



City of Saginaw
Planning and Zoning Commission
Meeting Agenda

Tuesday, June 10, 2025, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

1. Call to Order

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

2. Public Hearings

- 2.A. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Massage Therapy Establishment at 730 S. Saginaw Blvd
- 2.B. Consideration and Action Regarding an Ordinance Amending the Zoning Ordinance of the City of Saginaw, Texas, Regarding the Regulation of Carports

3. Business

4. Staff Report

- 4.A. Project Updates for May 2025

5. Executive Session

6. Adjournment

Date Posted: _____ Time: _____ By: _____

Date Retrieved: _____ Time: _____ By: _____

Date Posted: June 5, 2025



City of Saginaw

Planning & Zoning Commission Memorandum

Roll Call to Establish Quorum

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Call to Order Item: 1A.
Reference File	
Community Goals	

Chairman LaBruyere will call roll.

Attachments

[Planning and Zoning Commission Member Packet List \(June 2024\).pdf](#)

PLANNING AND ZONING COMMISSION

David Kraus	Place No. 1	Term Expires July 1, 2025
Benjamin Guttery	Place No. 2	Term Expires July 1, 2026
Philip Allen	Place No. 3	Term Expires July 1, 2025
Malinda Julien	Place No. 4	Term Expires July 1, 2026
Jason LaBruyere	Place No. 5	Term Expires July 1, 2025
Vivian Anderson	1st Alternate	Term Expires July 1, 2025
Val Visas	2nd Alternate	Term Expires July 1, 2026



City of Saginaw

Planning & Zoning Commission Memorandum

Audience Participation

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Call to Order Item: 1B.
Reference File	
Community Goals	

Chairman Barngrover will discuss the regulations regarding audience participation.

Attachments

[03- Audience Participation Packet Insert.pdf](#)

AUDIENCE PARTICIPATION

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



Planning & Zoning Commission Memorandum

C. Consideration and Action Regarding Approval of Minutes

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Call to Order Item: 1C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The minutes for April 8, 2025 are being presented for approval.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[PZ Minutes \(04.08.25\).pdf](#)

Minutes for the Planning & Zoning Commission

333 West McLeroy Boulevard, Saginaw, Texas 76179

April 8, 2025, 6:02 PM - April 8, 2025, 6:35 PM

Present at the Meeting:

- Vice-Chairman, No. 2, Benjamin Guttery
- Member, Place No. 3, Philip Allen
- Member, First Alternate, Vivian Anderson
- Member, Second Alternate, Val Visas
- Planning Tech, Maria Hernandez
- Planning Manager/Recording Secretary, Susana Victor
- Deputy Building Official, Chris Dyer
- City Attorney, Bessie Bronstein

Absent at the Meeting:

- Member, Place No. 1, David Kraus
- Member, Place No. 4, Malinda Julien
- Chairman, Place No. 5, Jason LaBruyere

Visitors at the Meeting:

- John Hardy
- Kay Hardy
- Vic Fugate

1. Call to Order

1.A. Roll Call to Establish Quorum

Vice-Chairman Guttery called the meeting to order at 6:02 P.M. The quorum will consist of Vice-Chairman Guttery, Member Allen, and Alternate Members Anderson and Visas.

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 February 11, 2025, were presented for approval. A motion was made by Alternate Member Anderson to approve the minutes as presented with a second by Member Allen. Motion carried unanimously.

2. Public Hearings

2.A. Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Carport at 1136 West Hills Terrace

Public Hearing was opened at 6:25 PM and closed at 6:26 PM

Susy Victor-Trevino, Planning Manager, briefed the Commission on a specific use permit for the installation of a carport at 1136 West Hills Terrace. She discussed the details within the packet of which included measurements and pictures of the proposed carport, reference pictures of existing carports in the neighborhood, and reply forms from residents.

Vice-Chairman Guttery opened the Public Hearing at 6:08 P.M.

Property owner, John Hardy, addressed the commission. He stated that the purpose of the carport is to enhance the appearance of the home and increase the property value. He stated that the carport structure would be made out of cypress wood with a natural color, stained red, and would match the new roof of the home which is scheduled to be replaced. Mr. Hardy also noted that the selected contractor is based in the City of Saginaw.

Alternate Member Visas inquired about the locations of the reference photos included in the application. In response, Vice-Chairman Guttery introduced Project Contractor, Vic Fugate, who explained that the reference images were taken from other residential properties in the area with similar carports. Mr. Fugate confirmed that the proposed carport would be attached to the house and provided additional details on the structure and materials in response to questions from the commission.

Vice-Chairman Guttery closed the Public Hearing portion of this item at 6:16 P.M.

The Commission addressed staff and inquired about administrative systems in place to ensure that applicants abide to the approved conditions for their carport applications. City Attorney, Bessie Bronstein responded to their questions and explained the enforcement process of the City and noted that requirements on materials and design can be specified as conditions within their motion.

The Public Hearing was reopened at 6:25 P.M.

The following reply forms were presented to be on record:

- Tom and Norman, in favor to the item stated, "His cars are parked in the driveway, and he can use a carport".
- A redacted letter in favor of the item stated, " By all means, build it. Carports are very necessary in North/Central Texas for hail protection and the "hot" sun protection of your vehicles".

The Public Hearing was closed at 6:27 P.M.

A motion was made by Alternate Member Anderson with a second by Alternate Member Visas to recommend approval to the City Council for a request of a specific use permit to allow a carport on the property located

at 1136 West Hills Terrace with the condition that they use red wood or substantially similar wood in the construction of the carport. Motion carried unanimously.

3. Business

4. Staff Report

4.A. Project Updates for March 2025

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

5. Executive Session

5.A. Any Posted Item-
Item bypassed.

6. Adjournment

6.A. Adjournment

A motion was made by Alternate Member Visas with a second by Alternate Member Anderson to adjourn the meeting. Motion carried unanimously.

Vice-Chairman Guttery declared the meeting of April 8, 2025, closed at 6:34 P.M.

APPROVED:

Chairman

ATTEST:

Susy Victor-Trevino,
Planning Manager/Recording Secretary



Planning & Zoning Commission Memorandum

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

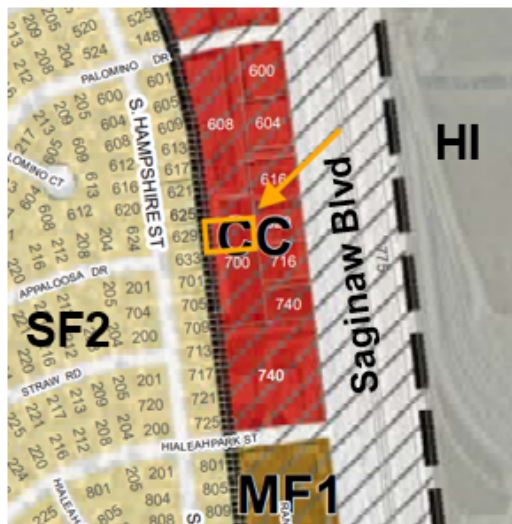
Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Public Hearings Item: 2A.
Reference File	
Community Goals	

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

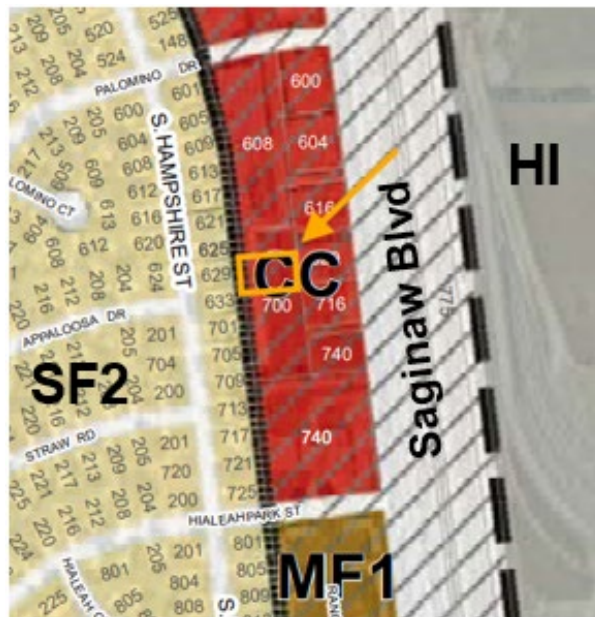


Subject: Consideration and Action Regarding a Request for a Specific Use Permit to Allow a Massage Therapy Establishment at 730 S. Saginaw Boulevard, Saginaw, Texas 76179

