City of Saginaw
Planning and Zoning

Neighborhood Mixed-Use (NMU) City Initiated Rezoning

Date: November 08, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Consideration and Action Regarding Approval of a Request for City-Initiated Rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Idea Schools Addition Block A, Lot 2; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; Alford, James P Survey Abstract 53 Tract 2A City Boundary Split; and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas.

Background/Discussion:

On August 09, 2022 the Planning and Zoning Commission made a recommendation to Council to approve the request to consider amending the Code of Ordinances, Appendix A (Zoning Ordinance No. 2002-04) Amending Article 5 "Permitted Uses", Article 6 "Zoning Districts", Article 8 "Supplemental District Regulations", and Article 12 "Definitions", Providing for Standards Relating to a New Neighborhood Mixed-Use Zoning District. On August 16, 2022, the City Council voted unanimously to table this item and approved the item on September 06, 2022.

The new zoning district, Neighborhood Mixed-Use, was created to assist the City in executing the 2022 Comprehensive Plan's vision. Now that both the Planning and Zoning Commission and City Council have approved the new Neighborhood Mixed-Use Zoning District, the next step in the execution process would be to implement the new zoning district throughout the City. The City, with the expertise of Peloton Solutions, has chosen to begin the city-initiated rezoning process for Neighborhood-Mixed-Use Zoning on ten undeveloped parcels. The City wanted to first focus on undeveloped parcels to be able to more effectively utilize remaining land throughout the City in the best interest of our community.

Staff Recommendation:

Staff recommends that the request for an approval of a request for city-initiated rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Idea Schools Addition Block A, Lot 2; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; Alford, James P Survey Abstract 53 Tract 2A City Boundary Split; and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas. be forwarded to the City Council with a recommendation for approval.

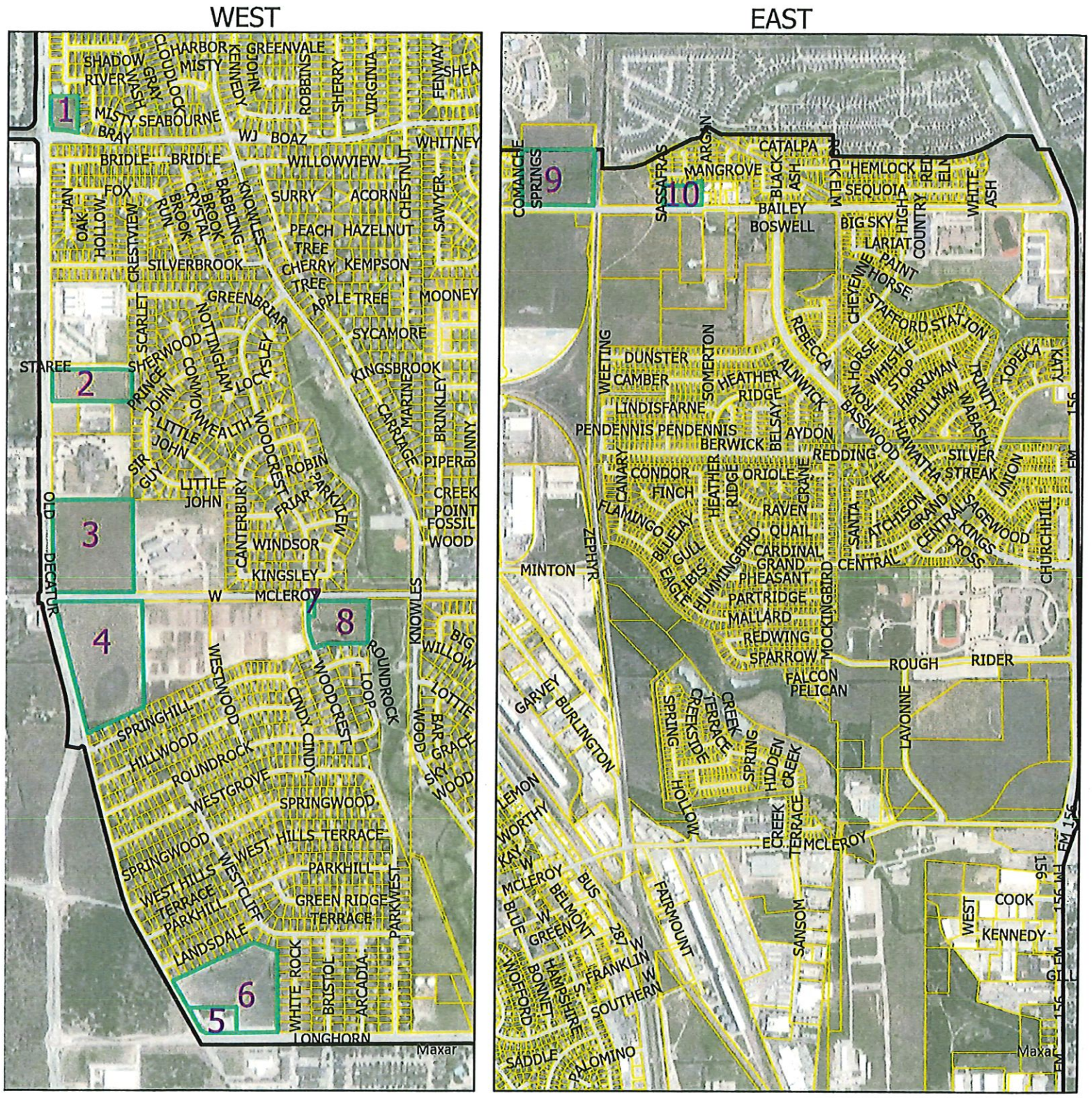
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Attachments:
Ordinance 2022-11, Master Batch Map, Batch 1 Parcel Information, 200 ft. Parcel Maps

CITY OF SAGINAW

BATCH 1 POTENTIAL NEIGHBORHOOD MIXED-USE ZONING

10 Parcels



SOURCE: PELOTON LAND SOLUTIONS, 2022

N

0 500 1,000 2,000 Feet

City of Saginaw City Limits

Tarrant County Parcels

Potential Neighborhood Mixed-Use Parcel(s)

SAGINAW TEXAS

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City of Saginaw

Neighborhood Mixed-Use Rezoning Parcel Exhibits Batch 1

Peloton Land Solutions, October 2022

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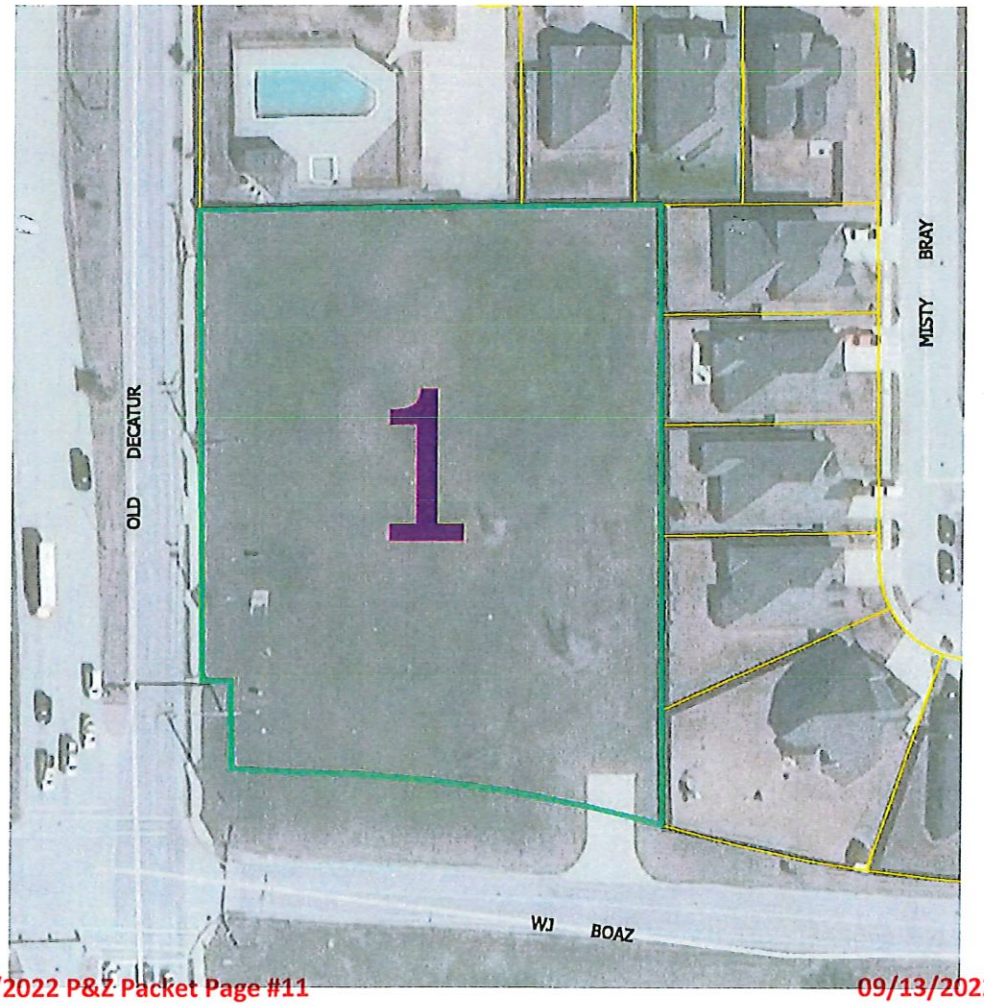
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 1

VICINITY MAP



LOCATION MAP



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Batch 1, Parcel 1

GENERAL DESCRIPTION

The subject property is located at the northeast corner of Old Decatur Road and WJ Boaz Road and is undeveloped.

SURROUNDING LAND USE

	North: Single Family Residential	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Single Family Residential
	South: Right-of-Way (WJ Boaz Road)	

SUBJECT PROPERTY DETAILS

Size:
1.7 Acres ±

Width:
240' ±
Depth:
299' ±

Existing Zoning:
Planned Development Ord. No. 2021-16
(Mixed Uses)

Platting Status:
Platted

LEGAL DESCRIPTION

SAGINAW SPRINGS, Block 2, Lot 30, COMMERCIAL TRACT 2

Source: Tarrant County Appraisal District, 2022

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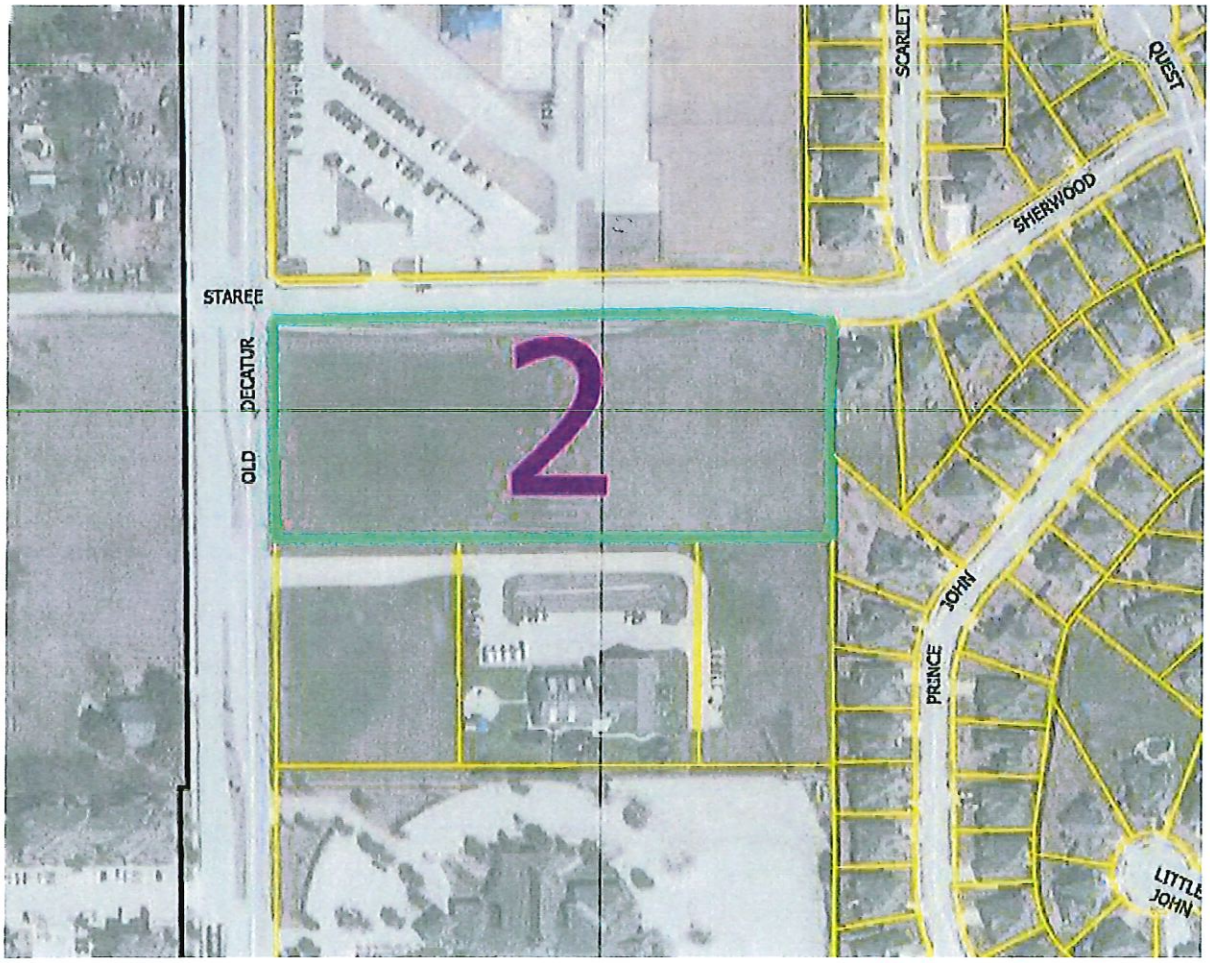
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 2

VICINITY MAP



LOCATION MAP



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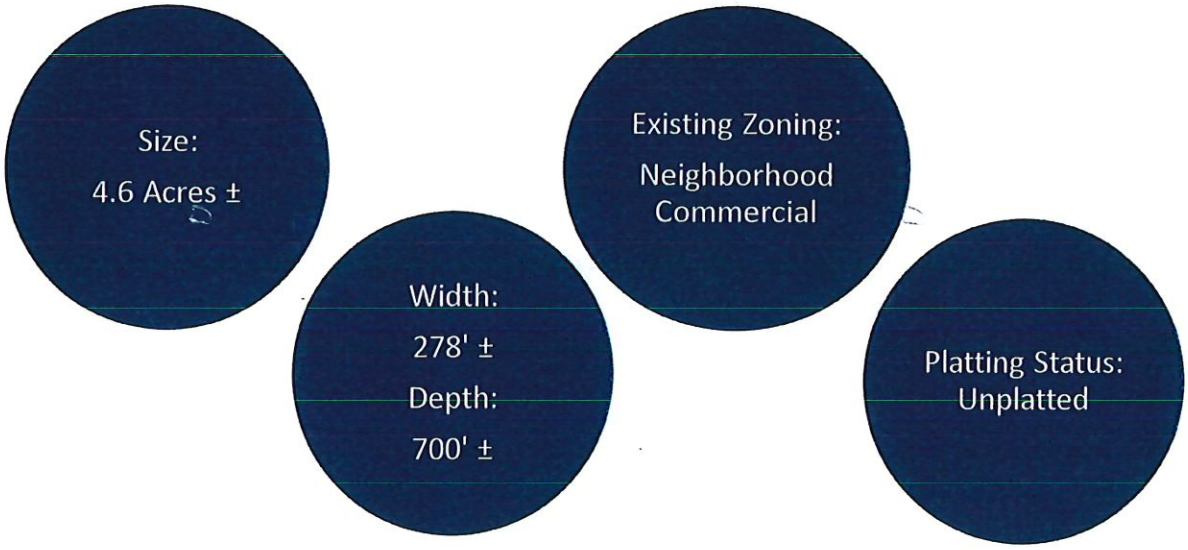
GENERAL DESCRIPTION

The subject property is located at the southeast corner of Old Decatur Road and Sherwood Trail and is undeveloped.

