Administrative Coordinator, briefed the Commission on a request for a Specific Use Permit to allow a massage therapy establishment at 730 S. Saginaw Boulevard. She provided an overview of the packet, which included the redacted application, published notices, site plans, and reference photos of the proposed business.

Vice-Chairman Guttery opened the Public Hearing at 6:18 P.M.

The applicant, Yuxia Zhang, along with her interpreter, January Tsai, addressed the Commission. Through her interpreter, Ms. Zhang stated that the proposed establishment would focus on therapeutic massage treatments, specifically targeting the back and neck areas, and noted that she has 16 years of experience in the industry. Vice-Chairman Guttery asked whether the business would receive clients through medical referrals or operate on a walk-in and appointment basis. The applicant stated that the focus would be on therapeutic and maintenance services. Initially, she would be the sole provider, with plans to hire additional therapists in the future as the floor plan includes a couple's massage room. Ms. Zhang clarified that there were no plans to expand services beyond massage therapy. Member Allen asked whether Ms. Zhang had owned a massage therapy establishment before and about the intended hours of operation. She explained that she had previously owned a massage therapy business in Korea and has continued working in the industry in the United States. The proposed hours of operation are 10:00 a.m. to 8:30 p.m., Monday through Saturday, and 11:00 a.m. to 7:00 p.m. on Sundays. City Attorney Bessie Bronstein requested clarification on one of the responses in the application regarding whether the benefits of the proposed use would outweigh any potential loss or damage to the city. The applicant had initially answered "No," but after further explanation and interpretation, corrected the response to "Yes," confirming that she believes the establishment would benefit the city by providing valuable therapeutic services.

Vice-Chairman Guttery also inquired about signage regulations. Attorney Bronstein clarified that the City's restrictions on signage are limited to prohibiting obscene content.

The following reply form was presented to be on the record:

- Charlotte Hill, in opposition to the item stated, "Right behind my back fence!"

Audience participation consisted of the following individuals:

- Aaron Tapper
- Nancy Young
- January Tsai

Aaron Tapper addressed the Commission first, stating that he was in favor of the request. He explained that he is the leasing agent for the property and assured the Commission that the property management company would not allow any business that could be detrimental to their property. He further noted that the applicant is a licensed massage therapist. Nancy Young expressed concern regarding the nature of the services to be provided, noting that the term “massage” often raises questions about the type of clientele an establishment might attract. City Attorney Bronstein addressed the concern, explaining that the City has authority under Chapter 54 of the Texas Local Government Code to work with the District Attorney’s Office to prosecute any illicit activity should it occur. She also noted that the massage therapy industry is now subject to stricter regulations through the Texas Department of Licensing and Regulation, which has comprehensive guidelines for obtaining and maintaining licensure.

The applicant addressed the Commission one final time, reaffirming her qualifications. She emphasized her 16 years of professional experience in massage therapy, noting that she has received positive feedback from past customers who credit her with helping relieve chronic neck and back pain, among other issues. She also confirmed that she is currently licensed to practice massage therapy in the State of Texas.

Vice-Chairman Guttery closed the Public Hearing at 6:47 P.M.

A motion was made by Member Julien with a second by Member Allen to recommend approval to the City Council for a request of a specific use permit to allow a massage therapy establishment on the property located at 730 S. Saginaw Boulevard. Motion carried unanimously.

## 2.B. Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports

Asst. Director Victor introduced the item and provided background information to the Commission. She stated that in 2022, carport permits were transitioned to a new process which required a specific use permit to be obtained in addition to a carport permit. She explained that the purpose of this new process was to help regulate carport aesthetics while expanding eligibility to residents beyond the original carport overlay district to apply if desired, which previously was the only area permitted to apply for a carport. Since implementation, a variety of implications have been observed and challenged by residents and staff which have led staff to propose an amendment to the carport permitting process.

Mrs. Victor explained that the proposal before the Commission recommends the withdraw of requiring a specific use permit for residentially zoned properties and returning the carport permitting process to the jurisdiction of the Building Division. Additionally, the proposed amendment outlines clearer construction standards for carport permits, as previous language was more ambiguous.

She stated that the reason the item was being presented for modification was that they have received many ill sentiments from residents about the extraneous process as well as having their team also experience some challenges implementing the process. Specifically, since 2022 the Planning and Zoning Division and Building Division have received several inquiries regarding carports but have only received a hand-full of applications. Staff has found that the reasoning behind this was due to the fact that many of the inquiries were appalled at the extraneous process to obtain a carport permit that many times residents implied that they would build their structures without going through the city or they did not think it was worth it. Additionally, several residents have shared their concern with have two separate fees associated with each application. On top of the city fees, residents have to hire their contractor to attend their corresponding public hearings and apply for the carport permit through two separate entities which leads to additional fees on their end. From the City's perspective, the carport fee for the specific use permit is not enough to cover notices, staff time, and other elements of the specific use permit process. The \$375 SUP fee, for example, does not fully cover the cost of the required newspaper notice, which averages \$415 depending on length and publication date. Furthermore, it does not account for engineering services for obtaining a 200 ft. radius, mail outs for property owners, nor staff time for producing the various required items for an SUP. Staff believes that modifying requirements may alleviate some of the frustration from residents and the financial losses of the process. Mrs. Victor opened the floor for any questions the Commission had. City Attorney Bronstein further explained the proposal of the item.

Vice-Chairman Guttery opened the public hearing at 6:54 P.M. There was no audience participation. Vice-Chairman Guttery closed the public hearing at 6:54 P.M.

The Commission had several questions regarding the proposed changes and City Attorney Bronstein, Asst. Director Victor, and Deputy Building Official Dyer answered their questions. Some the questions the members had were regarding applications specifics, previous carport overlay district, and consistency with aesthetics, the procedural voting process.

Vice-Chairman Guttery inquired about why the carport overlay district was only in a set geographical area and the history behind it. Mr. Dyer explained that although he was not present at the time of its adoption, he believed it was related to the transition from country roads to city streets in combination with the increasing prevalence of newer homes having attached garages.



Vice-Chairman Guttery and Member Allen inquired about the procedural voting process regarding their recommendation. Mrs. Bronstein stated that if the Commission were to recommend approval of the item, then City Council will only need a majority to approve it. Conversely, if the Commission recommended denial, the City Council would need a supermajority vote to override the denial.

