

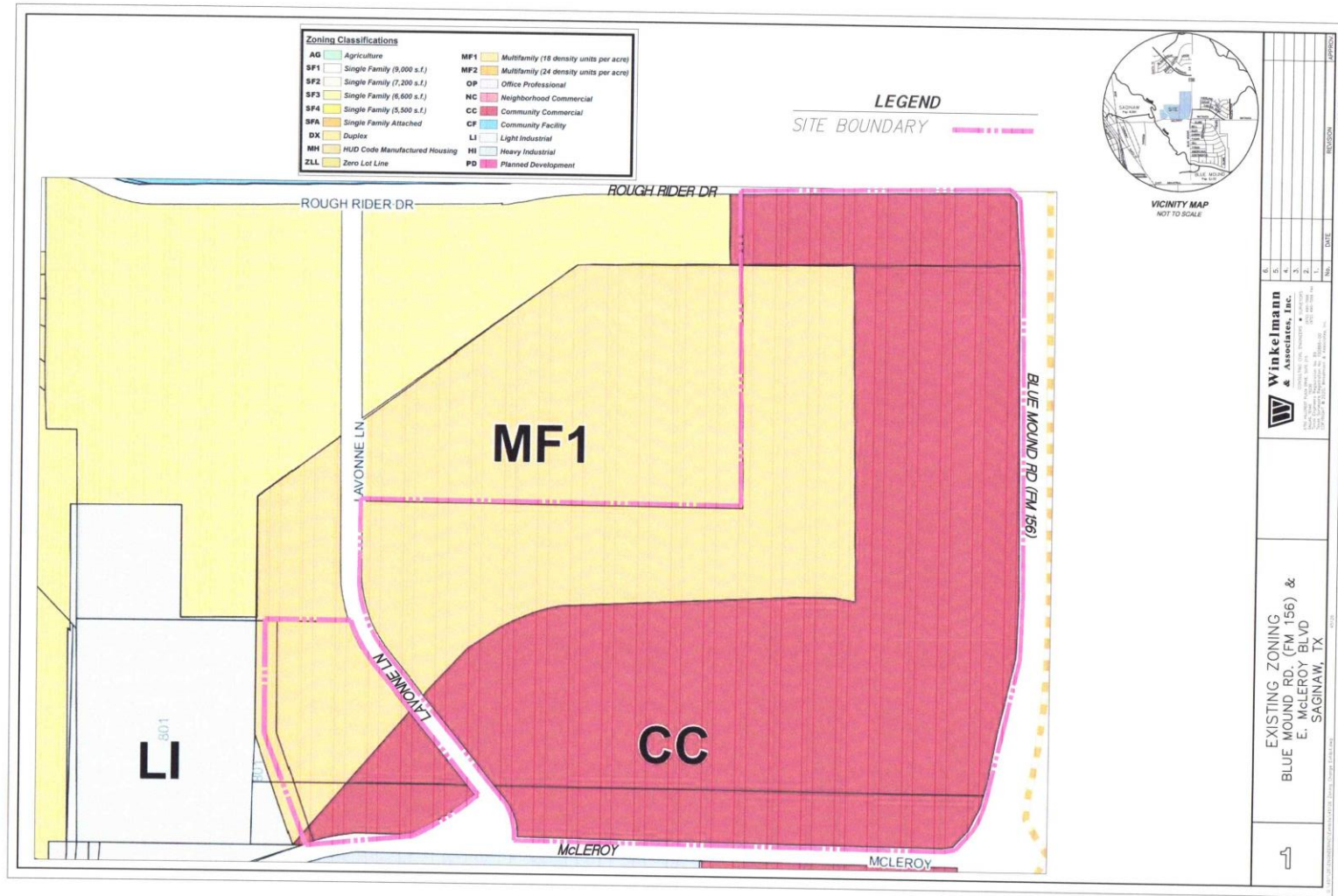
PZ 0420-01

PLANNING AND ZONING

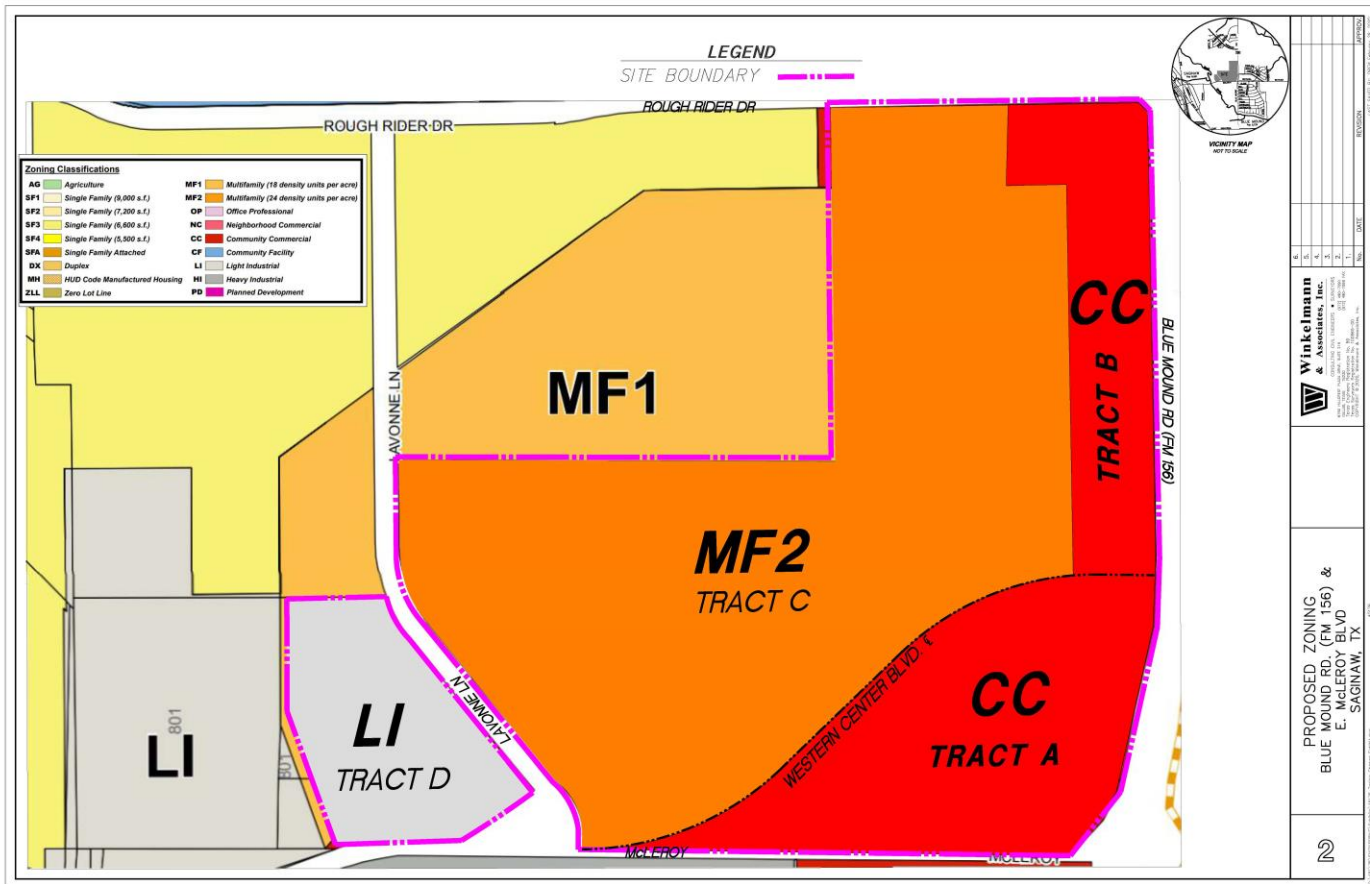
6/16/2020

76.613 ACRES

CITY OF SAGINAW



EXISTING ZONING

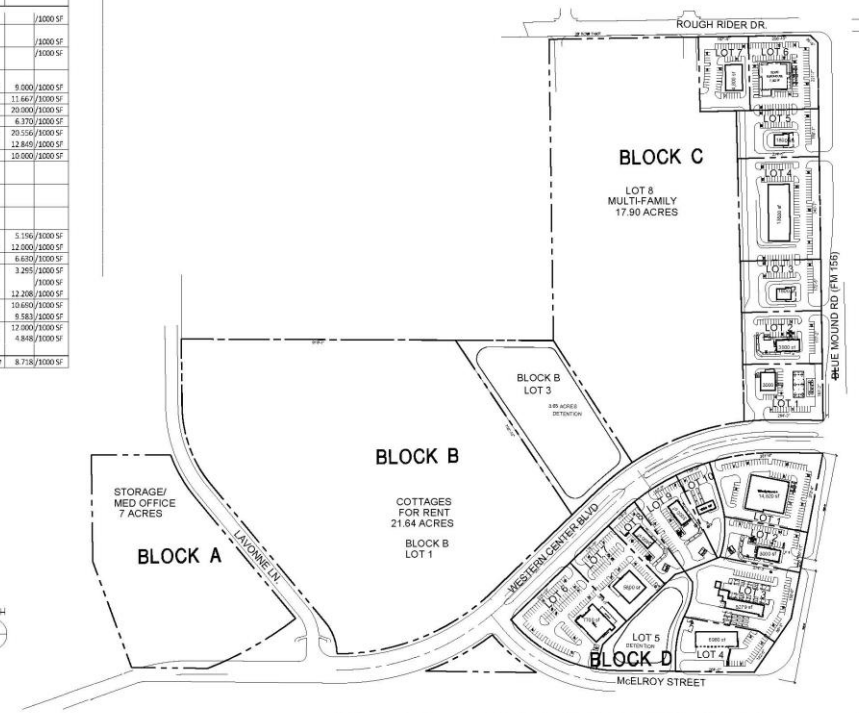


PROPOSED ZONING

CONCEPTUAL SITE PLAN

TABULATIONS									
SITE AREA			BUILDING AREA				PARKING REQUIRED		
LOT	SF	ACRES	TOTAL	RETAIL	REST.	AUTO	TOTAL	TOTAL	PARKING RATIO
A	318,451	7.311	SF						/3000 SF
B-1	942,473	21.638	SF						/3000 SF
B-2	0.000	SF							/3000 SF
B-3	158,980	3.650	SF						/3000 SF
C-1	50,090	1.150	3,000 SF			12		27	9,000/3000 SF
