



DATE: November 10, 2020

TO: Chairman and Members of the Planning and Zoning Commission

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

SUBJECT: PUBLIC HEARING - Consideration and Action regarding a Request for a Conceptual Development Plan associated with an application for Planned Development Zoning with Community Commercial and Single Family and Multifamily uses for land described as 116 Acres of land out of Abstract 1497, Tracts 3A, 3D and 3G3, Benjamin Thomas Survey, located North of Bailey-Boswell Road, East of Business 287 and West of Wagley Robertson Road

Planned Development – Beltmill

Applicant/Owner: CFI Farm Properties, LLC

Engineer: McAdams, Doug Powell

Existing Zoning: AG

Ultimate Land Use Plan: CC

Proposed Zoning: PD/CC, PD/MF2, PD/SFA and PD/SF4

Background

The applicant is requesting a zoning change from AG to PD/CC, PD/MF2, PD/SFA and PD/SF4. The development plan is divided into four Districts comprised of Commercial (Community Commercial (CC)), Urban Village (Multi-Family 2 (MF2)), and two Single Family (Single Family Attached (SFA) and Single Family Detached (SF4)).

The property has existing frontage on Bailey-Boswell Road and Wagley-Robertson Road. The development is bordered on the west by the Burlington Northern Santa Fe Railroad. The development extends northward into the City of Fort Worth.

The development includes an interior 4-lane divided roadway (Beltnill Parkway). A Traffic Impact Analysis has been submitted that recommends improvements to the intersections with Bailey Boswell Road and Wagley Robertson Road including turn lanes and signalization.

The developer has provided a narrative and Conceptual Development Plan outlining the standards to be used in the development. Future Development Plan submittals will be required to finalize the Planned Development for the Districts. The processing of these future plans will be as required in Section 7-1 Planned Development district of the Zoning Ordinance.

A spreadsheet has been attached to highlight the proposed variances from City Zoning requirements.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Trice", with a stylized, cursive script.

Rick Trice
Director of Public Works

Attachment

Commercial

Development Standard	Community Commercial	Commercial	Comments
Uses		Community Commercial	
Density	NA	NA	
Lot Area	NA	NA	
Lot Width	NA	NA	
Lot Depth	NA	NA	
Front Yards	20 feet	20 feet	
Minimum Side Yard Setbacks	None	0 feet	
Minimum Rear Yard	10 feet	10 feet	
Building Height	110 feet, 8 stories	36 feet, 2-1/2 stories	
Building Elevations			
Minimum Lot Coverage	50%	50%	
Parking			
Commercial		City Code	
Restaurant		City Code	
Office	1 space/150-300 SF	City Code	
Screening		N/A	
Landscaping		Tree planting no greater than 30' on center; 3 caliper inch.	
Signs		Section 5.3	
Lighting		City Code	
Building Materials	100% masonry or tilt-wall when visible from ROW exclusive of windows, doors and dormers. Wood finish allowed < or = 10% of wall area.	City Code	

Urban Residential

Development Standard	Multi-Family MF2	Urban Residential	Comments
Uses		MF-2	
Density	24 DU/acre	24 DU/acre	
Minimum Lot Area	2,400 per DU located on 1 acre	2,400	
Minimum Lot Width	NA	0	
Minimum Lot Depth	NA	0	
Front Yards	25 feet	10 feet	Waiver Required - buildings are placed to be adjacent to the sidewalk to encourage pedestrian use.
Minimum Side Yard	20 feet	20 feet	
Minimum Rear Yard	25 feet	25 feet	
Building Height	45 feet or 3 stories	45 feet or 3 stories	
Building Elevations			
Maximum Lot Coverage	65%	65%	
Parking			
MF	1.5/1 bed unit, 2/2 bed unit, 2.5/3 bed unit	City Code	
Age Restricted	1.5/Unit	City Code	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	75% Masonry, 100% on front façade exclusive of windows, doors and dormers	City Code	

Townhome

Development Standard	Single Family Attached	Townhomes	Comments
Uses		Single Family Attached	
Density	N/A		
Minimum Lot Area	2,500	1,900	Waiver Required
Minimum Lot Width	25 feet	24 feet	Waiver Required
Minimum Lot Depth	90 feet	80 feet	Waiver Required
Front Yards	20 feet	10 feet	Waiver Required
Minimum Side Yard	10 feet	10 feet	
Minimum Rear Yard	10 feet front entry, 20 feet rear entry	10 feet front entry, 20 feet rear entry	
Building Height	36 feet, 2-1/2 stories	36 feet, 2-1/2 stories	
Building Elevations			
Maximum Lot Coverage	80%	80%	
Parking	4/Unit, 2 covered, 2 uncovered off street	City Code	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.	City Code	

Single Family			
Development Standard	SF-4	Single Family Detached	Comments
Uses		SF-4	
Minimum Lot Area	5,500	4,000	Waiver Required
Minimum Lot Width	55 feet	40 feet	Waiver Required
Minimum Lot Depth	100 feet	100 feet	
Front Yards	25 feet	20 feet	Waiver Required
Minimum Side Yard	74.5 feet interior lot 15 feet adjacent to street	6 feet	Waiver Required
Minimum Rear Yard	10 feet front entry, 20 feet rear entry	20 feet	
Corner	10 feet	10 feet	
Building Height	36 feet, 2-1/2 stories	36 feet, 2-1/2 stories	
Building Elevations			
Maximum Lot Coverage	50%	50%	
Parking	4/Unit, 2 covered, 2 uncovered off street	City Code	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	N/A	N/A	

Sec. 7-1. - PD Planned development district.