Overall the Commission was divided on their stance on this item. Member Julien shared that she was confident that the Building Division would be able to ensure that all carports would maintain the integrity of an adequate build out having experienced their inspection process herself. She stated that staff was very capable of ensuring that all requirements are met to the city's standards. Vice-Chairman Guttery acknowledged that while the permitting process was not the most efficient and he understood why applicants believed it to be extraneous, he also believed that language of the carport requirements needed to be stronger and more defined to prevent a carport from not blending in within its enclave. Member Allen was also concerned that removing the SUP requirement would allow some permits from not having the additional element of review from the Planning and Zoning Commission and City Council opening up the possibility of non-aesthetically compatible carports. Both Vice-Chairman Guttery and Member Allen believed that the language needed stronger and more defined language.

Member Julien made a motion to recommend approval of amending the Zoning Ordinance regarding the regulation of carports as presented. There was no second causing the motion to fail and withdrawn. After further discussion regarding motion requirements and options, Vice-Chairman Guttery made a motion to deny amending the Zoning Ordinance regarding the regulation of carports as presented with a second from Member Allen. Motion passed 2-1 with Member Julien not in favor.

**3. Business**

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**4. Staff Report**

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**4.A. Project Updates for May 2025**

Planning Manager, Susy Victor-Trevino presented updates on city improvement projects for the month of May.

**5. Executive Session**

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Item bypassed.

**6. Adjournment**

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A motion was made by Vice-Chairman Guttery with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

Vice-Chairman Guttery declared the meeting of June 10, 2025, closed at 7:39 P.M.

APPROVED:

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Chairman

ATTEST:

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Susy Victor-Trevino,

Assist. Director of Economic Development/Recording Secretary



City Council Memorandum

**B. Consideration and Action Regarding Amending the Zoning Ordinance of the City of Saginaw, Texas, Pertaining to the Regulation of Carports--Doug Spears, Fire Chief**

| Meeting                         | Agenda Group              |
|---------------------------------|---------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Public Hearings Item: 4B. |
| Reference File                  |                           |
|                                 |                           |
| Community Goals                 |                           |

**Background/Discussion:**

On October 18, 2022 the city's zoning ordinance was amended to allow residential carports in all areas of the city through approval of a specific use permit (*SUP*), unless otherwise prohibited by HOA covenants. Prior to this amendment, carports were only allowed in specifically defined geographic areas designated within the Carport Overlay District. The intent of the SUP process was to ensure that all proposed carports were compatible in design and materials in relation to the primary residential structure and characteristics of the surrounding neighborhood. The review was conducted by staff, the Planning and Zoning Commission, and City Council.

Under the current process, applicants must pay a non-refundable \$375 SUP application fee, in addition to fees required by the Building Department. Furthermore, applicants must submit two applications to staff, increasing both staff workload and applicant costs.

Since the zoning ordinance was amended, there have been approximately 3-4 carports that have been approved through the SUP process that would have otherwise been prohibited.

On May 6, 2025, this item was presented to City Council for their consideration. Based on their discussion and feedback, City Council recommends the amendment of the current zoning ordinance to allow carports to go through the standard process of any other construction or improvement project through the Building Department. If this change were applied, carports would no longer have to go through the SUP process and be reviewed by the Planning and Zoning Commission or City Council. Instead, these would have to follow a provided list of required approved materials and guidelines of design.

**Recommendation:**

N/A

**Attachments**

[Ordinance 2022-08 Amending Carport Regulations.pdf](#)

[Proposed Ordinance Amending Permitted Use Table and Carport regulations.pdf](#)

[Zoning Ordinance Amendment Hearing \(newspaper notice\).pdf](#)

[PZ Minutes \(06.10.25\).pdf](#)

## Current Ordinance

### ORDINANCE NO. 2022-08

**AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A - ZONING OF THE SAGINAW CITY CODE, TO AMEND REGULATIONS GOVERNING THE PLACEMENT OF CARPORTS WITHIN THE CITY; PROVIDING A DEFINITION OF CARPORT; PROVIDING FOR STANDARDS GOVERNING INSTALLATION AND DESIGN; PROVIDING FOR ADDITIONAL REGULATIONS GOVERNING CARPORTS LOCATED WITHIN LI AND HI ZONING DISTRICTS; REPEALING THE CARPORT OVERLAY DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the City Council has previously adopted regulations governing the location, installation and design of carports within the City; and

**WHEREAS**, the City Council now deems it in the best interest of the public health, safety, morals and general welfare of the City to amend said regulations; and

**WHEREAS**, public hearings were held in accordance with the requirements of the Local Government Code after proper notice of these hearings was given in accordance with said Code.

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



## **SECTION 1.**

Section 5-1. "Permitted use table" of Article 5 "Permitted Uses" of Appendix A-Zoning of the Saginaw City Code is hereby amended by amending the Accessory Use "Carport, Residential," to read as follows:

| ACCESSORY USES |             |             |             |             |             |        |        |        |             |             | Land Use Designation    | Nonresidential |        |        |        |        |        | Supplemental Conditions |
|----------------|-------------|-------------|-------------|-------------|-------------|--------|--------|--------|-------------|-------------|-------------------------|----------------|--------|--------|--------|--------|--------|-------------------------|
| A<br>G         | S<br>F<br>1 | S<br>F<br>2 | S<br>F<br>3 | S<br>F<br>4 | S<br>F<br>A | D<br>X | Z<br>L | M<br>H | M<br>F<br>1 | M<br>F<br>2 |                         | O<br>P         | N<br>C | C<br>C | C<br>F | L<br>I | H<br>I |                         |
| S              | S           | S           | S           | S           | S           | S      | S      | S      | P           | P           | Carport,<br>Residential |                |        |        | P      | P      | P      | 21                      |

## **SECTION 2.**

Section 5-2. "Special conditions for listed uses." of Article 5 "Permitted Uses" of Appendix A "Zoning" of the Saginaw City Code is hereby amended, by amending Special Condition "21" to read as follows:

"21. Must comply with regulations provided in Section 8-6.D., Carport."

## **SECTION 3.**

Section 12-2. "Definitions" of Article 12 "Definitions" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by adding a definition for carports, inserted alphabetically to read as follows:

"*Carport.* A structure which is allowed between the property line and the required front build line, is unenclosed by any coverings on at least three sides, and is an integral portion of the primary structure, constructed for the purpose of providing covering for the off-street parking of private vehicles."

