

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, BY AMENDING THE COMPREHENSIVE LAND USE PLAN RELATING TO APPROXIMATELY 2.404 ACRES OUT OF THE FALCON SAGINAW DISTRIBUTION CENTER BLOCK 1, LOT 1R, CITY OF SAGINAW, TARRANT COUNTY, TEXAS, MORE COMMONLY KNOWN AS 112 SPRING HOLLOW DRIVE, IN SAGINAW, TEXAS; CHANGING THE ZONING CLASSIFICATION ON A PORTION OF SAID PROPERTY FROM LIGHT INDUSTRIAL (LI) TO SINGLE FAMILY 3 (SF-3); AND CHANGING THE ZONING CLASSIFICATION OF A SEPARATE PORTION OF SAID PROPERTY FROM COMMUNITY COMMERCIAL (CC) TO HEAVY INDUSTRIAL (HI); 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, in accordance with Section 1-3 of the Zoning Map of the City, the Planning and Zoning Commission, at the request of the property owner, has initiated consideration of a change in zoning classification from Light Industrial (LI) to Single Family 3 (SF-3) for the portion of the Property more fully described in the attached Exhibit "A-1", and a change from Community Commercial (CC) to Heavy Industrial (HI) for the portion of the Property more fully described in the attached Exhibit "A-2" for the property described as Falcon Saginaw Distribution Center Block 1, Lot 1R, City of Saginaw, Tarrant County, Texas, more commonly known as 112 Spring Hollow Drive, Saginaw, Texas; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on December 09, 2025, and the City Council held a public hearing on December 16, 2025, with respect to the proposed zoning changes and amended land use designation described herein; and

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

WHEREAS, the City Council has determined that an amendment to the Zoning Map, as provided herein, rezoning the portion of the property described in Exhibit "A-1," attached hereto, from Light Industrial (LI) to Single Family 3 (SF3); and rezoning the portion of the property described in Exhibit "A-2," attached hereto, from Community Commercial (CC) to Heavy Industrial (HI) zoning district, is appropriate and is in accordance with growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 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 amendments of the Zoning Map as outlined herein 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, Zoning Ordinance, Ordinance No. 2002-04, as amended, is hereby amended by changing the Zoning Map to change the zoning classification of the property and area legally described below from Light Industrial (LI) to Single Family (SF3), and changing from Community Commercial (CC) to Heavy Industrial (HI):

Tract 1: Approximately 1.436 acres of land described as Falcon Saginaw Distribution Center Block 1, Lot 1R, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A-1", attached hereto.

Tract 2: Approximately 0.968 acres of land described as Falcon Saginaw Distribution Center Block 1, Lot 1R, City of Saginaw, Tarrant County, Texas, as more particularly described on Exhibit "A-2", attached hereto.

SECTION 3.

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 4.

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

SECTION 5.

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.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of 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 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 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 8.

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 9.

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

EXHIBIT "A-1"
LEGAL/ZONING DESCRIPTION TRACT 1

ZONING CHANGE: FROM LI to SF3
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in 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, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall found at the northwest corner of said Lot 1R, Block 1 and the southwest corner of the final plat of Heather Ridge Estates, Phase 3B, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Slide 8630, Plat Records, Tarrant County, Texas;

THENCE South 06 degrees 49 minutes 38 seconds East, 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 495.51 feet to the POINT OF BEGINNING 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:

South 45 degrees 20 minutes 07 seconds East, a distance of 506.81 feet;

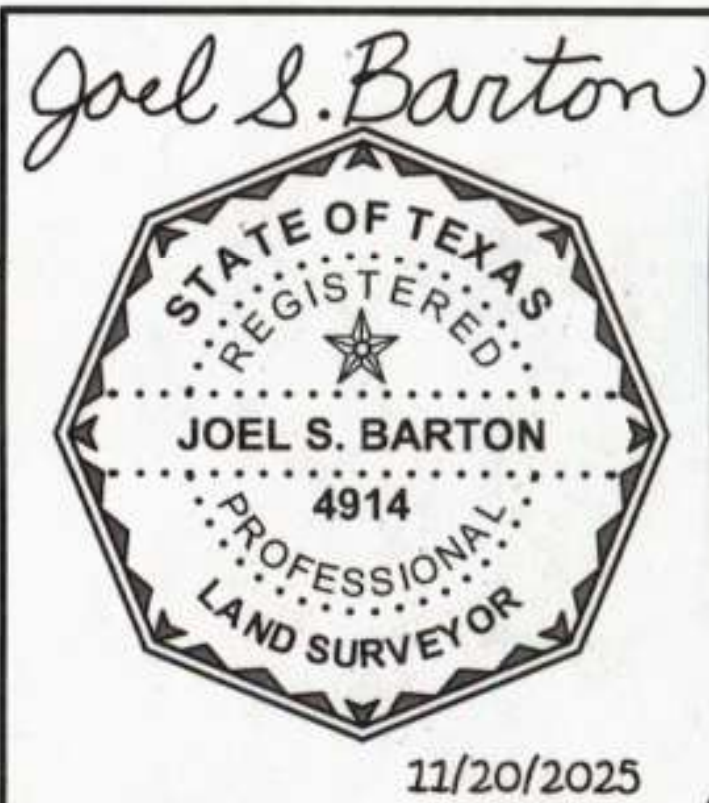
South 83 degrees 10 minutes 22 seconds West, a distance of 315.55 feet to a point in the east line of said B.N.S.F. Railroad R.O.W. and the west line of said Lot 1R, Block 1, from which a 1/2" rebar capped Goodwin & Marshall found at the most westerly southwest corner of said Lot 1R, Block 1 bears South 06 degrees 49 minutes 38 seconds East, 1,941.49 feet;

