



City of Saginaw

205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

MEETING DATE: October 12, 2021

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: Planned Development – The Square

Applicant: David Eitches

Engineer: Kimley-Horn and Associates

Existing Zoning: PD (CC, MF2, OS)

Proposed Zoning: PD (MF2)

Background

On April 16, 2019, City Council approved a Planned Development for The Square located in north Saginaw between Bus. 287 and Old Decatur Road. The applicant is requesting an amendment to the PD combining Tracts 2 and 5 to Tract 2A Planned Development (MF2).

The Development Standards for the proposed amendment are substantially the same as the current PD Standards except for Section B, Paragraphs 5 and 6 that read as follows:

5. Maximum Density: Maximum density is 261 units. Tract 2A shall be considered one lot for the purposes of maximum density calculations. Residential units may be dispersed anywhere within Tract 2A regardless of how the property is platted as one or more separate lots so long as the total density within Tract 2A does not exceed 261 units. The chart below illustrates that the maximum density of 261 units on Tract 2A is equivalent to 24 units per acre based upon the acreage of the lots that make-up Tract 2A.

Proposed Multifamily Density			
lot	DU/Acre	Acres	Units
3	0	1.33	0
4/5	27	9.57	261
Total	24	10.9	261

6. Minimum Lot Area: Minimum lot area is 1,800 square feet per dwelling unit, and shall be calculated based on the entire land area of Tract 2A. Tract 2A shall be considered one lot for purposes of minimum lot area calculations regardless of how the property is platted as one or more lots.

The table shows the net effect of the calculation resulting in an effective density of 27 DU/Acre on Lots 4 and 5 of Tract 2A; however, the overall density (24 DU/acre) allowed to be developed under the existing zoning remains the same. The density on Lots 4 and 5 is mitigated by preserving Lot 3 as Open Space.

Multifamily Density (Based on Preliminary Survey + Plat)			
lot	DU/Acre	Acres	Units
3	24	1.33	31.92
4/5	24	9.57	229.68
Total	24	10.9	261.6

Proposed Multifamily Density			
lot	DU/Acre	Acres	Units
3	0	1.33	0
4/5	27	9.57	261
Total	24	10.9	261

If you have any questions, please let me know.

LEGAL DESCRIPTION

BEING a tract of land situated in the Benjamin Thomas Survey, Abstract No.1497, City of Fort Worth, Tarrant County, Texas, and being part of a called 15.0736 acre tract of a tract of land described in Special Warranty Deed with Vendor's Lien to AM & JK Development LLC recorded in Instrument No. D217258083 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the northeast right-of-way line of Old Decatur Road (a variable width right-of-way), and being the northwest corner of said 15.0736 acre tract;

THENCE departing the said northeast right-of-way line of Old Decatur Road, North 89°23'14" East, along the north line of said 15.0736 acre tract, a distance of 293.94 feet to a point for corner;

THENCE departing the said north line of the 15.0736 acre tract, South 18°19'35" East, a distance of 280.41 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 12°53'38", a radius of 768.17 feet, a chord bearing and distance of South 65°11'45" West, 172.51 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 172.87 feet to a point for corner;

THENCE South 71°40'25" West, a distance of 108.60 feet to a point for corner in the said northeast right-of-way line of Old Decatur Road;

THENCE North 18°19'35" West, along the said northeast right-of-way line of Old Decatur Road, a distance of 389.30 feet to the **POINT OF BEGINNING** and containing 2.1895 acres or 95,375 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or established interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGAL DESCRIPTION

BEING a tract of land situated in the Benjamin Thomas Survey, Abstract No.1497, City of Fort Worth, Tarrant County, Texas, and being part of a called 15.0736 acre tract of a tract of land described in Special Warranty Deed with Vendor's Lien to AM & JK Development LLC recorded in Instrument No. D217258083 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of said 15.0736 acre tract; from said point the northwest corner of said 15.0736 acre tract, and being a point in the northeast right-of-way line of Old Decatur Road (a variable width right-of-way) bears South 89°23'14" West, a distance of 293.94 feet;

THENCE North 89°23'14" East, along the said north line of the 15.0736 acre tract, a distance of 772.08 feet to a point for corner;

THENCE continuing along the said north line of the 15.0736 acre tract, North 89°38'24" East, a distance of 176.06 feet to a point for the northeast corner;

THENCE South 0°35'54" East, along the east line of said 15.0736 acre tract, a distance of 570.30 feet to a point for the southeast corner of said 15.0736 acre tract;

THENCE South 89°26'49" West, along the south line of said 15.0736 acre tract, a distance of 1059.88 feet to a point for corner in the said northeast right-of-way line of Old Decatur Road, and being the southwest corner of said 15.0736 acre tract;

THENCE North 18°19'35" West, along the said northeast right-of-way line of Old Decatur Road, a distance of 209.04 feet to a point for corner;

THENCE departing the said northeast right-of-way line of Old Decatur Road, North 71°40'25" East, a distance of 108.60 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 12°53'38", a radius of 768.17 feet, a chord bearing and distance of North 65°11'45" East, 172.51 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 172.87 feet to a point for corner;

THENCE North 18°19'35" West, a distance of 280.41 feet to the **POINT OF BEGINNING** and containing 12.8826 acres or 561,168 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or established interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**Tract 2A – LAND USE AND DEVELOPMENT
STANDARDS TRACT 2A
Multi-Family MF-2**

A. Permitted Uses, Property Maintenance, and Infrastructure

1. Tract 2A shall allow all uses permitted within the MF-2 District
2. A property management entity shall be established and designed for the maintenance of all associated landscape and amenities, common landscaping and irrigation, building structures, internal access drives, and other similar common areas within Tract 2A.

