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January 31, 2024

## NOTICE OF PUBLIC HEARING

### THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Planning & Zoning Commission Meeting 02/13/2024; Consideration of a request for a change in zoning from Office Professional (OP) to Neighborhood Mixed-Use (NMU) on the approximate 9.9 acres out of the Walker, Josiah Survey, Abstract 1602 Tract 3A1F & A1798 TRS 1E1 & 1E2 more commonly known as 1051 Grand Central Parkway (Per TAD).

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 13<sup>th</sup> day of February, 2024 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 20<sup>th</sup> day of February, 2024 at 6:00 p.m. for the purpose of considering a request from the City of Saginaw to change the zoning from Office Professional (OP) to Neighborhood Mixed-Use (NMU) for the property at 1051 Grand Central Parkway, Saginaw, 76131 (*Per TAD*). This property is an approximate 9.9 acres out of the Walker, Josiah Survey, Abstract 1602 Tract 3A1F & A1798 TRS 1E1 & 1E2. Both meetings will be held at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

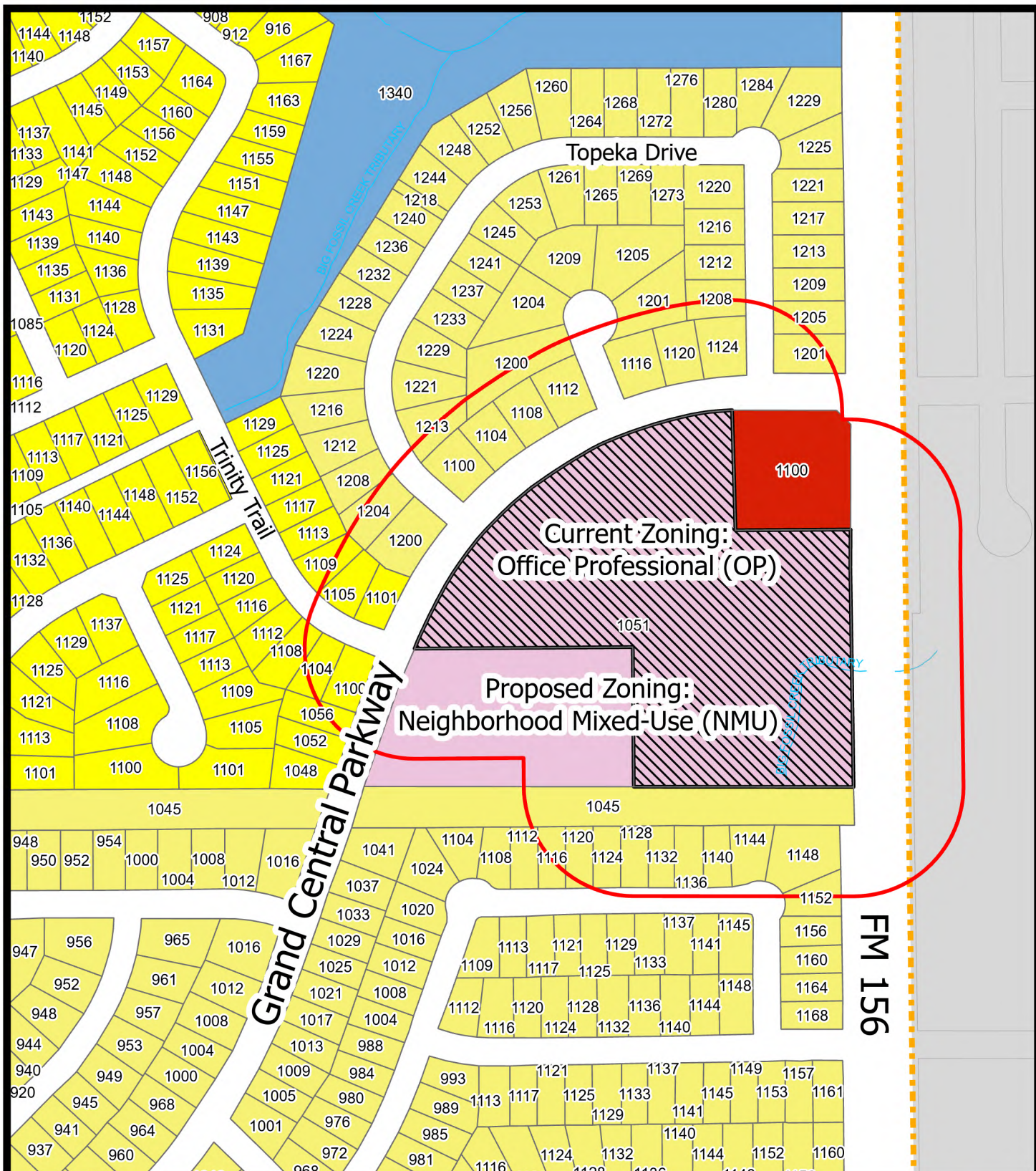
The enclosed map shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is shaded or highlighted is the property to be considered for the zoning change.