- A. *Central description and purpose.* The "PD" Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure against misuse of increased flexibility.
- B. *Permitted uses.* Any use permitted in this ordinance shall be permitted in a PD district if such use is specified in the amending ordinance granting a planned development district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.
- C. *Planned development requirements.*
1. Development requirements for each PD district shall be set forth in the amending ordinance granting that PD district and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the city council and planning and zoning commission may deem appropriate.
 2. In the PD district, unless otherwise stipulated in the PD, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the city shall list all requested changes from the standard requirements set forth throughout this ordinance (applications without this list will be considered incomplete).
 3. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
 4. The planned development district shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
 5. The minimum net acreage for a planned development request shall be ten acres
- D. *Establishment.* In establishing a planned development district in accordance with this section, the city council shall approve and file as part of the amending ordinance appropriate plans and standards for each planned development district. To facilitate understanding of the request during the review and public hearing process, the planning and zoning commission and city

council shall require a conceptual plan and/ or a development plan. A development plan may be submitted in lieu of the conceptual plan, in which case no further approval is required by the city council.

E. *Development plan.*

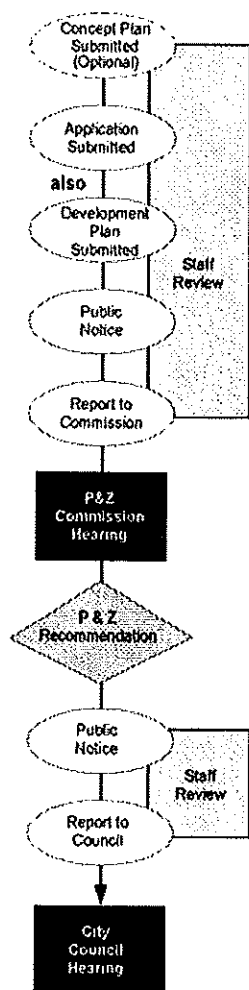
1. This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan.
2. Changes of detail on the development plan, which differ from the original concept plan, may be authorized by the planning and zoning commission without public hearing providing such changes conform to the following:
 - a. The basic relationship of the proposed development to adjacent property are not altered;
 - b. The uses permitted are not revised;
 - c. Density is not altered;
 - d. Building height or coverage of the site is not altered;
 - e. Any landscape plans as indicated on the approved conceptual plan are not revised;
 - f. The off-street parking ratio is not decreased;
 - g. Yards provided at the boundary of the site are not reduced.
3. If an agreement cannot be reached by the commission regarding whether a development plan conforms to the original concept plan, the planning and zoning commission shall follow the procedures for public hearing for zoning change before final approval of the plan. Approval of the development plan shall be the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the building official for a building permit.
4. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan.
5. The development plan must be recommended for approval by the planning and zoning commission and approved by the city council, but a public hearing is not required unless there is change from the approved concept plan.
6. A public hearing for the development plan shall be required if the hearing requirement is specifically stated at the time of conceptual plan approval in the original amending ordinance.
7. The development plan shall include:
 - a. A site inventory analysis including: a scale drawing showing natural features including:
 - (1) Existing vegetation;
 - (2) Natural water courses, creeks or bodies of water;
 - (3) An analysis of planned changes in such natural features as a result of the development;
 - (4) A delineation of any flood prone areas.

- b. A scale drawing showing:
 - (1) Any proposed public or private streets and alleys;
 - (2) Building sites or lots;
 - (3) Areas reserved as parks, parkways, playgrounds;
 - (4) Utility easements;
 - (5) School sites;
 - (6) Street widening and street changes;
 - (7) Points of ingress and egress from existing streets;
 - (8) General location and description of existing and proposed utility services, including size of water and sewer mains;
 - (9) The location and width for all curb cuts; and
 - (10) The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet.
- c. A site plan for proposed building complexes showing:
 - (1) The location of separate buildings;
 - (2) The minimum distance between buildings;
 - (3) The minimum distance between building and property lines;
 - (4) Street and alley lines;
 - (5) The arrangement and provision of off-street parking; and
 - (6) The size and location for ingress and egress to any nonresidential uses.
- d. A landscape plan showing:
 - (1) Turf areas;
 - (2) Screening walls;
 - (3) Ornamental planting;
 - (4) Any wooded areas; and
 - (5) Trees to be planted.
- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the planning and zoning commission or city council if deemed appropriate.
- f. All development plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD district which is to be included in the text of the amending ordinance.

F. *Procedure.* The procedure for establishing a planned development district shall follow the procedure for zoning amendments as set forth in section 1-3, Changes and Amendments. This

procedure is further expanded as follows for approval of conceptual and development plans.

