

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE 2023-02, ESTABLISHING THE FRONTIER SETTLEMENT PLANNED DEVELOPMENT DISTRICT, BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND AS DESCRIBED AS 12.95 ACRES OF LAND KNOWN AS TRACT 2C OF THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT A1849, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, AND LOCATED AT THE NORTHEAST CORNER OF OLD DECATUR ROAD AND WEST MCLEROY BOULEVARD; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas (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 heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Regulations of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the City of Saginaw, as owner of property consisting of approximately 12.95 acres of land and described as Tract 2C of the Alexander F. Albright Survey, Abstract A1849, City of Saginaw, Tarrant County, Texas, and located at the Northeast Corner of Old Decatur Road and West McLeroy Boulevard; also known as 700 Old Decatur Rd. (the "Property") and further described in Exhibit "A" hereto, has filed an application to amend the Frontier Settlement Planned Development District with Neighborhood Mixed-Uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

WHEREAS, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property may occur once a Development Plan is submitted and approved in accordance with such section; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on October 14, 2025, and the City Council of the City of Saginaw, Texas held

a public hearing on October 21, 2025, with respect to the proposed Planned Development District as described herein; and

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

WHEREAS, the City Council finds that the requested Planned Development District and Development Plan, as outlined herein, is in the best interest of the City of Saginaw and will promote the health, safety, and general welfare of the citizens of the City of Saginaw and the general public.

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

SECTION 1.

Ordinance No. 2002-04, as amended, is hereby amended by amending Ordinance No. 2024-22, which ordinance established the Frontier Settlement Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit "B" and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit "C." Development is hereby permitted in accordance with the foregoing development standards and Plan.

SECTION 2.

The use of the Property shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2024-22, as amended hereby, and all other pertinent ordinances of the City.

SECTION 3.

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

SECTION 4.

The official zoning map of the City is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 5.

The use of the Property shall be subject to all of the applicable regulations contained within the Zoning Ordinance and all other applicable and pertinent ordinances of the City.

SECTION 6.

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 provisions of such ordinances and such code are hereby repealed.

SECTION 7.

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

SECTION 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 fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

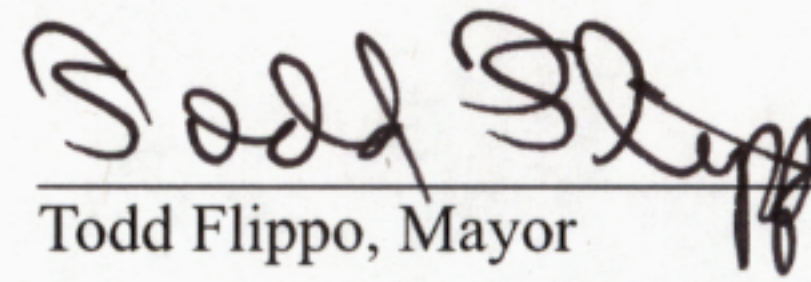
SECTION 10.

The City Secretary 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.

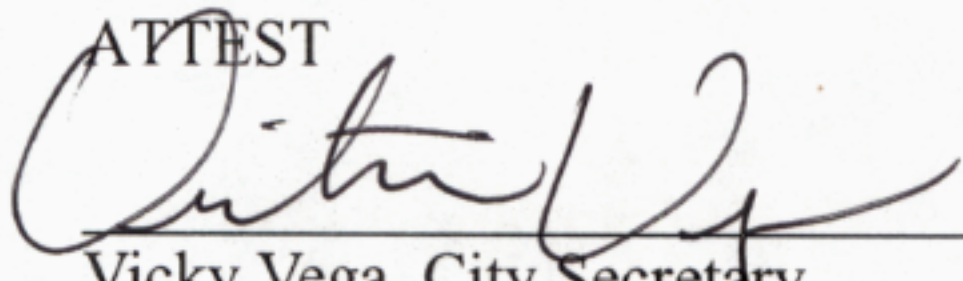
SECTION 11.

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

PASSED AND APPROVED ON THIS 21ST DAY OF OCTOBER, 2025.



