

ORDINANCE NO. 2025-30

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 25.62 ACRES OF LAND OF BLOCK 1, LOT 1, FALCON SAGINAW DISTRIBUTION CENTER, MORE COMMONLY KNOWN AS 112 SPRING HOLLOW DRIVE AND 304 E. MCCLEROY BOULEVARD; CHANGING THE ZONING CLASSIFICATION OF A PORTION OF SAID PROPERTY FROM SINGLE FAMILY 3 (SF-3), LIGHT INDUSTRIAL (LI), HEAVY INDUSTRIAL (HI) AND COMMUNITY COMMERCIAL (CC) TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH LIGHT INDUSTRIAL BASE ZONING; CHANGING THE ZONING CLASSIFICATION OF A SEPARATE PORTION OF SAID PROPERTY FROM HEAVY INDUSTRIAL (HI) TO AND COMMUNITY COMMERCIAL (CC) TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH COMMUNITY COMMERCIAL BASE ZONING; 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, 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 a Comprehensive Land Use Plan, as the primary document on which to base all zoning, platting, and other land use decisions; and

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

WHEREAS, Ben Newell and Walker White, as owners of property consisting of approximately 25.62 acres of land and described as Block 1, Lot 1 of the Falcon Saginaw Distribution Center, City of Saginaw, Tarrant County, Texas, and located at 112 Spring Hollow Drive and 34 E. McLeroy (the "Property") and further described in Exhibits "A-1" and "A-2,"

attached hereto, have filed an application to establish the Falcon Saginaw Distribution Center Planned Development District with Light Industrial (LI) and Community Commercial (CC) uses and to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

WHEREAS, this Planned Development would rezone the land described as Tract 1 from Single Family (SF-3), Community Commercial (CC), Light Industrial (LI), and Heavy Industrial (HI) to Light Industrial (LI) and Tract 2 from Heavy Industrial (HI) and Community Commercial (CC) to Community Commercial (CC) as part of the proposed Planned Development; 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 City Council finds and determines that the purpose and intent of the Planned Development (PD) Zoning District herein granted is to provide for compatible land, building, and structural uses primarily oriented to commercial and light industrial uses; and

WHEREAS, the City Council has determined that an amendment to the Zoning Map, as provided herein, rezoning the below-described properties is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on December 09, 2025, and the City Council of the City of Saginaw, Texas, held a public hearing on December 16, 2025, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 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 amendments to the Zoning Map, as provided herein, rezoning property described in Exhibits "A-1" and "A-2" attached hereto to the requested Planned Development zoning district, as outlined herein, are appropriate and are in accordance with the growth goals, objectives, and planning principles as set forth in the Comprehensive Land Use Plan and are 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 findings above are found to be true and correct and are incorporated herein.

SECTION 2.

The Saginaw, Texas, Comprehensive Land Use Plan, as amended, is hereby amended by changing the Future Land Use Map to change the zoning classification of the property and area described as Exhibit below from Single Family (SF-3), Community Commercial (CC), Light Industrial (LI), and Heavy Industrial (HI) uses to a Planned Development (PD) with Light Industrial (LI) base zoning. Notwithstanding the foregoing, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property is not permitted to occur on the basis of the attached Concept Plan, and the District will not be fully established and the Property entitled until a Development Plan is submitted and approved in accordance with such section.

Tract 1: Approximately 25.62 acres of land described as Block 1, Lot 1 of the Falcon Saginaw Distribution Center, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A-1".

SECTION 3.

The Saginaw, Texas, Ordinance No. 2002-04, as amended, is hereby amended by changing the Map to change the zoning classification for the below described portion of the property and area described below from), Light Industrial (LI) to Single Family 3 (SF-3), and Community Commercial (CC), to Heavy Industrial (HI).

Tract 2: Approximately 2.49 acres of land described as Block 1, Lot 1 of the Falcon Saginaw Distribution Center, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A-2".

SECTION 4.

The use of the property legally described above shall be subject to the development restrictions, terms, and conditions set forth in Exhibit "B" attached hereto, as well as the Conceptual Plan attached hereto as Exhibit "C."

SECTION 5.

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 6.