- **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

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 G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H 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:: -

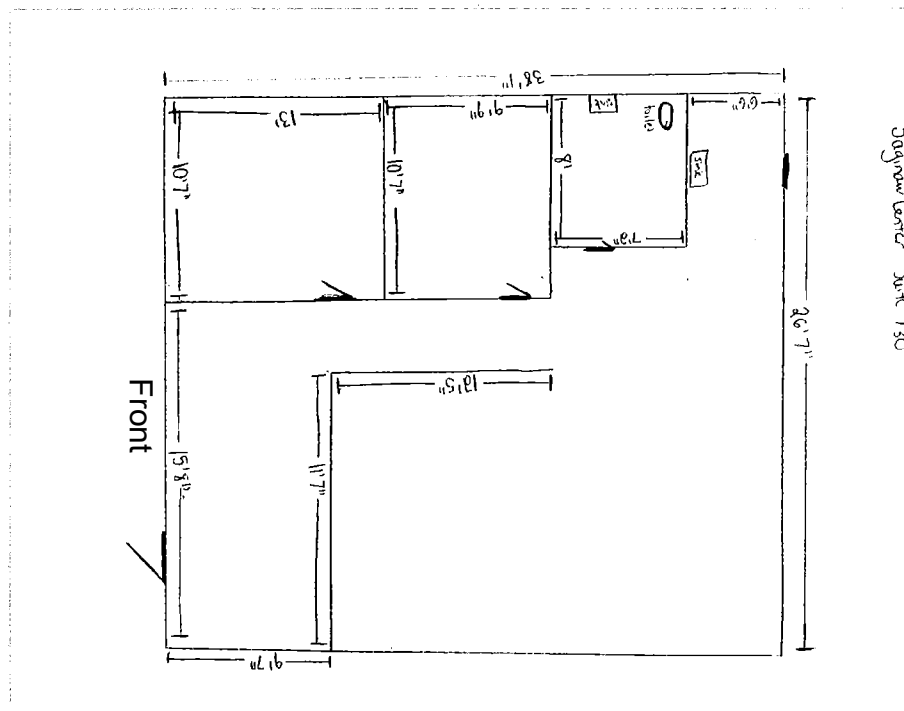
SITE PLAN

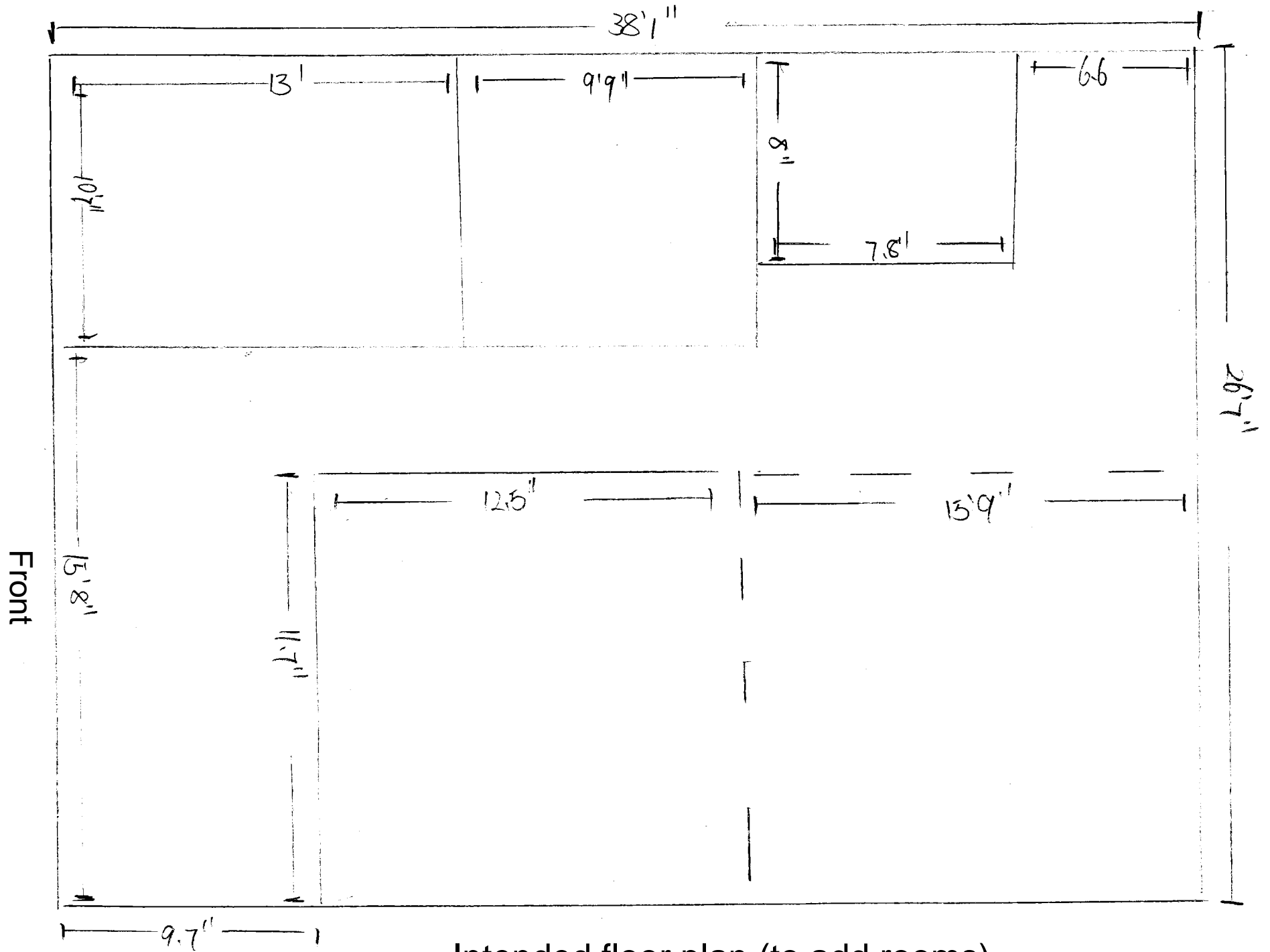


TENANT	SUITE	SQUARE FOOTAGE
Classic Cuts Barbershop	736	1,800
Clinica Hispana	734	1,150
AVAILABLE	732	800
AVAILABLE	730	1,100
Law Office of Carey Thomspson	728	1,600
AVAILABLE	722	1,000
White Magnolia Studio	714	800
JD & Co Hair Studio	712	1,000
Collections Fine Jewelry	708	4,800