SURROUNDING LAND USE

	North: Right-of-Way (Sherwood Trail)	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Single Family Residential
	South: Country Acres Child Development Center	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALBRIGHT, ALEXANDER F SURVEY Abstract 1849 Tract 2C04

Source: Tarrant County Appraisal District, 2022

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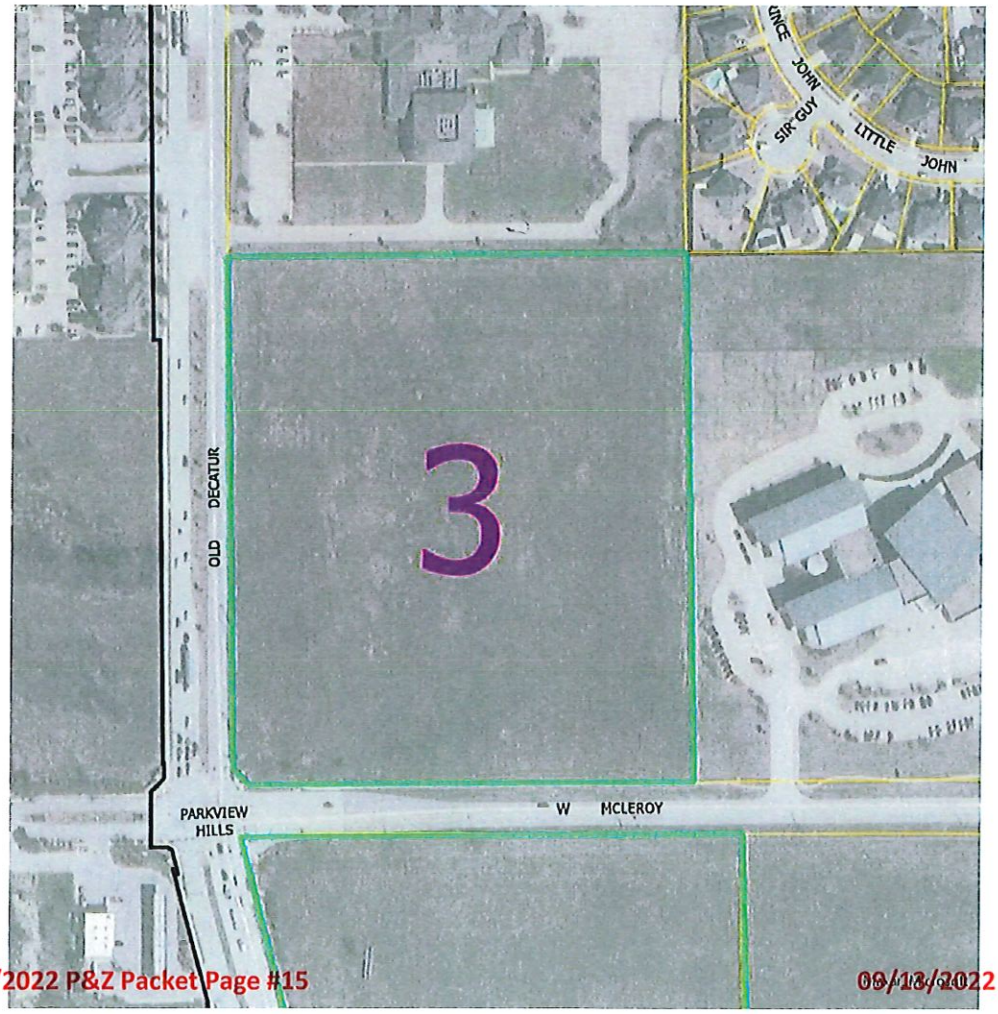
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 3

VICINITY MAP



LOCATION MAP



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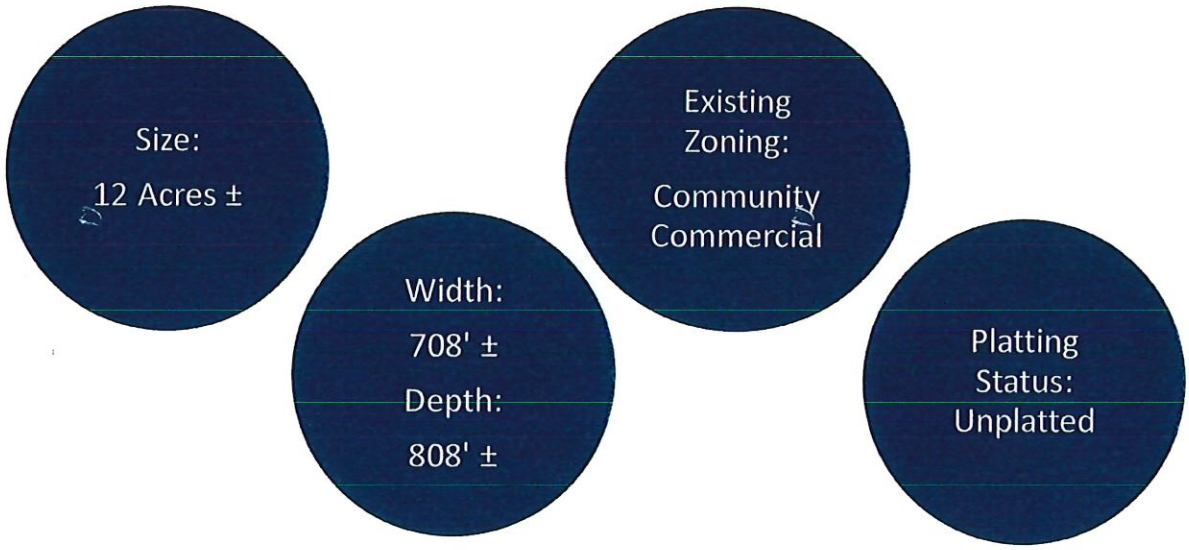
GENERAL DESCRIPTION

The subject property is located at the northeast corner of Old Decatur Road and W McLeroy Boulevard and is undeveloped.

SURROUNDING LAND USE

	North: First Baptist Church	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Willow Creek Elementary School
	South: Right-of-Way (W McLeroy Blvd)	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALBRIGHT, ALEXANDER F SURVEY Abstract 1849 Tract 2C

Source: Tarrant County Appraisal District, 2022

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NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 4

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located at the southeast corner of Old Decatur Road and W McLeroy Boulevard and is undeveloped.

SURROUNDING LAND USE

	North: Right-of-Way (W McLeroy Blvd)	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Undeveloped
	South: Single Family Residential	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALBRIGHT, ALEXANDER F SURVEY Abstract 1849 Tract 3H

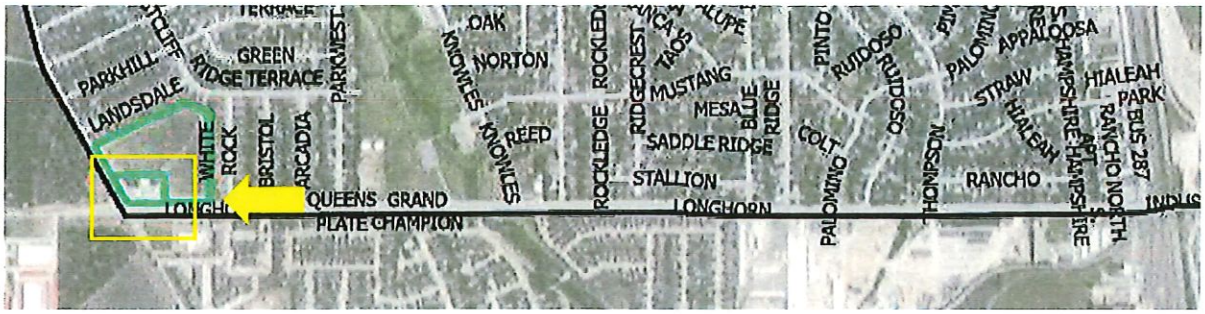
Source: Tarrant County Appraisal District, 2022

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NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 5

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located at the northeast corner of Old Decatur Road and Longhorn Road and is undeveloped.

SURROUNDING LAND USE

	North: Undeveloped	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Undeveloped
	South: (City of Fort Worth) Right-of-Way (Longhorn Road)	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

IDEA SCHOOLS ADDITION Block A Lot 1

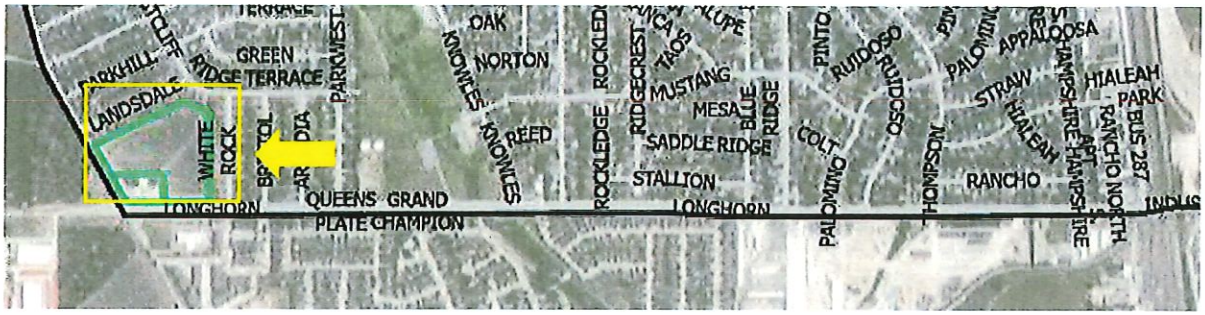
Source: Tarrant County Appraisal District, 2022

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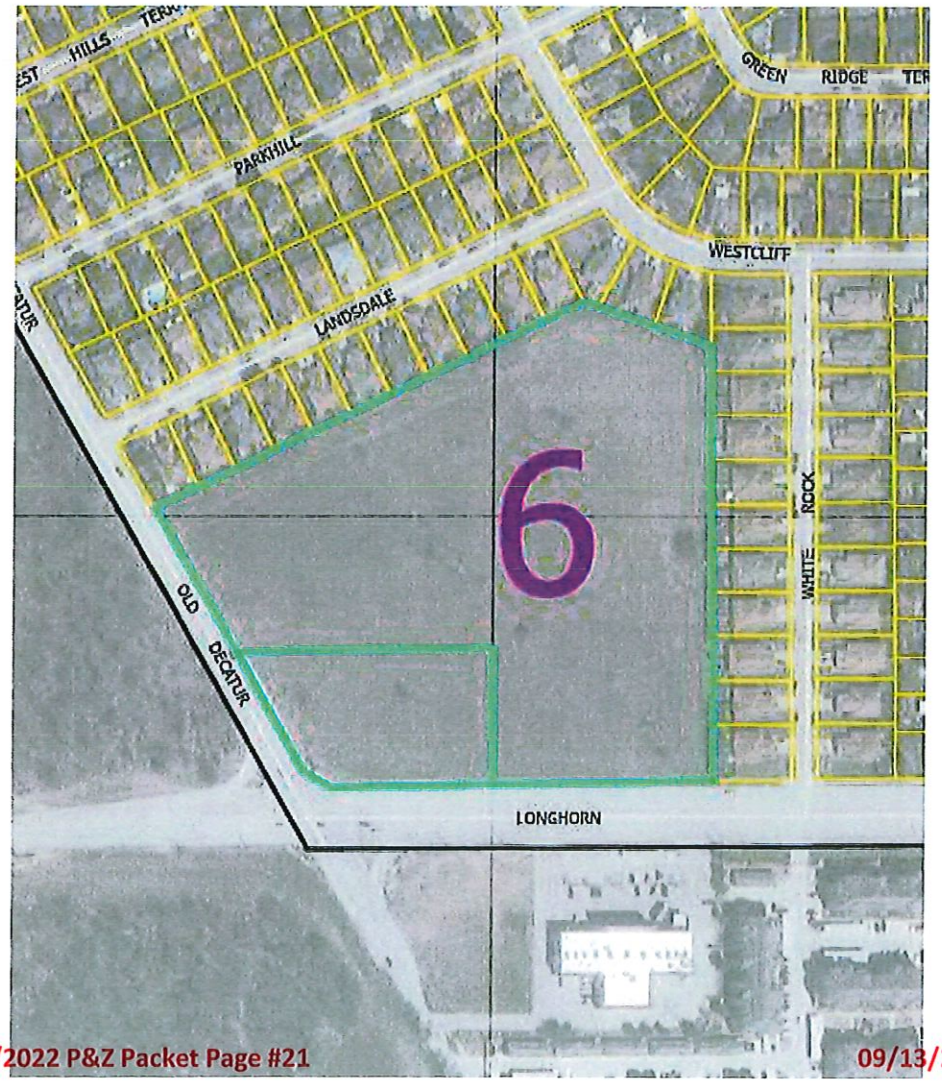
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 6

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located on the east side of Old Decatur Road and the north side Longhorn Road (not including the hard corner) and is undeveloped.