The Official Zoning Map of the City of Saginaw is hereby amended in accordance with the foregoing, and the City Secretary is hereafter directed to revise the Zoning Map to reflect the zoning classifications as set forth above.

SECTION 7.

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

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances 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 9.

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 10.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04, as amended, 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 11.

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 fined in accordance with Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute a separate offense.

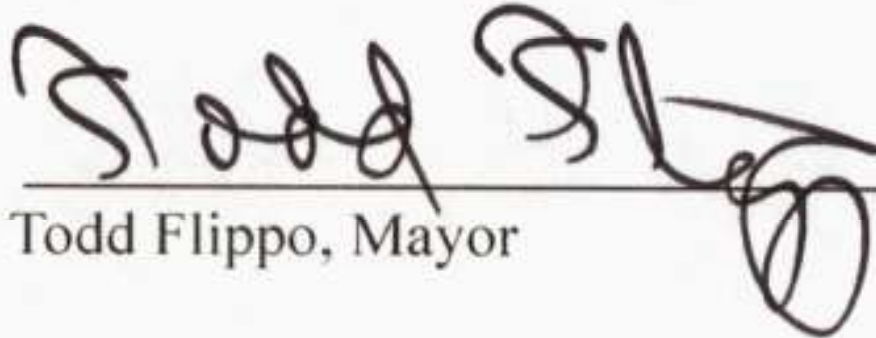
SECTION 12.

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 13.

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 16TH DAY OF DECEMBER, 2025.



Todd Flippo, Mayor

ATTEST:



Vicky Vega, City Secretary

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney



EXHIBIT "A-1"
ZONING DESCRIPTION TRACT 1

EXHIBIT A
PD ZONING TRACT 1
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

COMMENCING at a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the POINT OF BEGINNING of the herein described tract;

THENCE along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, as follows:

South 88 degrees 47 minutes 44 seconds West, a distance of 48.21 feet to a 3/4" rebar found;

South 49 degrees 25 minutes 38 seconds East, a distance of 15.70 feet;

South 88 degrees 42 minutes 17 seconds West, a distance of 89.34 feet the southeast corner of a tract of land as described in deed to BNSF Railway Company, recorded in D207451754, OPRTCT;

THENCE North 25 degrees 14 minutes 26 seconds West, departing the north line of said McLeroy Boulevard East, along the east line of said

BNSF Railway Company tract, a distance of 54.04 feet to the northeast corner of said BNSF Railway Company tract;

THENCE across said Star Manufacturing tract and said PM FCD Saginaw tract, as follows:

North 01 degree 13 minutes 22 seconds West, a distance of 89.91 feet;

North 16 degrees 36 minutes 16 seconds West, at a distance of 62.81 feet passing the southerly line of said Lot 1R, Block 1, Falcon Saginaw Distribution Center, continuing a total distance of 138.15 feet to the beginning of a tangent curve to the left, having a radius of 129.50 feet;

Northwesterly, along said curve, having a central angle of 51 degrees 10 minutes 58 seconds, an arc distance of 115.68 feet, and a chord that bears North 42 degrees 11 minutes 45 seconds West, 111.88 feet to the end of said curve;

North 67 degrees 47 minutes 15 seconds West, tangent to said curve, a distance of 212.55 feet to the beginning of a tangent curve to the right, having a radius of 470.50 feet;

Northwesterly, along said curve, having a central angle of 33 degrees 24 minutes 49 seconds, an arc distance of 274.39 feet, and a chord that bears North 51 degrees 04 minutes 50 seconds West, 270.51 feet to the end of said curve, being the beginning of a curve to the left, having a radius of 465.00 feet;

Southwesterly, along said curve, having a central angle of 03 degrees 58 minutes 11 seconds, an arc distance of 32.22 feet, and a chord that bears South 85 degrees 07 minutes 57 seconds West, 32.21 feet to the end of said curve;

South 83 degrees 08 minutes 52 seconds West, tangent to said curve, a distance of 8.66 feet to the east line of the B.N.S.F. Railroad (100' R.O.W.) and the west line of said Lot 1R, Block 1;

THENCE North 06 degrees 49 minutes 38 seconds West, along the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, a distance of 1,917.97 feet to the northwest corner of the herein described tract;