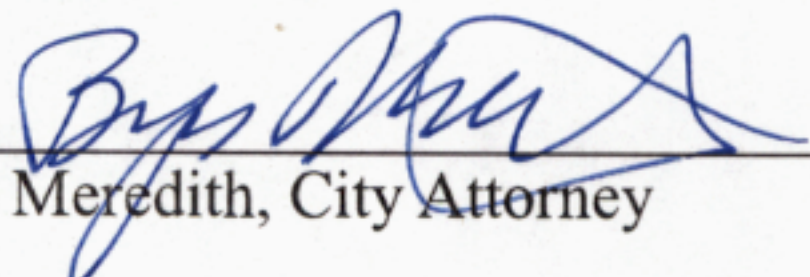
Todd Flippo, Mayor

ATTEST


Vicky Vega, City Secretary

EFFECTIVE: 10-21-2025

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney



EXHIBIT “A”
Zoning/Legal Description



BAIRD, HAMPTON & BROWN

949 Hilltop Drive
Weatherford, Texas 76086
817.596.7575

METES AND BOUNDS

Exhibit "A"
Zoning Description
Legal Description

BEING a 9.709 acre tract of land situated in the Alexander F. Albright Survey, Abstract

Number 923, Saginaw, Tarrant County, Texas, and being a portion of a tract of land described to Old Decatur Road Limited Partnership, also known as Old Decatur Road Joint Venture, as recorded in Volume 12061, Page 1725, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are at ground):

BEGINNING at a found 1/2-inch capped iron rod marked "Brittain and Crawford" for the northwest corner of said Old Decatur Limited Partnership tract, same being the southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw,

Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 7847, Instrument No. D202285515, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and also being on the east right-of-way line of Old Decatur Road (variable width public right-of-way);

THENCE North 89°14'46" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, First Baptist Church Saginaw, a distance of 706.42 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Cabinet A, Slide 8367 (P.R.T.C.T.), and also being the northwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, an addition to the City of Saginaw, Tarrant County, Texas, accordingly to the plat recorded in Instrument No. D210098875, P.R.T.C.T.;

THENCE South 0°49'07" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, McLeroy Elementary School Addition, a distance of 807.77 feet to a "V" cut in a concrete sidewalk with a 5/8-inch rod found underneath, being

the southwest corner of said Lot 1, Block 1, McLeroy Elementary School Addition, and also being on the north right-of-way line of W McLeroy Boulevard, as conveyed to the City of Saginaw, by deed recorded in Volume 12570, Page 2316, (D.R.T.C.T.);

THENCE South 89°16'19" West, along the north right-of-line of said W McLeroy Boulevard, a distance of 199.63 feet to a "V" cut set in a concrete sidewalk;

THENCE departing said right-of-way line and over and across said Old Decatur Road Limited Partnership tract the following courses and distances:

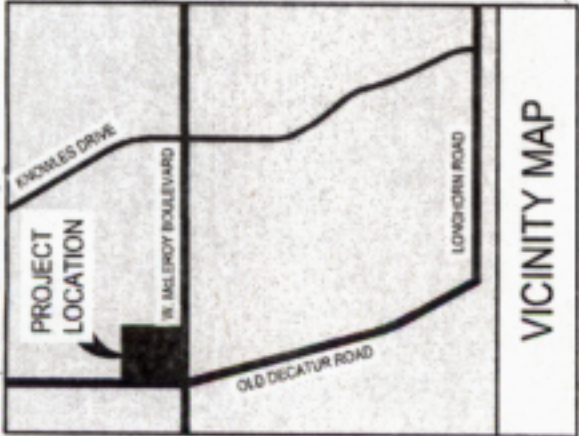
North 0°43'41" West, a distance of 243.80 feet to an IRS;

South 89°09'23" West, a distance of 287.15 feet to an IRS;

North 0°50'37" West, a distance of 110.00 feet to an IRS:

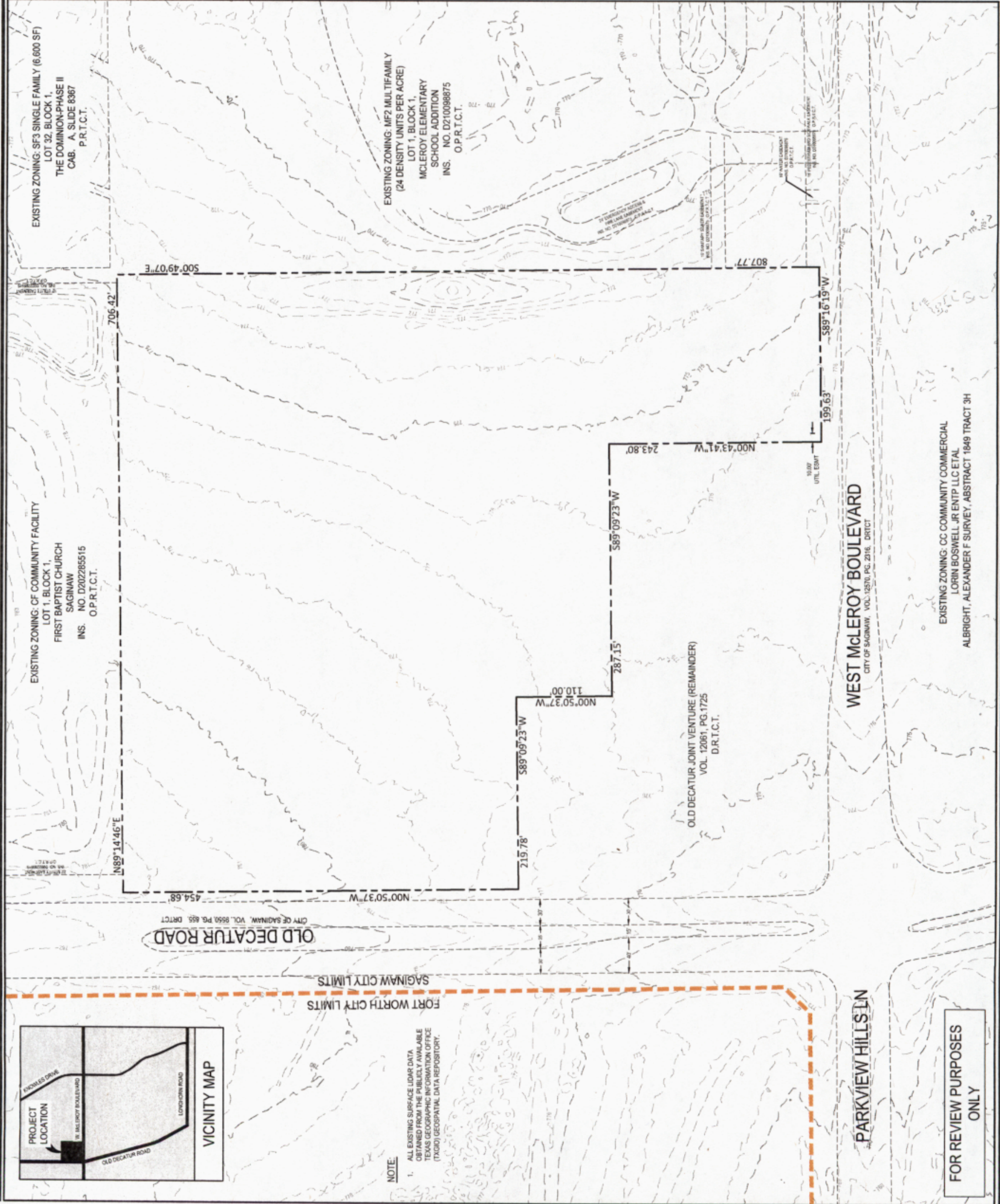
South 89°09'23" West, a distance of 219.78 feet to an IRS and being on the east
right-of-way line of aforementioned Old Decatur Road;

THENCE North 0°50'37" West, along said right-of-way line, a distance of 454.68 feet to the POINT
OF BEGINNING and containing 422,928 square feet or 9.709 acres of land, more or less.



FORT WORTH CITY LIMITS
SAGINAW CITY LIMITS

NOTE:
1. ALL EXISTING SURFACE LIDAR DATA
OBTAINED FROM THE PUBLICLY AVAILABLE
TEXAS GEOGRAPHIC INFORMATION OFFICE
(TXGEO) GEOSPATIAL DATA REPOSITORY.