SURROUNDING LAND USE

	North: Single Family Residential	
West: (City of Fort Worth) Right-of-Way (Old Decatur Road)	Subject Property: Undeveloped	East: Single Family Residential
	South: (City of Fort Worth) Right-of-Way (Longhorn Road)	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

IDEA SCHOOLS ADDITION Block A Lot 2

Source: Tarrant County Appraisal District, 2022

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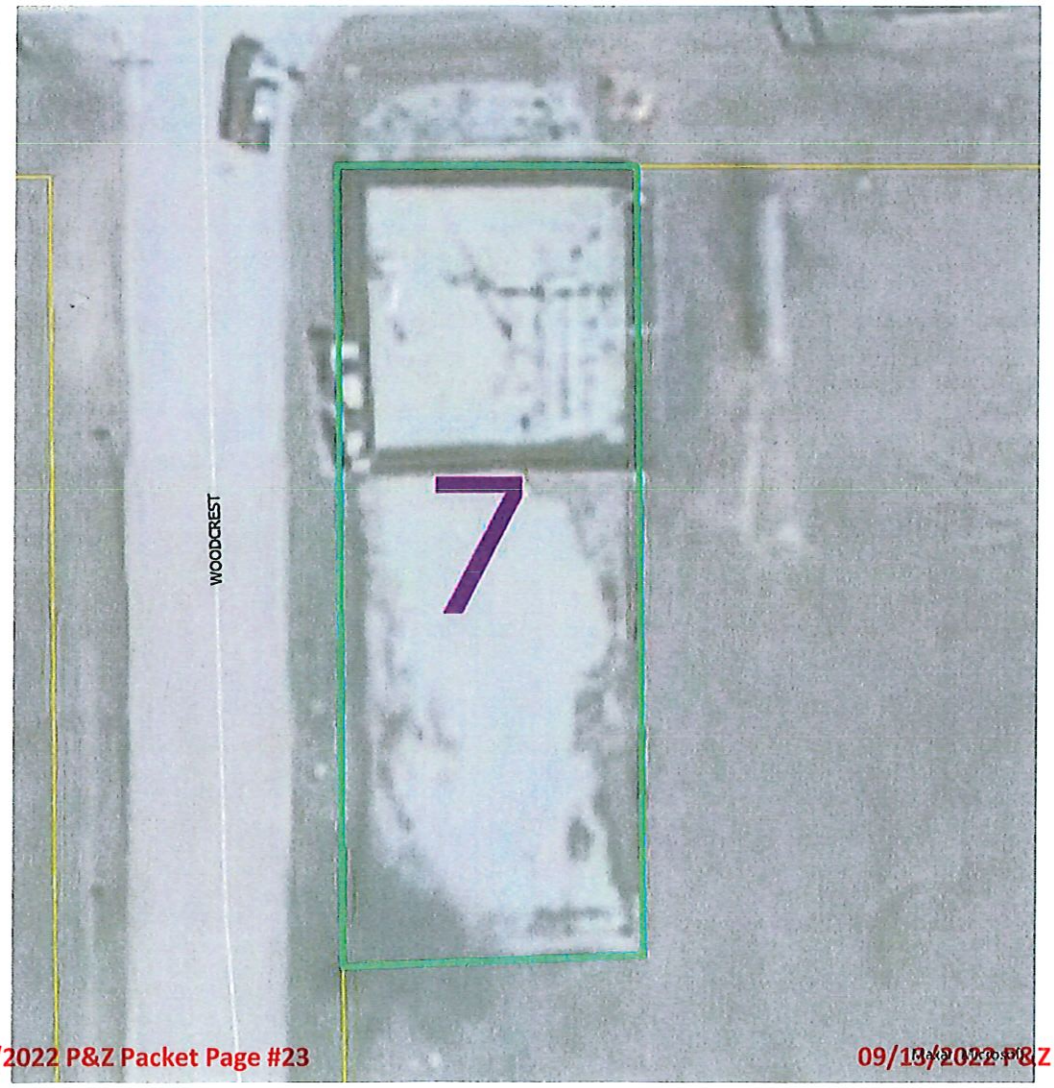
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 7

VICINITY MAP



LOCATION MAP



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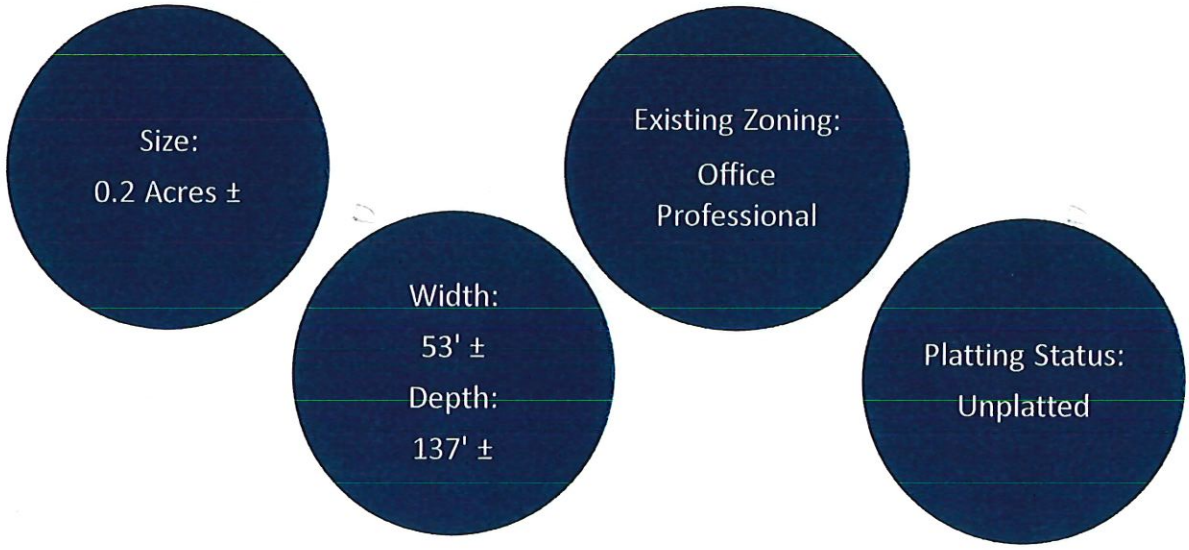
GENERAL DESCRIPTION

The subject property is located at the southeast corner of W McLeroy Boulevard and Woodcrest Drive and is undeveloped (remaining slab/foundation).

SURROUNDING LAND USE

	North: Right-of-Way (W McLeroy Blvd)	
West: Right-of-Way (Woodcrest Drive)	Subject Property: Undeveloped (Remaining Slab/Foundation)	East: Undeveloped
	South: Undeveloped	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALBRIGHT, ALEXANDER F SURVEY Abstract 1849 Tract 3A

Source: Tarrant County Appraisal District, 2022

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NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 8

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located on the south side of W McLeroy Boulevard and the east side of Woodcrest Drive and is undeveloped.

SURROUNDING LAND USE

	North: Right-of-Way (W McLeroy Blvd)	
West: Right-of-Way (Woodcrest Drive)	Subject Property: Undeveloped	East: Willow Creek Park
	South: Single Family Residential	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALBRIGHT, ALEXANDER F SURVEY Abstract 1849 Tract 3H05

Source: Tarrant County Appraisal District, 2022

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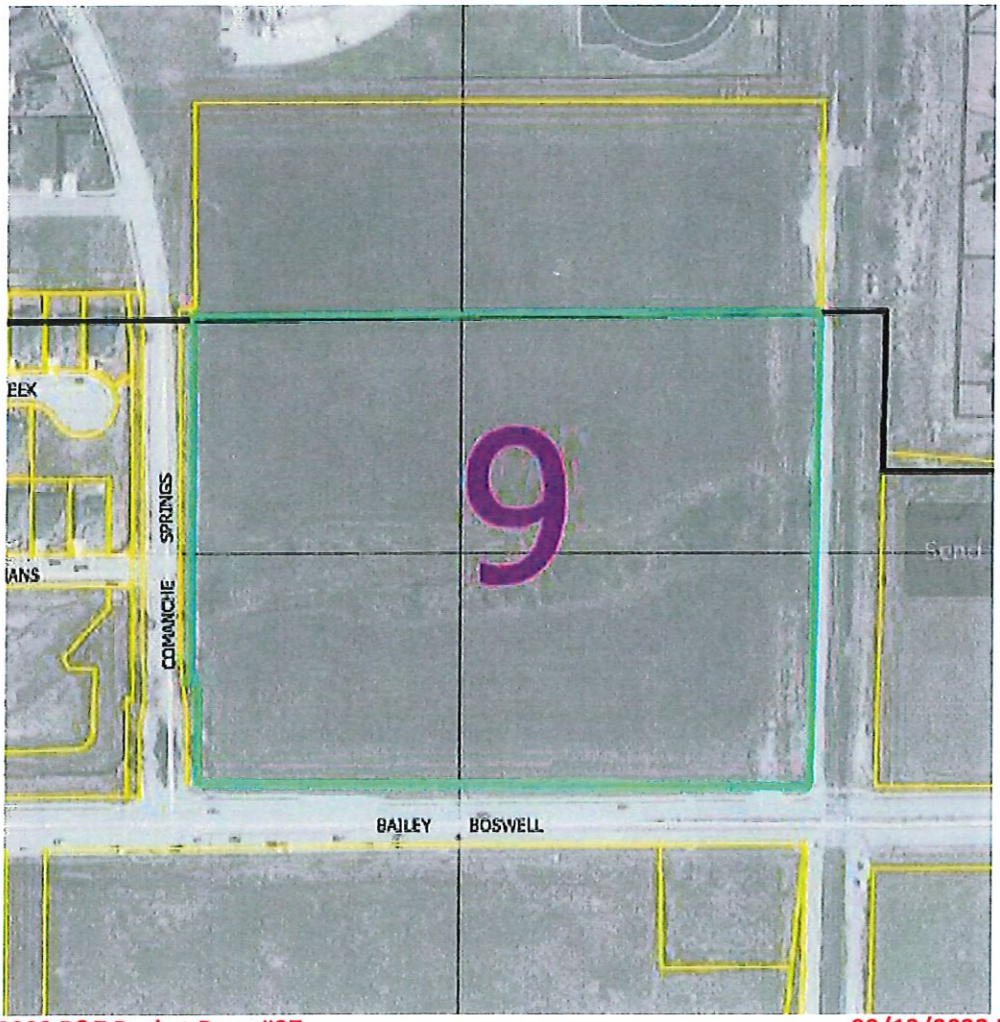
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 9

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located at the northeast corner of E Bailey Boswell Road and Comanche Springs Drive and is undeveloped.

SURROUNDING LAND USE

	North: (City of Fort Worth) Undeveloped	
West: Right-of-Way (Comanche Springs Dr)	Subject Property: Undeveloped	East: Railroad Tracks
	South: Right-of-Way (E Bailey Boswell Rd)	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALFORD, JAMES P SURVEY Abstract 53 Tract 2A CITY BOUNDARY SPLIT

Source: Tarrant County Appraisal District, 2022

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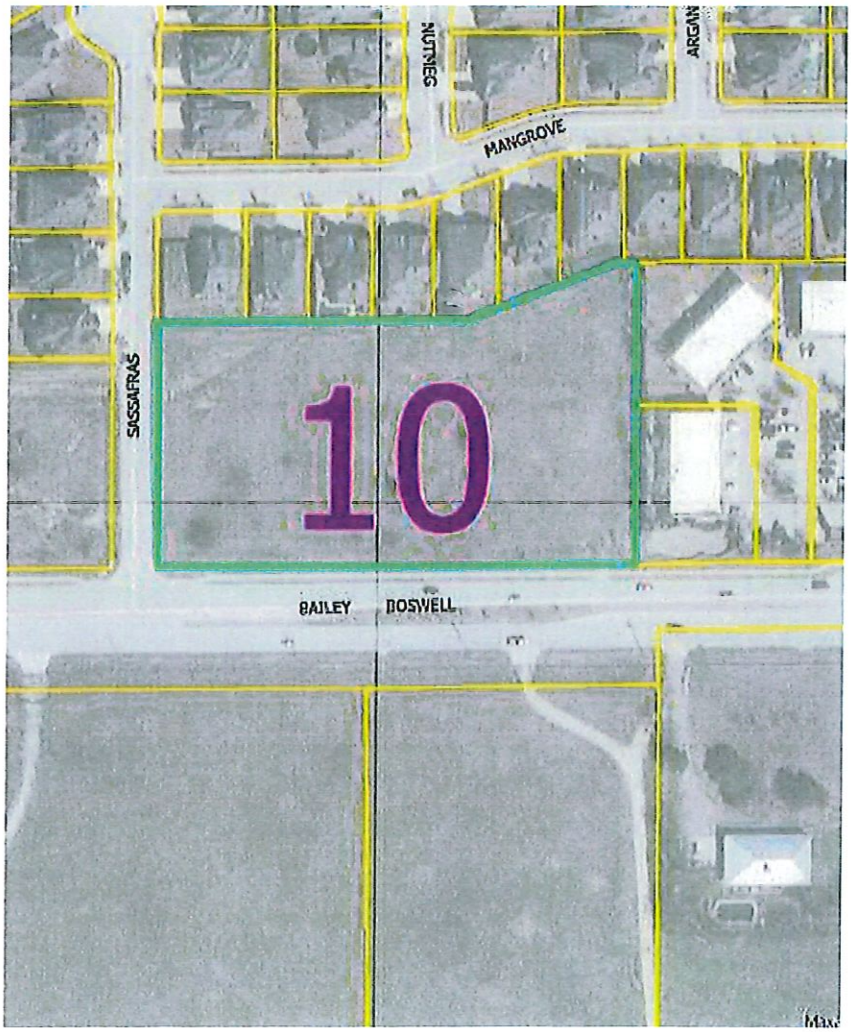
NEIGHBORHOOD MIXED-USE PARCEL EXHIBIT

BATCH 1, PARCEL 10

VICINITY MAP



LOCATION MAP



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GENERAL DESCRIPTION

The subject property is located at the northeast corner of E Bailey Boswell Road and Sassafras Street and is undeveloped.

SURROUNDING LAND USE

	North: Single Family Residential	
West: Right-of-Way (Sassafras Street)	Subject Property: Undeveloped	East: Retail - Creekwood Marketplace
	South: Right-of-Way (E Bailey Boswell Road)	

SUBJECT PROPERTY DETAILS



LEGAL DESCRIPTION

ALFORD, JAMES P SURVEY Abstract A 53 Tract 1K

Source: Tarrant County Appraisal District, 2022

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ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A "ZONING" OF THE SAGINAW CITY CODE BY ADDING A NEW "NMU" NEIGHBORHOOD MIXED USE DISTRICT AND PROVIDING FOR NMU DISTRICT REGULATIONS BY AMENDING ARTICLE 6 "ZONING DISTRICTS," SECTIONS 8-12 "SCREENING DEVICES AND FENCE REGULATIONS," 8-13 "LANDSCAPE REGULATIONS," AND 5-1 "PERMITTED USE TABLE;' AND BY ADDING A SECTION 8-18 "ACTIVATED AMENITIES;" PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR 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 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 has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council finds it appropriate to create a new NMU (Neighborhood Mixed-Use) zoning district to provide for low-intensity mixed uses compatible with residential land uses and encourage the development of community gathering spaces, and to enact regulations related to landscaping, screening, and fencing of this new zoning district; and

WHEREAS, the City Council finds it appropriate to encourage Activated Amenities within the NMU Zoning District in order to promote outdoor recreation and low-impact passive uses of open land; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on _____, 2022, and the City Council of the City of Saginaw, Texas, held a public hearing on _____, 2022, with respect to the regulations described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements to amend the Zoning Regulations of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Article 6 "Zoning Districts" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by adding a new Section 6-18, which said section reads as follows:

"Sec. 6-18. - NMU (Neighborhood Mixed-Use).