If you have any questions, you may call me at 817-230-0440 or e-mail me at [pz@saginawtx.org](mailto:pz@saginawtx.org).

Sincerely,

Susy Victor-Trevino  
Planning Manager

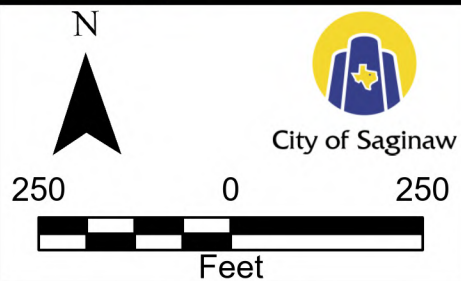
Enclosures: Map of Property, and Reply Form.



### Legend

- 200ft Buffer
- Property of Interest

## 1051 Grand Central Parkway 200 ft Property Owner Notification



## REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, at City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 02/13/23 at 6:00 p.m. and the City Council Meeting on 02/20/24 at 6:00 p.m. is in regards to a request from the City of Saginaw to change the zoning from Office Professional (OP) to Neighborhood Mixed-Use (NMU) on the approximate 9.9 acres out of the Walker, Josiah Survey, Abstract 1602 Tract 3A1F & A1798 TRS 1E1 & 1E2 more commonly known as 1051 Grand Central Parkway Saginaw, Texas, 76131 (Per TAD).

Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

( ) In Favor

( ) Opposed

Reasons and/or Comments

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# City of Saginaw

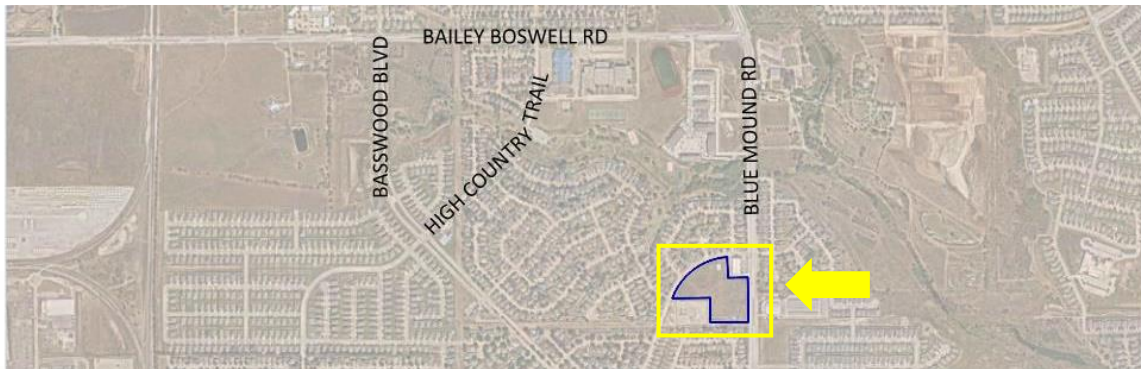


## Neighborhood Mixed-Use Rezoning Parcel Exhibit Batch 2

# NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

## PROPERTY INFORMATION

### VICINITY MAP



### LOCATION MAP



## Property Information

### GENERAL DESCRIPTION

The subject property is located to the west of Blue Mound Road and is south of Grand Central Parkway. It is undeveloped.