METES AND BOUNDS

BEING a 9.709 acre tract of land situated in the Alexander F. Albright Survey, Abstract Number 923, Saginaw, Tarrant County, Texas, and being a portion of a tract of land described to Old Decatur Road Limited Partnership, also known as Old Decatur Road Joint Venture, as recorded in Volume 12061, Page 1725, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the AllTerra RTK Cooperative Network. All distances are as ground):

BEGINNING at a found 1/2-inch capped iron rod marked "Brittain and Crawford" for the northwest corner of said Old Decatur Limited Partnership tract, same being the southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7847, Instrument No. D202285515, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and also being on the east right-of-way line of Old Decatur Road (variable width public right-of-way);

THENCE North 89°14'46" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, First Baptist Church Saginaw, a distance of 706.42 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367 (P.R.T.C.T.), and also being the northwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, P.R.T.C.T.;

THENCE South 0°49'07" East, with the common line between said Old Decatur Road Limited Partnership tract and said Lot 1, Block 1, McLeroy Elementary School Addition, a distance of 807.77 feet to a "Y" cut in a concrete sidewalk with a 5/8-inch rod found underneath, being

the southwest corner of said Lot 1, Block 1, McLeroy Elementary School Addition, and also being on the north right-of-way line of W McLeroy Boulevard, as conveyed to the City of Saginaw, by deed recorded in Volume 12570, Page 2316, (D.R.T.C.T.);

THENCE South 89°16'19" West, along the north right-of-way line of said W McLeroy Boulevard, a distance of 199.63 feet to a "Y" cut set in a concrete sidewalk;

THENCE departing said right-of-way line and over and across said Old Decatur Road Limited Partnership tract the following courses and distances:

North 0°43'41" West, a distance of 243.80 feet to an IRS;

South 89°09'23" West, a distance of 287.15 feet to an IRS;

North 0°50'37" West, a distance of 110.00 feet to an IRS;

South 89°09'23" West, a distance of 219.78 feet to an IRS and being on the east right-of-way line of aforementioned Old Decatur Road;

THENCE North 0°50'37" West, along said right-of-way line, a distance of 454.68 feet to the **POINT OF BEGINNING** and containing 422,928 square feet or 9.709 acres of land, more or less.

**FRONTIER SETTLEMENT
METES AND BOUNDS**

ALBRIGHT, ALEXANDER F. SURVEY ABSTRACT 1049
TRACT 2C
SAGINAW, TEXAS - 76179
DATE OF PREPARATION:
OCTOBER 02, 2025

OWNER:
WR FRONTIER, LLC
ATTN: JACOB PROCTOR
630 TAYLOR ST
FT WORTH, TX 76102
PHONE 817.437.8906
EMAIL: PROCTOR@WESTRIVERHOMES.NET

PREPARED BY:

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

949 HStop Dwe. Weatherford, TX 76086
ma@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10194146

EXISTING ZONING: CC COMMUNITY COMMERCIAL
LORIN BOSWELL JR ENT P, LLC ET AL
ALBRIGHT, ALEXANDER F SURVEY, ABSTRACT 1049 TRACT 3H

**FOR REVIEW PURPOSES
ONLY**

EXHIBIT “B”
Land Use and Development Standards

**EXHIBIT "B" ZONING EXHIBIT
LAND USE AND DEVELOPMENT STANDARDS**

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Neighborhood Mixed-Use (NMU) Zoning District in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