THENCE departing the east line of said B.N.S.F. Railroad R.O.W., across said Lot 1R, Block 1, as follows:

North 83 degrees 10 minutes 22 seconds East, a distance of 379.84 feet;

South 43 degrees 37 minutes 08 seconds East, a distance of 399.91 feet to a 5/8" rebar capped Carter & Burgess found at an angle point in the east line of said Lot 1R, Block 1 and the most northerly corner of Lot 1X, Block 7 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

THENCE along the line common to said Lot 1X, Block 7 and said Lot 1R, Block 1, as follows:

South 46 degrees 28 minutes 50 seconds West, a distance of 212.32 feet (plats 212.32 feet & 212.44 feet) to a 5/8" rebar capped Carter & Burgess found;

South 06 degrees 49 minutes 02 seconds East, a distance of 1,575.36 feet to a 5/8" rebar capped Carter & Burgess found at the southwest corner of said Lot 1X, Block 7 and a reentrant corner of said Lot 1R, Block 1;

THENCE across said Lot 1R, Block 1 and said Star Manufacturing tract, as follows:

South 14 degrees 40 minutes 03 seconds East, a distance of 97.99 feet to the beginning of a tangent curve to the left, having a radius of 79.50 feet;

Southeasterly, along said curve, having a central angle of 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears South 35 degrees 29 minutes 43 seconds East, 56.53 feet to beginning of a reverse curve to the right, having a radius of 210.50 feet;

Southeasterly, along said curve, having a central angle of 39 degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears South 36 degrees 27 minutes 50 seconds East, 143.02 feet to the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said

curve, a distance of 137.94 feet;

South 36 degrees 43 minutes 10 seconds East, at a distance of 40.52 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

South 17 degrees 54 minutes 22 seconds East, a distance of 94.60 feet to the POINT OF BEGINNING and containing 1,007,532 square feet or 23.130 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT "A-2"
ZONING DESCRIPTION TRACT 2

EXHIBIT A
PD ZONING TRACT 2
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58 and the J. Biles Survey, Abstract No. 119, City of Saginaw, Tarrant County, Texas, being a portion of that tract of land as described in deed to PM FCD Saginaw, L.L.C., recorded in D225044933, Official Public Records, Tarrant County, Texas (OPRTCT), being a portion of Lot 1R, Block 1, Falcon Saginaw Distribution Center, an addition to the City of Saginaw, Tarrant County, Texas as recorded in D225008447, OPRTCT, being a portion of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT, and being more particularly described as follows:

BEGINNING at a cut X found at the southwest corner of Spring Hollow Drive as dedicated per plat recorded in Cabinet A, Slide 11376, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the north line of McLeroy Boulevard East (variable width R.O.W.), being the most easterly corner of said Star Manufacturing tract;

THENCE South 88 degrees 47 minutes 44 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Star Manufacturing tract, a distance of 117.17 feet to the southwest corner of the herein described tract;

THENCE departing the north line of said McLeroy Boulevard East, across said Star Manufacturing tract and said Lot 1R, Block 1, as follows:

North 17 degrees 54 minutes 22 seconds West, a distance of 94.60 feet;

North 36 degrees 43 minutes 10 seconds West, at a distance of 32.91 feet passing the southerly line of said Lot 1R, Block 1, continuing a total distance of 73.43 feet;

North 16 degrees 36 minutes 16 seconds West, a distance of 137.94 feet to the beginning of a tangent curve to the left, having a radius of 210.50 feet;

Northwesterly, along said curve, having a central angle of 39

degrees 43 minutes 07 seconds, an arc distance of 145.92 feet, and a chord that bears North 36 degrees 27 minutes 50 seconds West, 143.02 feet to the beginning of a reverse curve to the right, having a radius of 79.50 feet;

Northwesterly, along said curve, having a central angle of 41 degrees 39 minutes 21 seconds, an arc distance of 57.80 feet, and a chord that bears North 35 degrees 29 minutes 43 seconds West, 56.53 feet to the end of said curve;

North 14 degrees 40 minutes 03 seconds West, tangent to said curve, a distance of 97.99 feet to a 5/8" rebar capped Carter & Burgess found at a reentrant corner of said Lot 1R, Block 1 and the southwest corner of Lot 1X, Block 7 of the final plat of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 11376, PRTCT;