1. The planning and zoning commission and city council may approve the conceptual plan and the development plan or any section of the development plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:
 - a. The applicant submits adequate data with the request for the planned development district to fulfill the requirement for a development plan; or
 - b. Information on the conceptual plan and attached application is sufficient to determine the appropriate use of the land and the development plan will not deviate substantially from it.
2. The ordinance establishing the planned development district shall not be approved until the development plan is approved.
3. The development plan may be approved in sections. when the plan is approved in sections, then separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
4. A development plan shall be submitted for approval within 18 months after the approval of the conceptual plan for some portion of the conceptual plan. If a partial development plan is not submitted within 12 months, the conceptual plan is subject to review by the planning and zoning commission and city council.
5. If the project is not started within five years, the planning and zoning commission and city council may review the original concept plan to ensure its continued validity. If the city determines the concept is not valid, a new concept plan must be approved prior to issuing a building permit for any portion of the PD district.
6. Although a public hearing may not be required for the development plan, approval by the planning and zoning commission and city council is still required.



Procedure

- G. *Consideration.* When a PD district is being considered, a written report from the city manager or his designated representative, discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public school district, and from private utilities may be submitted to the planning and zoning commission prior to the commission making any recommendations to the city council. In the event written comments are not forthcoming in a reasonable amount of time, the commission may, at its discretion, make a recommendation to the city council without these written comments.
- H. *Approval.* All planned development districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

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Personal
Misc. Announcements

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Financials
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Misc. Financials

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Wanted to Sell
Misc. Merchandise

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Horses & Livestocks
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Misc.

ANIMALS

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Pets Misc.

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EXECUTIVE

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FRANCHISING

General Business

Government/Federal

Government/Politics

Grocery
Healthcare
Hospitality/Hotel
Human Resources
Information Technology
Installation/Maintenance
Insurance
Inventory
Legal
Legal Admin
Manufacturing
Marketing
Media/Journalism
Newspaper
Non Profit/Social Services
Nursing
Other
Part Time
Pharmaceutical
Professional
Professional Services
Purchasing - Procurement
QA - Quality Control
Real Estate
Research
Retail
Sales

Science

Skilled Labor Trades
Strategy - Planning
Supply Chain
Tech
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Change of name
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Summons

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announcements

misc announcements

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Retirement - Dean Carrington
MD will be retiring November
30, 2020. This serves as notice
of the event. Records for
existing patients may be
obtained at 1001 W. Walgrove
Suite 602, Arlington TX 76012

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autoclassifieds

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mi, \$7500. Call 682-465-5053

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155k, leather seats, cold air, great
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tweaks59@att.net, 817-246-
3046

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UTV 2008 Yamaha Rhino 700 injected,

trailer, winch, top box, stereo
windshield, great tires, great cond,
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misc employment

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SEEKING A SHOP LEAD.
Position Available Immediately.
Call 817-905-9764

PERMANENT COOK needed.

Family ranch in Kopper, TX needs
live in experienced cook. Work-
load dependent on family pro-
gram at the ranch. Monday-
Friday with weekend work as
needed. Pay/benefits based on
experience. Position includes a
3 bed 2 bath house with all uti-
lities paid. Serious inquiries call
(432) 686-5926.

legals classified

legals&publicnotices

Application Has Been
Made with the Texas
Alcoholic Beverage
Commission For Mixed
Beverage On Premise
permit By Mr Vapes
EHB LLC as After
Hours Bar and Grill to
be located at 816
Matisse Dr Suite 130
Fort Worth Texas
76107 Tarrant Coun-
ty. Texas Officers Of
Said LLC Matthew
Mildfeldt Manger,
Ryan Mildfeldt Man-
ger, Julio Lozoya
Manger

Application has been

made with the Texas
Alcoholic Beverage
Commission for a BG, beer and
wine liquor license by
KIMU SUSHI, LLC.
DBA KIMU SUSHI,
to be located at 3000
Grapevine Mills Pkwy
#327, Grapevine, TX
76051. Officer of
said corporation is
Sul C. Ling, Owner.

Application has been

made with the Texas
Alcoholic Beverage
Commission for Wine Only Package
Store Permit by
Tasha Monticure DBA
Bodega South Main
LLC to be located at
203 South Main
Street, Fort Worth,
TX 76104, Tarrant
County, Texas. Offi-