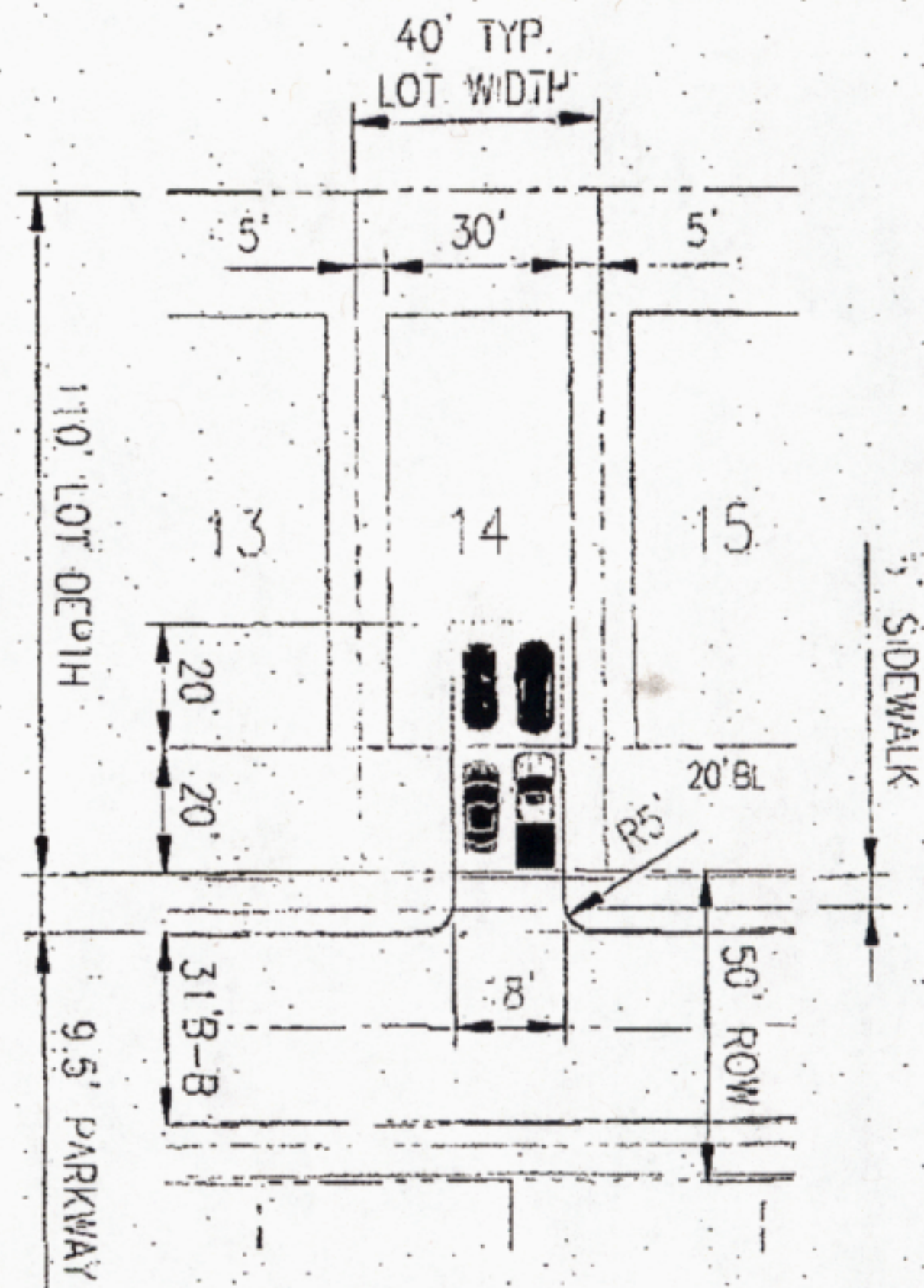
1. Permitted uses. Uses in the "NMU" District shall be in accordance with Section 5- 1 of Appendix A of the Saginaw City Code. A minimum of seventy percent (70%) of the development frontage along West McLeroy Boulevard and forty-three percent (43%) of the development frontage along Old Decatur Road, for a depth of at least one hundred (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.). Major corridors are defined as any property fronting an existing or proposed roadway classified and designated on the master thoroughfare plan, other than local streets.
2. Area requirements. Minimum distance between residential structures: ten (10) feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features.
3. The trees utilized within the development shall be a minimum of three (3)- inch caliper at the time of planting and shall be a variety of at least three (3) different species.
4. The following amenities shall be required, in addition to minimum requirements within the Saginaw City Code:
 - a. Two (2) primary common areas (including full landscaping with open air pavilion, picnic tables, grills, trash cans, and gang/ cluster mailboxes),
 - b. Five (5)- foot sidewalks throughout,
 - c. Decorative streetlights,
 - d. Masonry entryway and masonry fencing along the residential portion of the development, along W. McLeroy Boulevard and along Old Decatur Road,
 - e. Six (6)- foot, open, iron fence for residential lots adjacent to common areas, and
 - f. The Homeowners Association shall maintain all common areas,

entryways, perimeter fencing, mowing, and edging of all private front yards.

