

ORDINANCE NO. 2025-20

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY .03399 ACRES OUT OF THE SAGINAW BLOCK 5 LOT 9 & 10, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT 124 WEST SOUTHERN AVENUE, IN SAGINAW, TEXAS; CHANGING THE ZONING CLASSIFICATION ON SAID PROPERTY FROM SF4 (SINGE-FAMILY) TO NC (NEIGHBORHOOD COMMERCIAL) REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the 2022 Comprehensive Master Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the 2022 Comprehensive Master Plan provides guidance for future development in conformance with the Future Land Use Map; and

WHEREAS, the owner of certain property comprising approximately .03399 acres of land and described as Saginaw Block 5 Lot 9 & 10, City of Saginaw, Tarrant County, Texas, and located at 124 West Southern Avenue, Saginaw, Texas, from its present classification of SF4 (Single-Family) to NC (Neighborhood Commercial); And

WHEREAS, the City Council finds and determines that the purpose and intent of the Zoning District herein granted is to provide for compatible land, building and structural uses primarily oriented to commercial and residential uses; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on September 09, 2025, and the City Council held a public hearing on September 16, 2025, with respect to the proposed zoning amendment as described herein; and

WHEREAS, the City Council has determined that an amendment to the Future Land Use Map, as provided herein, rezoning the below described property from SF4 to NC is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the 2022 Comprehensive Master Plan; and

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

WHEREAS, the City Council finds that amendment of the Zoning Regulations 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 Saginaw, Texas, Comprehensive Land Use Plan, as amended, is hereby amended by changing the Future Land Use Map to change the land use designation of the property and area described below and located at 124 West Southern Avenue, Saginaw, Texas 76179:

Approximately .03399 acres of land described as Saginaw Block 5 Lot 9 & 10, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A," attached hereto.

SECTION 2.

The zoning districts as herein established have been made in accordance with a Comprehensive Land Use Plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The Official Zoning Map of the City is hereby amended and the City Secretary is hereafter directed to revise the Zoning Map to reflect the amendments as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any 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, sentence, 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 7.

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

SECTION 8.

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.

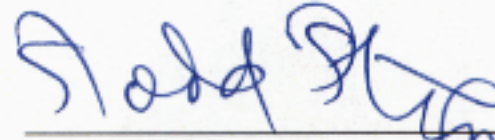
SECTION 9.

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 10.

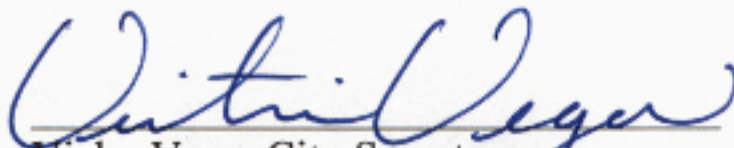
This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the _____ of _____, 2025.



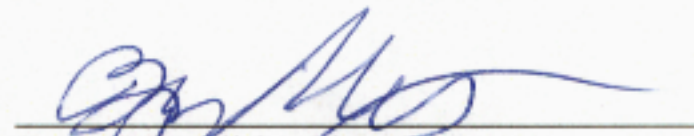
Todd Flippo, Mayor

ATTEST:



Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney