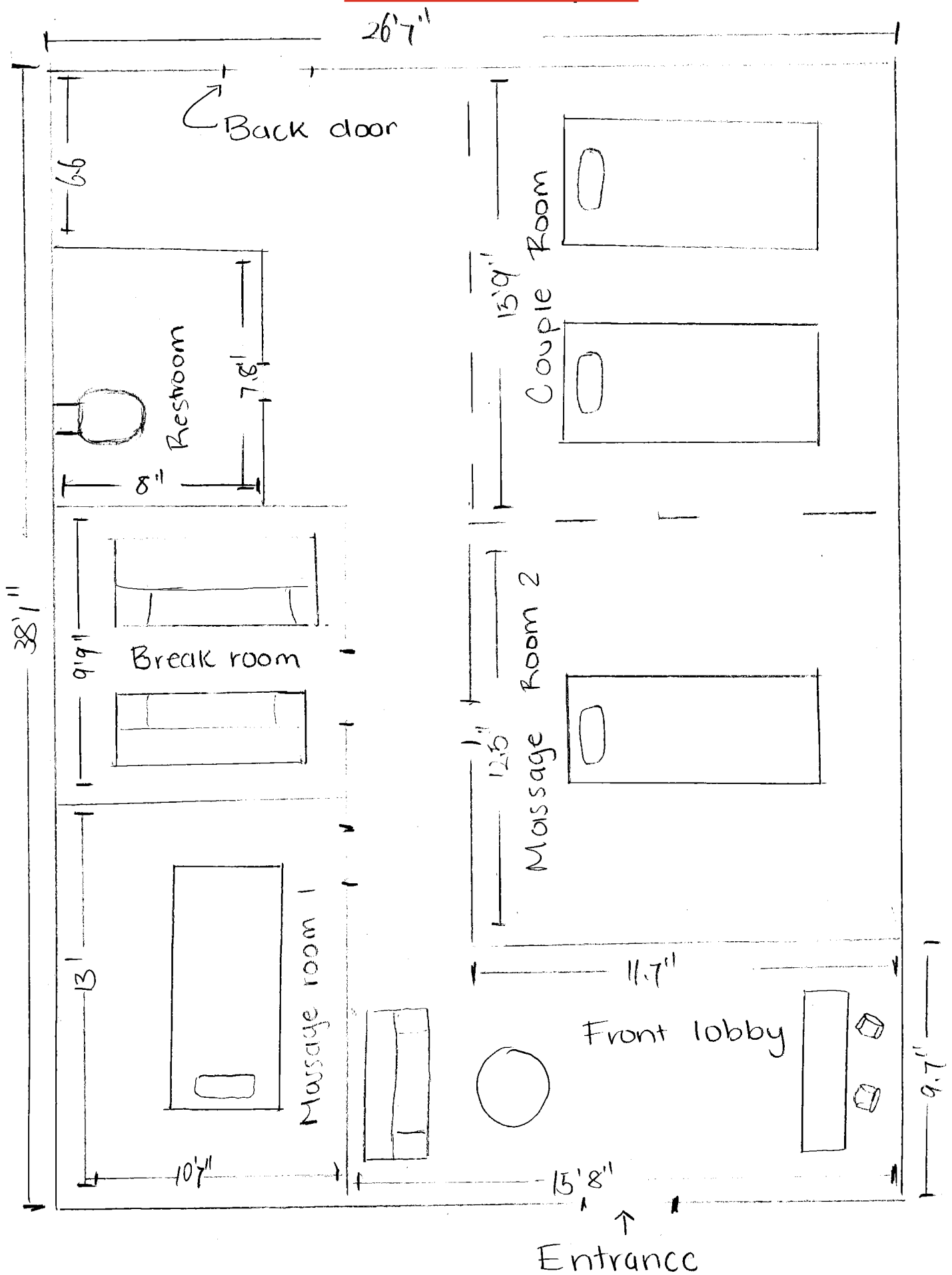
Current Floor Plan





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

Fort Worth Star-Telegram

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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?

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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?

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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.
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 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:
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

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.

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.