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legals&publicnotices

legals&publicnotices

Special accommodations or alter-
native document forms
may be obtained by calling
at least 48 hours in advance or via
email grantsmanagement@arlin-
gtontx.gov. The purpose of this
hearing is to receive public com-
ments regarding the City's 2019-
2020 Consolidated Annual Per-
formance and Evaluation Report
(CAPER) for Community Devel-
opment Block Grant (CDBG),
HOME Investment Partnerships
and Emergency Solutions Grant
(ESG) programs.
The CAPER outlines progress
made in achieving goals estab-
lished in the 2015-2019 Consoli-
dated Plan and Action Plan from
July 2019 through June 30,
2020, including: 1) funds invest-
ed in projects and activities; 2)
households and persons assist-
ed; 3) actions taken to affirmati-
vely further fair housing; 4) grant-
funded projects that meet
housing and community devel-
opment needs in Arlington, and
5) unspent funds to reprogram
to other activities.
A draft of the CAPER Executive
Summary and Reprogramming
summary will be made available
for public comment for 30 days
beginning Wednesday, October 28,
2020 and ending November 27,
2020 via the City website at:
https://www.arlingtontx.gov/ci-
ty/hall/departments/office-of-
strategic-initiatives/grants-man-
agement/planning-and-reporting
or by calling 817-459-6229.
All comments may be submitted
by participating in the virtual
public meeting described above
via Microsoft Teams, by calling
in, by emailing comments to
grantsmanagement@arlingtontx-
gov, or by fax at 817-459-6253.
All comments must be received
by Close of Business on Friday,
November 27, 2020.
In the event you are unable to
access the virtual public hearing,
you may submit your com-
ments to grantsmanagement@ar-
lingtontx.gov or by mail to:
City of Arlington
Grants Management
P.O. Box 90231, MS-01-0330
Arlington, TX 76010
If you have question, please call
817-459-6229.
The Arlington City Council will
review the CAPER on Tuesday,
November 2, 2020. The final
CAPER, including all public com-
ments received, will be submitted
to HUD by December 18.
CIUDAD DE ARLINGTON,
TEXAS
NOTIFICACION DE AUDIENCIA
PUBLICA VIRTUAL
9 de noviembre de 2020
Reporte Anual 2019-2020 de
Rendimiento y Evaluación
Consolidado (CAPER) y la
Reprogramación de Fondos
La ciudad de Arlington llevará a
cabo una audiencia pública el
lunes, 6 de noviembre 2020 a las
6:00 pm en por el medio virtual,
Microsoft Teams. La agenda
aquí para reunirse o marcar 469-
375-6689 o (833)-268-8354 el
día de conferencia: 196-626-1608.
Para más información sobre la
audiencia pública o para
organizar una adaptaciones es-
peciales o formularios de docu-
mentos alternativos por favor
contacten 817-459-6229 con
horas de anticipación o por
email a grantsmanagement@ar-
lingtontx.gov. El propósito de
esta vista pública es recibir co-
mentarios del público sobre el
Reporte Anual 2019-2020 de re-
sultados anuales consolidados e
informe de evaluación (CAPER)
para programas de subvencio-
nes de desarrollo comunitario
(CDBG), sociedades de Inversión
de inicio (HOME) y concesión de
soluciones de emergencia
(ESG).
El informe CAPER describe
avances en el logro de metas es-
tablecidas en el Plan
consolidado 2015-2019 y el Plan
de acción del 01 de julio del 2019,
a través de 30 de junio del 2020,
incluyendo: 1) fondos invertidos
en proyectos y actividades; 2)
hogares y personas asistieron;
3) acciones para vivienda
afirmativamente y actividades
financiadas por la subvención de
proyectos que conoce vivienda y
necesidades de desarrollo de la
comunidad de Arlington y 5)
fondos no gastados para volver
a programar a otras actividades.
El borrador de resumen de CAPER
y reprogramación de fondos
estará disponible para
comentario público por 30 días a
partir del miércoles 28 de octubre
de 2020.
CITY OF ARLINGTON, TEXAS
NOTICE OF VIRTUAL PUBLIC
HEARING ON NOVEMBER 9,

legals&publicnotices

legals&publicnotices

Special accommodations or alter-
native document forms
may be obtained by calling
at least 48 hours in advance or via
email grantsmanagement@arlin-
gtontx.gov. The purpose of this
hearing is to receive public com-
ments regarding the City's 2019-
2020 Consolidated Annual Per-
formance and Evaluation Report
(CAPER) for Community Devel-
opment Block Grant (CDBG),
HOME Investment Partnerships
and Emergency Solutions Grant
(ESG) programs.
The CAPER outlines progress
made in achieving goals estab-
lished in the 2015-2019 Consoli-
dated Plan and Action Plan from
July 2019 through June 30,
2020, including: 1) funds invest-
ed in projects and activities; 2)
households and persons assist-
ed; 3) actions taken to affirmati-
vely further fair housing; 4) grant-
funded projects that meet
housing and community devel-
opment needs in Arlington, and
5) unspent funds to reprogram
to other activities.
A draft of the CAPER Executive
Summary and Reprogramming
summary will be made available
for public comment for 30 days
beginning Wednesday, October 28,
2020 and ending November 27,
2020 via the City website at:
https://www.arlingtontx.gov/ci-
ty/hall/departments/office-of-
strategic-initiatives/grants-man-
agement/planning-and-reporting
or by calling 817-459-6229.
All comments may be submitted
by participating in the virtual
public meeting described above
via Microsoft Teams, by calling
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TEXAS
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375-6689 o (833)-268-8354 el
día de conferencia: 196-626-1608.
Para más información sobre la
audiencia pública o para
organizar una adaptaciones es-
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horas de anticipación o por
email a grantsmanagement@ar-
lingtontx.gov. El propósito de
esta vista pública es recibir co-
mentarios del público sobre el
Reporte Anual 2019-2020 de re-
sultados anuales consolidados e
informe de evaluación (CAPER)
para programas de subvencio-
nes de desarrollo comunitario
(CDBG), sociedades de Inversión
de inicio (HOME) y concesión de
soluciones de emergencia
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avances en el logro de metas es-
tablecidas en el Plan
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incluyendo: 1) fondos invertidos
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hogares y personas asistieron;
3) acciones para vivienda
afirmativamente y actividades
financiadas por la subvención de
proyectos que conoce vivienda y
necesidades de desarrollo de la
comunidad de Arlington y 5)<