## **SECTION 4.**

Section 8-6. "Miscellaneous requirements." of Article 8 "Supplemental District Regulations" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by adding subsection D. to read as follows:

"D. *Carports.* All carports constructed prior to the repeal of the carport overlay district, and which comply with other applicable provisions of the city code, are considered lawfully existing uses. All carports constructed on or after the effective date of this Ordinance shall comply with the regulations set forth in this subsection, other regulations contained in appendix A of this Code, and other applicable provisions of the city code.

1. Installation and design. The installation and design of carports shall meet the

following standards:

- a. No more than one carport shall be permitted per residential lot, unless otherwise approved by city council.
- b. No carport may exceed more than 600 square feet in roofed area.
- c. No carport may exceed more than ten feet in clear opening height for any open sided area.
- d. Carports shall maintain the required side yard setback from the property lines according to the applicable zoning district or approved development agreement.
- e. The front setback for carports shall be a minimum of ten feet from the back of the curb, but in no case shall any portion of the carport project beyond the property line.

**f.** Construction must be compatible in both design and materials with the primary structure and shall meet the requirements of the city building code as adopted by the city. However, the city council may modify construction design and material requirements when reviewing a specific use permit application and may impose different conditions for construction design and materials in approving any specific use permit.

- 2. Carports within property zoned LI or HI. All carports located within property zoned LI or HI shall be subject to the additional following regulations:
  - a. No carports may be constructed over the building line on property abutting any one of the following roadways: Saginaw Boulevard (Business 287/81), Blue Mound Road (FM 156), McLeroy Boulevard, and Bailey Boswell Road.
  - b. The maximum depth of a carport shall be 20 feet.
  - c. The maximum width of carport shall not exceed maximum width of the primary building on the property.
  - d. No carport shall extend or overhang into any public right-of-way or easement.
  - e. All carports shall be engineered by a professional engineer who is licensed by the State of Texas.
  - f. No wood construction, corrugated barn tin, corrugated fiberglass or similar construction is permitted.

- g. Shade structures are permitted, provided they are designed in accordance with subsections e and f, above.
  - h. Any application permit for a carport under this section must also be approved by the city's fire department.
3. Fees. All permits and fees relating to development shall be subject to the requirements as established by the city."

### **SECTION 3.**

Section 7-2. "Carport overlay district" of Article 7 "Special Districts" of Appendix A-"Zoning" of the Saginaw City Code, is hereby deleted in its entirety.

### **SECTION 4.**

This ordinance shall be cumulative of all other ordinances of the City of Saginaw 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 5.**

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 6.**

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

### **SECTION 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 Two Thousand Dollars (\$2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

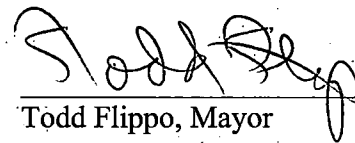
**SECTION 8.**

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

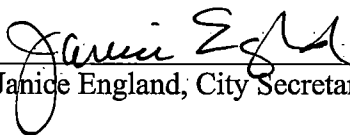
**SECTION 9.**

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 18<sup>th</sup> day of October, 2022.

  
Todd Flippo, Mayor

ATTEST:

  
Janice England, City Secretary



APPROVED AS TO FORM AND LEGALITY:

  
Bryn Meredith, City Attorney



# Proposed Ordinance Amendments

## ORDINANCE NO. 2025-09

**AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A, “ZONING,” OF THE SAGINAW CITY CODE TO AMEND SECTION 5-1, “PERMITTED USE TABLE” OF ARTICLE 5, “PERMITTED USES,” AND SUBSECTION D OF SECTION 8-6, “MISCELLANEOUS REQUIREMENTS,” OF ARTICLE 8, “SUPPLEMENTAL DISTRICT REGULATIONS,” TO AMEND MISCELLANEOUS REQUIREMENTS FOR CARPORTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council has previously adopted an ordinance amending the carport regulations of the municipality; and

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

**WHEREAS**, public hearings in accordance with the requirements of the Local Government Code were held after proper notice of these hearings was given in accordance with said Code; and

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

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

### **SECTION 1.**

Section 5-1, “Permitted use table,” of Article 5, “Permitted Uses,” of Appendix A, “Zoning,” of the Saginaw City Code is hereby amended by amending the Accessory Uses section of the City of Saginaw Land Use Table, “Carport, Residential,” to read as follows:

“

| ACCESSORY USES |             |             |             |             |             |        |             |        |             |             | Land Use Designation    | Nonresidential |        |             |        |        |        |        | Supplemental Conditions |
|----------------|-------------|-------------|-------------|-------------|-------------|--------|-------------|--------|-------------|-------------|-------------------------|----------------|--------|-------------|--------|--------|--------|--------|-------------------------|
| A<br>G         | S<br>F<br>1 | S<br>F<br>2 | S<br>F<br>3 | S<br>F<br>4 | S<br>F<br>A | D<br>X | Z<br>L<br>L | M<br>H | M<br>F<br>1 | M<br>F<br>2 |                         | O<br>P         | N<br>C | N<br>M<br>U | C<br>C | C<br>F | L<br>I | H<br>I |                         |
| S              | P           | P           | P           | P           | P           | P      | P           | P      | P           | P           | Carport,<br>Residential |                |        |             |        | P      | P      | P      | 21                      |

”

## SECTION 2.

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

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

1. *Installation and design*. The installation and design of carports shall meet the following standards:
  - a. No more than one (1) carport shall be permitted per residential lot, unless otherwise approved by city council.
  - b. No carport may exceed more than six hundred (600) square feet in roofed area.
  - c. No carport may exceed more than ten (10) feet in clear opening height for any open sided area.
  - d. Carports shall maintain the required side yard setback from the property. lines according to the applicable zoning district or approved development agreement.
  - e. The front setback for carports shall be a minimum of ten (10) feet from the back of the curb, but in no case shall any portion of the carport project beyond the property line.

**f.** Construction is encouraged to be compatible in both design and materials with the primary structure to mirror or maintain the characteristics of the primary structure, adjacent properties and neighborhood. Construction shall meet the requirements of the city building code and other applicable codes as adopted by the city and require permitting prior to construction.

**h.** Approved materials:

1. Wood framing and decking meeting the current adopted codes.
2. Metal C-Purlin & Receiver Minimum 14 gauge.
3. 0’- 12’ in length= 6’’ C-Purlin, 0’ – 20’ in length = 8’’ C-Purlin.