### SURROUNDING LAND USE

	North: Right-of-Way (Grand Central Parkway) / Community Commercial	
West: Right-of-Way (Grand Central Parkway)	Subject Property: Undeveloped	East: Right-of-Way (Blue Mound Road) / Community Commercial
	South: Single Family Residential	

### SUBJECT PROPERTY DETAILS



### LEGAL DESCRIPTION

WALKER, JOSIAH SURVEY Abstract 1602 Tract 3A1F & A1798 TRS 1E1 & 1E2

Source: Tarrant County Appraisal District, 2022





## **Neighborhood Mixed-Use Zoning District Summary**

Encourage valuable frontage to be developed with envisioned commercial use

Buildings along the street to provide walkability and limit two-story views into adjacent residential

Allow limited residential uses to provide walkability and market feasibility

Encourage gathering/parks/plaza areas through residential use activated amenity incentive

Ensure protection of existing homes by requiring enhanced screening & buffering, complementary design, and uses compatible with residential

Prevent residential structure overcrowding and preservation of open space through minimum residential structure separation

## ZONING COMPARISON

### STANDARDS

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Front Yard Setback	20 Feet	10-20 feet build-to-zone
Minimum Side Yard Setback	None	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a Living Compatibility Buffer.
Minimum Rear Yard Setback	10 feet or 20 feet if abutting any residential district	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.
Maximum Density	None	<p>Residential uses shall be limited to a maximum of 8 dwelling units* per one acre, on each one acre not included within the Commercial Frontage Requirement area as described in subsection 6-18.C., unless or until ground floor commercial uses consistent with the standards and intent of the Commercial Frontage Requirement are constructed and operational.</p> <p>Once the city staff determines that aforementioned ground floor commercial uses are constructed and operational consistent with the Commercial Frontage Requirement, density allocation is permitted to include a maximum of 8 dwelling units* per acre for the entire development and is not limited to any one area of the development. Housing units can be placed above ground floor commercial areas within the commercial frontage requirement area.</p> <p>(Can be increased to 10 dwelling units per gross acre of at least 2,500 sq ft of the gross land area is provided as an Activated Amenity)</p>
Maximum Building Height	55 feet or 4 stories	36 feet or 2 stories



	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use
Minimum Distance Between Residential Structures	None per Zoning, but minimum 10 feet for Fire Code	15 feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features
Exterior Construction	All structures within any commercially zoned lot or community facilities zoned shall be faced entirely of masonry or of tilt-wall construction on all building exterior walls, excluding window and	Compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the property  High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw
Living Compatibility Screen	None	When a Mixed Use, Non-Residential Use, or Multi-Family Use is adjacent to a Single Family or Duplex Residential property, the following provisions apply: <ul style="list-style-type: none"> <li>• Development shall provide a landscaped area at least 20 ft in width along the common property line</li> <li>• Canopy trees shall be planted for each 30 linear feet or portion of exposure and should not be clustered</li> <li>• Connection to the adjacent neighborhood shall be provided via sidewalk or trail, leading to an adjacent right-of-way, sidewalk, or trail</li> <li>• Developments shall screen parking from adjacent properties with a Living Compatibility Screen</li> </ul>
Residential Landscaping	None	Four inches of nursery stock tree(s) are required in each residential front yard with a minimum size of two-inch caliper for any single tree
Interior Landscape Area	30% of floor area	Minimum 30% of Floor Area
Green Space	None	Minimum of 15% of the gross land area
Lot Coverage	50%	None

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use
Activated Amenity	None	<p>Minimum of 2,500 sq ft to qualify for up to 10 dwellings units per acre</p> <p>Aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development</p> <p>Maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area</p> <p>Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage</p>
Commercial Frontage	None	<p>Minimum of 70% of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.)</p>

## USES

P = Permitted

S = Special Use Permit Required

(Blank Indicated Use is Prohibited)

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Agricultural Use			
Apartment		P	19
Boarding House		P	
Caretaker, Guard or Servant, Residence or Apt. Garage			2
Dwelling, Guesthouse			2
Convent, Rectory, Monastery	P	P	
Dwelling, Assisted Living Facility		P	2,19
Dwelling, HUD-Code Manufactured Home			
Dwelling, Industrialized Housing		P	
Dwelling, Mobile Home			
Dwelling, Multifamily		P	
Dwelling, Single Family Attached		P	
Dwelling, Single Family Detached		P	
Dwelling, Two Family		P	
Group Home for the Disabled or Disadvantaged		P	2
Manufactured Housing Park or Subdivision			2
PUBLIC, CIVIC, AND UTILITY USES			
Airport, Public/Private			2
Animal Pound, Shelter			
Assembly Hall	S	S	2
Athletic Field and Play Field			7,22
Cemetery, Mausoleum, Crematorium			2
Community Center		P	
Electrical Generating Station			7
Electrical Transmission Line	P	P	