Beltmill

LEGAL	NAME	MAILING ADDRESS	CITY	STATE	ZIP	PROPERTY ADDRESS IF DIFFERENT FROM MAILING ADDRESS
	EMS ISD	1200 N OLD DECATUR ROAD	SAGINAW	TX	76179	
1497-1-MULTI	TRINITY N AMER FREIGHT CAR	2525 N. STEMMONS FRWY	DALLAS	TX	75207	500 E. BAILEY BOSWELL ROAD SAGINAW, TX 76131
1497-T9	BURLINGTON NORTHERN RR	PO BOX 961089	FORT WORTH	TX	76161	RAILROAD ROW
1597-5-5	CESAR ELIAS & VICTORIA CHIHUAHUA	1512 RANCHVIEW DR SAGINAW, TX 76131	SAGINAW	TX	76131	
1597-5-6	DARRIN CURRY	1516 RANCHVIEW DR. SAGINAW, TX 76131	SAGINAW	TX	76131	
1597-5-7	DONNA & RONNY LANDRITH	1520 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-8	HEVERT & KRYSTAL ALONZO	1524 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-9	JAMES M GEROLD	1528 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-10	ELISETH RAMOS BEVERLY & KRISTAFUR	1532 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-11	DENNIS	1536 RANCHVIEW DR	SAGINAW	TX	76131	
1597-5-12	ACCOUNT PENDING					
1597-5-13	RICHARD DOMINQUEZ	1544 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-14	DAVID & SANDRA EVRARD	1548 RANCHVIEW DR.	SAGINAW	TX	76131	
1597-5-15 (CITY BOUNDARY SPLIT)	VINCENT ARNOLDI	216 SUGAR CREEK LN.	SAGINAW	TX	76131	



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 29, 2020

NOTICE OF PUBLIC HEARINGS

THIS IS A REQUESTED CHANGE IN PROPERTY ZONING

RE: Consideration of a request to change zoning from Agriculture (AG) to a Planned Development (PD) on 116 acres of land out of Abstract 1497, Benjamin Thomas Survey, Tracts 3A, 3AG3, and 3D located at the northeast corner of North Saginaw Boulevard and East Bailey Boswell Road.

Dear Property Owner:

The Planning and Zoning Commission of the City of Saginaw will hold Public Hearings on the 10th day of November, 2020 at 6:00 p.m. and the City Council of the City of Saginaw, Texas, will hold Public Hearings on the 17th day of November 2020 at 6:00 p.m. at the Saginaw City Hall, 333 West McLeroy Boulevard, Saginaw, Texas, for the purpose of considering a request from Doug Powell, 111 Hillside Drive, Lewisville, Texas 75057 to change the zoning on the above mentioned property from Agriculture (AG) to a Planned Development (PD).

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 (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 817-230-0500 ext 2441 or Rick Trice, Director of Public Works at ext 2449.

Sincerely,

Mary Ragle
Planning & Zoning Secretary

Enclosures: Map of requested property and reply form.

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BUILDING,
OR PERMIT PURPOSES.
THE JOHN R. MCARDAM
COMPANY, INC.
TYPE 10782
R. VAN BOUGHEN,
P.E. #00037
DATE 10/23/2000

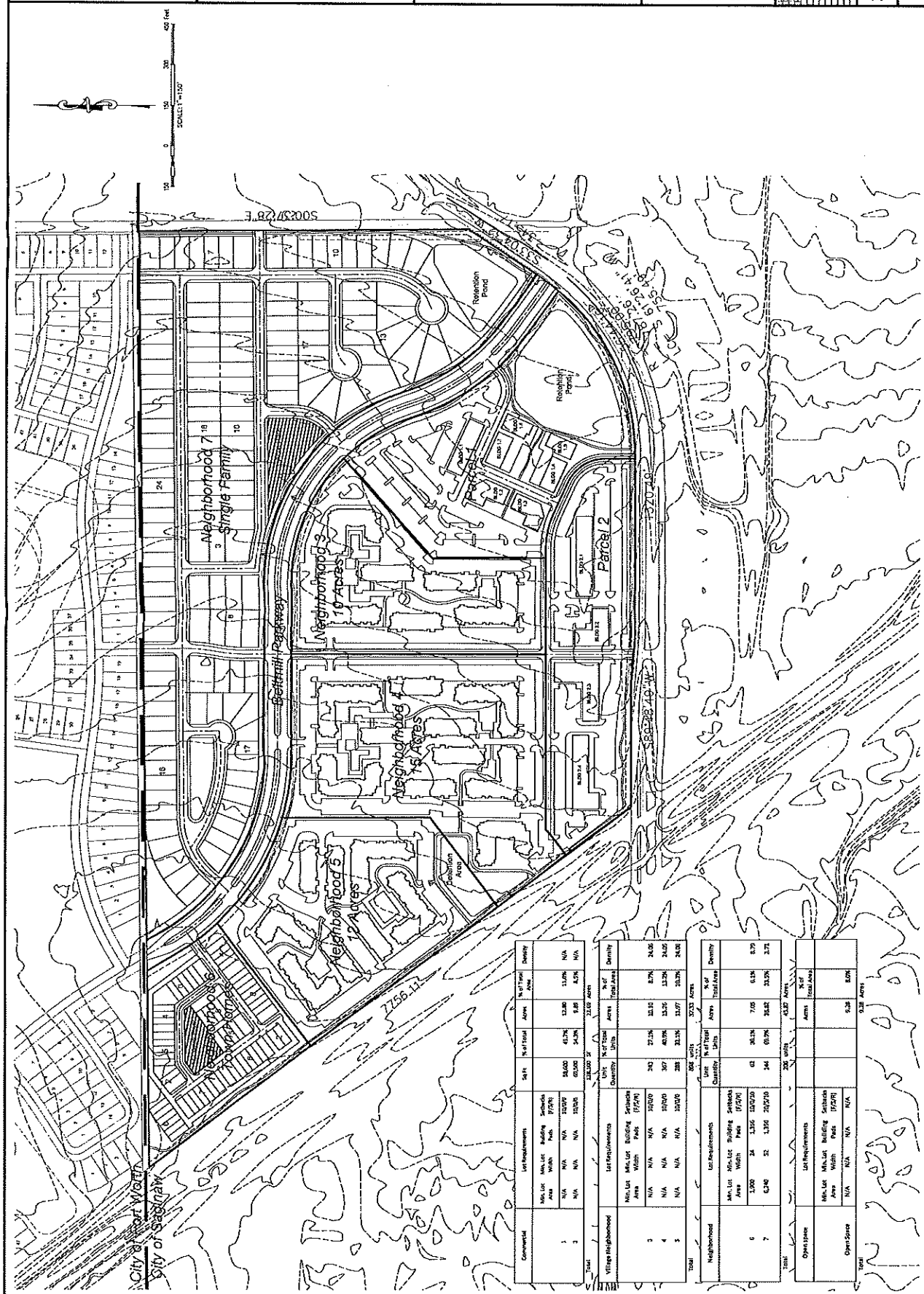
CONCEPTUAL DEVELOPMENT PLAN

BELTMILL
116 Acres
in the
THOMAS BENJAMIN SWEENEY, ASSRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