B. Regulations

1. Development of Tract 2A shall comply with the use and development standards for the MF-2 (Multi-family) District, as existing on the effective date of this PD ordinance, with the exceptions and additions contained in this PD ordinance.
2. Front Building Setback:
 - a) Front Building Setback along interior roadway (Saginaw Square Boulevard) shall be reduced to fifteen feet (15'). Private yard fencing, where installed, may encroach seven and one-half feet (7.5') into the fifteen-foot (15') setback.
3. Minimum distance between buildings: Minimum distance between buildings shall be twenty feet (20').
4. Maximum Lot Coverage: Maximum Lot Coverage shall be 80% (calculated for all land area with the entire zoning area (i.e., entire land area of Tract 2A) including buffers, detention, landscaping, accent hardscape, and future right-of-way).
5. Maximum Density: Maximum density is 261 units. Tract 2A shall be considered one lot for purposes of maximum density calculations. Residential units may be dispersed anywhere within Tract 2A regardless of how the property is platted as one or more separate lots so long as the total density within Tract 2A does not exceed 261 units. The chart below illustrates that the maximum density of 261 units on Tract 2A is equivalent to 24 units per acre based upon the acreage of the lots that make-up Tract 2A.

Proposed Multifamily Density			
Lot	DU/Acre	Acres	Units
3	0	1.33	0.00
Lot 4/5	27	9.57	261.00
Total	24	10.9	261.00

6. Minimum Lot Area: Minimum lot area is 1,800 square feet per dwelling unit, and shall be calculated based on the entire land area of Tract 2A. Tract 2A shall be considered one lot for purposes of minimum lot area calculations regardless of how the property is platted as one or more lots.
7. The area labeled as open space/ drainage (proposed) on sheet 2 of Exhibit "C" shall be reserved for open space, drainage and detention (if needed).

C. Landscaping

1. **Buffer.** An average ten foot (10') wide landscaped buffer shall be required adjacent to Saginaw Square Boulevard Right-of-Way.

D. Signage. Uses on Tract 2A may have signage on one or both of the multi-tenant signs at US-287 and Old Decatur Road.

E. Planned Development Site Plan Required. A Planned Development Site Plan for Tract 2A shall be reviewed and approved prior to the issuance of a building permit.

1. Development shall occur in substantial accordance with the approved Exhibit "C". Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
2. Completed Site Plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the city staff.