	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Electrical Substation	P	P	20
Garage, Public			
Gas Regulator Station	P	P	
Golf Course, Public			2
Government Administration Facility	P	P	
Library	P	P	2
Lodge, Fraternal, Sorority & Clubs	S	S	2
Museum		P	
Park	P	P	
Philanthropic and/or Charitable Use		P	
Public Maintenance Building, Storage Yard		S	
Public Safety Facility, Police & Fire	P	P	
Public Utility	P	P	
Religious Institution	P	P	22
Telephone Exchange, Switching or Relay	P	P	
EDUCATIONAL USES			
School, Business College	S	S	2,22
School, College or University	S	S	2,22
School, Commercial Instruction	S	S	2,22
School, Commercial Trade	S	S	2,22
School, Home			
School, Home Day			2
School, Institution, Rehabilitation & Training Center	S	S	2
School, Nursery	P	P	2
School, Primary or Secondary	S	S	22
School, Vocational	S		2
AMUSEMENT AND ENTERTAINMENT USES			
Amusement Center, Indoor		P	
Amusement Center, Outdoor			1,7
Athletic Field & Play Field, Commercial		S	1,7,22
Auditorium			
Camp Ground & Related Facilities			2
Country Club		S	2

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Golf Course, Driving Range			1,7
Golf Course, Miniature		S	2
Golf Course, Private		S	2
Go Cart Track and Other Vehicular Track or Facility			1,5,7
Gymnasium	P	S	1
Movie Theater, Cineplex			2,7,22
Private Club	S	S	2
Recreational Ranch or Farm			
Rodeo Ground/Fair Ground			1,7,22
Skating Rink, Indoor		S	
Stable, Commercial			1,5
Stable, Private			2
Swimming Pool, Commercial		S	2
Shooting Range, Indoor			2,5
Shooting Range, Outdoor			1,5
Water Park, Commercial			1,7,22
MEDICAL USES			
Clinic			27
Hospital	S		2, 22
Laboratory, Medical and/or Dental	S		2
Laboratory, Research	S		2
Laboratory, Support			
Medical, Dental & Optical Retail Sales	P	P	
Medical, Dental Office	P	P	
Nursing Home			2
Optician Shop	S	P	2
Veterinary Hospital with Outside Pens			1, 5, 8, 9
Veterinary Hospital without Outside Pens	S	S	2
Veterinarian Office, Small Animal Practice	P	P	2
Veterinarian Office, Large Animal Practice			1, 5
AUTOMOTIVE USES			
Auto Auction			1, 7, 11, 13
Auto Car Wash			2, 7

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Auto Impound Lot/Wrecker Business			2, 7, 13
Auto Paint & Body Shop			11, 12, 13
Auto Parts & Accessory Sales			2
Auto Rental (Car & Truck)			2, 13
Auto Repair Garage			1, 11, 12, 13
Auto Sales, New & Used			2, 7, 12, 13
Auto Service Station			2, 7, 11, 12, 13
Auto Service Station, Light Maintenance			
Bus, Train, & Taxi Station or Terminal		S	2, 13
Farm Machinery & Implement Sales & Service			2, 12, 13
Heliport			2
Motor Freight Terminal			2, 7
Motorcycle Sales			2, 12, 13
Park and Ride Lots	S	S	2, 7
Parking Lot, Commercial (Auto)			7
Parking Lot, Commercial (Truck)			7
Parking lot, off premises	S	S	7
Recreational vehicle Rental			2, 7, 13
Recreational vehicle storage (commercial)			7, 11
PROFESSIONAL USES			
Accessory Banking	P	P	
Bank, Savings and Loan Association, Financial Institution	P	P	
Office, Business	P	P	
Office, Professional	P	P	
Office, Real Estate Development Tract or Field Office	P	P	
Bank, Savings and Loan Association, Financial Institution	P	P	
COMMERCIAL, RETAIL AND SERVICE USES			
Ambulance Service	S		2
Animal Grooming			2
Antique Shop		P	2