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 396.59 feet to the POINT OF BEGINNING and containing 62,572 square feet or 1.436 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.



Scale:	NONE	Sheet 1 of 2
Date:	11/20/2025	
Job No.:	10937	
Drafted:	T.J.M.	
Checked:	J.S.B.	



**ZONING EXHIBIT
CHANGE FROM LI TO SF3
1.436 ACRES OF LAND**

P.O.C.
1/2" R.C.F.
"GMCIVIL"

HEATHER RIDGE ESTATES
PHASE 3B
CAB. A, SL. 8630
P.R.T.C.T.



D. STRICKLAND SURVEY
ABSTRACT No. 1408

P.O.B.

A-1408
A-119

LOT 1R, BLOCK 1
FALCON SAGINAW
DISTRIBUTION CENTER
D225008447
O.P.R.T.C.T.

PM FCD SAGINAW, L.L.C.
D225044933
O.P.R.T.C.T.

J. BILES SURVEY
ABSTRACT No. 119

B.N.S.F. RAILROAD
(100' R.O.W.)

N 06°49'38" W 396.59'

S 45°20'07" E 506.81'

**PROPOSED ZONING
"SF3"
62,572 SQ. FT.
1.436 AC.**

S 83°10'22" W 315.55'

S 06°49'38" E, 1941.49'
TO 1/2" R.C.F. "GMCIVIL"



GM civil

Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373

TxEng Firm # F-2944 | TxSurv Firm # 10021700

Scale: 1" = 100'

Date: 11/20/2025

Job No.: 10937

Drafted: T.J.M.

Checked: J.S.B.

Sheet

2

of

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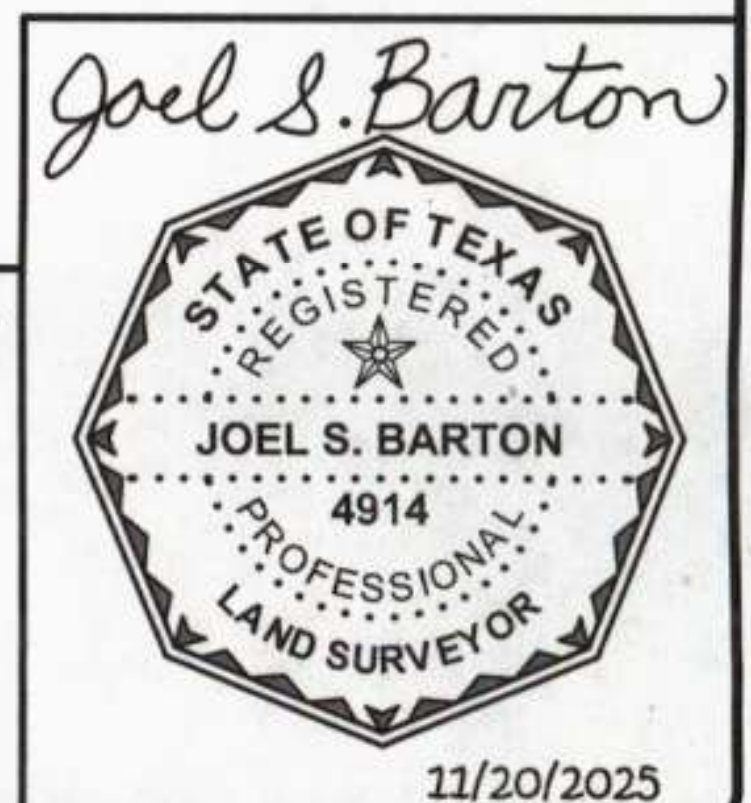