EXHIBIT "C" – Development Plan

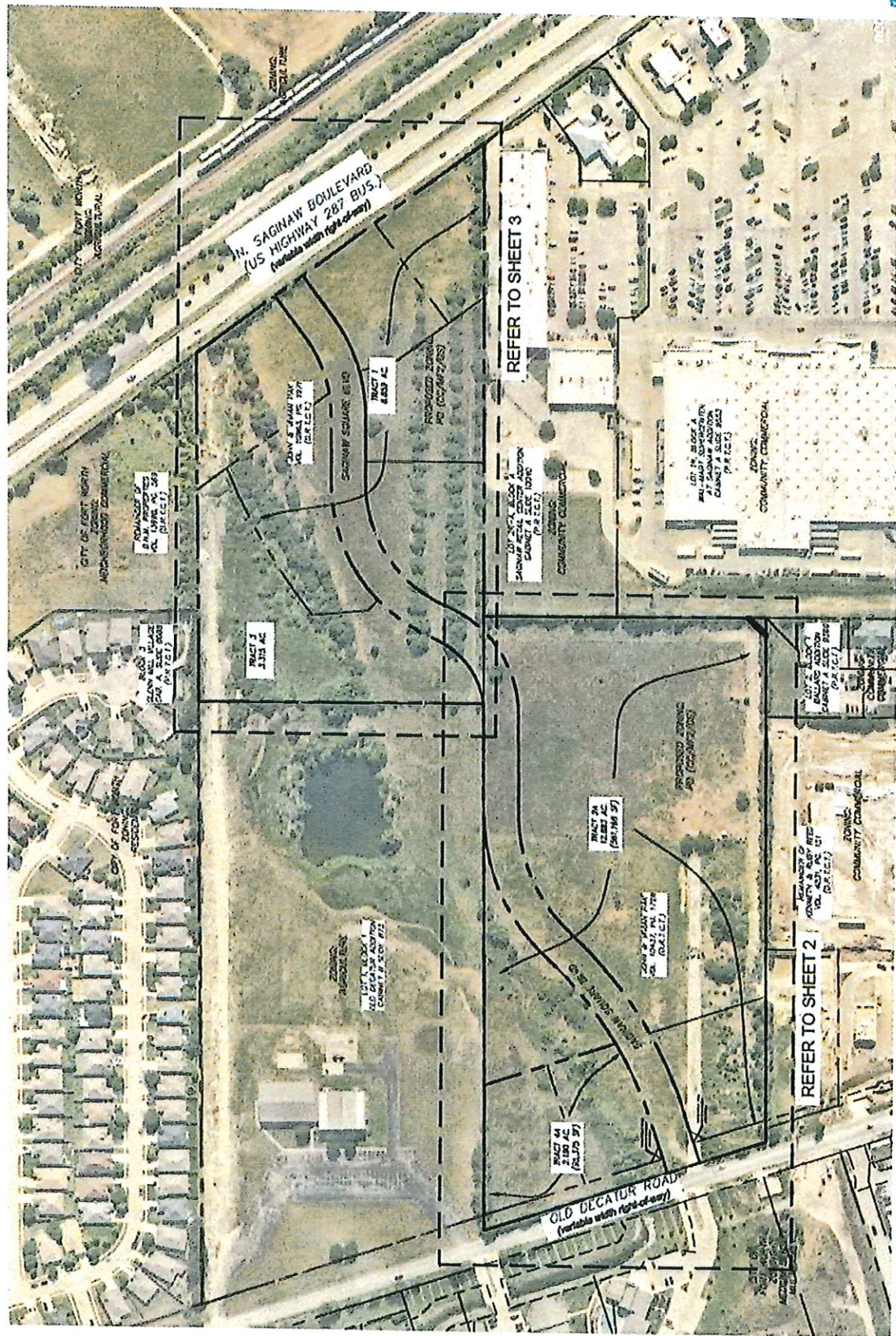
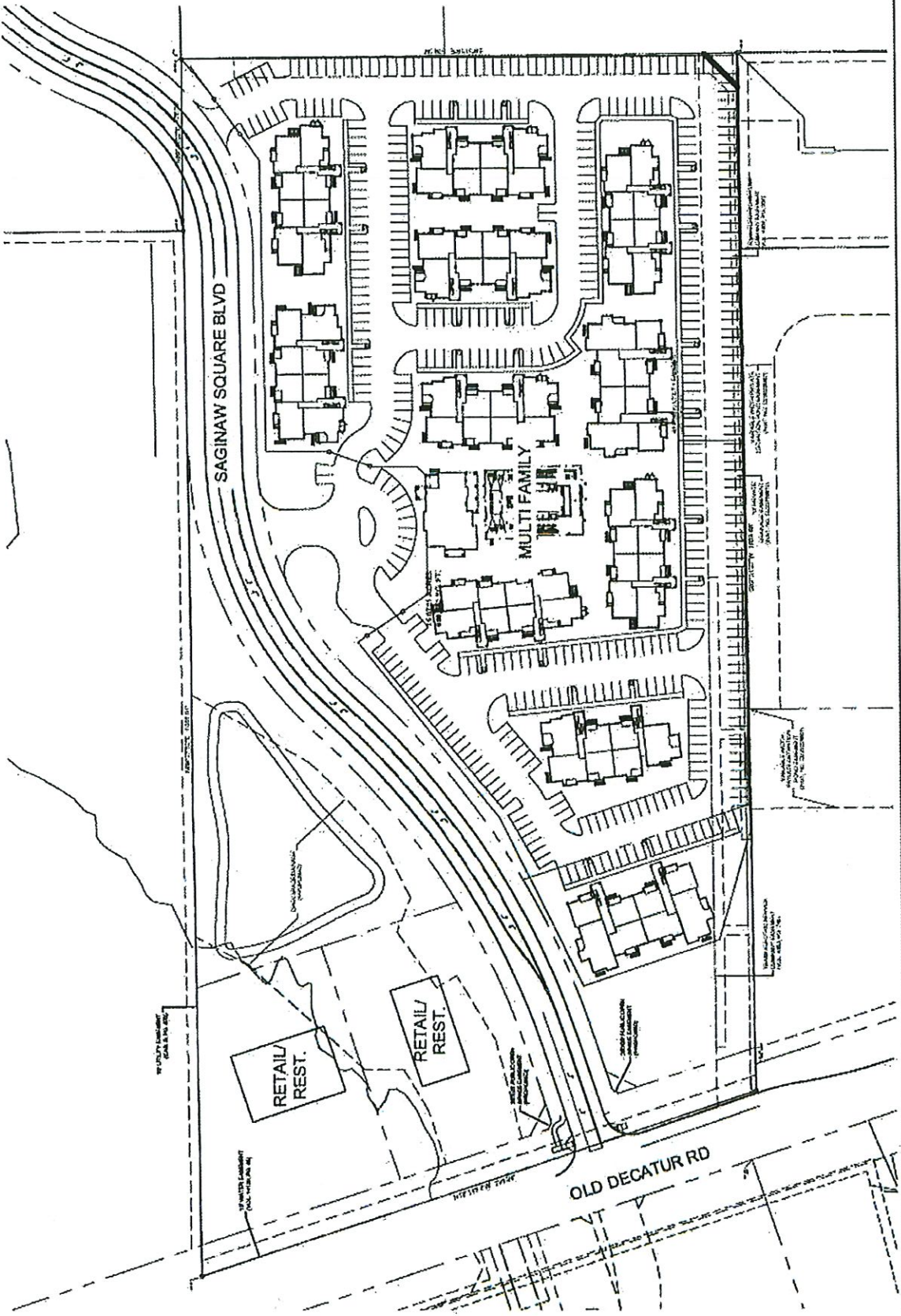
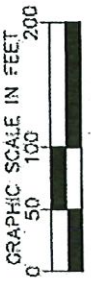
[illegible]

EXHIBIT C

THE SQUARE
CITY OF SAGINAW, TEXAS
TARRANT COUNTY

DATE	11/11/2011
LAST REV	11/11/2011
SCALE	AS SHOWN
PROJECT	THE SQUARE

Kimley-Horn
INCORPORATED
1103 AVENUE K, SUITE 100
SAGINAW, TEXAS 76761
TEL: 817.251.1100
WWW.KIMLEY-HORN.COM



THIS DOCUMENT IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE COMPLETION OF THE PROJECT ON TIME OR WITHIN BUDGET. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN.

Department of Defense's Innovative Readiness Training Program. The assistance will include horizontal foundational work including dirt work, road/bridge building, roof and sewer/sanitation repair on several cabins and buildings, clearing of overgrowth/trees, and other project to support camp. The proposed assistance will take place at 6200 Sand Springs Road, Fort Worth, Texas 76114. Construction contractors, labor unions, or private individuals who have questions or wish to voice opposition to military assistance for this project may contact Holly Martin at 817.738.9241 or via email at hmartin@ymcafw.org no later than 30 days after publication of this notice. Persons not filing comments within the time frame noted will be considered to have waived their objections to military assistance for this project.