	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Apparel Alteration and Repair or Tailor Shop		P	
Appliance Repair, Household		S	
Art Gallery	S	P	2
Arts, Crafts, and Hobby Shop		P	
Auction House, Indoor			1
Bakery, Retail Confectionery	P	P	
Bakery, Wholesale Candy		S	2
Barber Shop, Beauty Salon, other Personal Shop	P	P	
Bingo Hall			1, 23
Brewery			1
Building Material Sales			1, 3, 7, 13, 22
Cabinet &/or Upholstery Shop			2, 3
Catering Service		P	
Contractor, no Outside Storage Permitted			
Contractor, Outside Storage Permitted			1, 3, 7, 13
Contractor Storage or Equipment Yard			1, 3, 7, 13
Convenience Store, with or without Fuel Sales		S	7
Copy Shop	S	S	2
Cosmetic Tattoo Establishment	P	S	
Cottage Industry		P	
Day Care Center, Adult	S	S	2
Day Care Center, Child	S	S	2, 10
Day Care, in the Home			10
Department Store		S	2
Extended-Stay Hotel/Motel			2, 7
Exterminating Service			2
Factory Outlet, Retail or Wholesale Store			3, 7, 13, 22
Farmers Market, Outdoor		S	2, 7,
Flea Market			2, 5, 7, 22

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Funeral Home, Mortuary			1, 22
Furniture, Fixture & Appliance Store			2
Furniture Repair			2
Gift Shop including Florist		P	
Greenhouse or Plant Nursery		P	7
Grocery Store		P	
Hardware Store		P	
Health Club, Recreation Facility	S	P	2
Hobby Studio, Private		P	
Home Improvement Store		S	2, 13
Hookah/Smoke Lounge			
Hotel, Motel			2, 7
Kennel			1, 8, 9
Kiosk	S	P	2
Landscape Service			2
Laundry, Dry Cleaning Full Service			
Laundry, Dry Cleaning Pickup & Receiving Station			2
Laundry, Self Service			2
Liquor Store, Packaging Sales			22
Lithography or Print Shop			
Locksmith Shop		P	
Machinery Sales or Repair			2
Manufactured or Industrialized Home Sales or Rental			2, 3, 7, 13
Massage Therapy Establishment			
Meat Market (includes Seafood)		P	
Mobile Food Unit Park		S	28
Music Store		P	
Non-depository financial institutions			1
Office Machine Sales & Service			
Office Supply Store		P	
Pawn Shop			
Pet Shop		P	
Pharmacy	S	P	2

	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Photographic Equipment Sales & Service		P	
Photographic Service		P	
Private Card Club			2
Physical Training and Athletic Facility			
Radio, Television Studio		P	
Recycling Collection Center			2, 3, 13
Rental Store		P	13
Rental Yard, Commercial & Heavy Equipment			1, 3, 7, 13, 22
Repair, Small Engine			
Restaurant, limited		P	
Restaurant, with alcohol sales		P	2, 7, 22, 26
Restaurant, without alcohol sales		P	2, 7, 22, 26
Restaurant, Drive-in / Drive-thru		S	7, 22, 26
Restaurant, Refreshment Stand (Temporary or Seasonal)		P	7
Sexually Oriented Business	See ordinance No.95-1 (as amended)		
Shoe Repair		P	
Snow Cone Stand Seasonal		P	1, 25
Sign Shop, Painted or Silk-screened			
Special Event Venue		S	1
Stone Monument Sales			2, 3, 7
Studio, Dance	S	S	
Tanning Studio	S	P	2
Tattoo Parlor/Body Piercing Studio			
Tavern, Bars & Night Clubs			2, 7, 22
Taxidermist Studio			
Taxidermist Shop			1
Tobacco Shop	S	S	2
Video / Game Rental		P	
Watch &/or Jewelry Sales & Repair		P	
Winery			1
MANUFACTURING AND INDUSTRIAL USES			
Assembly Plant			7, 22



	Existing Zoning: Office Professional	Proposed Zoning: Neighborhood Mixed-Use	Supplemental Conditions
Bottling Works			7, 22
Building Materials Manufacturing			7, 22
Dairy Processing			7, 22
Electronics Manufacturing			7, 22
Laundry, Dry Cleaning & Dyeing Plant including Diaper Service			7
Line Compressor Station	S	S	1, 15, 24
Machine Shop			
Manufacturing Facility (Light)			7, 22
Meat Product Processing			2, 7, 22
Metal Recycling Facility			
Mini-warehouse			2, 7, 18
Natural Resources Mining			
Oil and Gas Wells	P	S	15
Pharmaceutical Plant			7, 22
Plastic Products Manufacturing			7, 22
Salvage Yard			7
Stockyard			2, 7, 22
Storage and Warehousing Establishment			2, 7, 13
Storage Yard			7
Telecommunications, Wireless Facility			14
Textile Manufacturing			7, 22
Warehousing, Freight Office and or Storage			7, 13, 22
Welding or Machine Shop			7
ACCESSORY USES			
Accessory building	P	S	16
Cargo Container			
Carport, Residential			21