4. Minimum 14-gauge 4x4 steel post.
5. Minimum 10'' round pier hole.
6. Minimum buried depth 1/3 height of post.
7. Minimum 26-gauge R- panel.
8. Composition shingle allowed > 2:12 roof pitch for wood framed.
9. Other approved materials.

**i.**

Prohibited materials:

1. Corrugated roofing.
2. Fiberglass roofing.
3. Corrugated asphalt roofing.
4. Rolled roofing.”

### **SECTION 3.**

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

### **SECTION 4.**

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

### **SECTION 5.**

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

### **SECTION 6.**

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

**SECTION 7.**

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

**SECTION 8.**

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

**PASSED AND APPROVED ON** this the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Todd Flippo, Mayor

**ATTEST:**

\_\_\_\_\_  
Vicky Vega, City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

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



Legals

**CITY OF FORT WORTH  
PUBLIC NOTICE**

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, April 8, 2025.

**ORDINANCE NO. 27575-04-2025**

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 21653, AS AMENDED TO CHANGE THE ZONING DISTRICTS FOR CERTAIN PROPERTIES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.  
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH:

**SECTION 1.**

**ZC-24-140**      2816 Bird Street      0.4922 ac.  
**Zoning Change:**  
**From:** "A-5" One-Family  
**To:** "PD/B" Planned Development for all uses in "B" Two-Family excluding community home, boarding home facility, and government office with the development standard for a minimum of three (3) parking spaces per dwelling unit attached as "Exhibit A" and on file with Development Services Department; site plan required.  
**Description:** Dilia Addition, Block 1, Lot 2

**ZC-25-005**      6620 & 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd      16.67 ac  
**Zoning Change:**  
**From:** "ER" Neighborhood Commercial Restricted & "E" Neighborhood Commercial  
**To:** "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one- family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW attached as "Exhibit B" and on file with Development Services Department; site plan approved attached as "Exhibit C" and on file with Development Services Department.  
**Description:** BEING A TRACT OF LAND SITUATED IN THE J. VAN RIPER SURVEY, ABSTRACT NUMBER 1589, AND THE G. HER-RERA SURVEY, ABSTRACT NUMBER 2027, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO S16 TEXAS HOLD-EM FT WORTH LLC RECORDED IN INSTRUMENT NUMBER D219299424, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO EDGECLIFF PARTNERS, L.P, RECORDED IN INSTRUMENT NUMBER D203351879 (TRACT 1), SAID COUNTY RECORDS, AND CONTAINING 725,912 SQUARE FEET OR 16.665 ACRES MORE OR LESS.

**SP-25-003**      7601 Summer Creek Drive      0.76 ac.  
**Zoning Change:**  
**To:** Add site plan in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with Development Services Department for a restaurant; site plan approved attached as "Exhibit D" and on file with Development Services Department.  
**Description:** Columbus Trail Addition, Block 1 Lot 6

**SP-25-004**      549 Carroll Street      1.31 ac.  
**Zoning Change:**  
**To:** Amend restaurant site plan in PD 574 Planned Development for all uses in "MU-2" Mixed-Use with "DD" Demolition Delay to demo concrete parking, drive areas, create dual drive thru lanes and add 212 square feet; site plan approved attached as "Exhibit E" and on file with Development Services Department.  
**Description:** Lot 4R, Block 1, Montgomery Plaza Addition (Replat)

**ZC-25-014**      222 N University Drive & Sec. of 100 N University Drive      1.38 ac.  
**Zoning Change:**  
**From:** "J" Medium Industrial  
**To:** "MU-2" High-Density Mixed Use  
**Description:** **TRACT 1**  
BEING a 0.3894 acre (16,964 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 4, Block B, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-M, Page 55 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described in General Warranty Deed to Amon Carter Museum of Western Art recorded in Volume 12261, Page 2077 of the Deed Records of Tarrant County, Texas.  
**TRACT 2**  
BEING a 0.9887 acre (43,068 square foot) tract of land situated in the Richard Crowley Survey, Abstract No. 313, City of Fort Worth, Tarrant County, Texas; said tract being a portion of Lot 6, Block 1-R, Bailey's Industrial Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 3288-22, Page 9 of the Plat Records of Tarrant County, Texas.

**ZC-25-018**      3207 & 3211 House Anderson Road      0.83 ac  
**Zoning Change:**  
**From:** "AG" Agricultural  
**To:** "A-21" One-Family Residential  
**Description:** WHEREAS, Miguel Angel Valdez, is the owner of that certain tract situated in the William R. Loving Survey, Abstract No. 944, City of Fort bond, Tarrant County, Texas; said tract being described in the deed to Miguel Angel Valdez, recorded under Instrument Number D222289801, Official Public Records, Tarrant County, Texas and enclosing 0.828 acres (+36,067 square feet).

**ZC-25-025**      3001 and 3015 Fisher Avenue      4.80 ac  
**Zoning Change:**  
**From:** "ER" Neighborhood Commercial Restricted  
**To:** "E" Neighborhood Commercial  
**Description:** BEING a 4.8219 acre (210,040 square foot) tract of land situated in the Benjamin E. Waller Survey, Abstract No. 1659, Tarrant County, Texas, and being all of Lot 7-R, Block 60, Riverside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-88, Page, 29, Plat Records, Tarrant County, Texas, and being all of Lot 1, Block 61-R, Riverside addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-141, Page 92, said Plat Records, and being all of Lot 9 and the west half of Lot 8, Block 61, Riverside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 97, said Plat Records, and being all of a called 4.82 acre tract of land described in the Special Warranty Deed to Fort Worth Badminton LLC, recorded in Instrument No. D224200100, Official Public Records, Tarrant County, Texas.

**ZC-25-026**      15800 - 15900 blocks Championship Parkway      17.2 ac  
**Zoning Change:**  
**From:** "K" Heavy Industrial  
**To:** "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with develop-ment standards for reduction in open space, reduction in parking, increase in height, no Urban  
Forestry requirements, MFD site plan waiver attached as "Exhibit F" and on file with Development Services Department; site plan approved attached as "Exhibit G" and on file with Development Services Department.  
**Description:** BEING all that certain lot, tract, or parcel of land, situated in the R. Daniel Survey, Abstract Number 362, City of Fort Worth, Denton County, Texas, and being a portion of that certain remainder of Tract 1, a called 67.33 acre tract, described by deed to Roanoke 35/114 Partners, LP, recorded in Document Numbers 2007-21421 and 2014-96174, Deed Records, Denton County, Texas, and containing approximately 17.231 acres of land.