IPL0041829
Sep 22, 2021

INVITATION TO BID MANSFIELD BURN TOWER FOUNDATION AND SKILLS PAD CITY OF MANSFIELD

BID NUMBER - 2021-41-01-04
The City of Mansfield, Texas (Owner) will accept sealed bids for the **Mansfield Burn Tower Foundation and Skills Pad**, in accordance with the plans and specifications as prepared by Komatsu Architecture, Fort Worth, Texas.

The Owner will receive sealed bids at determine that a complete set of documents, as defined in the Instructions to Bidders are received. This web site will be updated with addenda, plan holders list, bid tabulations, additional reports, or other information relevant to bidding the Project. **A Pre-Bid Conference will be held on October 7, 2021 at 10AM** in the City of Mansfield City Hall Multi-Purpose Room.

A Cashier's Check or an acceptable Bidder's Bond, payable to the City of Mansfield, Texas, in the amount of not less than five percent (5%) of the bid amount, as well as a completed Conflict of Interest Questionnaire as required by state law, as well as the documents described in the Bid Submittal Checklist must accompany the bid. The successful bidder will be required to provide performance, payment, and maintenance bonds and insurance as detailed in the Contract Documents.

Bid Proposal must be submitted on the forms bound within the bidding documents. No bid may be withdrawn until the expiration of forty five days (45) days from the date bids are opened. The right to accept any bid, or to reject any or all bids and to waive any or all informalities is hereby reserved by the Owner.

Questions regarding this invitation to bid should be directed to Wade McLaurin, Director of Building Services, 817/276-4222 or wade.mclaurin@mansfieldtexas.gov
IPL0041892
Sep 22, 2021

CITY OF GRAND PRAIRIE ADVERTISEMENT FOR PROPOSALS

Sealed bids will be received at 300 W. Main Street, Grand Prairie, Texas, and via www.PublicPurchase.com until October 12, 2021 at 2:00 PM, and publicly opened and read at that time for the purchase of the following:

RFP # 21172 - COBRA Administration and Retiree Billing
Further information and specifications may be obtained at www.PublicPurchase.com, www.gpbx.org, or from the Purchasing division at (972) 237-8269.

Receipt of Bids
Online via <https://burlesontx.bonfirehub.com>
Until 10:00 A.M. Central Time, October 11, 2021

GENERAL DESCRIPTION OF WORK
The major work will consist of the installation of approximately 7500 LF of 15" to 24" sanitary sewer line, including trench blocks, 16 manholes, replacement of certain surface improvements, and repair of roadway where the sewer is being installed beneath pavement. Also included is an asphalt pavement overlay of the entire roadway width in County Road 914 and 1021 in the upstream area of the proposed sewer main. The sewer installation continues downstream from County Road 1021 in an easterly direction through various private properties crossing Burlington Northern Santa Fe Railroad and Mockingbird Lane. All scope of work shall be bid and installed complete and in place as outlined within the Contract Documents and Specifications.

DOCUMENT EXAMINATION AND PROCUREMENTS

Specifications and Contract Documents for this project shall be available for viewing and download in electronic (PDF) format at The City of Burleson, TX (bonfirehub.com) at no cost beginning September 23, 2021. Bidders are responsible for obtaining all addenda to the contract documents prior to the receipt time, and acknowledging them at the time of receipt. Information regarding the status.

BIDS AND PROPOSALS

Eagle Mountain-Saginaw ISD will accept proposals for a Reefer Truck. Proposals will be accepted electronically through our eBidding system until October 19, 2021, prior to 2:00 p.m. CST. The contract will be awarded to the highest scoring responsive proposer according to the evaluation criteria established on Texas Education Code Section 44.031(b). Payment will be made as delivered over the life of the contract. The RFCSP documents are posted on our website: www.emsisd.com / Departments / Purchasing / Bid Opportunities, or you may call 817-847-2957 for assistance. Vendors must be registered in the EM-S ISD Purchasing online vendor registration system to view and provide a response.
IPL0042476
Sep 24, 2021

City of Saginaw Public Notice

A Public Hearing for the purpose of consideration and action concerning a Collector Roadway to be removed from the Master Thoroughfare Plan will be conducted by the Planning and Zoning Commission at 6:00 p.m. on October 12, 2021; and by the Saginaw City Council at 6:00 p.m. on October 19, 2021 (contingent upon the receipt of a report from the Planning and Zoning Commission). The collector is located parallel to and immediately east of the Burlington Northern Santa Fe railroad tracks from Bailey-Boswell Road to E. McLeroy Boulevard. Both meetings will take place in the Council Chambers at Saginaw City Hall located at 333 West McLeroy Boulevard. Please direct any questions regarding this matter to Rick Trice, Director of Public Works, 817-230-0449.
IPL0042816
Sep 29 2021

NOTICE TO BIDDERS

Sealed bids received by the City of Arlington at the Office of the Purchasing Manager, 101 S. Mesquite, Suite 800, Arlington, Texas, 76010 until 2:00 p.m. on the 21st of October 2021 for:

BID NUMBER: 22-0010

City of Southlake
Amy Shelley, TRMC
City Secretary
IPL0042836
Sep 29 2021

CITY OF SAGINAW PUBLIC NOTICE

Public Hearings will be conducted by the Saginaw Planning and Zoning Commission at 6:00 p.m. on October 12, 2021 to consider an amendment to the Planned Development on The Square located north and west of Walmart, east of Old Decatur Road Road, and west of Saginaw Boulevard combining Tracts 2 and 5 to Tract 2A Planned Development (MF2). Public Hearings will be conducted by the Saginaw City Council at 6:00 p.m. on October 19, 2021 to consider the above mentioned request for a Planned Development and zoning change, contingent upon the receipt of a report from the Planning and Zoning Commission regarding the proposed development plan and zoning change.