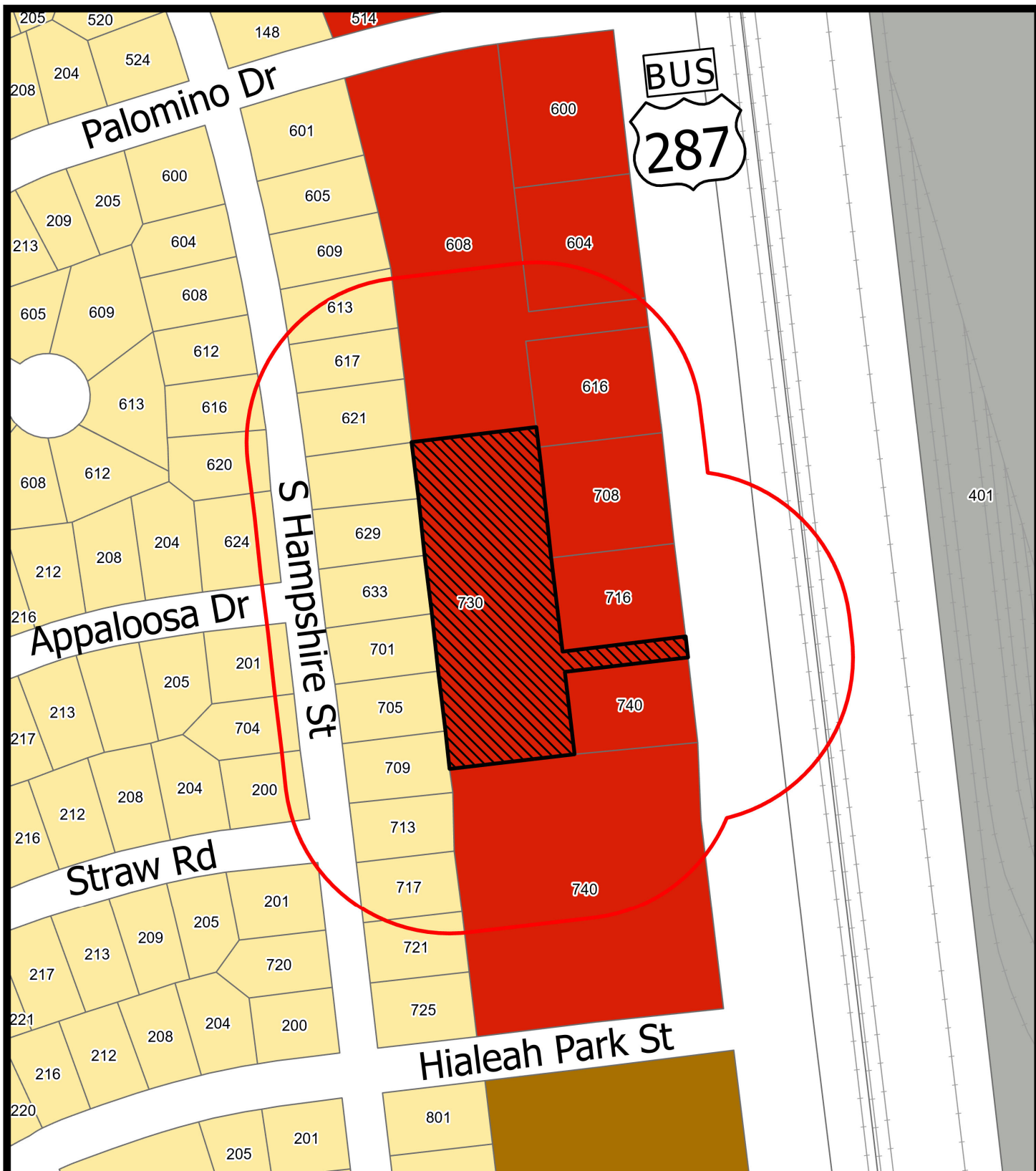
City Council Meeting: June 17, 2025 at 6:00 p.m.

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.

Sincerely,

City of Saginaw Planning & Zoning Division



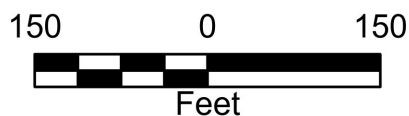
Legend

-  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

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: _____



Planning & Zoning Commission Memorandum

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

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Public Hearings Item: 2B.
Reference File	
Community Goals	

Background/Discussion:

In 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 in 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 separate applications to the Building Department, 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:

Staff recommends consideration of the proposed revisions to the Permitted Use Table and Carport Requirements Ordinance.

Attachments

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

[Proposed Ordinance Amending Permitted Use Table and Carport regulations.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 G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L	M H	M F 1	M F 2		O P	N C	C C	C F	L I	H I	
S	S	S	S	S	S	S	S	S	P	P	Carport, 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.

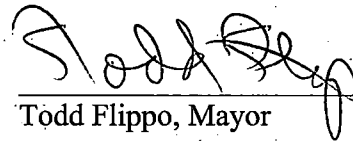
SECTION 8.

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.

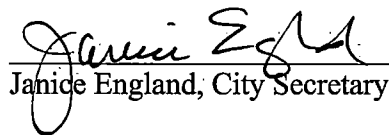
SECTION 9.

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 18th 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 G	S F 1	S F 2	S F 3	S F 4	S F A	D X	Z L L	M H	M F 1	M F 2		O P	N C	N M U	C C	C F	L I	H I	
S	P	P	P	P	P	P	P	P	P	P	Carport, 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



Planning & Zoning Commission Memorandum

A. Project Updates for May 2025

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	Staff Report Item: 4A.
Reference File	
Community Goals	

Staff will update the Commission on project updates received from Senior Inspection Manager, Bill Hurst, for the month of May 2025.