**ZC-25-030**      10620 N. Riverside Drive      7.68 ac  
**Zoning Change:**  
**From:** "FR" General Commercial Restricted  
**To:** "MU-1" Low-Intensity Mixed Use  
**Description:** The Village at Golden Triangle, Lot 2, Block 1

**ZC-25-034**      12195 South Freeway      7.30 ac  
**Zoning Change:**  
**From:** "AG" Agricultural and "E" Neighborhood Commercial  
**To:** "Cf" Community Facilities  
**Description:** BEING 7.267 acres of land situated in the Green B. Stone Survey, Abstract No. 1401, City of Fort Worth, Tarrant County, Texas, containing a remainder portion of the tract of land described in the deed to Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, according to the deed filed in Volume 8375, Page 342, Deed Records of Tarrant County, Texas (D.R.T.C.T.).

**ZC-25-004**      521 & 2109 Beach Street and 4021, 4025 E. 4th Street      30.48 ac  
**Zoning Change:**  
**From:** "I" Light Industrial & "B" Two-Family Residential  
**To:** "PD/D" Planned Development for "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement attached as "Exhibit H" and on file with Develop-ment Services Department; site plan approved attached as "Exhibit I" and on file with Development Services Department.  
**Description:** BEING a tract of land situated in the R. Cross Survey, Abstract Number 304, City of Fort Worth, Tarrant County, Texas, being all of Lots 19-24 and the remainder of Lot 18, Block 6, The Page Company's East Side Addition, an addition to the City of Fort Worth, Texas, by plat recorded in Volume 309, Page 3, County Records, Tarrant County, Texas, being a portion of that tract of land described by deed to R.C. Bowen recorded in Volume 1740, Page 448; Patricia Bowen Feathergill, LLC, et al., recorded in Instrument Number D206189806 (Tract 9); Harold Jefferson Frost Trust, Edmund Bowen Frost Trust, Robert Hildred Frost Trust, recorded in Instrument Number D207057136; Wyatt Hans and Callan Hans-Brown, recorded in Instrument Number D214267919 (Tract 4); Robert Hildreth Frost Irrevocable Trust, recorded in Volume 11099, Page 1610; Edmund Bowen Frost Irrevocable Trust, recorded in Volume 11099, Page 1638; Harold Jefferson Frost Irrevocable Trust, recorded in Volume 11099, Page 1646; and George Marcum Frost Irrevocable Trust, recorded in Volume 11099, Page 1654 (as affected by Instrument Number D207057137); and George Marcum Frost, LLLP, recorded in Instrument Number D211074145 (Tract 7), all of said County Records, and containing 1,327,768 square feet or 30.481 acres of land more or less

SECTION 2.

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

SECTION 3.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

SECTION 4.

That this ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

/s/Chris Austria  
Assistant City Attorney  
Adopted: April 8, 2025  
A copy of this ordinance may be reviewed in the City Secretary's Office, Fort Worth  
Municipal Building/City Hall, 100 Fort Worth Trails, Fort Worth, Texas 76102.  
/s/ Jannette S. Goodall  
City Secretary  
IPL0234999  
May 23,28 2025

**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 10, 2025, to consider amending the Code of Ordinances, Appendix A, amending the Permitted Use Table in Article 5 Section 5-1 and the regulations of Carport Miscellaneous Requirements in Article 8 Section 8-6 D. The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on June 17, 2025 to consider the above-mentioned request for a specific use permit, contingent upon the receipt of a report regarding the specific use permit from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.

**FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.** Please direct any question regarding this matter to Susy Victor-Trevino, Planning Manager: 817- 230-0440.  
IPL0235546  
May 28 2025

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**CITY OF FORT WORTH**

The City of Fort Worth has partnered with Bonfire Interactive to implement an online bidding platform where notification of bid opportunities and submission of responses will be handled digitally. For more information on the bids advertised below, including pre-bid/pre-proposal conferences and site visits, please make sure to check the City's Bonfire portal frequently. Sealed bids/proposals will be received until 2:00 PM on the dates listed below via the City's Bonfire platform https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities and will be opened and read aloud publicly at 2:00 PM on the dates listed below at 100 Fort Worth Trail, Mezzanine Floor, Room MZ10, Fort Worth TX 76102, unless otherwise specified.

\* = indicates pre-proposal conference will be held for this solicitation. Please see Bonfire for more information.

\*RFO 25-0149 MARKETING AND OUTREACH SERVICES  
OPENS 05/29/2025  
Unless otherwise noted, specifications may be obtained online at: https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities  
IPL0235169  
May 28 2025

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**NOTICE TO BIDDERS**

Competitive sealed proposals received by the City of Arlington at the Office of the Purchasing Manager, 500 E. Border Street, 7th Floor, Arlington, Texas, 76010, until 2:00 p.m. on the 26th of June 2025 for:

CSP NUMBER: 25-0292 & WUTR22011

Competitive Sealed Proposals for Filter and Backwash Improvements for Pierce Burch Water Treatment Plant

PRE-PROPOSAL MEETING AND SITE VISIT

June 3, 2025, at 2:00PM

Pierce Burch Conference Room

Pierce Burch Water Treatment Plant

1901 Lakewood Drive, Arlington, TX 76013

Official bid or proposal document(s) are available to any supplier registered under the City's Procurement Portal at https://arlington-bx.ionwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, Chase Bank Business Office, 500 E Border Street, 7th Floor, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor  
s/s Alex Busken  
City Secretary  
IPL0234439  
May 21,28 2025

**Notice is hereby given that public auctions will be held at 3 self-storage facilities managed by Devon Self Storage. The address for each public auction, the Tenant name, and property description are itemized by location below. The 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.storagetreasures.com. On-line bidding for both sites will begin at 10:00am on 06/02/2025 and will continue until 10:00am on 06/16/2025 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.storagetreasures.com for all other terms and conditions governing the bidding and auction process. 1st 05/28/2025 2nd 06/04/2025**

Public Sale No. 1: 6471 Camp Bowie Blvd, Fort Worth, TX 76116, Karynignton Austin-lv, mirrors, bed frame. Public Sale No. 2: 7400 Blue Mound Road, Fort Worth, TX 76131, Mina Music-Jones-mattress, bedframe, tables. Kand-i Brem-tools, ladders, lumber. Victor Turnipseed-clothes, mirrors, lock-box. Robyn Daniels-Heater, microwave, tools. Public Sale No. 3: 6465 E. Rosedale Street, Fort Worth, TX 76112, Duane W Harrell-shelves, bags, boxes. Douglas Woods-rims and tires, tools, wall art. Betty Crayton-electric fire-place, bed frame, furniture. Nylan Brown-kitchen bakeware, computer items, ladder. Jerome Louden-band equipment, outdoor sport items, shelves. IPL0234820  
May 28,Jun 4 2025

**NOTICE**

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed proposals for the following items at the herein stated location until the proposal due date and time stated below.