EXHIBIT "A-2"
LEGAL/ZONING DESCRIPTION TRACT 2

ZONING CHANGE: FROM CC to HI
PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the J. Biles Survey, Abstract No. 119 and the J. Armendaris Survey, Abstract No. 58, 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, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall found (hereafter referred to as 1/2" rebar capped found) in the east line of the B.N.S.F. Railroad (100' R.O.W.), being the most westerly southwest corner of said Lot 1R, Block 1, Falcon Saginaw Distribution Center and said PM FCD Saginaw tract, being the northwest corner of that tract of land as described in deed to Star Manufacturing, LLC, recorded in D216279762, OPRTCT;

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 and said PM FCD Saginaw tract, a distance of 23.52 feet to a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) at 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 and said PM FCD Saginaw tract, as follows:

North 83 degrees 08 minutes 52 seconds East, a distance of 8.66 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 465.00 feet;

Northeasterly, 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 North 85 degrees 07 minutes 57 seconds East, 32.21 feet to a 1/2" rebar capped set at the beginning of a curve to the left, having a radius of 470.50 feet;

Southeasterly, 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 South 51 degrees 04 minutes 50 seconds East, 270.51 feet to a 1/2" rebar capped set at the end of said curve;

South 67 degrees 47 minutes 15 seconds East, tangent to said curve, a distance of 212.55 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 129.50 feet;

Southeasterly, 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 South 42 degrees 11 minutes 45 seconds East, 111.88 feet to a 1/2" rebar capped set at the end of said curve;

South 16 degrees 36 minutes 16 seconds East, tangent to said curve, a distance of 75.34 feet to a 1/2" rebar capped set in the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, said point lying in a curve to the left, having a radius of 415.02 feet;

THENCE along the southerly line of said Lot 1R, Block 1, the southerly line of said PM FCD Saginaw tract, and the northerly line of said Star Manufacturing tract, as follows:

Northwesterly, along said curve, having a central angle of 12 degrees 33 minutes 47 seconds, an arc distance of 91.00 feet, and a chord that bears North 74 degrees 48 minutes 39 seconds West, a distance of 90.82 feet to a 1/2" rebar capped found at the end of said curve;

North 80 degrees 52 minutes 10 seconds West, non-tangent to said curve, a distance of 48.79 feet to a 1/2" rebar capped found;

North 49 degrees 30 minutes 10 seconds West, a distance of 533.90 feet to the POINT OF BEGINNING and containing 42,161 square feet or 0.968 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.

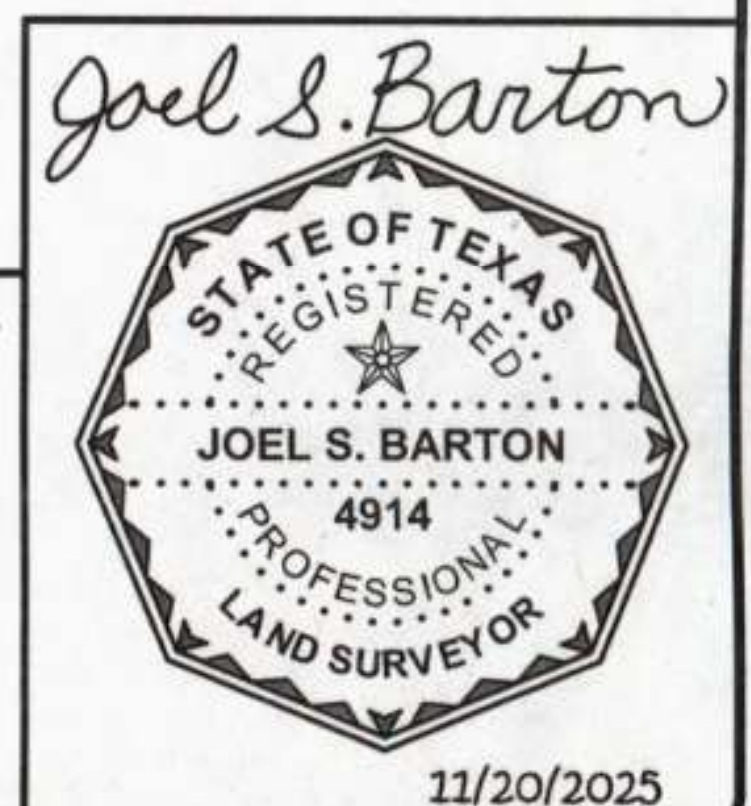


GM civil
Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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Checked:	J.S.B.

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**ZONING EXHIBIT
CHANGE FROM CC TO HI
0.968 ACRES OF LAND**

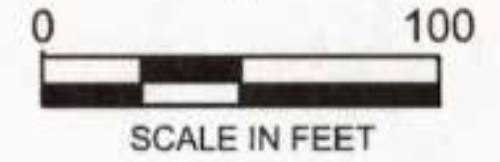
P.O.B.

