

ORDINANCE NO. 2023-15

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE SQUARE PLANNED DEVELOPMENT DISTRICT BY AMENDING THE DEVELOPMENT PLAN WITH A NEW SITE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Section 7-1 of the Zoning Regulations, the owners of the property described as approximately 9.569 acres of land out of Tract 2A, Block 1, Lot 4, Saginaw Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas, have filed an application to amend Ordinance No. 2019-07 creating The Square Planned Development District, which was previously amended by Ordinance No. 2021-23; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on April 11, 2023, and the City Council held a public hearing on April 18, 2023, with respect to the proposed rezoning planned development amendment as described herein; and

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

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

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

SECTION 1.

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

Approximately 9.569 acres of land out of Tract 2A – Parcel 1, part of approximately 12.3937 acres situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Saginaw, Tarrant County, Texas, and more fully described in Exhibit “A,” attached hereto.

- A. The use of the property described above shall remain subject to all restrictions, terms, and conditions contained in Exhibit B of Ordinance No. 2019-07, as well as all restrictions, terms, and conditions contained in Ordinance No. 2021-23, as amended, for The Square Planned Development District, attached hereto as Exhibit “B” and incorporated herein, as well as the Zoning Regulations and all other applicable and pertinent ordinances of the City.
- B. Exhibit C, the Development Plan for The Square Planned Development District, is hereby amended by replacing the previously approved site plan with a new Site Plan for Tract 2A, attached hereto as page two (2) of Exhibit “C” and incorporated herein.

SECTION 2.

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 3.

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

SECTION 4.

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

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be

deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

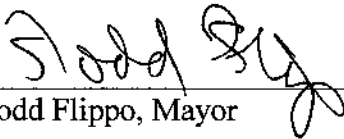
SECTION 6.

The City Secretary of the City 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.

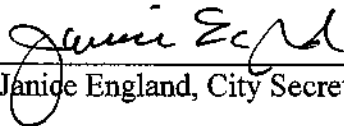
SECTION 7.

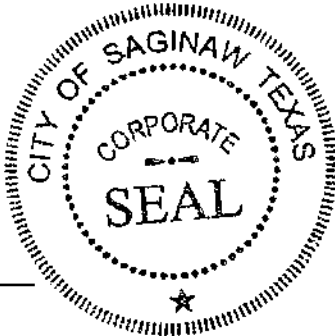
This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the 18th day of April, 2023.


Todd Flippo, Mayor

ATTEST:


Janice England, City Secretary



APPROVED AS TO FORM AND LEGALITY:

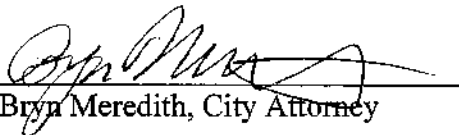

Bryn Meredith, City Attorney

EXHIBIT A

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land situated in the Benjamin Thomas Survey, Abstract No.1497, City of Fort Worth, Tarrant County, Texas, and being part of a called 15.0736 acre tract of a tract of land described in Special Warranty Deed with Vendor's Lien to AM & JK Development LLC recorded in Instrument No. D217258083 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of said 15.0736 acre tract; from said point the northwest corner of said 15.0736 acre tract, and being a point in the northeast right-of-way line of Old Decatur Road (a variable width right-of-way) bears South 89°30'41" West, a distance of 293.92 feet;

THENCE North 89°30'41" East, along the said north line of the 15.0736 acre tract, a distance of 654.22 feet to a point for northeast corner;

THENCE South 0°31'17" East, along the east line of said 15.0736 acre tract, a distance of 364.36 feet to a point for the southeast corner of said 15.0736 acre tract;

THENCE South 89°31'24" West, along the south line of said 15.0736 acre tract, a distance of 1015.77 feet to a point for corner in the said northeast right-of-way line of Old Decatur Road, and being the southwest corner of said 15.0736 acre tract;

THENCE North 18°14'55" West, along the said northeast right-of-way line of Old Decatur Road, a distance of 168.40 feet to a point for corner; said point being the beginning of a non-tangent curve to the left having a central angle of 16°01'32", a radius of 859.61 feet, a chord bearing and distance of North 64°55'20" East, 239.65 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 240.43 feet to a point for corner;

THENCE North 18°14'31" West, a distance of 325.48 feet to the **POINT OF BEGINNING** and containing 12.3937 acres or 539,868 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or established interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B

EXHIBIT "B"
Tract 2A – LAND USE AND DEVELOPMENT
STANDARDS TRACT 2A
Multi-Family MF-2

A. Permitted Uses, Property Maintenance and Infrastructure

1. Tract 2A shall allow all uses permitted within the MF-2 District
2. A property management entity shall be established and designed for the maintenance of all associated landscape and amenities, common landscaping and irrigation, building structures, internal access drives, and other similar common areas within Tract 2A.