A. *Purpose.* The "NMU" district is to provide for low intensity mixed uses, including local shopping and dining destinations, compatible with adjacent or nearby residential land uses. Development will be small in scale and is anticipated to cater to residents living in or near this district. This district also provides an opportunity to include community gathering spaces, parks, and plazas for the residents and visitors in the district and in surrounding neighborhoods.

B. *Definitions.* For the purposes of this section 6-18:

1. "Development" shall mean property on or to which a developer is extending or constructing public infrastructure to provide service to one or more existing or proposed lots, regardless of whether the property is located in an area that was previously developed, or the act of making improvements to property. Each contiguous parcel or un-platted tract or land shall be considered a development.

2. "Living Compatibility Buffer" shall mean the landscaped area contemplated by section 8.12 C. 3., "Living Compatibility Screen."

C. *Permitted uses.* Uses in the "NMU" district shall be in accordance with section 5-1, Permitted Use Table. A minimum of 70 percent of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development's residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.). Major Corridors are defined as any property fronting an existing or proposed roadway classified and designated on the Master Thoroughfare Plan, other than Local Streets.

D. *Area requirements.* Development shall comply with the following requirements, as it pertains to this district, shall conform with the provisions provided in the table below:

Area Requirements	
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A

Minimum Front Yard Setback	10- to 20-foot build-to-zone
Minimum Side Yard Setback	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a Living Compatibility Buffer.
Minimum Rear Yard Setback	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.
Maximum Density	8 Dwelling Units per Gross Acre*
Maximum Building Height	36 feet or 2 stories
Minimum Distance Between Residential Structures	15 feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features

**Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.*

E. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off-Street Parking and Loading Requirements.

F. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.

G. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.

H. *Exterior construction.* Exterior construction shall be compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the subject property. High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw is highly encouraged.

I. *Activated Amenities and Green Space.* Developments shall provide a minimum of 15 percent gross land area for green space. Green space can include manicured

landscape or treed areas, shaded trails, and areas surrounding detention areas, as long as they are aerated and benches, trash receptacles, and pathways are provided around them. Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as defined in section 8-18, Activated Amenities."

SECTION 2.

Section 8-12 "Screening devices and fence regulations" of Article 8 "Supplemental District Regulations" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by revising Subsection C and adding new subsections E and F to read as follows:

"C. *Screening standards: residential uses.* The following standards shall apply to screening devices in the residential zoning districts and in the Neighborhood Mixed-Use District where adjacent to properties zoned or used for entirely single-family or duplex residential uses:

1. In areas where a single-family district abuts a multi-family district, a screening device shall be erected along side and rear property lines. The screening device shall be a minimum height of eight feet. It shall be the responsibility of the multi-family district to construct the screening device.

2. The screening device shall be solid masonry, unless otherwise approved by city council.

3. *Living Compatibility Screen.* Whenever a non-residential use, multi-family use, or mixed use is adjacent to a property used or zoned for single-family or duplex residential uses, the development shall provide a landscaped area of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Living Compatibility Screen, leading to an adjacent right-of-way, sidewalk, and/or trail as applicable to provide connectivity to any adjacent neighborhoods or other developments.

* * *

E. *Screening of parking lot areas.*

1. Developments shall screen parking from adjacent properties with a Living Compatibility Screen in accordance with section 8-12C.

2. For all developments, off-street surface parking lots, excluding associated driveways, shall be screened from view from public rights-of-way and adjacent property as follows:

a. Earthen berm planted with turf grass and/or combination of ground cover and evergreen shrubs recommended for local area use by the director of parks and recreation, with a slope not to exceed one foot of height for each two feet of width; and/or

b. Evergreen plant materials recommended for local area use by the building official, located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density certified by a landscape authority as being capable of providing a solid appearance within three years.

F. *Special screening: Loading areas.* Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived by the City Council with site plan approval if the City Council determines that the location of the proposed loading docks or structures, bays or bay doors in relation to the adjacent development's site layout is not detrimental."

Existing subsections E through K of Section 8-12 shall now be re-designated as subsections G through M, respectively, and shall otherwise remain unmodified.

SECTION 3.

Section 8-13 "Landscape regulations" of Article 8 "Supplemental District Regulations" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by revising Subparagraphs 4. and 5. of Subsection B., to read as follows:

"4. Residential districts and attached or detached single family or two-family residential uses/structures within mixed-use districts.

a. In the SF-1 and SF-2 districts, six inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.

b. In the SF-3, SF-4, and mixed-use districts, four inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.

c. In the ZLL, DX and SFA districts, three-inch caliper tree shall be planted between the front face of each dwelling unit and the street right-of-way line.

5. *Interior landscape area requirements.* The amount of landscape area required on the interior of the lot (includes buffer yards) shall be based on the square footage of the proposed buildings. For the purposes of this ordinance, the square footage of the building will be the square footage of the first floor or the square footage of the largest floor, whichever is greater. For single story retail anchor tenants having greater than 20,000 square feet of area, the building square footage shall be the front width of the building multiplied by a depth of 60 feet. The required landscape area for each zoning shall be based on the percentage of the floor area as determined above in accordance with the following chart and can be combined with required open space in mixed-use districts:

Zoning District	Percent of Floor Area
MF-1, MF-2	50
NC, OP, NMU	30
CC, CF	30
LI, HI	10

* * *"

SECTION 4.

Article 8 "Supplemental District Regulations" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by adding a new Section 8-18, which said section reads as follows:

"Sec. 8-18. Activated Amenities.

Should an Activated Amenity be provided pursuant to Section 6-18, NMU (Neighborhood Mixed-Use), the Activated Amenity shall comply with the following:

A. *Definition.* For the purpose of this section, Activated Amenities shall include one or more of the following:

1. Land area of the development used for aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development;

2. Golf courses, parks, and public open space areas adjacent to the development, which are readily accessible;

3. Low-impact passive uses include conservation of open land in its natural state (for example, woodland, fallow field, or meadow), neighborhood squares, common areas, picnic areas, community gardens, walking trails, bikeways, other kinds of pathways, and similar low-impact passive recreational uses; or,

4. Active recreation uses including recreational playing fields, playgrounds, tennis courts, neighborhood pools, and clubhouse-type structures.

B. *Exclusions.* Activated Amenities shall not include:

1. Land areas reserved for the exclusive use and benefit of an individual owner or tenant;

2. Public or private street right-of-way, parkways, alleys, driveways, parking or loading areas;

3. Religious institutions or private school sites; or,

4. Street medians or islands.

C. *Requirements.*

1. An application that includes an activated amenity or open space shall include a written description or a plan of amenities, such as identification of landscaped areas, trees and shrubs, sidewalks and trails, benches, pavilions, and/or play areas to be included in the open space areas.

2. The maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area. If the open space area contains a retention pond, the pond shall include at least one aeration device, such as a fountain, waterfall, or underwater device.

3. Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage, which may be clustered or distributed within the open space area.

D. *Guarantee of Activated Amenities.* In order to guarantee the preservation and maintenance of the common open space, one of the following methods shall be required:

1. Activated Amenities may be conveyed to the City or other public agency, provided the City or other public agency accepts the conveyance and agrees

to maintain the common open space and any buildings, structures or other improvements thereon; or,

2. A platted common area to be owned and maintained by an associated property owner association with an easement or notation designating perpetual public access.

E. *Public access*. To be eligible for the density bonus outlined in section 6-18, NMU (Neighborhood Mixed-Use), the Activated Amenity shall be accessible to the public with associated public access easement(s) and signage indicating public access."

SECTION 5.

Section 5-1 "Permitted use table" of Article 5 "Permitted Uses" of Appendix A "Zoning" of the Saginaw City Code is hereby amended by: amending the "Land Use Table Legend" by adding NMU (Neighborhood Mixed-Use) to the Legend; by adding NMU (Neighborhood Mixed-Use) to the "Permitted Use Table;" and by indicating which land uses are permitted outright, conditionally permitted, or prohibited within the NMU (Neighborhood Mixed-Use) District, all as set forth in the attached and incorporated Exhibit "A," hereto. The remainder of the Land Use Table Legend and Permitted Use Table shall remain unmodified and are included within Exhibit "A" hereto for illustrative purposes only.

SECTION 6.

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 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, 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 8.

All rights or remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto 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 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 fined not more than Two Thousand Dollars ($2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 10.

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 11.

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 the ____ day of _____, 2022.

_____
Todd Flippo, Mayor

ATTEST:

_____
Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, City Attorney

EXHIBIT A

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Sec. 5-1. Permitted use table.

A. *Land use table legend.* The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed as being "Permitted", permitted by "Specific Use Permit", and prohibited uses as signified by blank cells. Conditions are provided in Section 5-2, Special Conditions for Listed Uses. Any use not expressly authorized and permitted herein is expressly prohibited.

P	Permitted Use	AG	Agriculture	MF2	Multi-Family
		SF-1	Single Family	MH	HUD Code Manufactured Housing
S	Specific Use Permit	SF-2	Single Family	OP	Office Professional
		SF-3	Single Family	NC	Neighborhood Commercial
	Prohibited Use	SF-4	Single Family (Inactive)	NMU	Neighborhood Mixed-use
		ZLL	Zero Lot Line	CC	Community Commercial
		DX	Duplex	CF	Community Facilities
		MF1	Multi-Family	LI	Light Industrial
				HI	Heavy Industrial

	P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																		
	City of Saginaw Land Use Table																		
Residential											Land Use Designation	Nonresidential							Supplemental Conditions
AG	SF1	SF2	SF3	SF4	SFA	DX	ZLL	MH	MF1	MF2		OP	NC	NMU	CC	CF	LI	HI	
		RESIDENTIAL LAND USES																	
P											Agricultural Use								
									P	P	Apartment			P					19
									P	P	Boarding House			P					
P	S										Caretaker, Guard or Servant, Residence or Apt. Garage				S		S	P	2
P	S	S	S	S	S						Dwelling, Guesthouse								2
P	P	P	P	P	P	P	P	P	P	P	Convent, Rectory, Monastery	P	P	P	P	P	P	P	
					S	S	S		P	P	Dwelling, Assisted Living Facility		S	P					2, 19
								P			Dwelling, HUD-Code Manufactured Home								

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P	P	P	P	P	P	P	P		P	P	Dwelling, Industrialized Housing			P					
											Dwelling, Mobile Home								
									P	P	Dwelling, Multifamily			P					
					P	P	P		P	P	Dwelling, Single Family Attached			P					
P	P	P	P	P	P						Dwelling, Single Family Detached			P					
						P					Dwelling, Two Family			P					
P	S	S	S	S	S	S	S		P	P	Group Home for the Disabled or Disadvantaged			P					2
								S			Manufactured Housing Park or Subdivision								2
	PUBLIC, CIVIC, AND UTILITY USES																		
S											Airport, Public/Private							P	2
											Animal Pound, Shelter					P	P	P	
P									S	S	Assembly Hall	S	S	S	P	P	P	P	2
S											Athletic Field and Play Field					S	P	P	7, 22
S											Cemetery, Mausoleum, Crematorium					S	S	P	2
									P	P	Community Center			P	P	P	P	P	
											Electrical Generating Station							S	7
P	P	P	P	P	P	P	P	P	P	P	Electrical Transmission Line	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	Electrical Substation	P	P	P	P	P	P	P	20
											Garage, Public				S	S	P	P	
P	P	P	P	P	P	P	P	P	P	P	Gas Regulator Station	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	P	P	P	P	Golf Course, Public					P	P	P	2
P	P	P	P	P	P	P	P	P	P	P	Government Administration Facility	P	P	P	P	P	P	P	
S	S	S	S	S	S	S	S	S	P	P	Library	P	P	P	P	P			2

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											Lodge, Fraternal, Sorority & Clubs	S	S	S	P	P	P	P	2
											Museum		P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	Park	P	P	P	P	P	P	P	
									P	P	Philanthropic and/or Charitable Use		P	P	P				
											Public Maintenance Building, Storage Yard					P	P	P	
	P	P	P	P	P	P	P	P	P	P	Public Safety Facility, Police & Fire	P	P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	Public Utility	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	Religious Institution	P	P	P	P	P	P	P	22
	P	P	P	P	P	P	P	P	P	P	Telephone Exchange, Switching or Relay	P	P	P	P	P	P	P	
		EDUCATIONAL USES																	
S											School, Business College	S		S	P		S	S	2, 22
S											School, College or University	S		S	P	S	S	S	2, 22
											School, Commercial Instruction	S		S	P				2, 22
S											School, Commercial Trade	S		S	P		S		2, 22
P	P	P	P	P	P	P	P	P	P	P	School, Home								
S	S	S	S	S	S	S	S	S	S	S	School, Home Day								2
											School, Institution, Rehabilitation & Training Center	S		S	P	S	S		2
									S	S	School, Nursery	P	P	P	P				2
S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	S	22
											School, Vocational	S			P		S		2
		AMUSEMENT AND ENTERTAINMENT USES																	
											Amusement Center, Indoor		P	P	P		P	P	
											Amusement Center, Outdoor				P		P	P	1, 7
											Athletic Field & Play Field, Commercial		S	S	S		P	P	1, 7, 22

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											Auditorium				P				
											Camp Ground & Related Facilities				S		S	S	2
S	S	S	S	S	S	S	S		S	S	Country Club		S	S	S				2
S											Golf Course, Driving Range				P		P	P	1, 7
											Golf Course, Miniature		S	S	P				2
S	S	S	S	S	S	S	S	S	S	S	Golf Course, Private		S	S	S				2
											Go Cart Track and Other Vehicular Track or Facility						S	S	1, 5, 7
											Gymnasium	P	P	S	P				1
											Movie Theater, Cineplex		S		P				2, 7, 22
											Private Club	S	S	S	S				2
P											Recreational Ranch or Farm								
S											Rodeo Ground/Fair Ground				S		S	S	1, 7, 22
											Skating Rink, Indoor		P	S	P		P		
P											Stable, Commercial								1, 5
P	S	S	S	S							Stable, Private						S	S	2
											Swimming Pool, Commercial			S	P		P		2
											Shooting Range, Indoor				S		P	P	2, 5
											Shooting Range, Outdoor						S	S	1, 5
											Water Park, Commercial				P	P	P	P	1, 7, 22
		MEDICAL USES																	
											Clinic						S	S	27
											Hospital	S	S		P	S			2, 22
											Laboratory, Medical and/or Dental	S			P		P	S	2
											Laboratory, Research	S	S		P		P	P	2
											Laboratory, Support				P		P	P	
											Medical, Dental & Optical Retail Sales	P	P	P	P				
											Medical, Dental Office	P	P	P	P				
									S	S	Nursing Home		S		P				2
											Optician Shop	S	S	P	P				2