1/2" R.C.F.
"GMCIVIL"

B.N.S.F. RAILROAD
(100' R.O.W.)

PM FCD SAGINAW, L.L.C.
D225044933
O.P.R.T.C.T.

LOT 1R, BLOCK 1
FALCON SAGINAW
DISTRIBUTION CENTER
D225008447
O.P.R.T.C.T.



SEE SHEET 3 FOR LINE
AND CURVE DATA

J. BILES SURVEY
ABSTRACT No. 119

A-119
A-58

J. ARMENDARIS SURVEY
ABSTRACT No. 58

STAR MANUFACTURING, LLC
D216279762, O.P.R.T.C.T.

BNSF RAILWAY
COMPANY
D207451754
O.P.R.T.C.T.

McLEROY BOULEVARD E
(VARIABLE WIDTH R.O.W.)



GMcivil

Engineering & Surveying

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817-329-4373

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Scale: 1" = 100'

Date: 11/20/2025

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Drafted: T.J.M.

Checked: J.S.B.

Sheet

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of

3

Joel S. Barton



11/20/2025

**ZONING EXHIBIT
CHANGE FROM CC TO HI
0.968 ACRES OF LAND**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N06°49'38"W	23.52'
L2	N83°08'52"E	8.66'
L3	S16°36'16"E	75.34'
L4	N80°52'10"W	48.79'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	465.00'	32.22'	3°58'11"	N85°07'57"E	32.21'
C2	470.50'	274.39'	33°24'49"	S51°04'50"E	270.51'
C3	129.50'	115.68'	51°10'58"	S42°11'45"E	111.88'
C4	415.02'	91.00'	12°33'47"	N74°48'39"W	90.82'

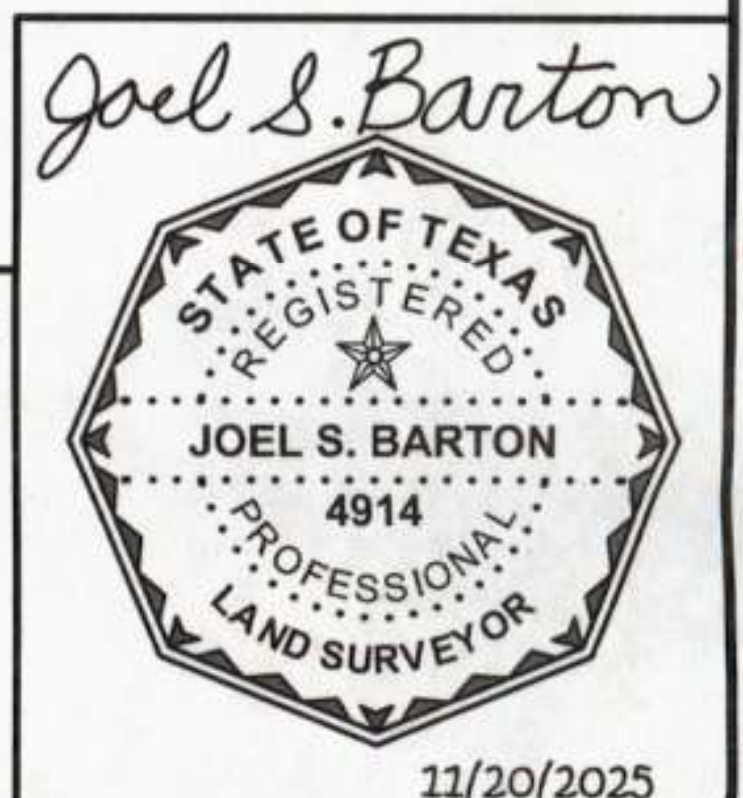


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of
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deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1-13 of the Saginaw City Code. Each day that a violation is permitted to exist shall constitute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

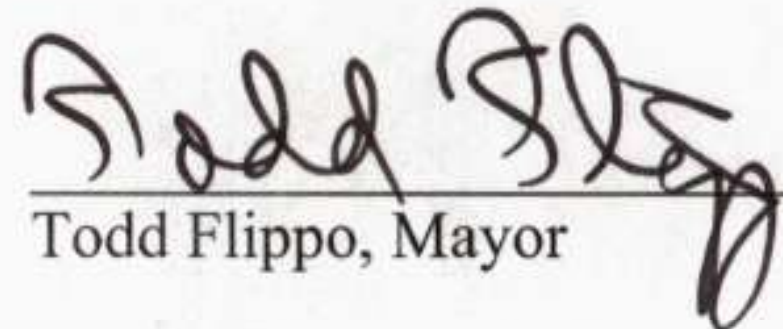
SECTION 10.

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 11.

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

PASSED AND APPROVED ON this the 16th day of December, 2025.



Todd Flippo, Mayor

ATTEST:



Vicky Vega, City Secretary



APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney