



SAGINAW
TEXAS

NEIGHBORHOOD MIXED-USE DISTRICT AMENDMENT

COMPREHENSIVE PLAN IMPLEMENTATION

OVERVIEW

Implementation of the Comprehensive Plan that was adopted on March 1, 2022

The new zoning districts give guidance to developers, property owners, City Leadership, Staff, stakeholders, and community members

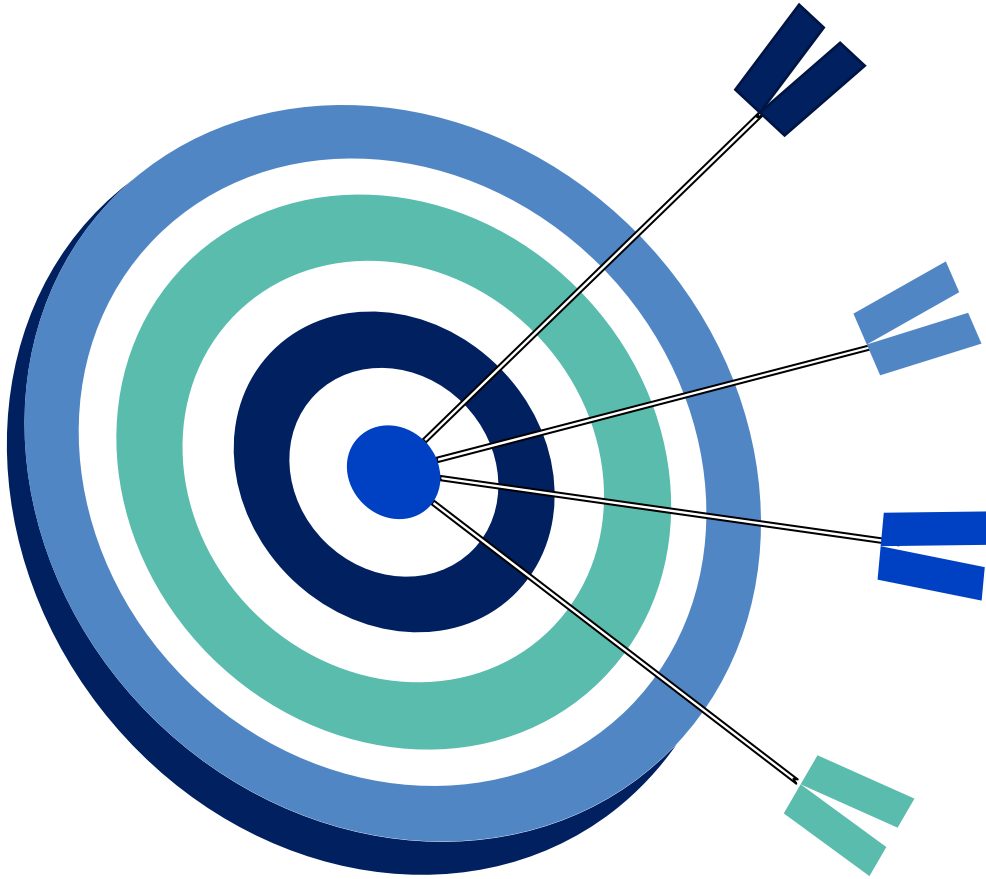
The Comprehensive Plan is a guiding document for Saginaw that includes a Vision for the future and strategies to make the Vision a reality

Properties are being rezoned by the City to match the Comprehensive Plan and apply the new zoning districts

New zoning districts are being created to match the Vision in the Comprehensive Plan

Continuous refinement of zoning districts and standards is essential to Saginaw's success

PROCESS



Comprehensive Plan Update Adopted

- March 1, 2022

NMU Zoning District Created

- September 9, 2022

Batch 1 NMU Parcel Rezoning Public Hearings

- P&Z: November 8, 2022
- City Council: December 6, 2022

NMU District Amendment

Batch 1 NMU Parcel Rezoning Reconsideration

Batch 2 NMU Parcel Rezoning Public Hearings

Future Districts and Parcel Rezonings



COMPREHENSIVE PLAN NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use Vision

Saginaw Comprehensive Plan (2022)