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S											Veterinary Hospital with Outside Pens						S	P	1, 5, 8, 9
S											Veterinary Hospital without Outside Pens	S	S	S	P		P	P	2
S											Veterinarian Office, Small Animal Practice	P	P	P	P				2
S											Veterinarian Office, Large Animal Practice						S	P	1, 5
	AUTOMOTIVE USES																		
											Auto Auction						S	P	1, 7, 11, 13
											Auto Car Wash		S		S		P	P	2, 7
											Auto Impound Lot/Wrecker Business							S	2, 7, 13
											Auto Paint & Body Shop						P	P	11, 12, 13
											Auto Parts & Accessory Sales		S		P		P	P	2
											Auto Rental (Car & Truck)		S		P		P		2, 13
											Auto Repair Garage		S		S		P	P	1, 11, 12, 13
											Auto Sales, New & Used				S		P	P	2, 7, 12, 13
											Auto Service Station		S		P		P	P	2, 7, 11, 12, 13
											Auto Service Station, Light Maintenance		S		P		P	P	
											Bus, Train, & Taxi Station or Terminal		S	S	P		P	P	2, 13
											Farm Machinery & Implement Sales & Service				S		P	P	2, 12, 13
											Heliport						S	S	2
											Motor Freight Terminal						S	P	2, 7
											Motorcycle Sales		S		P		P		2, 12, 13
S	S	S	S	S	S	S	S	S	S	S	Park and Ride Lots	S	S	S	P	S	P	P	2, 7
											Parking Lot, Commercial (Auto)				P		P	P	7

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											Parking Lot, Commercial (Truck)						P	P	7
											Parking lot, off premises	S	S	S	S	S	S	S	7
											Recreational vehicle Rental				S		P	P	2, 7, 13
											Recreational vehicle storage (commercial)						P	P	7, 11
	PROFESSIONAL USES																		
											Accessory Banking	P	P	P	P				
											Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
											Office, Business	P	P	P	P				
											Office, Professional	P	P	P	P				
											Office, Real Estate Development Tract or Field Office	P	P	P	P				
											Bank, Savings and Loan Association, Financial Institution	P	P	P	P				
	COMMERCIAL, RETAIL, AND SERVICE USES																		
											Ambulance Service	S	S		P	S	P	P	2
P											Animal Grooming		S		P		P	P	2
											Antique Shop		S	P	P				2
											Apparel Alteration and Repair or Tailor Shop		P	P	P				
											Appliance Repair, Household		P	S	P				
											Art Gallery	S	P	P	P				2
											Arts, Crafts, and Hobby Shop		P	P	P				
											Auction House, Indoor				P				1
											Bakery, Retail Confectionery	P	P	P	P				
											Bakery, Wholesale Candy		S	S	P		P		2

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											Barber Shop, Beauty Salon, other Personal Shop	P	P	P	P				
											Bingo Hall				S		S		1, 23
											Brewery				S		S	S	1
											Building Material Sales		P		P		P	P	1, 3, 7, 13, 22
											Cabinet &/or Upholstery Shop				S		P	P	2, 3
											Catering Service		P	P	P				
											Contractor, no Outside Storage Permitted		S		P		P	P	
											Contractor, Outside Storage Permitted						P	P	1, 3, 7, 13
											Contractor Storage or Equipment Yard						P	P	1, 3, 7, 13
											Convenience Store, with or without Fuel Sales		P	S	P		P	P	7
											Copy Shop	S	S	S	P				2
											Cosmetic Tattoo Establishment	P	P	S	P				
											Cottage Industry		P	P	P				
									S	S	Day Care Center, Adult	S	P	S	P				2
									S	S	Day Care Center, Child	S	S	S	P				2, 10
P	P	P	P	P	P	P	P	P	P	P	Day Care, in the Home								10
											Department Store		S	S	P				2
											Extended-Stay Hotel/Motel		S		S				2, 7
											Exterminating Service		S		P		P	P	2
											Factory Outlet, Retail or Wholesale Store				P		P		3, 7, 13, 22
P											Farmers Market, Outdoor		S	S	P	P			2, 7,
											Flea Market						S	S	2, 5, 7, 22
											Funeral Home, Mortuary		S		P		P		1, 22
											Furniture, Fixture & Appliance Store		S		P				2

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											Furniture Repair		S		P		P	P	2
											Gift Shop including Florist		P	P	P				
P											Greenhouse or Plant Nursery		P	P	P		P		7
											Grocery Store		P	P	P				
											Hardware Store		P	P	P		P		
											Health Club, Recreation Facility	S	P	P	P				2
											Hobby Studio, Private		P	P	P				
											Home Improvement Store		S	S	P		P		2, 13
											Hookah/Smoke Lounge				S				
											Hotel, Motel		S		P				2, 7
S											Kennel						S	S	1, 8, 9
											Kiosk	S	P	P	P				2
P											Landscape Service				S		P	P	2
											Laundry, Dry Cleaning Full Service				P		P	P	
											Laundry, Dry Cleaning Pickup & Receiving Station		S		P		P		2
											Laundry, Self Service		S		P				2
											Liquor Store, Packaging Sales				P				22
											Lithography or Print Shop		P		P		P		
											Locksmith Shop		P	P	P				
											Machinery Sales or Repair				S		P	P	2
											Manufactured or Industrialized Home Sales or Rental						S	S	2, 3, 7, 13
											Massage Therapy Establishment				S				
											Meat Market (includes Seafood)		P	P	P				
											Mobile Food Unit Park		S	S	S	P	P	P	28
											Music Store		P	P	P				
											Non-depository financial institutions				S				1

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											Office Machine Sales & Service		P		P				
											Office Supply Store		P	P	P				
											Pawn Shop						P	P	
											Pet Shop		P	P	P				
											Pharmacy	S	P	P	P				2
											Photographic Equipment Sales & Service		P	P	P				
											Photographic Service		P	P	P				
											Private Card Club				S		S	S	2
											Physical Training and Athletic Facility				P		P		
											Radio, Television Studio		P	P	P				
											Recycling Collection Center						S	P	2, 3, 13
											Rental Store		P	P	P				13
											Rental Yard, Commercial & Heavy Equipment				S			P	1, 3, 7, 13, 22
											Repair, Small Engine		S		P		P	P	
											Restaurant, limited		S	P	S				
											Restaurant, with alcohol sales		P	P	P				2, 7, 22, 26
											Restaurant, without alcohol sales		P	P	P				2, 7, 22, 26
											Restaurant, Drive-in / Drive-thru		P	S	P				7, 22, 26
											Restaurant, Refreshment Stand (Temporary or Seasonal)		P	P	P				7
											Sexually Oriented Business	See Ordinance No. 95-1 (as amended)							
											Shoe Repair		P	P	P				
											Snow Cone Stand Seasonal			P	P		P	P	1, 25
											Sign Shop, Painted or Silk-screened				P		P	P	
											Special Event Venue		S	S	S		S		1
											Stone Monument Sales				S		P	P	2, 3, 7
											Studio, Dance	S	P	S	P	S	P	P	

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											Tanning Studio	S	P	P	P				2
											Tattoo Parlor/Body Piercing Studio								
											Tavern, Bars & Night Clubs						S	S	2, 7, 22
											Taxidermist Studio		P		P				
											Taxidermist Shop				S		P	P	1
											Tobacco Shop	S	S	S	S				2
											Video / Game Rental		P	P	P				
											Watch &/or Jewelry Sales & Repair		P	P	P				
											Winery				S		S	S	1
	MANUFACTURING AND INDUSTRIAL USES																		
											Assembly Plant							P	7, 22
											Bottling Works							P	7, 22
											Building Materials Manufacturing							P	7, 22
S											Dairy Processing								7, 22
											Electronics Manufacturing						P	P	7, 22
											Laundry, Dry Cleaning & Dyeing Plant including Diaper Service						P	P	7
S											Line Compressor Station	S	S	S	S	S	S	S	1, 15, 24
											Machine Shop						P	P	
											Manufacturing Facility (Light)						P	P	7, 22
											Meat Product Processing							S	2, 7, 22
											Metal Recycling Facility							S	
											Mini-warehouse		S		S		P	P	2, 7, 18
											Natural Resources Mining								
P	P	P	P	P	P	P	P	P	P	P	Oil and Gas Wells	P	P	S	P	S	P	P	15
											Pharmaceutical Plant						P	P	7, 22
											Plastic Products Manufacturing						P	P	7, 22
											Salvage Yard								7
											Stockyard							S	2, 7, 22

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										Storage and Warehousing Establishment						P	P	2, 7, 13
										Storage Yard						P	P	7
										Telecommunications, Wireless Facility								14
										Textile Manufacturing						P	P	7, 22
										Warehousing, Freight Office and or Storage						P	P	7, 13, 22
										Welding or Machine Shop						P	P	7
		ACCESSORY USES																	
P	P	P	P	P	P	P	P	P	P	p	Accessory building	P	P	P	P	P	P	P	16
											Cargo Container				P		P	P	
P	P	P	P	P	P	P	P	P	P	P	Carport, Residential								21

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SPORTS

Malone gets rare gold for US men at gymnastics worlds

Brody Malone won the first world championship on the high bar by an American men's gymnast in 43 years on Sunday when he edged world and Olympic all-around champion Daiki Hashimoto of Japan in a close event final.

The 22-year-old Malone, a two-time U.S. champion, led off the eight-man final and posted a score of 14.800. Hashimoto's bid to earn a third gold to go with the team and all-around titles he captured earlier in the meet fell just short when he scored 14.700. Arthur Mariano of Brazil took the bronze with a 14.466.

Malone's triumph was the first by a member of the U.S. men's team on the high bar since Kurt Thomas in 1979.

"It's pretty incredible, especially going up against a field like that," Malone, who is from northwest Georgia and competes at Stanford.



THANASSIS STAVRAKIS AP

Brody Malone of the U.S. competes in the horizontal bar finals during the Artistic Gymnastics World Championships in Liverpool, England, on Sunday.

Colleges

Miami: Women's basketball coach Katie Meier has been suspended for the first three games of the season while the school cooperates with an NCAA probe. Meier said Sunday that she is also cooperating with the NCAA. Neither she, the school nor the NCAA has released specifics of the probe, other than Miami calling it "an enforcement matter." The NCAA has not announced any sanctions against Miami, which means this is a self-imposed penalty by the university.

South Florida: South Florida football coach Jeff Scott was fired Sunday, one day after his team gave up 621 yards of offense in a 54-28 loss to Temple that dropped him to 4-26 at the school.

Special teams coordinator Daniel Da Prato will be the interim coach for the remainder of the season.

South Florida is 1-8 this season, 0-5 in the American Athletic Conference.

Defensive coordinator Bob Shoop was also fired.

NFL

Colts: The Indianapolis Colts have fired coach Frank Reich after another lackluster offensive performance in the team's third consecutive loss.

The Colts announced the move on Monday, one day after it went 0 for 14 on third down and totaled just 121 yards of offense in an ugly 26-3 loss at New England.

Giants: New York safety Xavier McKinney injured a hand while on vacation during the bye week and will miss a few weeks.

McKinney tweeted about the injury on Monday and the Giants confirmed the tweet. New York returns to action Sunday against Houston at MetLife Stadium.

Panthers: Carolina Panthers interim coach Steve Wilks fired two of his assistants on Monday, less than 24 hours after the team's embarrassing 42-21 loss to the Cincinnati Bengals in which it allowed a franchise-record 35 points in the first half.

Wilks fired cornerbacks coach Evan Cooper and defensive line coach Paul Pasqualoni.

Cooper has been with the Panthers since 2020, while Pasqualoni, the former head coach at Syracuse, joined the Panthers this offseason.

Ravens: Ravens tight end Mark Andrews was ruled out of Monday's game against the New Orleans Saints, the team announced Sunday.

Andrews, who didn't practice last week because of knee and shoulder injuries, didn't travel with the team to New Orleans. It was the first game the All-Pro has missed because of injury in his four-plus years in Baltimore.

Baseball

Nationals: Washington announced that reliever Sean Doolittle will return on a minor league deal that includes an invite to spring training.

Doolittle, 36, is still recovering from the internal brace procedure he underwent on his left elbow in July. He opted for that surgery instead of Tommy John, hoping to be ready for spring training with Washington or another club.

Basketball

WNBA: The Dallas Wings hired Los Angeles Sparks assistant Latricia Trammell as head coach Monday, picking a defensive specialist for a franchise seeking its first deep playoff run since moving to Texas.

The move comes seven weeks after the Wings said they were declining the option on Vickie Johnson's contract despite the coach making the postseason each of her two seasons.

Trammell was in charge of a Sparks defense that put four players on WNBA All-Defensive teams, including 2020 Defensive Player of the Year Candace Parker.

3x3 AmeriCup: Jimmer Fredette's 2-pointer — that's what beyond-the-arc shots are worth in the 3-on-3 game — with 1:07 remaining was the clinching basket in a 21-18 win over Puerto Rico in the title game of the FIBA 3x3 AmeriCup on Sunday night.

Kareem Maddox led the U.S. with nine points in the title game. Fredette and Canyon Barry — the MVP of the tournament after leading the Americans in scoring — each had five points, and Dylan Travis scored two for the U.S.

Tennis

WTA Finals: Aryna Sabalenka stood stoically ever so briefly, before crouching for an emphatic fist pump to go with a scream.

Yeah, the seventh-ranked woman in the eight-player WTA Finals couldn't hide the emotion, because she knew exactly what she had done.

Sabalenka ended world No. 1 Iga Swiatek's 15-match winning streak against top-10 opponents, taking a 6-2, 2-6, 6-1 victory in the semifinals of the season-ending event Sunday night.

The stunner puts Sabalenka in final Monday night against No. 6 Caroline Garcia, who steamrolled Maria Sakkari 6-3, 6-2 and can become just the second Frenchwoman to win WTA Finals after Amelie Mauresmo in 2005.

Soccer

MLS: Los Angeles FC goalkeeper Maxime Crépeau broke his right leg while committing a red-card foul during extra time in the team's MLS Cup final victory over the Philadelphia Union, the team confirmed Sunday.

Crépeau had surgery at Kaiser Permanente's Baldwin Park Medical Center. He is likely to miss the World Cup for Canada, although the team didn't confirm it.

— WIRE SERVICES



CHARLES KRUPA AP

Indianapolis Colts head coach Frank Reich was fired by the team Monday following a loss to New England.

FROM PAGE 1B

COWBOYS

Giants and Cleveland Browns, all the guys have nothing but great things to say about him. I have always been so impressed with his football playing ability. I have heard so many excellent things about him over the years. I think those are conversations for the future. Right now, we are focused on our guys."

The Cowboys have roughly $7 million in cap space available but the question is will that be enough to land Beckham Jr. if they chose to move in that direction.

He has been linked to the Los Angeles Rams, Green Bay Packers, Buffalo Bills and New York Giants.

Per a source, Beckham, who has played with the Giants, Rams and Cleveland Browns., is not just looking to be an acquired gun until the end of the season. He wants a permanent home with a possible multi-year deal.