Attachments

[May Project Updates \(06.10.25\).pdf](#)



Project Updates

Date: June 10, 2025

To: Chairman and Members of the Planning and Zoning Commission

From: Luisa Pina, Public Works Admin. Coordinator

Subject: May 2025 Project Updates in the City of Saginaw, Texas

Background/Discussion:

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

1. **Alpine at the Square**
 - a. *Complete:* Phase 6 of 9
 - b. *Progress:* Contractor is working on the building structures.
 - c. *Scheduled Completion Date:* TBD
2. **Basswood Pedestrian Crossing**
 - a. *Open to Traffic:* 08/06/24
 - b. *In Progress:* The contractor is working on the city's final inspection punch list.
 - c. *Scheduled Completion Date:* TBD
3. **Beltmill Villas**
 - a. *Complete:* Phase 7 of 8
 - b. *In Progress:* Contractor is working on building structure
 - c. *Scheduled Completion Date:* TBD
4. **Blazing Hospitality**
 - a. *In Progress:* The contractor is working on the city's final inspection punch list.
 - b. *Scheduled Completion Date:* 6/30/2025
5. **Falcon Distribution**
 - a. *Complete:* Water, sewer, and truck and vehicle parking
 - b. *40% Complete:* Storm Drain
 - c. *In Progress:* Contractor to begin installing fire lanes once all storm drain has been installed
 - d. *Scheduled Completion Date:* TBD
6. **Knowles Reconstruction (Phase II & III)**
 - a. *Phase II & III*
 - i. *Notice to Proceed:* September 20, 2023
 - ii. *Original Contract Duration:* 720 Calendar Days
 - iii. *Days Used to Date:* 622 days
 - iv. *Days Remaining:* 96 days
 - v. *Percentage Complete:* 70 %

Project Updates (Continued)

II. Knowles Reconstruction (Phase II & III) contd.

b. Phase 1 of Phase II

Knowles Drive from McLeroy to Woodcrest

- i. *Complete:* Water, Sanitary Sewer, and Storm Drain
- ii. *90% Complete:* Paving. The remaining items include stripping and street signs
- iii. *50% Complete:* Street lighting. Conduits and piers have been installed
- iv. *80% Complete:* Irrigation, pending plating of trees to finish installing bubblers
- v. *In Progress:* Tree and sod installation has been delayed due to recent weather

c. Phase 2 & 3 of Phase II

Knowles Drive from McLeroy to Longhorn

- i. *Complete:* Water, Sanitary Sewer, and Storm Drain
- ii. *70% Complete:* Sidewalks and ADA ramps
- iii. *80% Complete:* Paving, pending completion of sidewalks, ADA ramps, stripping and street sign installation
- iv. *50% Complete:* Street lighting
- v. *In Progress:* Landscaping and irrigation cannot begin until all sidewalks have been installed

d. Longhorn Traffic Signals

- i. *95% Complete:* Traffic Signals. Pending –
 - I. Installation of two pedestal poles for the control button that operate traffic signal crosswalks,
 - II. ADA ramps and sidewalk installation
 - III. Striping

e. Phase 5 of Phase II

- i. *Knowles and McLeroy intersection roundabout: Intersection to be opened on late August*
- ii. *Complete: Water and Sanitary Sewer relocation*
- iii. *70% Complete: Storm Drain.*
- iv. *In progress: Excavation for paving subgrade, paving, sidewalk and ADA ramp installation, landscaping, irrigation, and streetlighting.*

7. **Miller Milling**

- a. *Complete, waiting on the close out paperwork*

8. **Old Decatur Turn Lane**

- a. *In Progress:* The contractor is working on the city's final inspection punch list.

Project Updates (Continued)

9. **Saginaw Library and Senior Center**

- a. *Complete:* All public improvements
- b. *In Progress:* General contractor is working on the building structure.
- c. *Contact Assistant City Manager, Lee Howell, for further details*

10. **Schwengler and Opal Lee Park Reconstruction**

- a. Construction began on 06/27/2025
- b. *Scheduled Completion Date:* 08/31/2025

11. **Tricon Saginaw**

- a. *Complete:* Phase 6 of 15
- b. *In Progress:* Contractor is working on infrastructure, no new updates.
- c. *Scheduled Completion Date:* Unknown

12. **Wayside Middle School**

- a. *100 % Complete:* Sanitary Sewer
- b. *90 % Complete:* Water, Storm drain
- c. *In Progress:* Few misc. items and city required tests
Paving is behind schedule due to the recent weather
General contractor working on the building structures

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