LAND USE

Shops, restaurants, offices, entertainment, parks, and gathering spaces with limited residential

DESIGN

Low-intensity, walkable destinations (max two stories) connected to neighborhoods

PURPOSE

Get desired neighborhood-oriented commercial development while protecting existing homes



NEIGHBORHOOD MIXED-USE ZONING DISTRICT CREATED

Neighborhood Mixed-Use District

Unanimously Recommended & Adopted in September 2022

COMMERCIAL FRONTAGE

Reserve valuable frontage along major roads for desired commercial development

MAIN STREET FEEL

Design buildings along major roads to have a Main Street-type feel

LIMITED RESIDENTIAL

Allow limited residential uses to support desired commercial & market feasibility

GATHERING & PARK SPACES

Encourage gathering & park spaces through residential use Activated Amenity incentive

RESIDENT PROTECTION

Protect existing residents by requiring compatible screening, heights, & uses

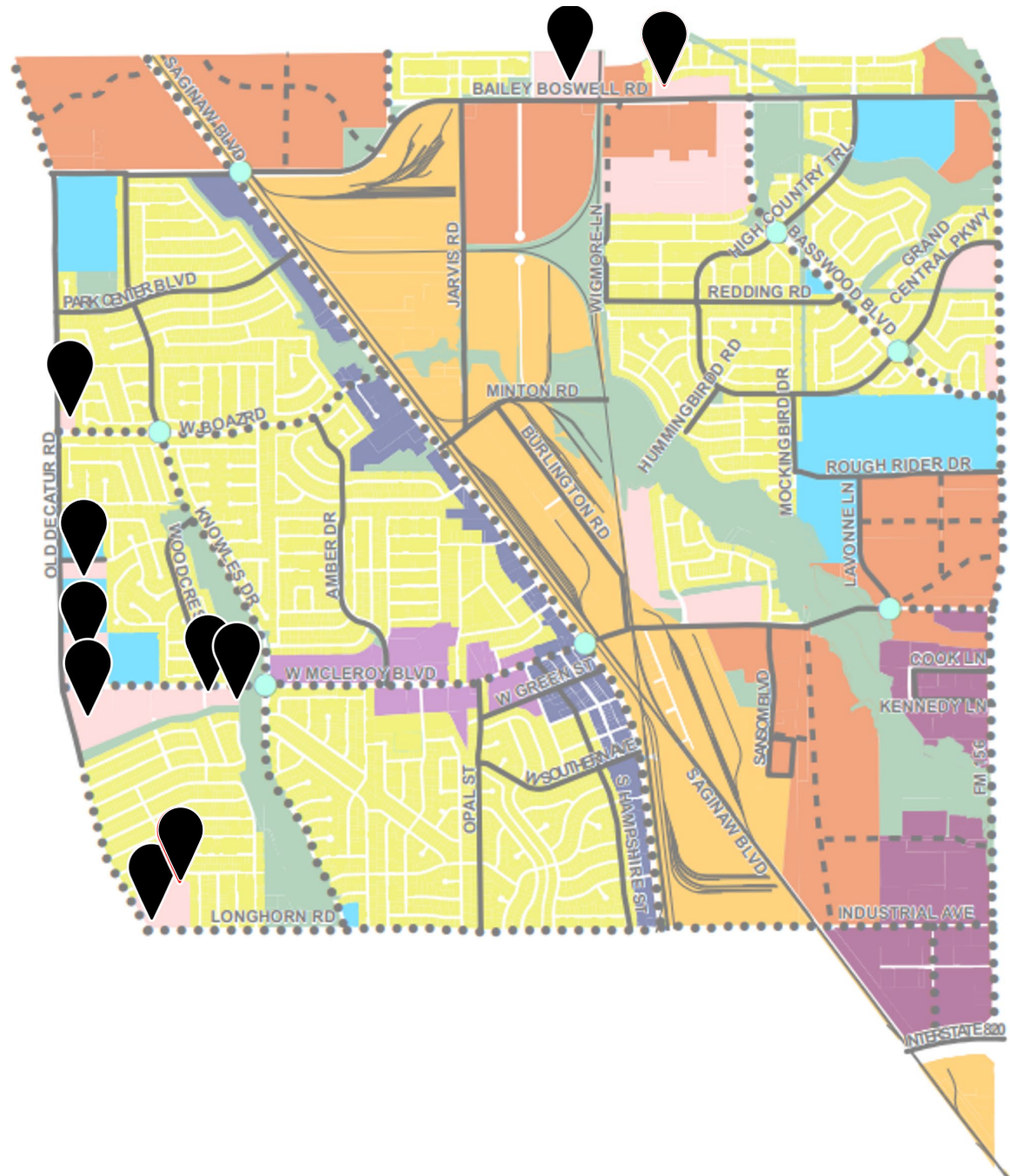
PREVENT OVERCROWDING

Prevent residential structure overcrowding and preservation of open space

**BATCH 1 NMU
PARCEL REZONING**

Rezoning an Initial Batch of Parcels to NMU

To Apply New NMU District to Properties Designated NMU in Comp Plan



Rezoning an Initial Batch of Parcels to NMU

On 11/8/22, P&Z Recommended Approval but without Parcels 6 & 10 Based on Feedback from Property Owners at the Public Hearing