Beckham Jr , 30, confirmed as much on the podcast.

"Whether it's Buffalo, Green Bay calling, the Cowboys, reunion with the Giants, I want to (spend) these next three or four years in a place I can call home," Beckham Jr. said. "I'm tired of living out of suitcases. I have done the rock and roll life."

The question is which team is going to give him that type of deal coming off ACL rehab and how that impact is his price?

Beckham Jr. signed a one-year deal worth $1.25 million to play for the Rams last season after being cut by the Browns during the season.

He caught 48 catches for 593 yards and seven touchdowns in 12 games, including the playoffs, proving that the was still a difference-making player before suffering the injury in the Super Bowl.

He has no interest in taking a bargain basement deal again.

"We have to make the decisions that are best to improve our football team," Stephen Jones said. "So, you know we're keeping our eye on the ball in terms of how we can improve our football team as we move forward."

Beckham Jr. would huge upgrade for the Cowboys at receiver.

The team has not had a 100-yard receiver through the first eight games for the first time since 1973.

CeeDee Lamb leads the team with 42 catches for 556 yards and 3 touchdowns. Noah Brown is the next highest receiver with 25 catches for 335 yards and 1 touchdown. Michael Gallup, who missed the first three games of the season rehabbing from a torn ACL and has yet to regain his form, has 12 catches for 135 yards and 1 touchdown.

The only other receiver on the roster with a catch is rookie third-round pick Jalen Tolbert, who has one reception for 4 yards.

James Washington is expected to come off injured reserve by the end of the month after being sideline since training camp with a fractured foot. But he is not same caliber of player as Beckham Jr.

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Legals

CITY OF ARLINGTON ORDINANCE

The Arlington City Council passed the following ordinances at a meeting on November 01, 2022. These ordinances will become effective with second publication in accordance with the City Charter, unless otherwise noted.

Ordinance No. 22-055

An ordinance amending the "Construction" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, Building Code, Sections 1.01 through 1.05, relative to adopting the 2021 Editions of the International Building Code, International Existing Building Code, International Residential Code, the International Energy Conservation Code, and the International Swimming Pool and Spa Code; adopting local amendments and associated appendices; through the amendment of Article IV, Registration, Permits and Inspections, in its entirety to reflect current practices and standards; through the amendment of Article V, Required Fees, in its entirety and reserving same for future codification; and through the amendment of Article VII, Signs, Section 7.10, Temporary Signs Near Polling Places, Subsection (A), relative to compliance with the Elections Chapter; providing for a fine of up to $2,000 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date of January 1, 2023.

Ordinance No. 22-056

An ordinance amending the "Fire Prevention" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, General Provisions, relative to adopting the 2021 Edition of the International Fire Code; adopting local amendments and associated appendices; providing for a fine of up to $2,000 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date of January 1, 2023.

Ordinance No. 22-057

An ordinance amending the "Mechanical Code" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, General Provisions, relative to adopting the 2021 Edition of the International Mechanical Code and the 2021 Edition of the International Fuel Gas Code; adopting local amendments and associated appendices; providing for a fine of up to $2,000 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date of January 1, 2023.

Ordinance No. 22-058

An ordinance amending the "Plumbing" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, General Provisions, relative to adopting the 2021 Edition of the International Plumbing Code and the 2021 Edition of the International Fuel Gas Code; adopting local amendments and associated appendices; providing for a fine of up to $2,000 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date of January 1, 2023.

Ordinance No. 22-059

An ordinance amending the "Electrical" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article I, Administration, relative to adopting the 2020 Edition of the National Electrical Code; adopting local amendments and associated appendices; providing for a fine of up to $2,000 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date of January 1, 2023.

Ordinance No. 22-060

An ordinance revising the development plan on certain property known as 1818 East Pioneer Parkway and zoned Planned Development for limited Community Commercial (CC) uses, plus a Package Liquor Store, with a Development Plan; amending the Zoning District Map accordingly.

Ordinance No. 22-061

An ordinance adopting Specific Use Permit SUP22-3 for Used Vehicle Sales, on certain property known as 2118 East Abram Street zoned Planned Development for General Commercial (GC); amending the Zoning District Map accordingly.

IPL0096981
Nov 7-8 2022

Legal Notice

Application has been made with the Texas Alcohol Beverage Commission for an MB permit by Ellerbe Fine Foods LLC dba Ellerbe Fine Foods, to be located at 1501 W Magnolia Ave, Fort Worth, 76104, Tarrant County, Texas. Owners of said corporation are Molly McCook, co-owner and manager, and Richard King, co-owner and manager.

IPL0097446
Nov 8-9 2022

CITY OF SAGINAW

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A "ZONING" OF THE SAGINAW CITY CODE BY ADDING A NEW "NMU" NEIGHBORHOOD MIXED USE DISTRICT AND PROVIDING FOR NMU DISTRICT REGULATIONS BY AMENDING ARTICLE 6 "ZONING DISTRICTS," SECTIONS 8-12 "SCREENING DEVICES AND FENCE REGULATIONS," 8-13 "LANDSCAPE REGULATIONS," AND 5-1 "PERMITTED USE TABLE;' AND BY ADDING A SECTION 8-18 "ACTIVATED AMENITIES;" PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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 fined not more than Two Thousand Dollars ($2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

PASSED AND APPROVED ON this the 6 th day of September, 2022. Todd Flippo, Mayor

IPL0097501
Nov 8,15 2022

City of Saginaw Public Notice

Notice is Hereby Given that the City of Saginaw will Conduct two Public Hearings on a Request for City-Initiated Rezoning of Multiple Parcels to "NMU" - Neighborhood Mixed-Use District for Conformance to the City's Comprehensive Plan, Being Approximately 85 Acres on the Following Properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Idea Schools Addition Block A, Lot 2; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; Alford, James P Survey Abstract 53 Tract 2A City Boundary Split; and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas. Public Hearings will be held by the Planning and Zoning Commission on November 8, 2022 at the John Ed Keeter Public Library at 355 West McLeroy Blvd and by the City Council on December 6, 2022 at Saginaw City Hall located at 333 West McLeroy Blvd, Saginaw, TX 76179. Any changes to meeting procedures or postponements will be posted at ci.saginaw.tx.us and at City Hall.

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

Please direct any questions regarding this matter to Susy Victor-Trevino, Planning Manager, 817-230-0440.

IPL0097494
Nov 8 2022

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October 27, 2022

NOTICE OF PUBLIC HEARING
THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: PZ 1122-01 Consideration of a request to approve the city-initiated rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District, for conformance to the City's Comprehensive Plan. The Planning and Zoning Commission will hold a Public Hearing on November 8, 2022 at the John Ed Keeter Public Library located at 355 West McLeroy Boulevard and the City Council will hold a Public Hearing at the Saginaw City Hall located at 333 West McLeroy Boulevard on December 06, 2022. Details regarding the 85 acres of land and individual parcels are as follows:

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold a Public Hearing on the 8th day of November, 2022 at 6:00 p.m. at the John Ed Keeter Public Library located at 355 West McLeroy Boulevard, Saginaw, Texas and the City Council of the City of Saginaw, Texas, will hold a Public Hearing on the 6th day of December, 2022 at 6:00 p.m. at the Saginaw City Hall located at 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request for the city-initiated rezoning of multiple parcels to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan, being approximately 85 acres on the following properties: Saginaw Springs, Block 2, Lot 30, Commercial Tract 2; Albright, Alexander F Survey Abstract 1849 Tract 2C04; Albright, Alexander F Survey Abstract 1849 Tract 2C; Albright, Alexander F Survey Abstract 1849 Tract 3H; Idea Schools Addition Block A, Lot 1; Idea Schools Addition Block A, Lot 2; Albright, Alexander F Survey Abstract 1849 Tract 3A; Albright, Alexander F Survey Abstract 1849 Tract 3H05; Alford, James P Survey Abstract 53 Tract 2A City Boundary Split; and Alford, James P Survey Abstract A 53 Tract 1K, Saginaw, Tarrant County, Texas.

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 master parcel map shows all of the highlighted parcels of land proposed for city-initiated rezoning and the individual area map depicts the parcel nearest you within 200ft. of your property. Only the areas inside of the dark bold line are the properties to be considered. The lightly shaded area around and inside of that line is that which property owners are required by law to be notified. If you have any questions you may call Susy Victor-Trevino, Planning Manager, at 817-230-0440.

Sincerely,

Susy Victor-Trevino
Planning Manager

Enclosures: Reply Form, Master Parcel Map, Map of Requested Property within 200ft of your Property.

Any changes to meeting procedures or postponements will be posted at ci.saginaw.tx.us and at City Hall

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REPLY FORM

In order to be on record, this form may be filled out and mailed to the Planning Manager, at City of Saginaw, Texas, P. O. Drawer 79070, Saginaw, Texas 76179. If you have questions concerning this request, please call the Planning Manager, Susy Victor-Trevino, at 817-230-0440.

The Planning & Zoning Commission Meeting on 11/08/2022 at 6:00 p.m. and the City Council Meeting on 12/06/2022 at 6:00 p.m. is in regards to a request for city-initiated rezoning of multiple parcels, approximately 85 acres of land in Saginaw, Texas, to "NMU" - Neighborhood Mixed-Use District for conformance to the City's Comprehensive Plan.

Name:_____

Address:_____

Phone Number:_____

( ) In Favor

( ) Opposed

Reasons and/or Comments

_____

_____

_____

_____

_____

_____

_____

_____

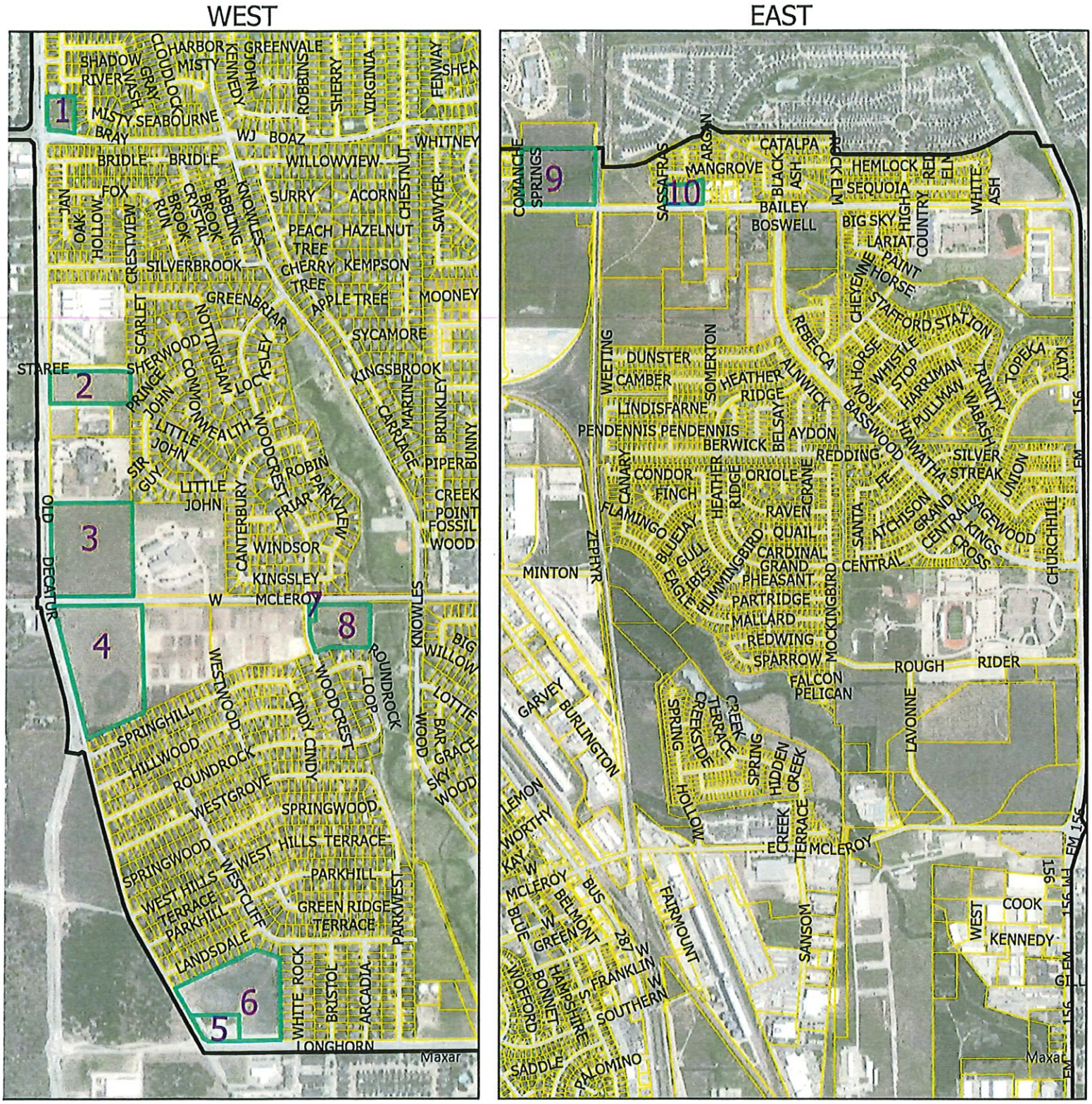
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CITY OF SAGINAW