THENCE North 83 degrees 10 minutes 58 seconds East, along a reentrant line of said Lot 1R, Block 1 and the south line of said Lot 1X, Block 7 and Lot 1, Block 7 of said Spring Creek addition, a distance of 201.90 feet to a 1/2" rebar capped Goodwin & Marshall found in the west line of aforementioned Spring Hollow Drive (variable width R.O.W.) at the southeast corner of said Lot 1, Block 7;

THENCE along the west line of said Spring Hollow Drive and the east and south line of said Lot 1R, Block 1, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 13 degrees 07 minutes 18 seconds, an arc distance of 121.38 feet, and a chord that bears South 32 degrees 05 minutes 24 seconds East, 121.11 feet to a 5/8" rebar capped Carter & Burgess found at the beginning of a curve to the right, having a radius of 470.00 feet;

Southeasterly, along said curve, having a central angle of 37 degrees 01 minute 48 seconds, an arc distance of 303.76 feet (plats 303.76 feet & 303.62 feet), and a chord that bears South 20 degrees 05 minutes 41 seconds East, 298.50 feet to a 5/8" rebar capped Carter & Burgess found at the end of said curve;

South 01 degree 36 minutes 05 seconds East, non-tangent to said curve, a distance of 112.45 feet (plats 112.45 feet & 112.60 feet) to a 5/8" rebar capped Carter & Burgess found at a R.O.W. clip corner;

South 43 degrees 22 minutes 24 seconds West, along a R.O.W. clip line, a distance of 35.38 feet to a 5/8" rebar capped Carter & Burgess found;

South 88 degrees 58 minutes 43 seconds West, a distance of 27.70 feet to a 5/8" rebar capped Carter & Burgess found at the most southerly southwest corner of said Lot 1R, Block 1, said point lying in the northeasterly line of said Star Manufacturing tract;

South 55 degrees 31 minutes 17 seconds East, along the northeasterly line of said Star Manufacturing tract, a distance of 65.10 feet to the POINT OF BEGINNING and containing 108,306 square feet or 2.486 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 2 -- LAND USE AND DEVELOPMENT STANDARDS

Tract 2

Planned Development (PD) - Community Commercial (CC)

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

A. PERMITTED USES

1. *Permitted Uses:* Uses in the Community Commercial (CC) shall be in accordance with Section 5-1 of Appendix A of the City Code of Saginaw City Code.

B. DEVELOPMENT STANDARDS

The development standards included in this District are consistent with the Community Commercial (CC) Zoning District in the City of Saginaw Zoning Ordinance, except as indicated below:

C. PLANNED DEVELOPMENT SITE PLAN REQUIRED: A Planned Development Site Plan Shall be approved prior to the issuance of a building permit.

1. *Conceptual Plan:* Development shall generally conform to the attached Exhibit "C" — Conceptual Plan.

EXHIBIT "B"
LAND USE AND DEVELOPMENT STANDARDS

EXHIBIT "B"

TRACT 1 -- LAND USE AND DEVELOPMENT STANDARDS

Tract 1

Planned Development (PD) - Light Industrial (LI)

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

A. PERMITTED USES

1. *Permitted Uses:* Uses in the Light Industrial (LI) District shall be in accordance with Section 5-1 of Appendix A of the Saginaw City Code.

B. DEVELOPMENT STANDARDS

The development standards included in this District are consistent with the Light Industrial (LI) Zoning Districts in the City of Saginaw Zoning Ordinance except as indicated below:

1. Fencing:

- a. The developer is responsible for extending the existing berm fence along the un-fenced portion of the Spring Creek Neighborhood's residential boundary to ensure a continuous screening barrier between the properties.
- b. An additional screening device is not required along the residential portion of the development, provided the existing berm and fully extended fence are in place.

C. PLANNED DEVELOPMENT SITE PLAN REQUIRED: A Planned Development Site Plan shall be approved prior to the issuance of a building permit.

1. *Conceptual Plan:* Development shall generally conform to the attached Exhibit "C" — Conceptual Plan.

EXHIBIT "C"
CONCEPTUAL PLAN

