

ORDINANCE NO. 2026-27

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING THE SAGINAW LOCAL FAVORITE PLANNED DEVELOPMENT DISTRICT BY AMENDING THE PLANNED DEVELOPMENT PLAN BY INCORPORATING NEW DEVELOPMENT STANDARDS, A NEW DEVELOPMENT PLAN, AND A NEW DEVELOPMENT NAME; 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 Lots 1 and 2, Block 4, Town of Saginaw, City of Saginaw, Texas, have filed an application to amend the Saginaw Local Favorite Planned Development District, which was previously amended by Ordinance No. 2023-02; and

WHEREAS, such application amends the development plan by amending the development standards, development plan, and development name; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on October 14, 2025, and the City Council held a public hearing on October 21, 2025, 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.2023-02, as amended, and 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 Local Favorite Planned Development District, Ordinance No.2023-02, as amended, is hereby amended on the hereinafter described property and area as follows:

Town of Saginaw, Lots 1 and 2, Block 4, City of Saginaw, Tarrant County, Texas, and more fully described in Exhibit "A," attached hereto.

- A. The name of the current Development Plan for Saginaw Local Favorite Planned Development District, is hereby amended by changing the previously approved name to "MAD Concepts Planned Development District."
- B. Exhibit "B" of Ordinance No. 2023-02, the current Development Plan for Saginaw Local Favorite Planned Development District, is hereby repealed and by replaced with the attached Exhibit "B," titled "LAND USE AND DEVELOPMENT STANDARDS." The use of the property described above shall be subject to all restrictions, terms, and conditions contained in the attached Exhibit "B."
- C. The Development Plan for the MAD Concepts Planned Development District is described in Exhibit "C" of this Ordinance, attached hereto and incorporated herein of all purposes. The use of the property described above shall be subject to all restrictions, terms, and conditions contained in the attached Exhibit "C."

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.

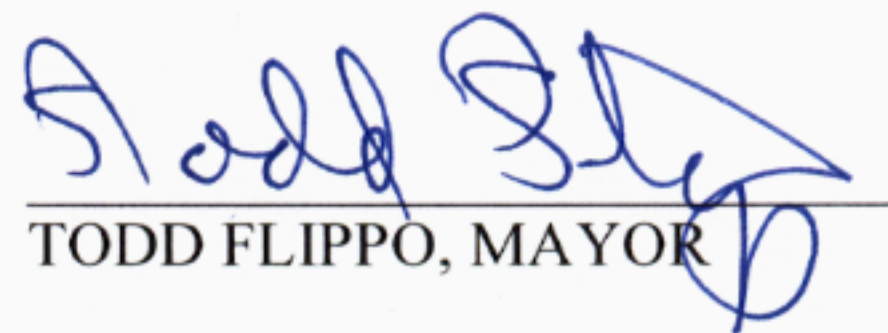
SECTION 6.

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 21st DAY OF OCTOBER 2025.


TODD FLIPPO, MAYOR

ATTEST:


VICKY VEGA, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:


BRYN MEREDITH, CITY ATTORNEY



EXHIBIT “A”

**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 Community Commercial (CC) Zoning District in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. The only uses allowed at the development are the below primary and secondary uses, no other community commercial uses are allowed.

2. Primary Permitted Uses:

A primary use is defined as the dominant or main function of the structure or lot. The development requires approximately 65% of the entire development’s structure (square footage) to be a primary use (Buildings A “Steakhouse” and C “Jake’s”).

- a. Sit Down Restaurant, with or without alcohol sales,

- b. Sit Down Restaurant, with live music.

- i. A sit-down restaurant is defined as an establishment whose principal use is the preparation and service of food and beverages for consumption by customers seated within a designated dining area, where customers are primarily served by waitstaff at their table. Take-out and delivery may be provided as secondary services.

- ii. Drive-through restaurant facilities shall be prohibited, except where the establishment includes a full-service dining area with substantial table service at a fast-casual restaurant. Fast-food restaurants shall not be classified as fast-casual restaurants.

3. Secondary Permitted Uses:

The development may operate a secondary use within Building B, “Meat Market”. If the development operates a secondary use, only approximately 35% of the entire development’s structure (square footage) may be utilized for one of the below listed secondary uses.

- a. Bakery / Commercial Kitchen Incubator - A shared or leased kitchen facility used for the preparation and production of baked goods or specialty food items, which may include a retail counter for on-site sales.

- b. Coffee Shops / Cafés - Establishments primarily engaged in the preparation and sale of coffee, tea, specialty beverages, baked goods, and light food items for on-premises consumption and take-out. This category includes bakeries, dessert cafés, and similar businesses with dine-in or carry-out options. Drive-through facilities are prohibited.
- c. Fast-Casual Restaurant - An establishment that provides prepared food and beverages in a casual dining setting where customers typically order and pay at a counter or service area and dine within a designated seating area. Table service by waitstaff is generally not provided, although limited table service may be available.
- d. Microbrewery / Winery / Distillery (TABC-compliant) - An establishment engaged in the small-scale production and processing of alcoholic beverages, including beer, wine, or spirits, in compliance with all applicable Texas Alcoholic Beverage Commission (TABC) regulations. Establishments shall include a full-service restaurant component and may offer on-site tastings as allowed by law.
- e. Specialty Food Shops - Establishments whose principal business is the preparation and retail sale of specialty or artisan food and beverage products for on-premises consumption or take-out. Examples include, but are not limited to, ice cream parlors, smoothie or juice bars, sandwich shops, gourmet markets, and similar establishments offering high-quality or niche culinary products.

4. Prohibited Uses

- a. Fast Food Restaurant - An establishment primarily providing prepared food and beverages for quick service, where customers typically order and pay at a counter, service window, or drive-through, with food intended for immediate consumption either on or off the premises.