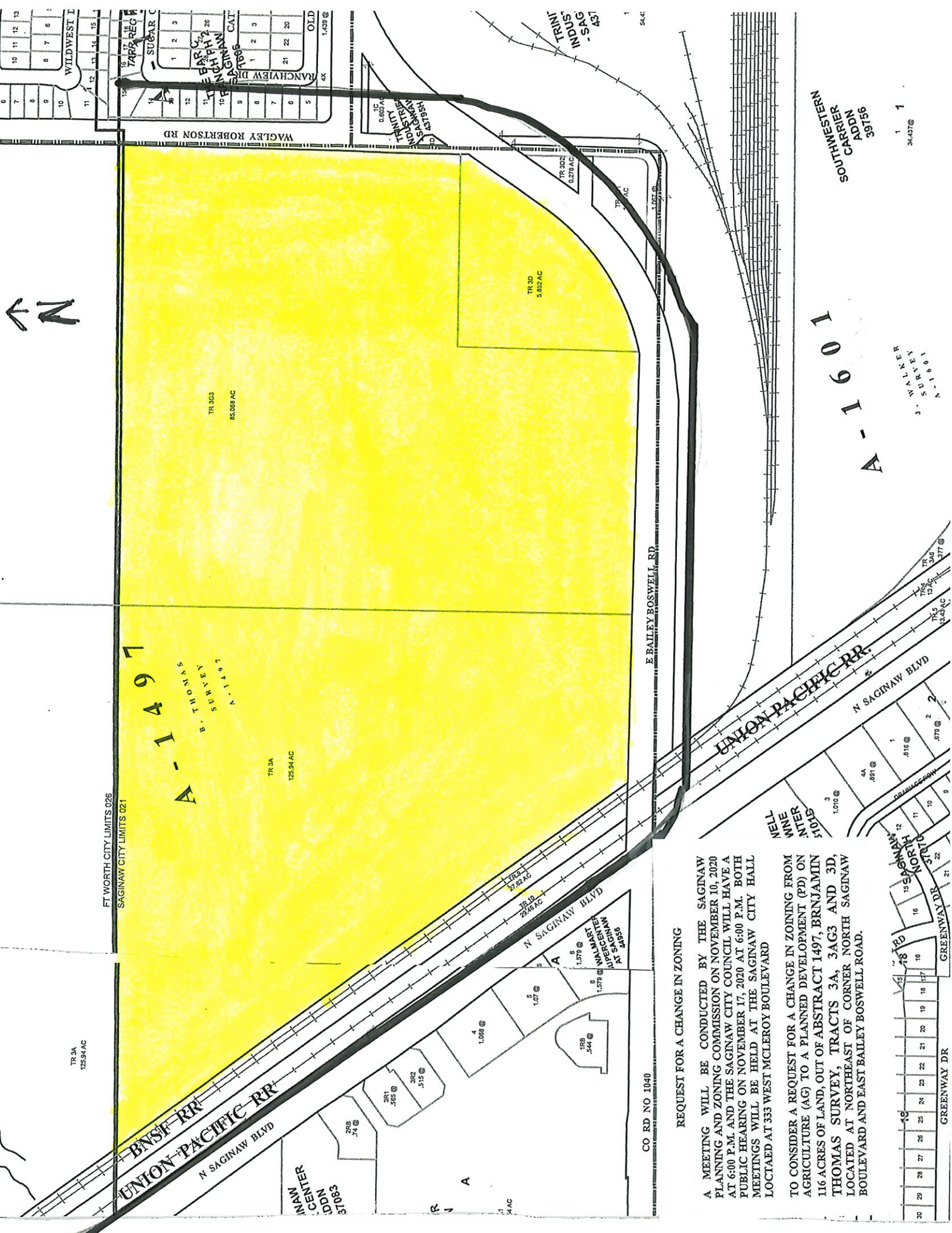
MCADAMS



BELT MI

[illegible]

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REQUEST FOR A CHANGE IN ZONING

A MEETING WILL BE CONDUCTED BY THE SAGINAW PLANNING AND ZONING COMMISSION ON NOVEMBER 10, 2020 AT 6:00 P.M. AND THE SAGINAW CITY COUNCIL WILL HAVE A PUBLIC HEARING ON NOVEMBER 17, 2020 AT 6:00 P.M. BOTH MEETINGS WILL BE HELD AT THE SAGINAW CITY HALL LOCATED AT 333 WEST MCLEROY BOULEVARD

TO CONSIDER A REQUEST FOR A CHANGE IN ZONING FROM AGRICULTURE (AG) TO A PLANNED DEVELOPMENT (PD) ON 116 ACRES OF LAND, OUT OF ABSTRACT 1497, BRNJAMIN THOMAS SURVEY, TRACTS 3A, 3AG3 AND 3D, LOCATED AT NORTHEAST OF CORNER NORTH SAGINAW BOULEVARD AND EAST BAILEY BOSWELL ROAD.

SOUTHWESTERN
CARRIER
ADDN
39156

A - 1601

WALKER
J. S. SURVEY
N

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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

RE: Planning and Zoning Meeting on 11/10/2020 and City Council Meeting on 11/17/2020 to consider a request change zoning from Agriculture (AG) to a Planned Development (PD) on property located at the northeast corner of N Saginaw Blvd and E Bailey Boswell Rd.

Name: _____

Address: _____

Phone Number: _____

☐ In Favor

☐ Opposed

Reasons and/or Comments

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: AG PROPOSED ZONING: PD

LEGAL DESCRIPTION: (fill in the one that applies)

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: 3A, 3D & 3G3 ABSTRACT: 1497 SURVEY: Thomas, Benjamin
(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: 1601 N. Saginaw St.
7899, 7801 Wagley Robertson

NAME OF PROPOSED DEVELOPMENT: Beltmill

TOTAL ACREAGE OF PROPERTY: 116 acres

REASON FOR ZONING REQUEST: (please be specific)

Award zoning to allow mixed-use development.

(Use additional sheets and attach if necessary)

CURRENT ZONING: AG

REQUESTED ZONING: PD subject to the submitted development standards

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: CM PHONE #: 214-212-6749

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME: (Please Print) CFI Farm Properties LLC

OWNER'S ADDRESS: 4066 Mattison Ave, Ft. Worth 7607

APPLICANT'S SIGNATURE: Doug Pouch PHONE #: 972-436-9712

APPLICANT'S NAME: Doug Pouch

APPLICANT'S ADDRESS: 111 Hillside, Louisville, 75057

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE		
RECEIVED BY: <u>Alora W</u>	DATE: <u>2-4-19</u>	TIME: _____
FEE FOR APPLICATION: <u>2660.00</u>	RECEIPT #: <u>171764</u>	
SUBMITTED INFORMATION REVIEWED BY: _____		
PLANNING AND ZONING COMMISSION MEETING DATE: _____		
ACTION TAKEN: _____		
CITY COUNCIL MEETING DATE: _____		
ACTION TAKEN: _____		

#1300 Development Plan
#1300 Planned Development (PD) zoning

LEGAL DESCRIPTION

115.432 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an axle found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 617.63 acre tract and being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 380.90 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

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

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1056.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City

of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the left having a radius of 795.00 feet, a central angle of 56°44'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 755.49 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.34 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 380.90 acre tract;

THENCE N 36°58'20" E, 2216.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Peleton);

THENCE N 89°12'40" E, 3517.44 feet to the **POINT OF BEGINNING** and containing approximately 115.432 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PLANNED DEVELOPMENT STANDARDS

1.0 DISTRICT 1 — (COMMERCIAL)

1.1 GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Community Commercial zoning district in the City of Saginaw Zoning Ordinance.