SOLICITATION: PA1720 – Event Planning and Management Services  
PROPOSAL DUE DATE AND TIME: Monday, June 23, 2025 @ 12:00 AM  
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 7%  
LOCATION TO SUBMIT PROPOSALS: Refer to Solicitation for Delivery Location. Specifications may be obtained at the herein stated proposal submittal location or viewed / downloaded from DFW Airport Bonfire Solicitation systems website at https://dfwaipor.bonfirehub.com/login or by calling 972-973-5600.  
IPL0235536  
May 28,Jun 1,8 2025

**NOTICE**

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed proposals for the following items at the herein stated location until the proposal due date and time stated below.

SOLICITATION: PA1720 – Event Planning and Management Services  
PROPOSAL DUE DATE AND TIME: Monday, June 23, 2025 @ 12:00 AM  
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 7%  
LOCATION TO SUBMIT PROPOSALS: Refer to Solicitation for Delivery Location.

Specifications may be obtained at the herein stated proposal submittal location or viewed / downloaded from DFW Airport Bonfire Solicitation systems website at https://dfwaipor.bonfirehub.com/login or by calling 972-973-5600.  
IPL0235543  
May 28,Jun 1,8 2025

**SECTION 00 11 13**

**RECEIPT OF BIDS**  
**Electronic bids for the construction of CPN 104881-1 Marina Drive Water and Sanitary Sewer Improvements (Bryant Irvin WSII SSII Pressure Plane Transfer, Part 1) will be received by the City of Fort Worth via the Procurement Portal https://fortworthtexas.bonfirehub.com/portal/?tab=openOpportunities, under the respective Project until 2:00 P.M. CST, Thursday, June 26, 2025.**

**Bids will then be opened publicly and read aloud beginning at 2:00 PM CST at New City Hall, 100 Fort Worth Trail, Fort Worth, Texas on the Mezzanine of New City Hall (NCH); Room MZ10\_12.**

Bidders shall also e-mail the completed Business Equity forms to the City Project Manager no later than 1:30 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.

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:

Unit 1:  
2,670 LF 12" Water Pipe  
90 LF 12" Water Carrier Pipe installed inside existing casing and box tunnel

Unit 2:  
900 LF 8" Sewer Pipe

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

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

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

**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:** Tuesday, June 10, 2025  
**TIME:** 10:00 AM CST  
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.

If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a pre-bid 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 21, 2025 May 28, 2025  
IPL0234368  
May 21,28 2025

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**The Crowley Independent School District is accepting Request for Proposals for the following: RFP-055-2025-2028 Maintenance Supplies, Services, Equipment & Repairs-A; #2 RFP-056-2025-2028 Fine Arts Supplies, Equipment and Services-A.**

Detailed information on how to submit to the request for proposal may be obtained from Crowley ISD Purchasing website https://www.crowleyisdtx.org/departments/purchasing. The RFPs will advertise on May 21, 2025, and again on May 28, 2025. The RFPs will close promptly at 2pm CST on June 25, 2025. Please read submittal instructions carefully before responding to any part of an advertised RFP. Crowley ISD reserves the right to accept or reject any or all Request for Proposals.  
IPL0233529  
May 21,28 2025

**NOTICE TO BIDDERS**

Proposals received by the City of Arlington at the Office of the Purchasing Manager, 500 E. Border Street, 7th Floor, Arlington, Texas 76010, until 2:00 p.m. on the 19th of June 2025 for:

RFP: 25-0278

Request for Proposals for Specific Stop Loss Coverage

PRE-PROPOSAL MEETING: June 2, 2025, at 11:00 AM  
500 E. Border St., 7th Floor  
Cowboys Conference Room  
Arlington, Texas 76010  
(Login to IonWave for virtual option link)

Official bid or proposal document(s) are available to any supplier registered on the City's Procurement Portal at https://arlington-bx.ionwave.net/Login.aspx, or by contacting the office of the Purchasing Manager, Chase Bank Business Office, 500 E. Border Street, 7th Floor, P.O. Box 90231, Arlington, Texas 76010. The City of Arlington reserves the right to reject any or all bids and waive any and all informalities.

s/s Jim Ross  
Mayor  
s/s Alex Busken  
City Secretary  
IPL0234436  
May 21,28 2025

CITY OF ARLINGTON

**NOTICE OF PUBLIC HEARING**

Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:

**1. Zoning Case SUP25-1** Planning & Zoning: 06/18/2025 City Council: 08/05/2025

General location: 2712 West Division Street; south of West Division Street and west of South Bowen Road.

Application for approval of a Specific Use Permit (SUP) for Auto Repair Garage, Major, on approximately 0.399 acres.

**2. Zoning Case SUP25-4** Planning & Zoning: 06/18/2025 City Council: 08/05/2025

General location: 1645 New York Avenue, generally located south of Park Row Drive and east of New York Avenue.

Application for approval of a Specific Use Permit (SUP) for a Banquet Hall in a suite 17,246-square-foot in size, zoned Community Commercial (CC).

**3. Zoning Case ZA25-3** Planning & Zoning: 06/18/2025 City Council: 08/05/2025

General location: 1225 California Lane, generally located north of California Lane and east of Medlin Drive.

Application for approval of a change in zoning from Landmark Preservation Overlay-Planned Development (LPO-PD) for Light Industrial (LI) Uses to Office Commercial (OC).  
IPL0235299  
May 28 2025

**NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF SAGINAW, TEXAS**

NOTICE IS HEREBY GIVEN that the City Council of the City of Saginaw, Texas, at its meeting to commence at 6:00 PM. on July 15, 2025, at its regular meeting place at the City Hall Council Chambers, 333 West McLeroy Boulevard, Saginaw, Texas, tentatively proposes to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$5,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of limited surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of V.T.C.A., Local Government Code, Subchapter C of Chapter 271.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271"), the following information has been provided by the City: (i) the principal amount of all outstanding debt obligations of the City is \$78,530,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$109,409,789; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$5,000,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$7,581,875; (v) the maximum interest rate for the certificates of obligation to be authorized may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation to be authorized is February 1, 2054.