5. General

- a. Development shall contain no more than three structures (existing or proposed) utilized for sit down restaurants, or associated accessory uses, and shall be sited for interaction with an activated amenity space for outdoor seating and gathering, in addition to features necessary to serve the development (ex. continuous pedestrian system, dumpsters, etc.).
- b. The area identified in the approved development plan as 'Jake's Yard Area' shall be maintained as an activated outdoor entertainment and amenity area. At a minimum, the area shall include outdoor seating and outdoor television(s). Comparable amenities may be approved by the Planning Department with authorization from the City Manager or designee. Any major deviation from the required amenities shall require an amendment to this Ordinance.

- c. Minimum front yard setback shall be zero (i.e. none required).
 - d. Minimum rear yard setback shall be zero (i.e. none required).
 - e. Required screening of roadways shall not be required.
 - f. Screening shall be required around the activated amenity area labeled as "Jake's Yard Area".
 - g. A 20% parking variance shall be allowed for this development.
6. With consideration of a formal site plan application, the following may also be considered and approved by City Council, if necessary:
- a. Alternate parking and loading plan (including off premises parking lot if applicable),
 - b. Alternate parking and loading plan (including off premises parking lot if applicable),
 - c. Alternate landscaping plan, and/or an
 - d. Alternate noise plan.
 - e. Driveway spacing and throat depth per City and TxDOT standards or as otherwise reviewed and approved by the City Engineer.
7. Any deviation from the Development Plan attached as Exhibit "C," hereto shall require an amendment of this Ordinance.

EXHIBIT “C”

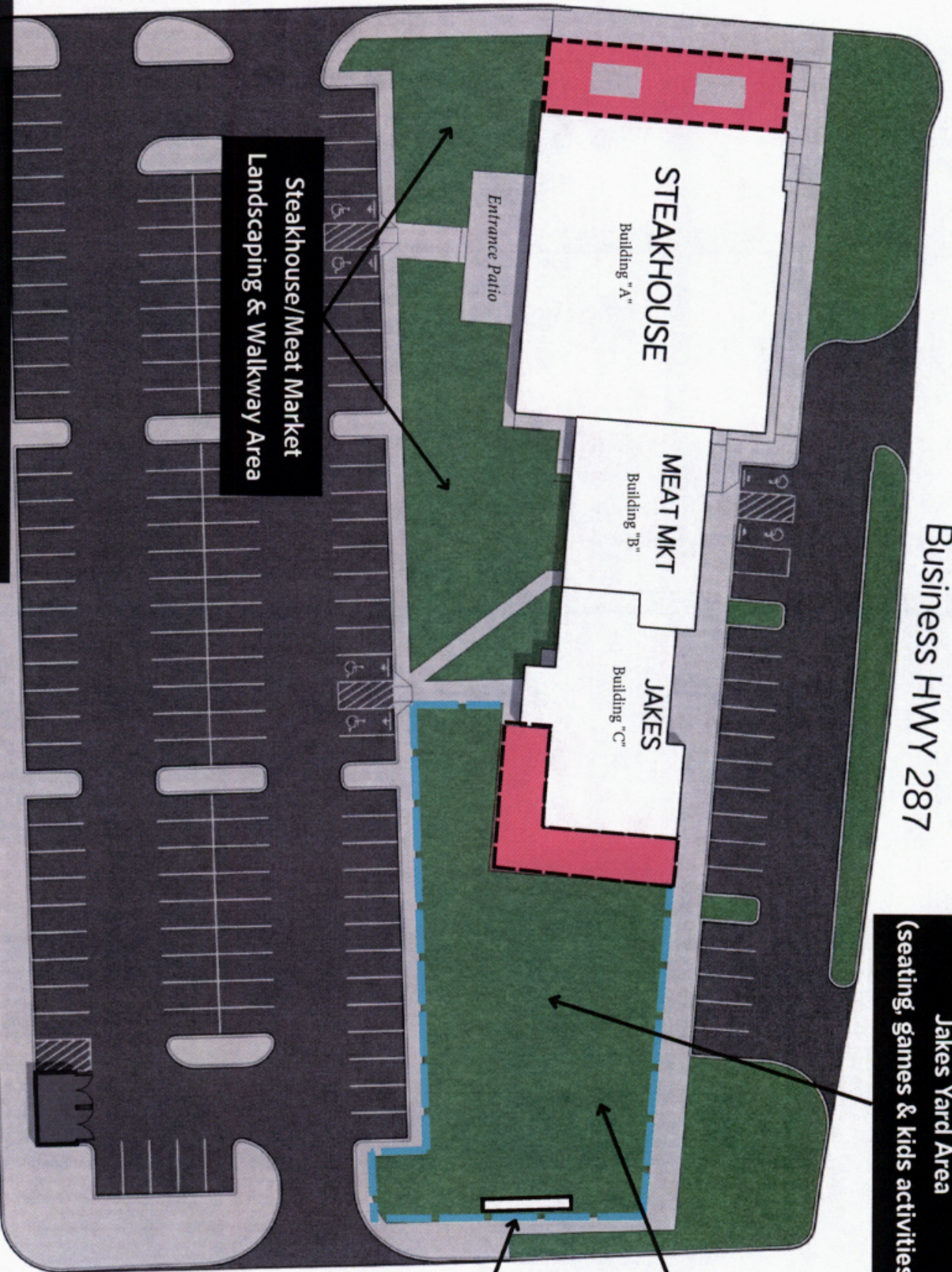
Exhibit "C"

Business HWY 287

Jakes Yard Area
(seating, games & kids activities)

West Franklin Ave

W Southern Ave



TV

Covered Patio

FENCE AROUND JAKES YARD AREA

Belmont St