Both meetings will be in the City Council Chambers, 333 West McLeroy Blvd., Saginaw, Texas.

FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.

Please direct any question regarding this matter to Rick Trice, P.E., Director of Public Works, 817-230-0500
IPL0042891
Sep 29 2021

NOTICE OF INTENTION TO ISSUE TOWN OF WESTOVER HILLS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021

NOTICE IS HEREBY GIVEN that it is the intention of the Town Council of the Town of Westover Hills, Texas, to issue one or more series of the interest bearing certificates of obligation of the Town, in the aggregate principal amount not to exceed \$1,000,000, for the purpose of paying contractual obligations to be incurred by the Town for: (i) constructing and improving streets, roads, and sidewalks, including related drainage and utility infrastructure for said projects, and acquiring land and interests in land and properties for said projects, and (ii) the costs and fees of professional services of attorneys, financial advisors and other professionals rendered in connection with such projects and the issuance of the certificates of obligation. The Town Council tentatively proposes to authorize the issuance of the certificates of obligation at a regular meeting of the Town Council to be held at 5:00 p.m. on November 16, 2021, in the Town of Westover Hills Town Hall, 5824 Merrymount Road, Fort Worth, Texas 76107, the regular meeting place of the Town Council. The certificates of obligation shall be payable from the levy of a direct and continuing ad valorem tax against all taxable property within the Town and from a limited pledge (not to exceed \$1,000) of the surplus revenues derived from the operation of the Town's waterworks and sewer system. In the event that the Town Council will be unable to meet at Town Hall on the date set forth above, the Town will post on its website, <https://www.westoverhills.us/>, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The Town currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to \$4,715,000 in principal amount and \$5,258,024.79 in combined principal and interest required to pay such out-

ROOF LEAKS. Lawn Care, tree trim, handyman, fence work, haul-off. 817-500-2558

Misc. Service

HOME REPAIRS, interior/exterior, no job to small. Free Est., License & Insured **817-566-4785**

HAULING

No job too small! Usually same day serv. Haul off, demo, clean out Free est. **817-566-4785**

ELECTRICAL & PLUMBING

Res. & Comm'l. Free Est. No job too large or too small. **817-566-4785**

Oak Firewood Seasoned

\$280/cord, \$170/half delivered & stacked. Call 817-925-9606

PLUMBING

A to Z Military/Senior Disc All Repairs 24/7-FREE est. 817-323-3418

Painting/Drywall Repair
paint int/ext texture tape & bed carpentry 25yrs ex free est 817602-5134

Exterior/Interior House Painting, Roofing Leaks and Repairs and Handyman work. Call 817-744-0629.

1 owner, 66k miles, 4 wheel drive, keyless entry, leather seats
817-239-7772 \$32,900

Garage Sales

2 Neighborhood Yard Sale
3 days. Fri, Sat, Sun. Oct 1-3 • 76179 Lake Country Dr • 76179 Timber Oaks Dr. Housewares, furniture, tools, jewelry, holiday decor, clothes..

Diamond Oaks/Parker Oaks Neighborhood Garage Sale
October 2, 2021. 8am - 1pm

Merchandise

**ORIGINAL
FORT WORTH
GUN SHOW
TEXAS' BIGGEST!**
SAT. October 9, 9am-5pm
SUN. October 10, 10am-4pm
Will Rogers Center
3401 Burnett Tandy
817-732-1194
FWGunShow.com

Whirlpool Cabrio washer and dryer WHITE
10 years old. Washer needs tub bearings and seals. \$200 firm! cash only! 8176267984.

Portable Hotspings Spa cost \$6000
sell \$2000 Smooth Treadmill \$600
or trade for pool table 817-448-8418

Misc.

Cowboys Tickets buy/sell
214-613-1113
We buy seat options
www.CompleteTickets.com

**WE POWDER COAT
PATIO FURNITURE.**
LONGHORN 817-759-2224

Vintage Waterford Crystal. Kildare nat-



City of Saginaw

205 Brenda Lane
P. O Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

October 6, 2021

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

Consideration of a request to Amend a portion of the Planned Development, The Square, that was approved by City Council on April 16, 2019, combining Tracts 2 and 5 to Tract 2A

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold Public Hearings on the 12th day of October, 2021 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 19th day of October, 2021 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from David Eitches with Alpine Start Development, 8140 Walnut Hill Lane, Suite 310 Dallas, Texas 75231 to change the amend the zoning on the above mentioned property.

These hearings are open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. A reply form is provided for your convenience. Another person may also represent you.