B. Regulations

1. Development of Tract 2A shall comply with the use and development standards for the MF-2 (Multi-family) District, as existing on the effective date of this PD ordinance, with the exceptions and additions contained in this PD ordinance.
2. Front Building Setback:
 - a) Front Building Setback along interior roadway (Saginaw Square Boulevard) shall be reduced to fifteen feet (15'). Private yard fencing, where installed, may encroach seven- and one-half feet (7.5') into the fifteen-foot (15') setback.
3. Minimum distance between buildings: Minimum distance between buildings shall be twenty feet (20').
4. Maximum Lot Coverage: Maximum Lot Coverage shall be 80% (calculated for all land area with the entire zoning area (i.e., entire land area of Tract 2A) including buffers, detention, landscaping, accent hardscape, and future right-of-way).
5. Maximum Density: Maximum density is 261 units. Tract 2A shall be considered one lot for purposes of maximum density calculations. Residential units may be dispersed anywhere within Tract 2A regardless of how the property is platted as one or more separate lots so long as the total density within Tract 2A does not exceed 261 units.
6. Minimum Lot Area: Minimum lot area is 1,800 square feet per dwelling unit, and shall be calculated based on the entire land area of Tract 2A. Tract 2A shall be considered one lot for purposes of minimum lot area calculations regardless of how the property is platted as one or more lots.
7. The area labeled as open space/ drainage (proposed) on sheet 2 of Exhibit "C" shall be reserved for open space, drainage and detention (if needed).

C. Landscaping

1. **Buffer.** An average ten foot (10') wide landscaped buffer shall be required adjacent to Saginaw Square Boulevard Right-of-Way.

CI. Signage. Uses on Tract 2A may have signage on one or both of the multi-tenant signs at US-287 and Old Decatur Road.

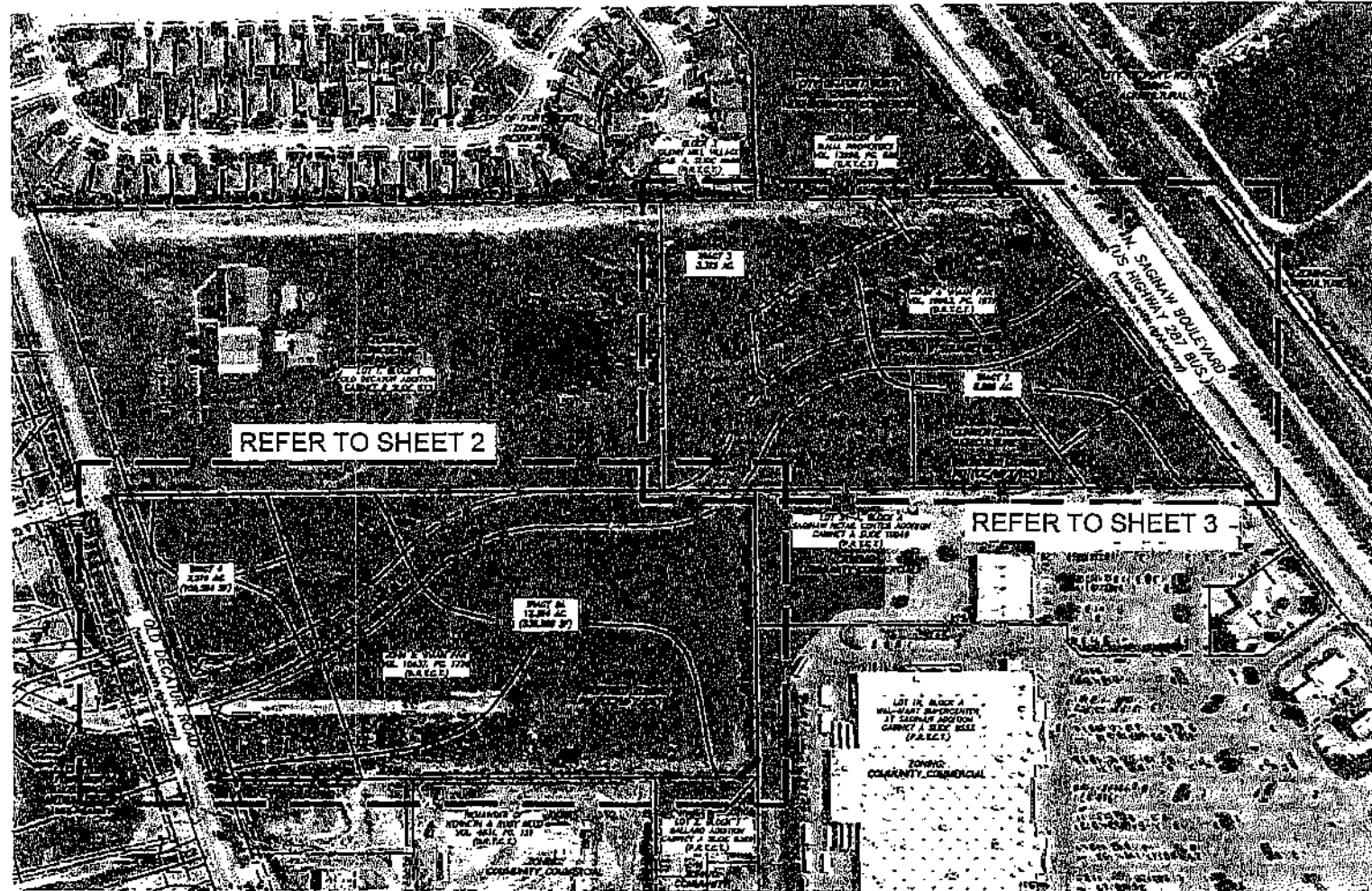
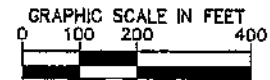
CII. Planned Development Site Plan Required. A Planned Development Site Plan for Tract 2A shall be reviewed and approved prior to the issuance of a building permit.