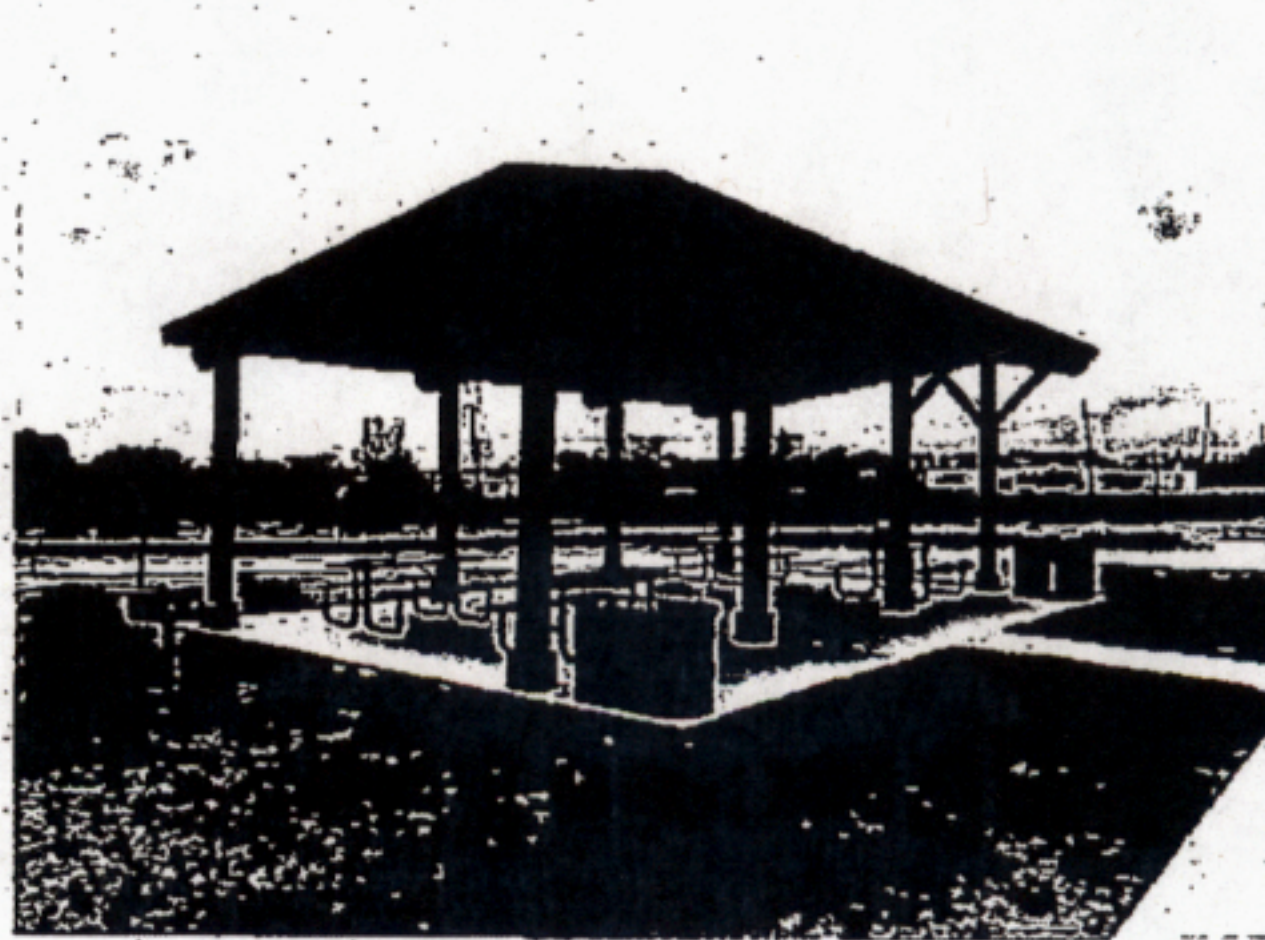
5. Development shall generally conform to the attached Exhibit "C" —Concept Plan.

EXHIBIT “C”
Development Plan for the District

Exhibit C – Concept Plan



TYPICAL LOT AND DRIVEWAY DIMENSIONS



COMMON AREA PAVILION