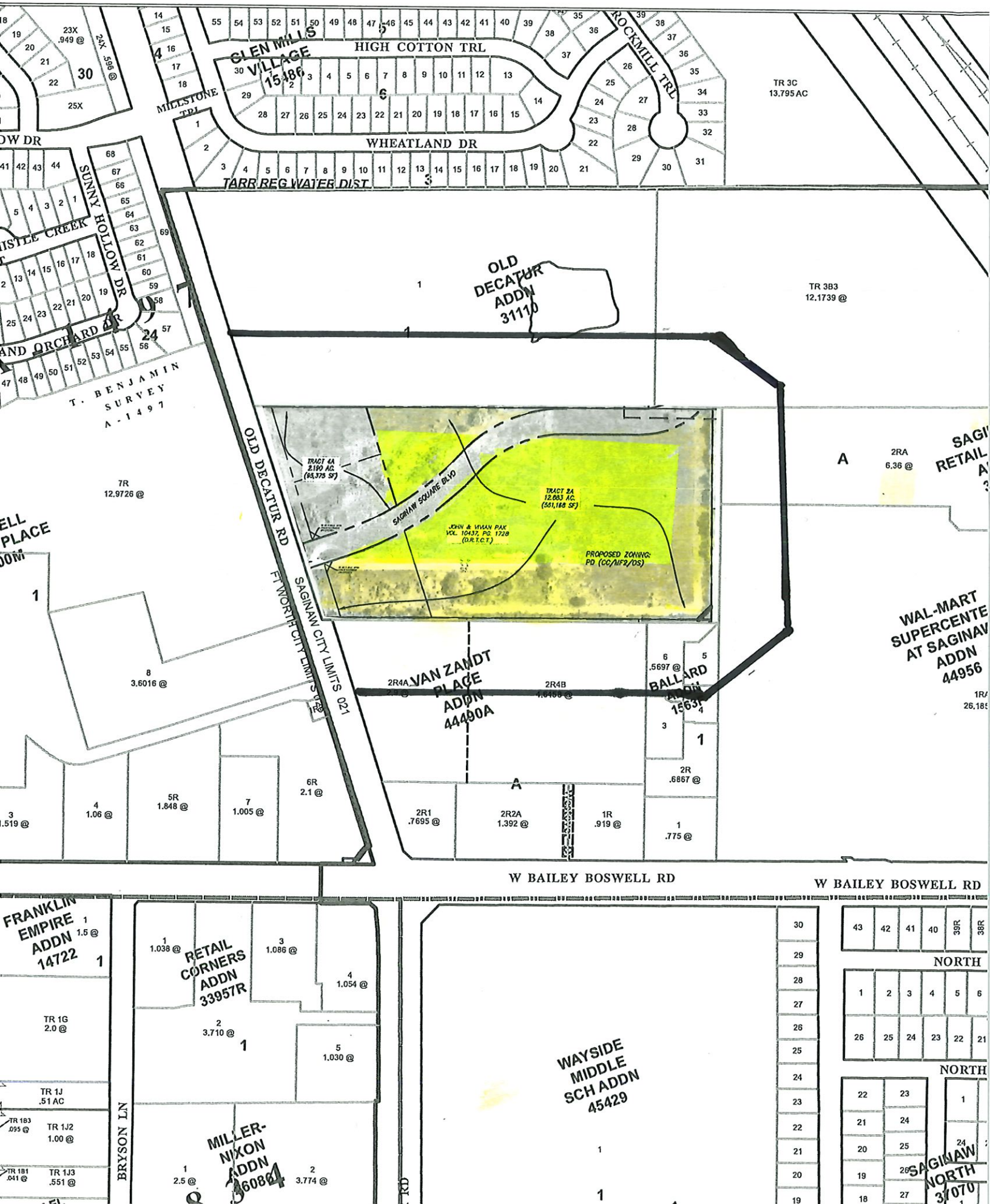
The enclosed map (yellow highlighted area) shows the area of request. The circle around the area is that within which property owners are required by law to be notified. Only that area which is highlighted is the property to be considered. Also included is a concept plan for this development.

If you have any questions, you may call me at 817-230-0441 or Rick Trice, Director of Public Works at 817-230-0449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.



REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning & Zoning Secretary, City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179

If you have questions concerning the request, you may call 817-230-0441.

REPLY

Planning & Zoning Commission Meeting on 10/12/2021 and City Council Meeting on 10/19/2021 at 6 p.m. to consider a request for approval to amend a portion of the Planned Development, The Square, that was approved by City Council on April 16, 2019, combining Tracts 2 and 5 to Tract 2A

Name: _____

Address: _____

Phone Number: _____

() In Favor

() Opposed

Reasons and/or Comments

**Tract 2A – LAND USE AND DEVELOPMENT
STANDARDS TRACT 2A
Multi-Family MF-2**

A. Permitted Uses, Property Maintenance, and Infrastructure

1. Tract 2A shall allow all uses permitted within the MF-2 District
2. A property management entity shall be established and designed for the maintenance of all associated landscape and amenities, common landscaping and irrigation, building structures, internal access drives, and other similar common areas within Tract 2A.

B. Regulations

1. Development of Tract 2A shall comply with the use and development standards for the MF-2 (Multi-family) District, as existing on the effective date of this PD ordinance, with the exceptions and additions contained in this PD ordinance.
2. Front Building Setback:
 - a) Front Building Setback along interior roadway (Saginaw Square Boulevard) shall be reduced to fifteen feet (15'). Private yard fencing, where installed, may encroach seven and one-half feet (7.5') into the fifteen-foot (15') setback.
3. Minimum distance between buildings: Minimum distance between buildings shall be twenty feet (20').
4. Maximum Lot Coverage: Maximum Lot Coverage shall be 80% (calculated for all land area with the entire zoning area (i.e., entire land area of Tract 2A) including buffers, detention, landscaping, accent hardscape, and future right-of-way).
5. Maximum Density: Maximum density is 261 units. Tract 2A shall be considered one lot for purposes of maximum density calculations. Residential units may be dispersed anywhere within Tract 2A regardless of how the property is platted as one or more separate lots so long as the total density within Tract 2A does not exceed 261 units. The chart below illustrates that the maximum density of 261 units on Tract 2A is equivalent to 24 units per acre based upon the acreage of the lots that make-up Tract 2A.

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Total	24	10.9	261.00

6. Minimum Lot Area: Minimum lot area is 1,800 square feet per dwelling unit, and shall be calculated based on the entire land area of Tract 2A. Tract 2A shall be considered one lot for purposes of minimum lot area calculations regardless of how the property is platted as one or more lots.
7. The area labeled as open space/ drainage (proposed) on sheet 2 of Exhibit "C" shall be reserved for open space, drainage and detention (if needed).