Rezoning an Initial Batch of Parcels to NMU

Apply New NMU District to Properties Designated NMU in Comp Plan

12/7/22 CITY COUNCIL

Staff recommended tabling the rezoning until an amendment to the newly adopted NMU District could be processed, based on clarification needs identified between P&Z and the City Council meeting.

PUBLIC HEARING FEEDBACK

A few property owners expressed concern over the proposed zoning change but did not articulate what in the proposed zoning was specifically inconsistent with their development intentions.

City Council voted to table the item indefinitely.



PROPOSED NMU DISTRICT AMENDMENTS

Neighborhood Mixed-Use District

Proposed Clarification Amendments

DENSITY

Ground floor commercial uses constructed = maximum gross density can be grouped

Ground floor commercial uses not constructed = density limited to maximum eight* gross dwelling units per acre on each acre (not in Commercial Frontage Area) and cannot be grouped

BUILD-TO ZONE

The Build-to Zone can be adjusted, subject to the consideration and approval of the City Council, due to existing site obstructions or site-specific issues that make the required build-to-zone impractical or overly burdensome

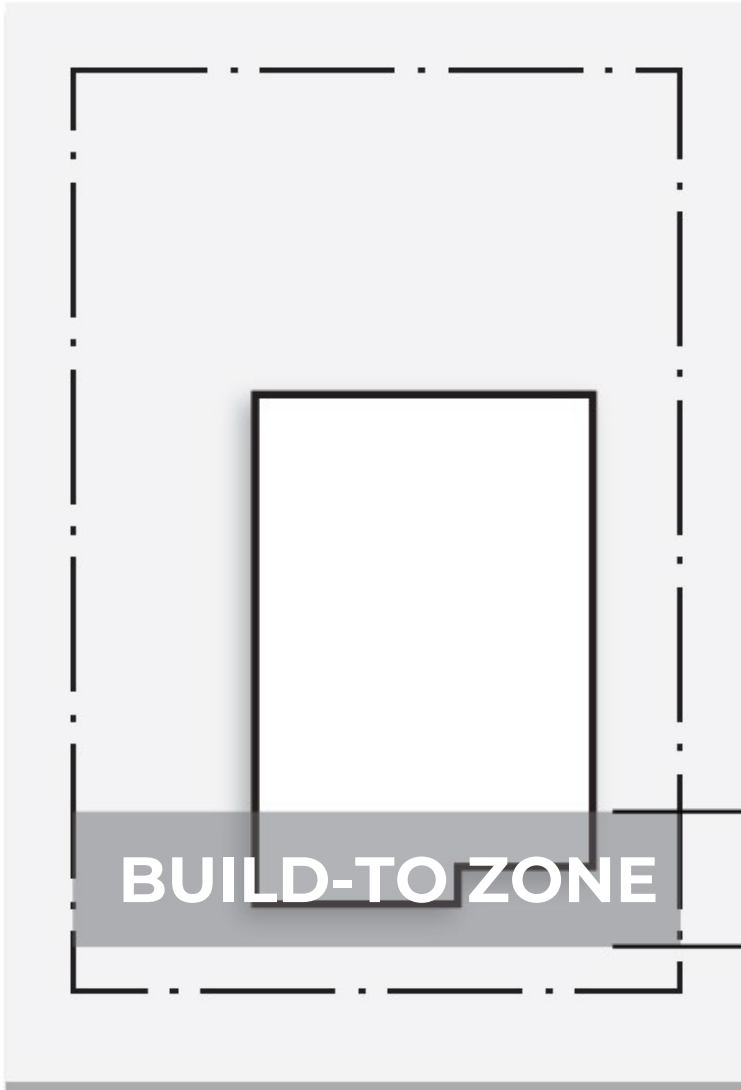
**Can be increased up to 10 gross dwelling units per acre on each acre if Activated Amenity is provided*