1. Development shall occur in substantial accordance with the approved Exhibit "C". Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
2. Completed Site Plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the City Staff.
- 3.

EXHIBIT C

Exhibit "C"

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neamap

THE SQUARE CITY OF FARMER, TEXAS TARRANT COUNTY	
EXHIBIT C	
SHEET NUMBER 1 OF 3	

EXHIBIT 'C'
PAGE 2 OF 3

AL & JK Development LLC
7101 122nd Ave
NW
Edmonds, WA 98149

Lot 1, Block 1
Old Dockside Addition
C-100-2-24-2-2
2012

Drainage Easement
Doc. No. D222274645
DRTCT

SEASIDE CAMPO DEVELOPMENT
C-100-2-24-2-2
2012

LOT 24-A, BLOCK A
VAN ZANDT PLACE
C-100-2-24-2-2
2012

LOT 24-B, BLOCK A
VAN ZANDT PLACE
C-100-2-24-2-2
2012

LOT 6, BLOCK 1
BALLARD ADDITION

Site Plan 1



EDT Engineering, Inc.
3220 Daringway Drive
Suite 100
Hastings, WA 98104
Phone: (206) 275-1999
Fax: (206) 275-1998
www.edt-engineering.com



ALPHEE START
Professional Engineer
No. 12345
State of Washington
Exp. 12/31/2025
Address: 1234 Main St, Seattle, WA 98101
Phone: (206) 123-4567
Fax: (206) 123-4568
Email: alphee.start@alpheestart.com
Website: www.alpheestart.com

Alphee at the Square
12345 Main St
Seattle, WA 98101
Alphee Start Development



Project No. 12345
Drawing No. 12345
Revision No. 12345

REVISION	DATE	BY	CHKD
1	12/31/2025	ALPHEE START	ALPHEE START
2	12/31/2025	ALPHEE START	ALPHEE START
3	12/31/2025	ALPHEE START	ALPHEE START
4	12/31/2025	ALPHEE START	ALPHEE START
5	12/31/2025	ALPHEE START	ALPHEE START
6	12/31/2025	ALPHEE START	ALPHEE START
7	12/31/2025	ALPHEE START	ALPHEE START
8	12/31/2025	ALPHEE START	ALPHEE START
9	12/31/2025	ALPHEE START	ALPHEE START
10	12/31/2025	ALPHEE START	ALPHEE START

SITE PLAN
POINT C

2 OF 3