C. Landscaping

1. **Buffer.** An average ten foot (10') wide landscaped buffer shall be required adjacent to Saginaw Square Boulevard Right-of-Way.

D. Signage. Uses on Tract 2A may have signage on one or both of the multi-tenant signs at US-287 and Old Decatur Road.

E. Planned Development Site Plan Required. A Planned Development Site Plan for Tract 2A shall be reviewed and approved prior to the issuance of a building permit.

1. Development shall occur in substantial accordance with the approved Exhibit "C". Site plan submittals that are deemed to require a variance to the regulations and provisions contained herein shall require review and approval by the Planning and Zoning Commission and City Council.
2. Completed Site Plan submittals that are deemed to be in substantial conformance with the regulations and provisions contained herein shall be administratively approved by the city staff.

TABLE "C" — Development Plan

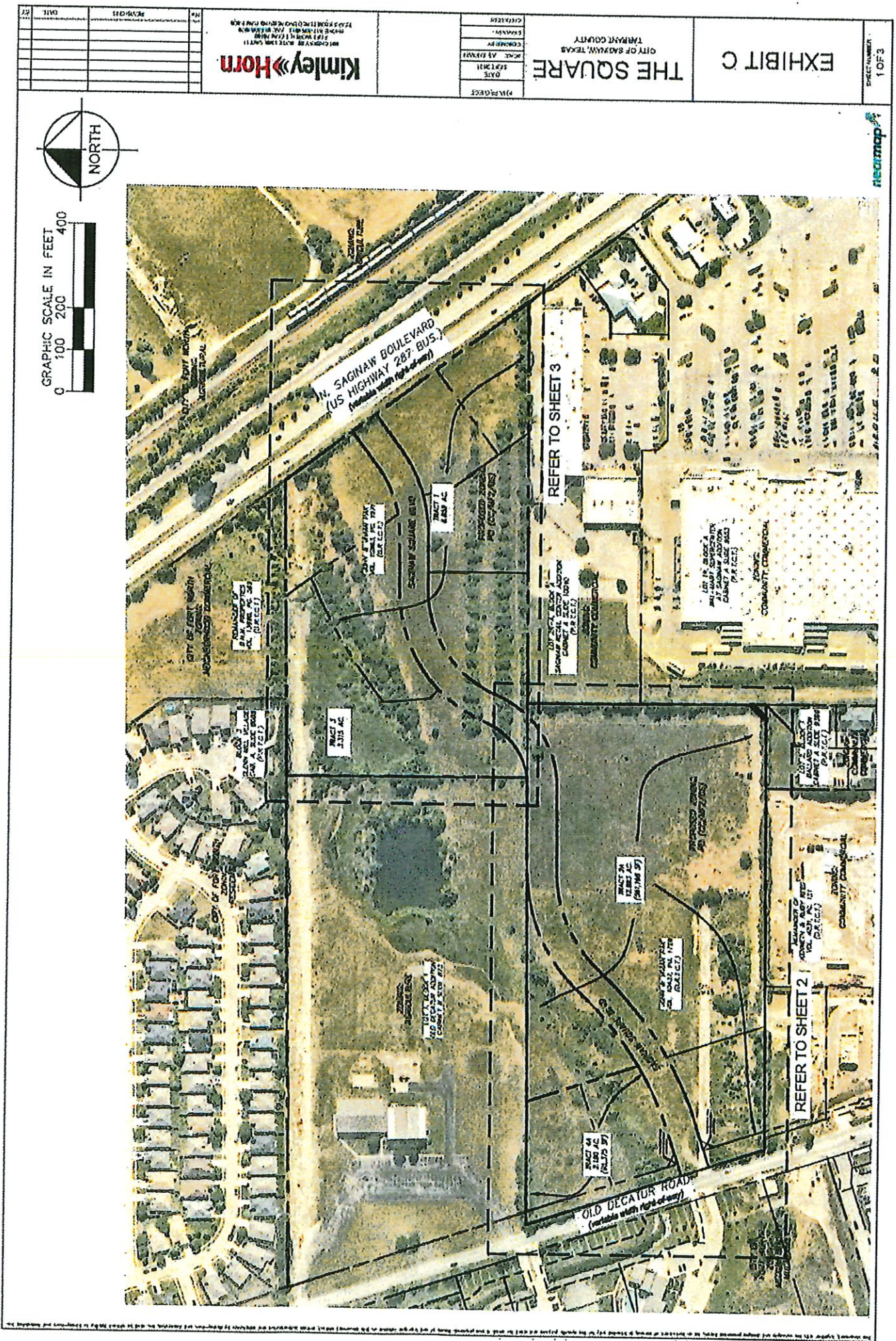
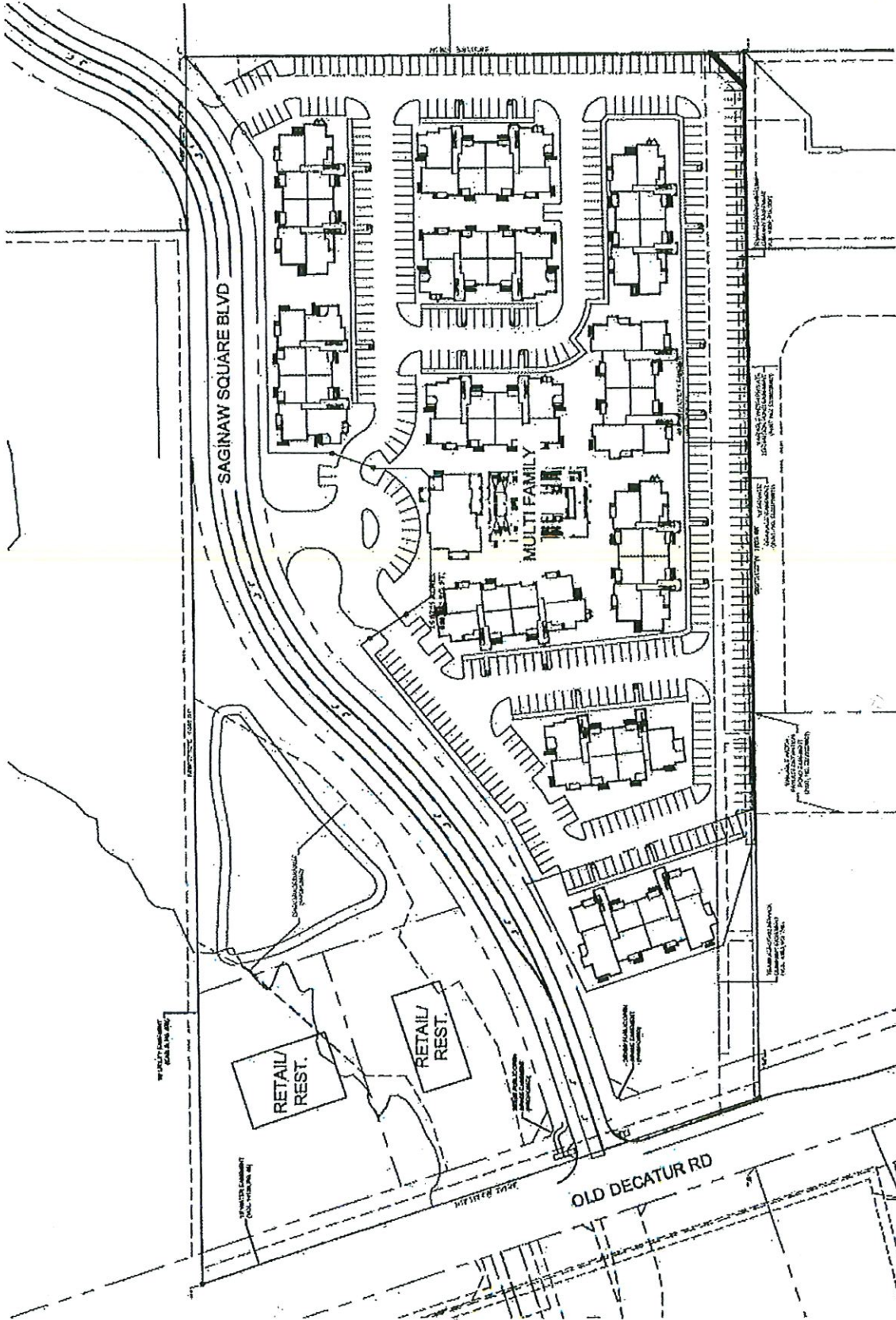