Neighborhood Mixed-Use District

Proposed Clarification
Amendments

BUILD-TO ZONE

the area on a lot, measured parallel from the front and/or corner side lot line, where a structure must locate its façade within the minimum and maximum range of setback provided

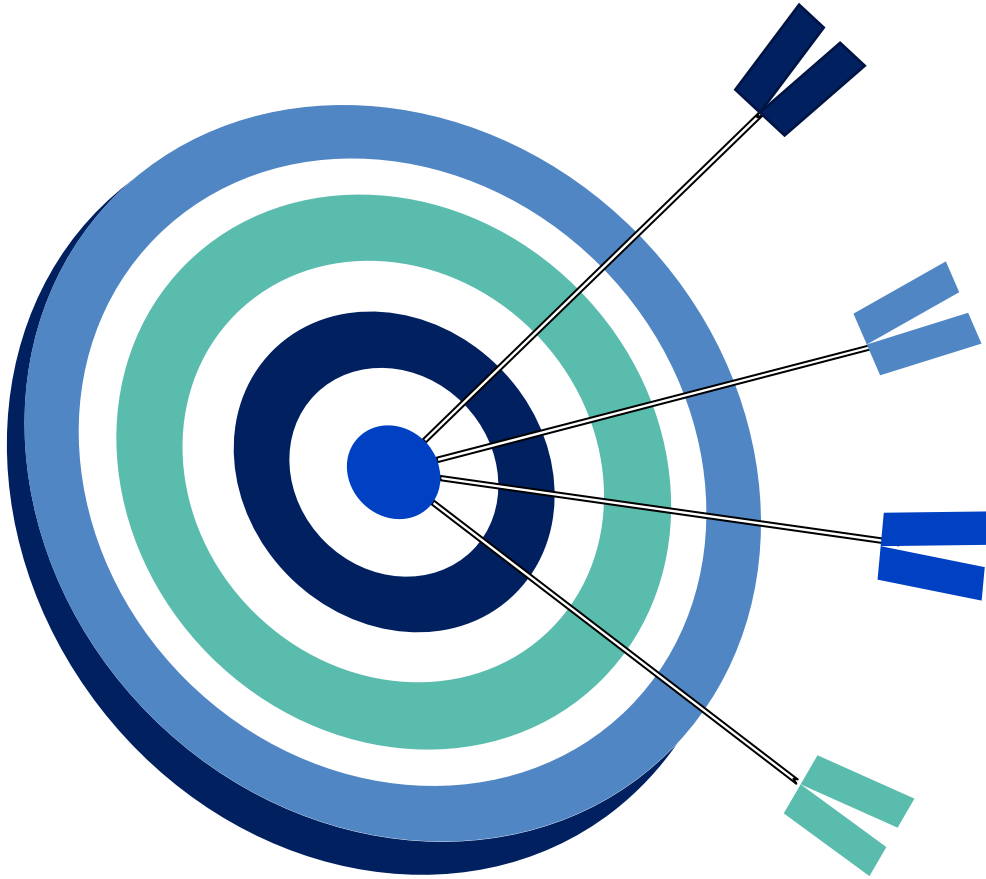


max. setback

min. setback

street

NEXT STEPS



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- P&Z: November 8, 2022
- City Council: December 6, 2022

NMU District Amendment

- P&Z: January 10, 2023 (Unanimous Recommendation of Approval)
- City Council: January 17, 2023

Batch 1 NMU Parcel Rezoning Reconsideration

Batch 2 NMU Parcel Rezoning Public Hearings

Future Districts and Parcel Rezonings