CITY OF SAGINAW, TEXAS  
IPL0234852  
May 28,Jun 4 2025



**\*\* 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

June 10, 2025, 6:16 PM - June 10, 2025, 7:39 PM

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

- Vice-Chairman, No. 2, Benjamin Guttery
- Member, Place No. 3, Philip Allen
- Member, Place No. 4, Malinda Julien
- Planning Tech, Maria Hernandez
- Assist. Director of Economic Development/Recording Secretary, Susana Victor
- PW Admin. Coordinator/Luisa Pina
- Deputy Building Official, Chris Dyer
- City Attorney, Bessie Bronstein

### **Absent at the Meeting:**

- Member, Place No. 1, David Kraus
- Chairman, Place No. 5, Jason LaBruyere
- Member, First Alternate, Vivian Anderson
- Member, Second Alternate, Val Visas

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

- Aaron Tapper
- Nancy Young
- January Tsai

## **1. Call to Order**

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### **1.A. Roll Call to Establish Quorum**

Vice-Chairman Guttery called the meeting to order at 6:16 P.M. The quorum will consist of Vice-Chairman Guttery, and Members Allen and Julien.

### **1.B. Audience Participation**

Vice-Chairman Guttery explained the protocol for audience participation.

### **1.C. Consideration and Action Regarding Approval of Minutes**

The minutes of the Regular Called Meeting on April 8, 2025, were presented for approval. A motion was made by Member Julien to approve the minutes as presented with a second by Member Allen. Motion carried unanimously.

## 2. Public Hearings

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### 2.A. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Massage Therapy Establishment at 730 S. Saginaw Blvd

Luisa Pina, Public Works Administrative Coordinator, briefed the Commission on a request for a Specific Use Permit to allow a massage therapy establishment at 730 S. Saginaw Boulevard. She provided an overview of the packet, which included the redacted application, published notices, site plans, and reference photos of the proposed business.

Vice-Chairman Guttery opened the Public Hearing at 6:18 P.M.

The applicant, Yuxia Zhang, along with her interpreter, January Tsai, addressed the Commission. Through her interpreter, Ms. Zhang stated that the proposed establishment would focus on therapeutic massage treatments, specifically targeting the back and neck areas, and noted that she has 16 years of experience in the industry. Vice-Chairman Guttery asked whether the business would receive clients through medical referrals or operate on a walk-in and appointment basis. The applicant stated that the focus would be on therapeutic and maintenance services. Initially, she would be the sole provider, with plans to hire additional therapists in the future as the floor plan includes a couple's massage room. Ms. Zhang clarified that there were no plans to expand services beyond massage therapy. Member Allen asked whether Ms. Zhang had owned a massage therapy establishment before and about the intended hours of operation. She explained that she had previously owned a massage therapy business in Korea and has continued working in the industry in the United States. The proposed hours of operation are 10:00 a.m. to 8:30 p.m., Monday through Saturday, and 11:00 a.m. to 7:00 p.m. on Sundays. City Attorney Bessie Bronstein requested clarification on one of the responses in the application regarding whether the benefits of the proposed use would outweigh any potential loss or damage to the city. The applicant had initially answered "No," but after further explanation and interpretation, corrected the response to "Yes," confirming that she believes the establishment would benefit the city by providing valuable therapeutic services.

Vice-Chairman Guttery also inquired about signage regulations. Attorney Bronstein clarified that the City's restrictions on signage are limited to prohibiting obscene content.

The following reply form was presented to be on the record:

- Charlotte Hill, in opposition to the item stated, "Right behind my back fence!".

Audience participation consisted of the following individuals:

- Aaron Tapper
- Nancy Young
- January Tsai

Aaron Tapper addressed the Commission first, stating that he was in favor of the request. He explained that he is the leasing agent for the property and assured the Commission that the property management company would not allow any business that could be detrimental to their property. He further noted that the applicant is a licensed massage therapist. Nancy Young expressed concern regarding the nature of the services to be provided, noting that the term “massage” often raises questions about the type of clientele an establishment might attract. City Attorney Bronstein addressed the concern, explaining that the City has authority under Chapter 54 of the Texas Local Government Code to work with the District Attorney’s Office to prosecute any illicit activity should it occur. She also noted that the massage therapy industry is now subject to stricter regulations through the Texas Department of Licensing and Regulation, which has comprehensive guidelines for obtaining and maintaining licensure.

The applicant addressed the Commission one final time, reaffirming her qualifications. She emphasized her 16 years of professional experience in massage therapy, noting that she has received positive feedback from past customers who credit her with helping relieve chronic neck and back pain, among other issues. She also confirmed that she is currently licensed to practice massage therapy in the State of Texas.

Vice-Chairman Guttery closed the Public Hearing at 6:47 P.M.

A motion was made by Member Julien with a second by Member Allen to recommend approval to the City Council for a request of a specific use permit to allow a massage therapy establishment on the property located at 730 S. Saginaw Boulevard. Motion carried unanimously.

## 2.B. Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports

Asst. Director Victor introduced the item and provided background information to the Commission. She stated that in 2022, carport permits were transitioned to a new process which required a specific use permit to be obtained in addition to a carport permit. She explained that the purpose of this new process was to help regulate carport aesthetics while expanding eligibility to residents beyond the original carport overlay district to apply if desired, which previously was the only area permitted to apply for a carport. Since implementation, a variety of implications have been observed and challenged by residents and staff which have led staff to propose an amendment to the carport permitting process.



Mrs. Victor explained that the proposal before the Commission recommends the withdraw of requiring a specific use permit for residentially zoned properties and returning the carport permitting process to the jurisdiction of the Building Division. Additionally, the proposed amendment outlines clearer construction standards for carport permits, as previous language was more ambiguous.