BATCH 1 POTENTIAL NEIGHBORHOOD MIXED-USE ZONING

10 Parcels



SOURCE: PELOTON LAND SOLUTIONS, 2022

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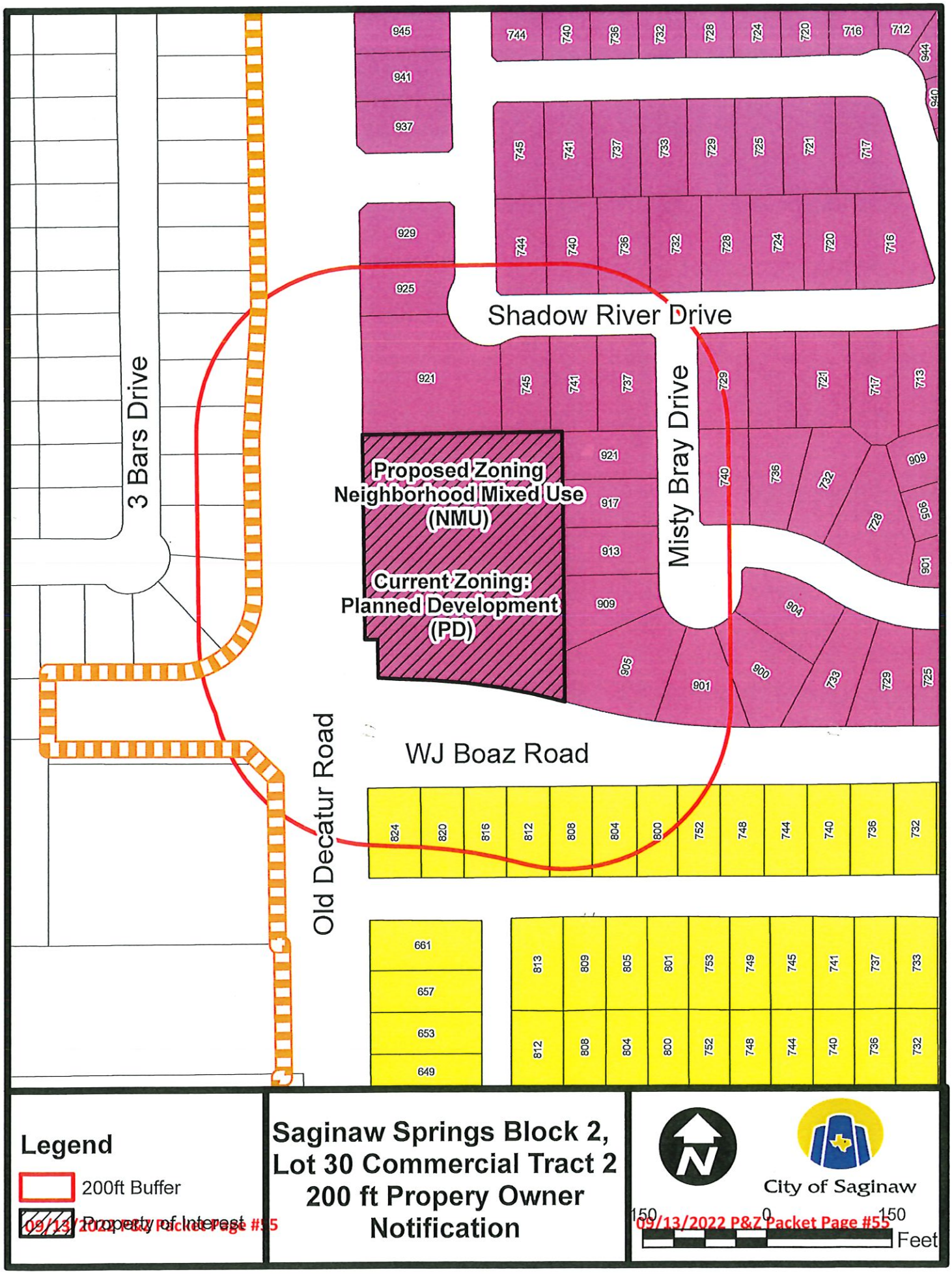
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City of Saginaw City Limits

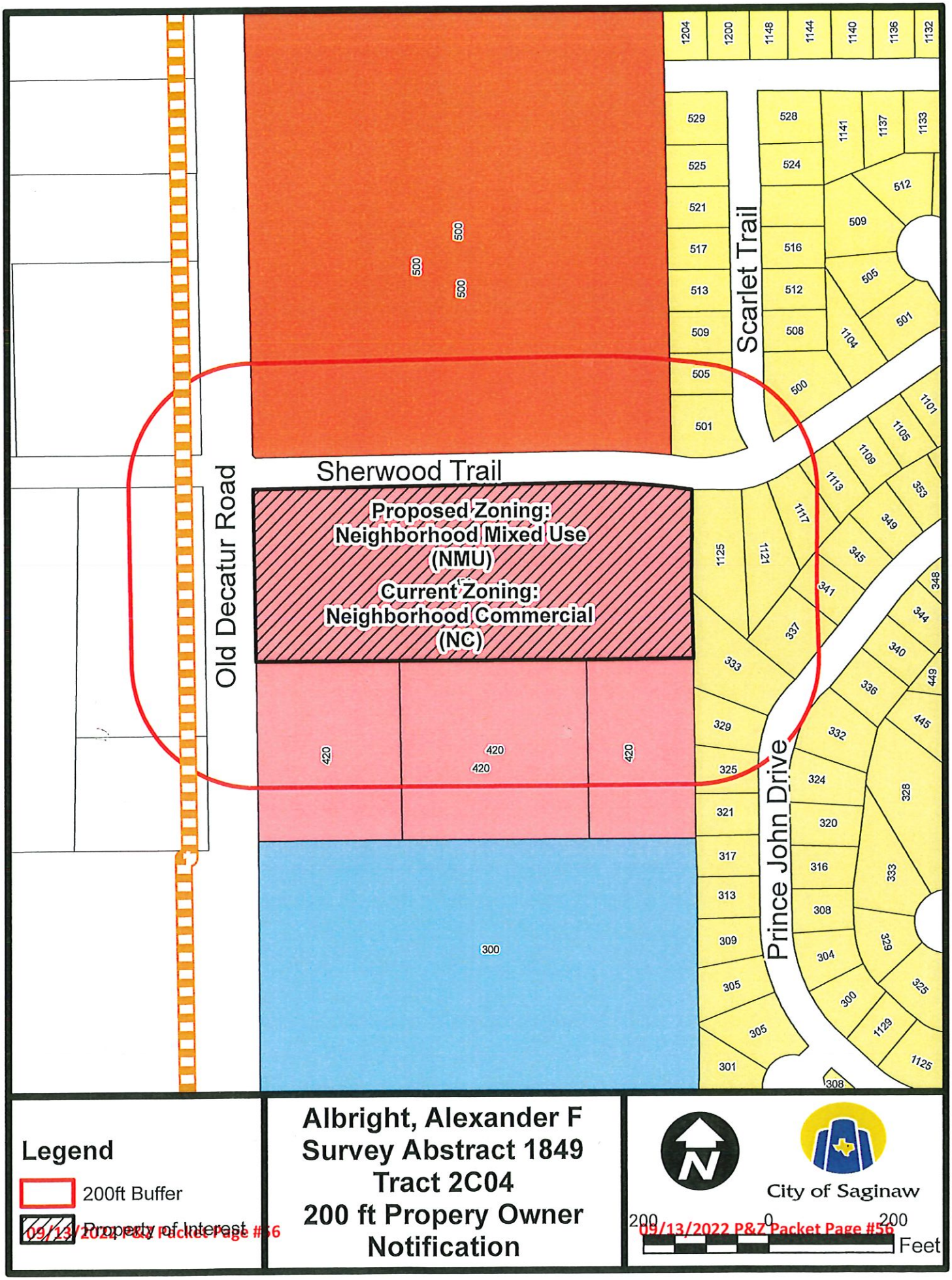
Tarrant County Parcels

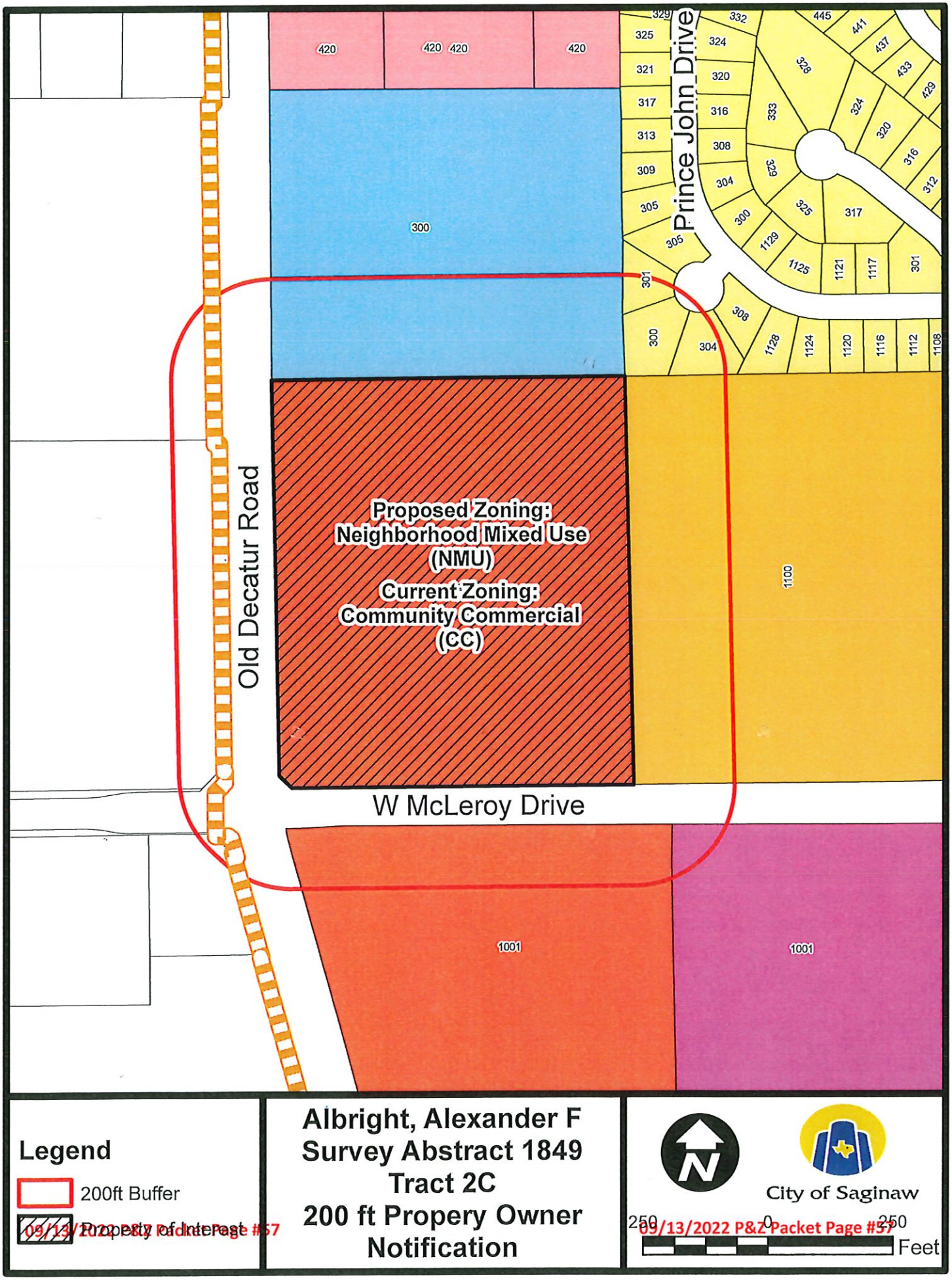
Potential Neighborhood Mixed-Use Parcel(s)

SAGINAW TEXAS

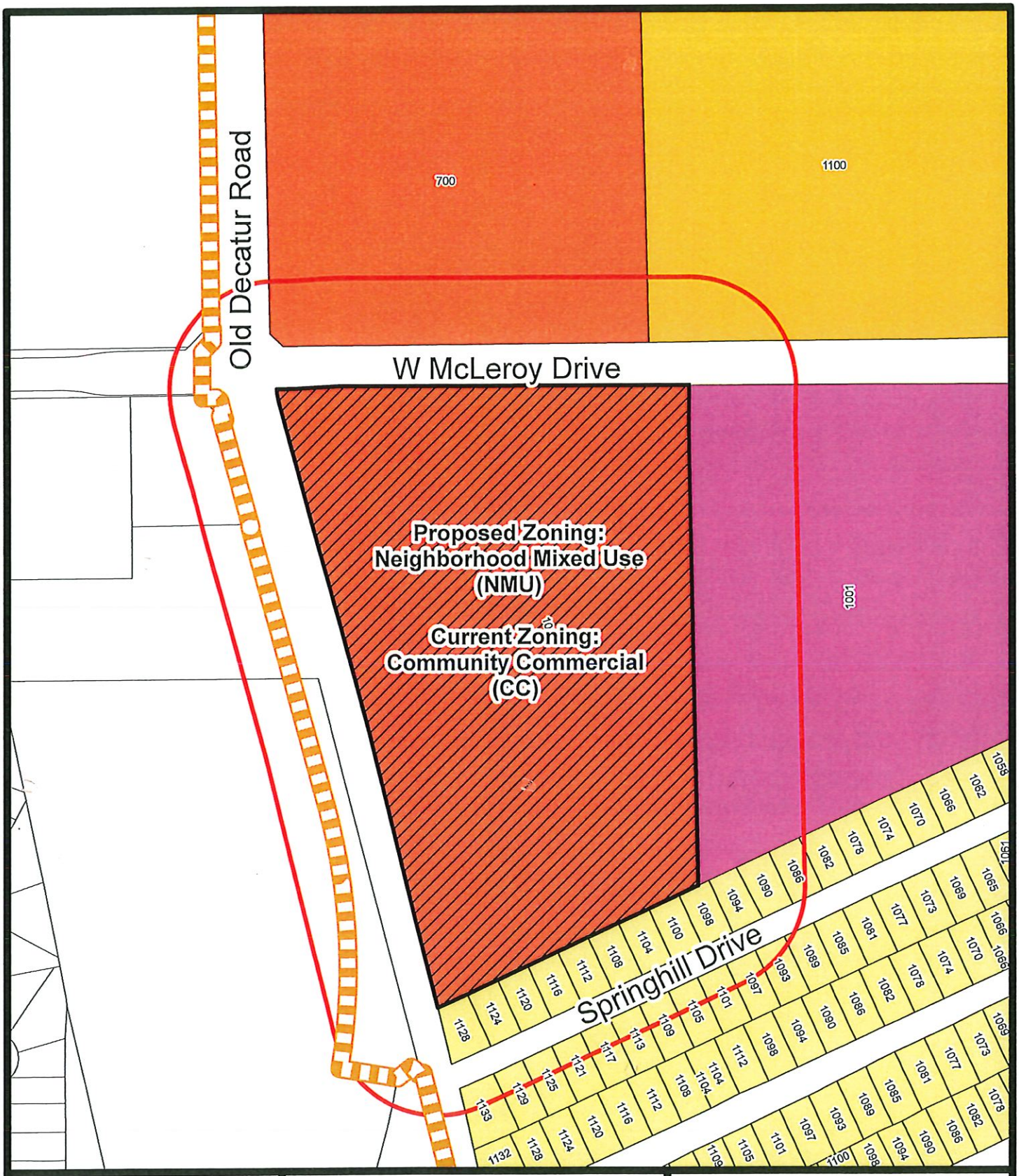


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Sherwood Trail
Old Decatur Road
Scarlet Trail
Prince John Drive
Proposed Zoning:
Neighborhood Mixed Use
(NMU)
Current Zoning:
Neighborhood Commercial
(NC)
Legend
200ft Buffer
Property of Interest
Albright, Alexander F
Survey Abstract 1849
Tract 2C04
200 ft Propery Owner
Notification
City of Saginaw
200
0
200
Feet
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Legend

200ft Buffer

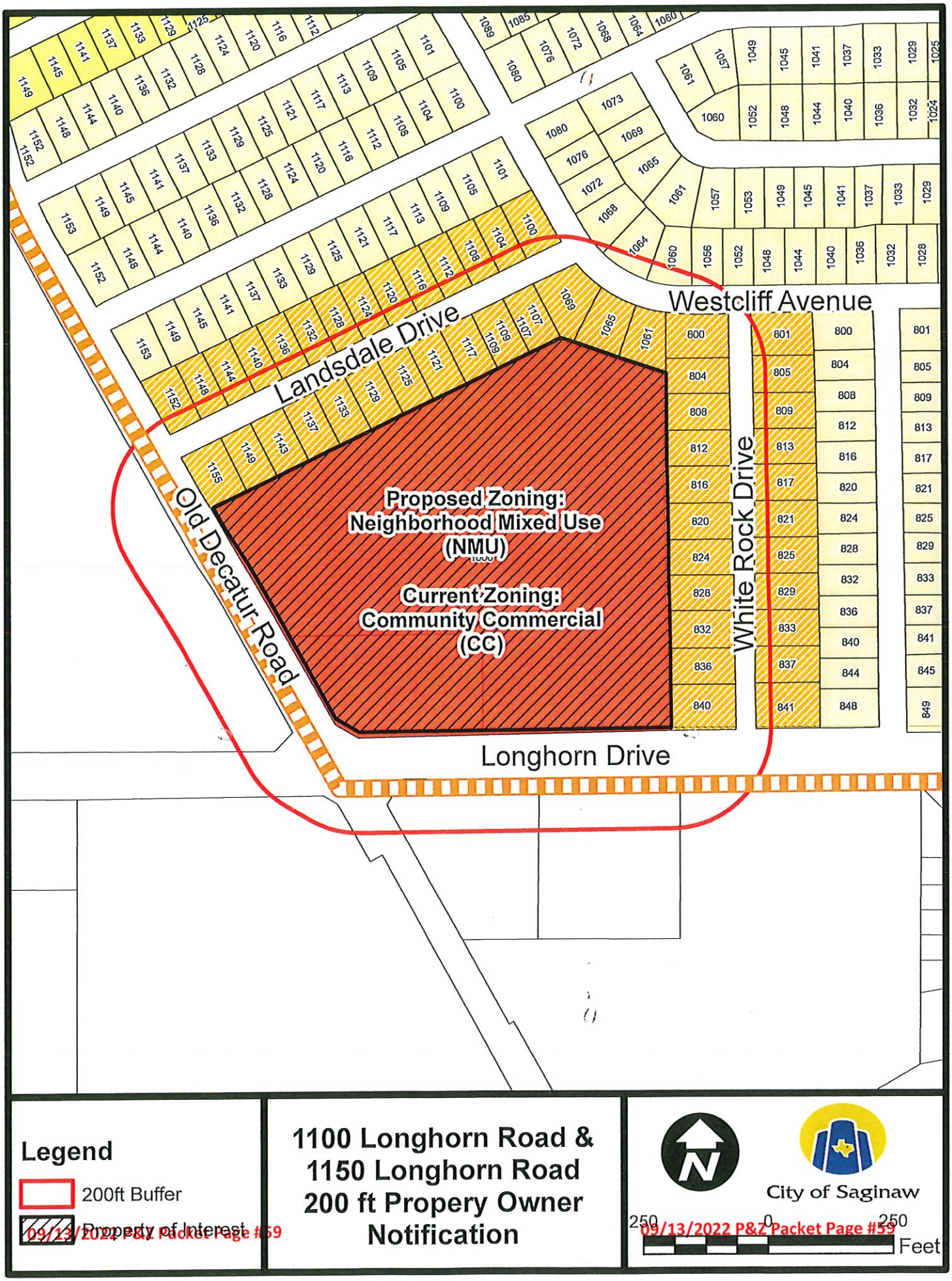
Property of Interest

Albright, Alexander F
Survey Abstract 1849
Tract 3H
200 ft Propery Owner Notification

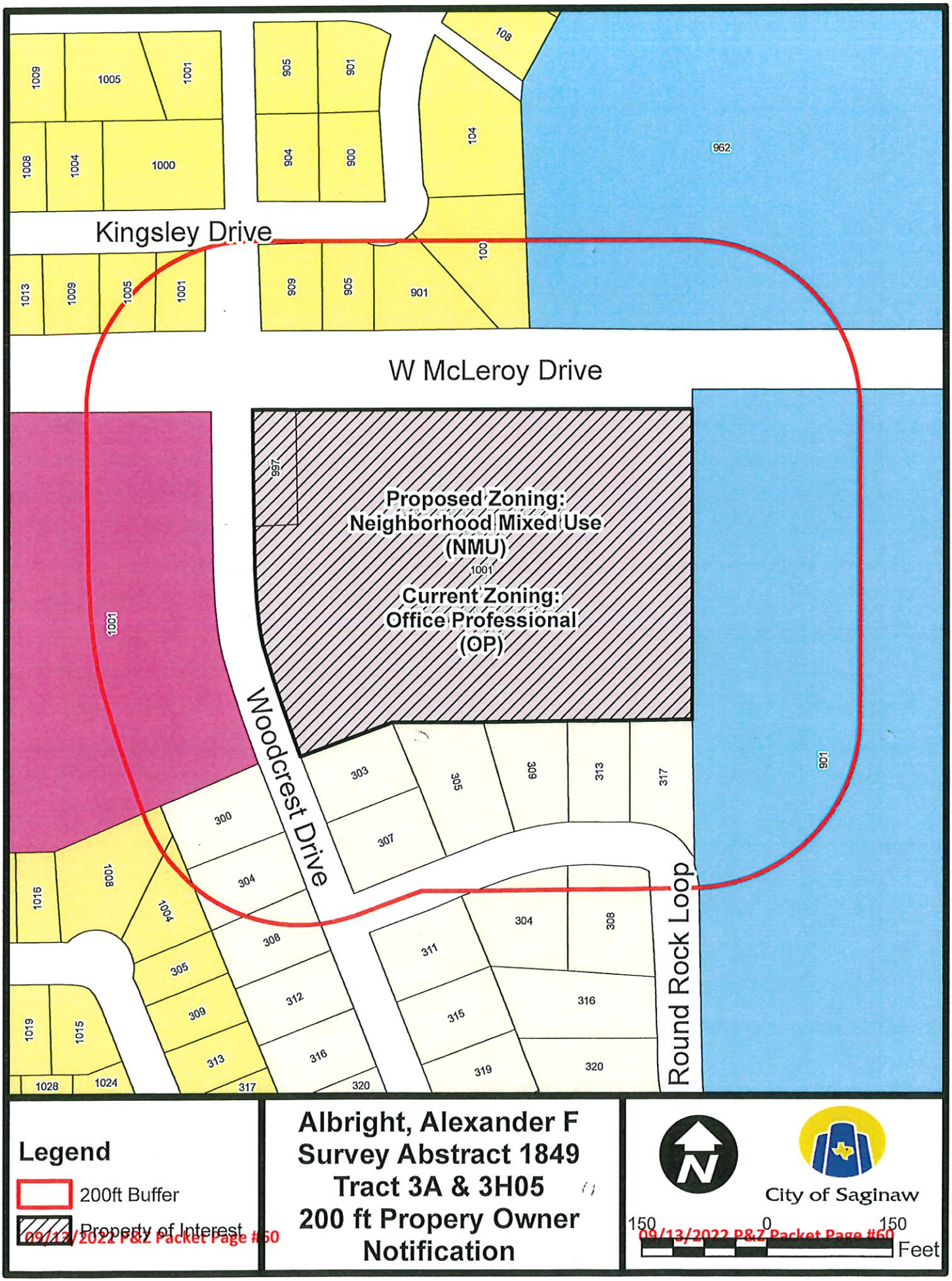
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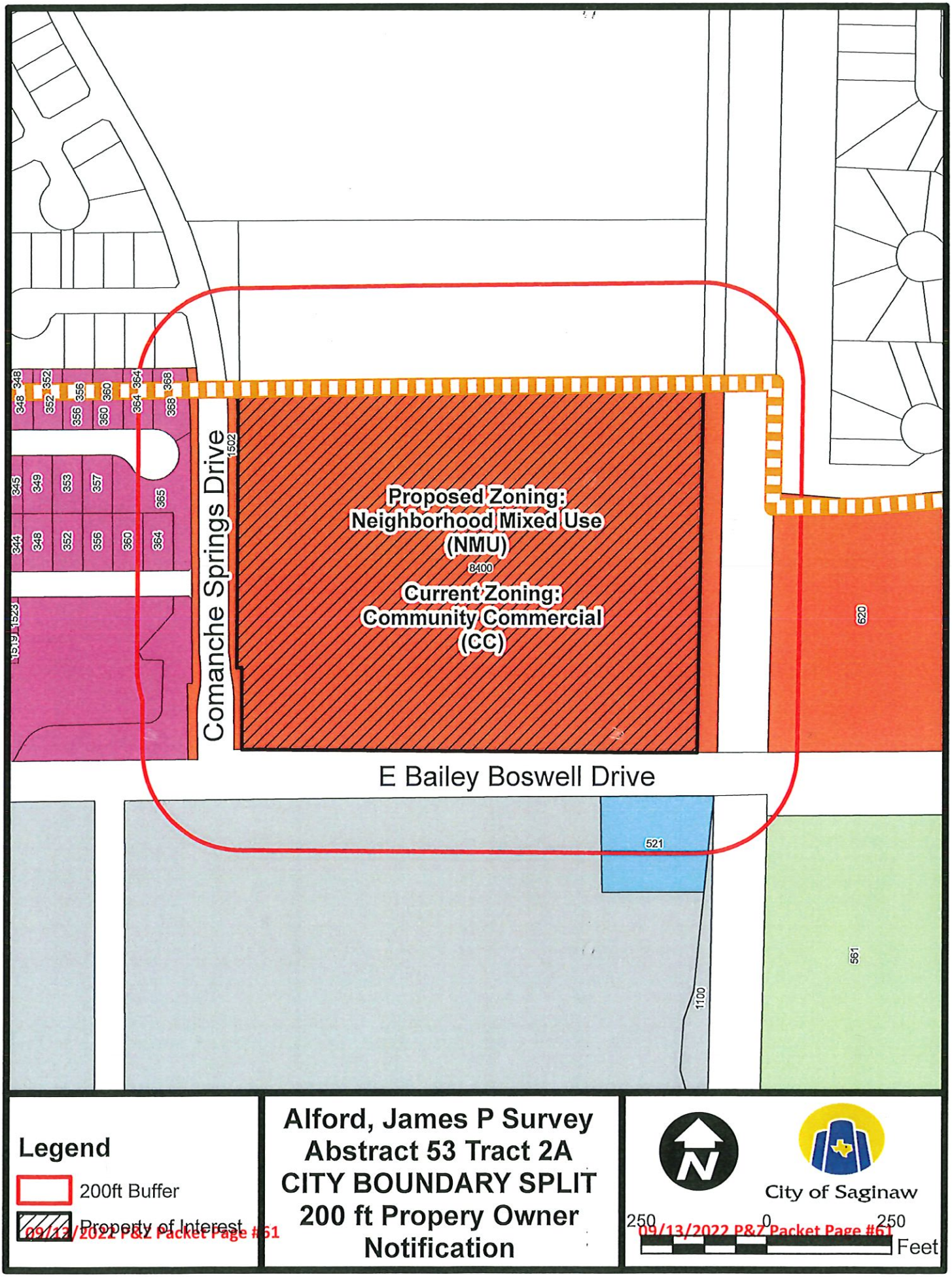
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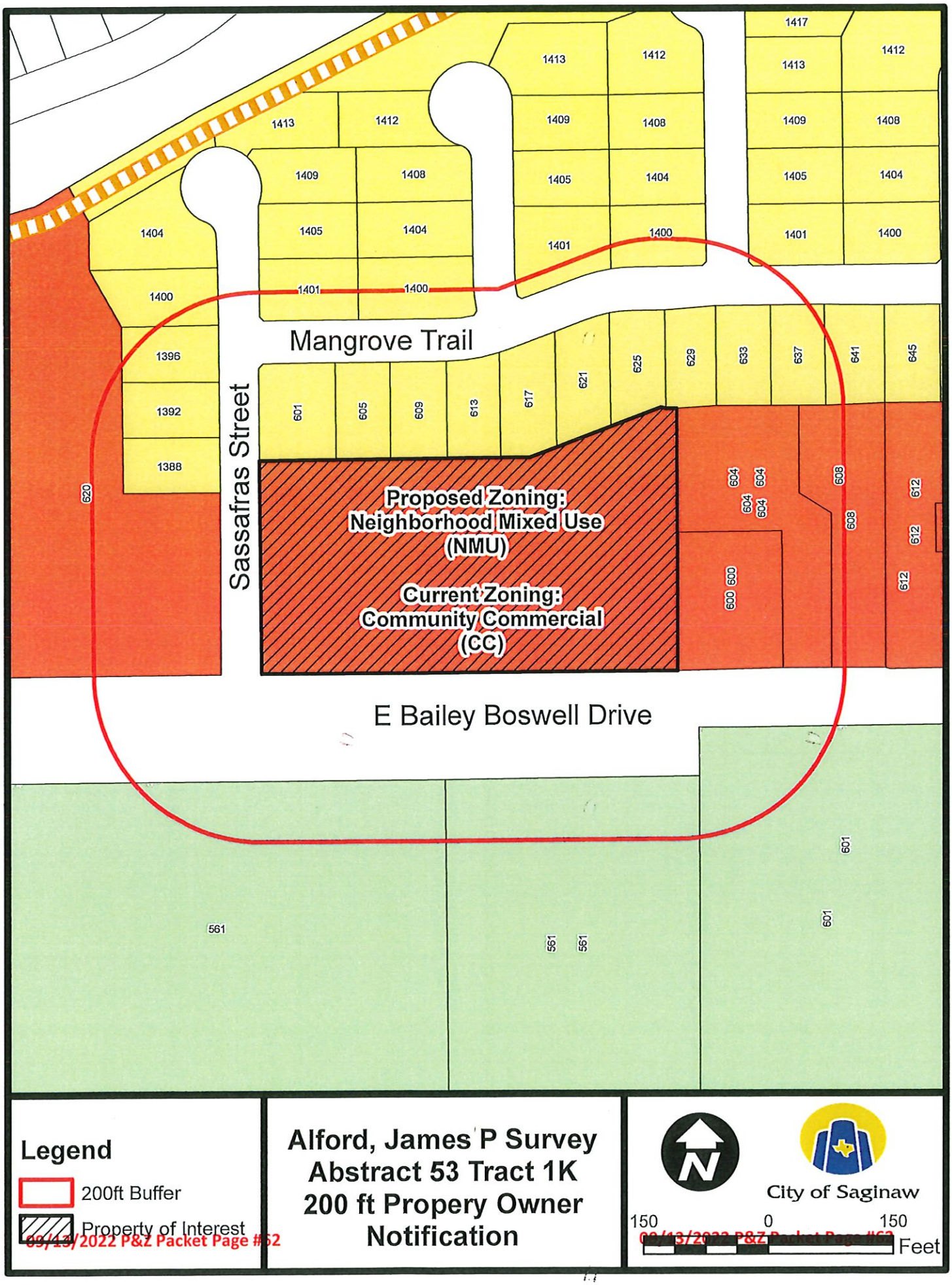
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