



DATE: April 13, 2021

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: Consideration and Action regarding Approval of a Site Plan for The Grand at Saginaw (Proposed Lot 1, Block B, Beltmill)

Owner: CLX Ventures, Todd Findley, Development Partner

Engineer: Bowman Consulting Group, Ltd.

Proposed Zoning: Planned Development (MF2)

Currently CLX Ventures is in the process of developing The Grand at Saginaw (Lot 1, Block B, Beltmill) as a multi-family development. The Beltmill development is in the process of finalizing a Planned Development district and Final Development plan and platting.

One variance from the MF2 Zoning district within Beltmill's development standards is the allowance of a 575 square foot Studio unit and a reduction of the 1 bedroom unit's square footage from 650 to 620 square feet.

A "Studio Unit" is not defined use in the City's Zoning Ordinance. The Planned Development standards for Beltmill provides the following definition:

"Studio Unit or Apartment" - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

The zoning ordinance requires approval of a site plan by the Planning and Zoning Commission and City Council prior to issuance of a building permit by the city.

The Site Plan and supporting exhibits have been reviewed by City Staff and meets or exceeds the requirements of Section 8-1 – Site Plan Requirements of the Zoning Ordinance.

If you have any questions, please let me know.



CLX VENTURES

March 26, 2021

Rick Trice
Public Works Director
City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

RE: Saginaw Site Plan Submittal

Dear Rick,

CLX Ventures is pleased to submit the Site Plan and associated documents for a proposed 236-unit multi-family project within the Beltmill Development. This Site Plan aligns with the overall Development Plan currently under review and conforms to the zoning regulations set forth in PD Ordinance 2020-24 and MF-2. The following documents have been attached to this electronic submittal for City staff's review: Site Plan, Preliminary Engineering, Concept Landscape Plan, Colored Building Elevations, and a metes and bounds description of the proposed 9.84-acre tract. Respectfully we request the Site Plan be considered for approval on the agenda of the next available Planning and Zoning Commission meeting on April 13, 2021.

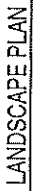
Please don't hesitate to contact me should you require any additional information to complete this submittal. We look forward to working with you and your staff to make this project a success.

Sincerely,

Todd Finley

Development Partner



[illegible]

PLANT SCHEDULE				
SHRUBS	PLANT NAME	SIZE	QTY	QVAL
	LYTE OAK QUERCUS PRINCEANA	3" OAL	20	
	LACINIAE ELL LACINIAE PANDOLIA	3" OAL	21	
	DRINGER PRACORE PITACIA PRACORE	3" OAL	17	
	MALO PRACORE TACODONIA DUTCHMAN	3" OAL	12	
	BRUMARD RED OAK ALBUQUERQUE PRACORE	3" OAL	12	
UNIDENTIFIED TREES				
	LYTE OAK QUERCUS PRINCEANA	3" OAL	30	
	CHALK TREE VITIS AMPLA-CANTUS	3" OAL	20	
	LYTE OAK QUERCUS PRINCEANA	3" OAL	42	
	TEXAS REDWOOD QUERCUS PRINCEANA	3" OAL	22	



CLX VENTURES

The Grand at Saginaw

gsr | andrade
ARCHITECTS

LEGAL DESCRIPTION

9.840 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a cor axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 485.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cofinal A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, once being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton - Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 89°12'40" W, 1585.19 feet with the south line of said 241.626 acre tract;

THENCE S 00°47'20" E, 547.95 feet to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING;

THENCE N 89°48'50" E, 230.75 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and on arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 447.87 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 330.00 feet, a central angle of 05°00'37" and on arc length of 28.86 feet whose chord bears N 87°40'52" W, 28.85 feet to a 1/2" capped rebar set and a point of tangency;

THENCE S 89°48'50" W, 352.72 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 45°11'00" W, 14.14 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 890.01 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 44°49'00" E, 13.89 feet to the POINT OF BEGINNING and containing approximately 9.840 acres of land.