EXHIBIT C

THE SQUARE
CITY OF SAGINAW, TEXAS
TARRANT COUNTY

Kimley-Horn
INCORPORATED
1100 WEST 10TH STREET
SAGINAW, TEXAS 79781
TEL: 817.291.1100
WWW.KIMLEY-HORN.COM

DATE	10/1/2010
BY	AS BUILT
SCALE	1" = 40'
PROJECT	THE SQUARE
CLIENT	THE SQUARE
LOCATION	1100 WEST 10TH STREET, SAGINAW, TEXAS



THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN, INC. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN, INC.

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION APPLICATION
APPLICATION FOR REQUEST TO CHANGE ZONING

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance # 2006-10 of the City of Saginaw must be received in the Building Inspection Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting. Zoning change requests must be accompanied by Exhibits showing existing zoning and proposed zoning.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will set after compliance by the applicant of all the required information has been submitted and approved for submittal to the City of Saginaw or Planning and Zoning Commission for consideration.

REQUEST FOR CONSIDERATION OF

ZONING CHANGE () PLANNED DEVELOPMENT (✓) DEVELOPMENT PLAN ()

FLOODWAY OR FLOODPLAIN DEVELOPMENT ()

CURRENT ZONING PD - Planned Development

PROPOSED ZONING Amendment of PD - Planned Development and Proposed Plat

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT 1,2,3,4,5 BLOCK 1 ADDITION: The Square

TRACT: 2A, 4A ABSTRACT: No. 1497 SURVEY: Benjamin Thomas Survey
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: 1500 Old Decatur Road, Saginaw, TX 76179

NAME OF PROPOSED DEVELOPMENT: The Square

TOTAL ACREAGE OF PROPERTY: 15.0736 acres

REASON FOR ZONING REQUEST: (please be specific)

Applicant is requesting an amendment to The Square Planned Development District to combine Tracts 2 and 5 to

"Tract 2A," as shown in the updated Exhibit "C." This is intended to permit MF-2 uses within "Tract 2A," allow for

a maximum density of 201 units, and allow for unit dispersment anywhere on "Tract 2A" regardless of the platting

(Use additional sheets and attach if necessary)

CURRENT ZONING: PD - Planned Development

REQUESTED ZONING: PD - Planned Development

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Subdivision and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

OWNER'S SIGNATURE: [Signature] PHONE # 469-713-9955

and/or OPTION HOLDER: _____ PHONE # _____

OWNER'S NAME (Please Print): _____

OWNER'S ADDRESS: 2667 Northaven Dr Dallas Tx 75228

APPLICANT'S SIGNATURE: [Signature] PHONE # _____

APPLICANT'S NAME: David Etches

APPLICANT'S ADDRESS: 8140 Walnut Hill Ln Ste #310, Dallas, TX 75231

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: [Signature] DATE: 9-16-2021 TIME: _____

FEE FOR APPLICATION: \$1650.00 RECEIPT #: 179437

SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: 10-12-2021

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 10-29-2021

ACTION TAKEN: _____