She stated that the reason the item was being presented for modification was that they have received many ill sentiments from residents about the extraneous process as well as having their team also experience some challenges implementing the process. Specifically, since 2022 the Planning and Zoning Division and Building Division have received several inquiries regarding carports but have only received a hand-full of applications. Staff has found that the reasoning behind this was due to the fact that many of the inquiries were appalled at the extraneous process to obtain a carport permit that many times residents implied that they would build their structures without going through the city or they did not think it was worth it. Additionally, several residents have shared their concern with have two separate fees associated with each application. On top of the city fees, residents have to hire their contractor to attend their corresponding public hearings and apply for the carport permit through two separate entities which leads to additional fees on their end. From the City's perspective, the carport fee for the specific use permit is not enough to cover notices, staff time, and other elements of the specific use permit process. The \$375 SUP fee, for example, does not fully cover the cost of the required newspaper notice, which averages \$415 depending on length and publication date. Furthermore, it does not account for engineering services for obtaining a 200 ft. radius, mail outs for property owners, nor staff time for producing the various required items for an SUP. Staff believes that modifying requirements may alleviate some of the frustration from residents and the financial losses of the process. Mrs. Victor opened the floor for any questions the Commission had. City Attorney Bronstein further explained the proposal of the item.

Vice-Chairman Guttery opened the public hearing at 6:54 P.M. There was no audience participation. Vice-Chairman Guttery closed the public hearing at 6:54 P.M.

The Commission had several questions regarding the proposed changes and City Attorney Bronstein, Asst. Director Victor, and Deputy Building Official Dyer answered their questions. Some the questions the members had were regarding applications specifics, previous carport overlay district, and consistency with aesthetics, the procedural voting process.

Vice-Chairman Guttery inquired about why the carport overlay district was only in a set geographical area and the history behind it. Mr. Dyer explained that although he was not present at the time of its adoption, he believed it was related to the transition from country roads to city streets in combination with the increasing prevalence of newer homes having attached garages.

Vice-Chairman Guttery and Member Allen inquired about the procedural voting process regarding their recommendation. Mrs. Bronstein stated that if the Commission were to recommend approval of the item, then City Council will only need a majority to approve it. Conversely, if the Commission recommended denial, the City Council would need a supermajority vote to override the denial.

Overall the Commission was divided on their stance on this item. Member Julien shared that she was confident that the Building Division would be able to ensure that all carports would maintain the integrity of an adequate build out having experienced their inspection process herself. She stated that staff was very capable of ensuring that all requirements are met to the city's standards. Vice-Chairman Guttery acknowledged that while the permitting process was not the most efficient and he understood why applicants believed it to be extraneous, he also believed that language of the carport requirements needed to be stronger and more defined to prevent a carport from not blending in within its enclave. Member Allen was also concerned that removing the SUP requirement would allow some permits from not having the additional element of review from the Planning and Zoning Commission and City Council opening up the possibility of non-aesthetically compatible carports. Both Vice-Chairman Guttery and Member Allen believed that the language needed stronger and more defined language.

Member Julien made a motion to recommend approval of amending the Zoning Ordinance regarding the regulation of carports as presented. There was no second causing the motion to fail and withdrawn. After further discussion regarding motion requirements and options, Vice-Chairman Guttery made a motion to deny amending the Zoning Ordinance regarding the regulation of carports as presented with a second from Member Allen. Motion passed 2-1 with Member Julien not in favor.

**3. Business**

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**4. Staff Report**

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4.A. Project Updates for May 2025

Planning Manager, Susy Victor-Trevino presented updates on city improvement projects for the month of May.

**5. Executive Session**

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Item bypassed.

**6. Adjournment**

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A motion was made by Vice-Chairman Guttery with a second by Member Julien to adjourn the meeting. Motion carried unanimously.

Vice-Chairman Guttery declared the meeting of June 10, 2025, closed at 7:39 P.M.

APPROVED:

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Chairman

ATTEST:

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Susy Victor-Trevino,

Assist. Director of Economic Development/Recording Secretary



City Council Memorandum

**A. Consideration and Action Regarding an Ordinance that provides an Exception to the Prohibition on the Sale or Consumption of Alcoholic Beverages on City Property, for Properly Permitted Special Events--Paul Felegy, Mayor Pro-Tem**

| Meeting                         | Agenda Group       |
|---------------------------------|--------------------|
| Tuesday, June 17, 2025, 6:00 PM | Business Item: 5A. |
| Reference File                  |                    |
| Community Goals                 |                    |

**BACKGROUND/DISCUSSION:**

The purpose of the agenda item is to consider and take action on a proposed amendment to the City's ordinance that currently prohibits the possession and consumption of alcoholic beverages in designated public places. The amendment seeks to allow for the sale and consumption of alcoholic beverages in certain public areas, specifically during special events that are designated by the City.

A draft ordinance reflecting this proposed exception has been prepared and attached for review.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff remains neutral and defers to the discretion and direction of the City Council.

**Attachments**

[Draft Ord. No 2025-11--Special Event Alcohol Prohibition Exception.pdf](#)



## **ORDINANCE NO. 2025-11**

**AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, PROVIDING AN EXCEPTION FOR THE SALE OR CONSUMPTION OF ALCOHOLIC BEVERAGES FOR PROPERLY PERMITTED SPECIAL EVENTS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council previously adopted regulations governing the sale of alcoholic beverages in the City within the parameters authorized by the Texas Alcoholic Beverage Code; and

**WHEREAS**, the City Council wishes to allow for the sale of alcoholic beverages during special events with certain permissions; and

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

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

### **SECTION 1.**

That the Saginaw City Code is hereby amended by amending Section 54-2 of Article I of Chapter 54, to read as follows:

**“Sec. 54-2. – Alcoholic beverages or intoxicating liquors prohibited in certain public places.**

(a) It shall be unlawful for any person to have in his possession and publicly display or drink any alcoholic beverage or intoxicating liquors while such person is in or upon any public park, public building or public grounds surrounding any public building of the city within the city except as provided below.

(1) Alcoholic beverages may be sold or consumed with permission from the City Council during a properly permitted special event in the City. This exception applies to events that are city-sponsored as well as those hosted by groups or individuals who are not affiliated with the City”

## **SECTION 2.**

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

## **SECTION 3.**

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

## **SECTION 4.**

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

## **SECTION 5.**

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

## **SECTION 6.**

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the 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 17<sup>th</sup> day of June, 2025 at a regular meeting of the City Council of the City of Saginaw, Texas.

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Todd Flippo, Mayor

ATTEST:

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Vicky Vega, City Secretary

APPROVED AS TO FORM:

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Bryn Meredith, City Attorney



**City Council Memorandum**

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**B. Range West Apartments, 701 Saginaw Square Blvd.**

| Meeting                         | Agenda Group                |
|---------------------------------|-----------------------------|
| Tuesday, June 17, 2025, 6:00 PM | Executive Session Item: 6B. |
| Reference File                  |                             |
|                                 |                             |
| Community Goals                 |                             |
|                                 |                             |