C-2	46,855	1.075	3,000 SF			30		35	11,667/3000 SF
C-3	46,875	1.075	1,800 SF			7		35	20,000/3000 SF
C-4	93,625	2.149	13,500 SF	70%	30%	41		78	6,375/3000 SF
C-5	44,082	1.011	1,800 SF			7		35	20,556/3000 SF
C-6	56,803	1.304	7,100 SF			72		92	12,869/3000 SF
C-7	41,783	0.959	4,800 SF			48		48	10,000/3000 SF
C-8	789,404	18.122							
D-1	77,515	1.779	11,800 SF			59		77	5,196/3000 SF
D-2	37,330	0.857	3,000 SF			30		35	12,000/3000 SF
D-3	75,026	1.722	5,279 SF			71		35	8,639/3000 SF
D-4	47,126	1.082	6,980 SF			20		23	3,259/3000 SF
D-5	59,477	1.365							/3000 SF
D-6	73,128	1.679	7,700 SF			77		94	12,208/3000 SF
D-7	48,922	1.123	5,800 SF			58		63	10,660/3000 SF
D-8	27,255	0.625	2,400 SF			34		23	8,583/3000 SF
D-9	42,602	0.978	5,000 SF			30		35	12,000/3000 SF
D-10	25,971	0.596	1,650 SF			5		8	4,848/3000 SF
TOTAL	3,103,214	71.240	85,689	145	445	30	630	747	8,738/3000 SF

01 CONCEPT PLAN
1" = 300'-0"



Blue Mound Rd. (FM 156) & Western Center
SAGINAW, TEXAS
PROVIDENT REALTY ADVISORS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
SP11
JOB NO: 19-021
ISSUE DATE: 04/14/2020
SCALE AS NOTED

CONCEPTUAL MULTIFAMILY



CONCEPTUAL MULTI FAMILY EXAMPLE



CONCEPTUAL COTTAGE HOMES