2.0 DISTRICT 2 — (URBAN RESIDENTIAL)

2.1 GENERAL REQUIREMENTS

The development standards included in this District are generally consistent with the Multi-Family 2 zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

2.2 SITE STANDARDS

- 2.2.1 *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

3.0 DISTRICT 3 — (TOWN HOME)

3.1 GENERAL REQUIREMENTS

The development standards included in this District are generally consistent with the Single Family Attached zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

3.2 SITE STANDARDS

- 3.2.1 *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft	0 ⁽¹⁾	10 ft	20 ft

Notes:

1. Minimum 5' adjacent to an alley.

- 3.2.2 *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

4.0 DISTRICT 4 — (SINGLE FAMILY)

4.1 GENERAL REQUIREMENTS

The development standards included in this District are generally consistent with the Single Family 4 zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

4.2 SITE STANDARDS

- 4.2.1 *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 4-1.

Table 4-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Single Family Detached	20 ft ⁽²⁾	6 ft	10 ft	20 ft

Notes:

1. Minimum 5' adjacent to an alley.

- 4.2.1 *Single Family Detached Lots.* The minimum size of lots shall be 4,400 sf with a minimum width of 40 ft and minimum depth of 100 ft.

5.0 GENERAL STANDARDS

5.1 LANDSCAPING AND BUFFER STANDARDS

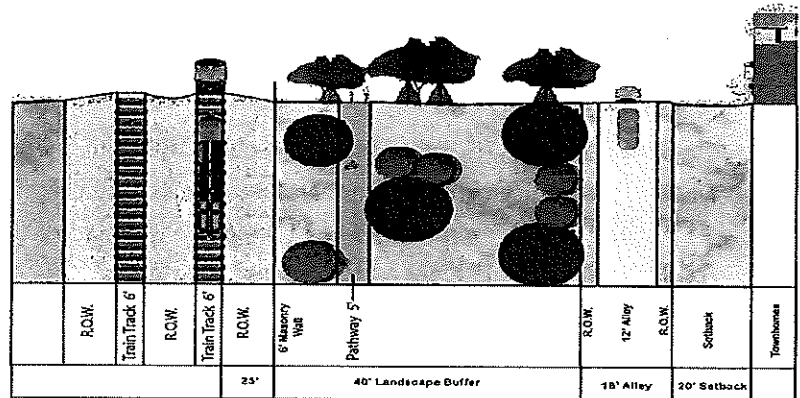
- 5.1.1 *General.* All required landscape areas shall comply with the specific standards contained in the City of Saginaw Zoning Ordinance except as noted herein.
- 5.1.2 *Street Buffer Trees.* The developer will work with staff to ensure that the tree species used for street buffers will be appropriate for the area. Specifically, the mature height and root type will be reviewed for compatibility to the site.
- 5.1.3 *Street Buffer Standards.* The standards below shall be applied for parcels adjacent to thoroughfare and collector streets excepting those streets internal to the urban core of the development.
- a. The area be planted with street trees located a minimum distance of four feet from the back of curb, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.

Table 5-1. Required Street Buffers

Roadways	Minimum Width
Bailey Boswell Road	20'
Wagley Robertson Road	20'
Beltmill Parkway	20'

5.1.4 *Railroad Buffer Standards.* The standards below shall be applied adjacent to the railroad tracks.

- a. A minimum 40 foot wide buffer yard shall be established adjacent to the railroad tracks. The area be planted with street trees located a minimum distance of four feet from the property line, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.
- b. A minimum 5 foot multi-purpose trail will run along the length of the development.
- c. A minimum 6 foot high masonry or specialized sound-attenuating wall will run along the length of the development.



There is at minimum 103 feet between the nearest railroad track and the back of any residential structure.

5.2 POCKET PARKS

Amenities including open space areas and trails will be provided in Beltnill. Pocket parks within the development include:

- a. An approximately 1 acre park site in the Single Family neighborhood.
- b. An approximately ½ acre park site in the Town Homes neighborhood.
- c. Two retention ponds at the intersection of Beltnill Parkway and Bailey Boswell approximately 1.7 and 3.1 acres in size.

5.3 SIGN STANDARDS

5.3.1 *Permitted Signs.* All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.

- a. Window signs,
- b. Banner signs,
- c. Blade signs,
- d. Sandwich board signs,
- e. Awning or Canopy signs, and
- f. Umbrella signs.

5.3.2 *Window signs.* Window signs shall be subject to the following.

- a. Window signs shall be limited to a maximum of 20 percent of window area.
- b. No blinking, flashing, or moving signs shall be allowed as window signs

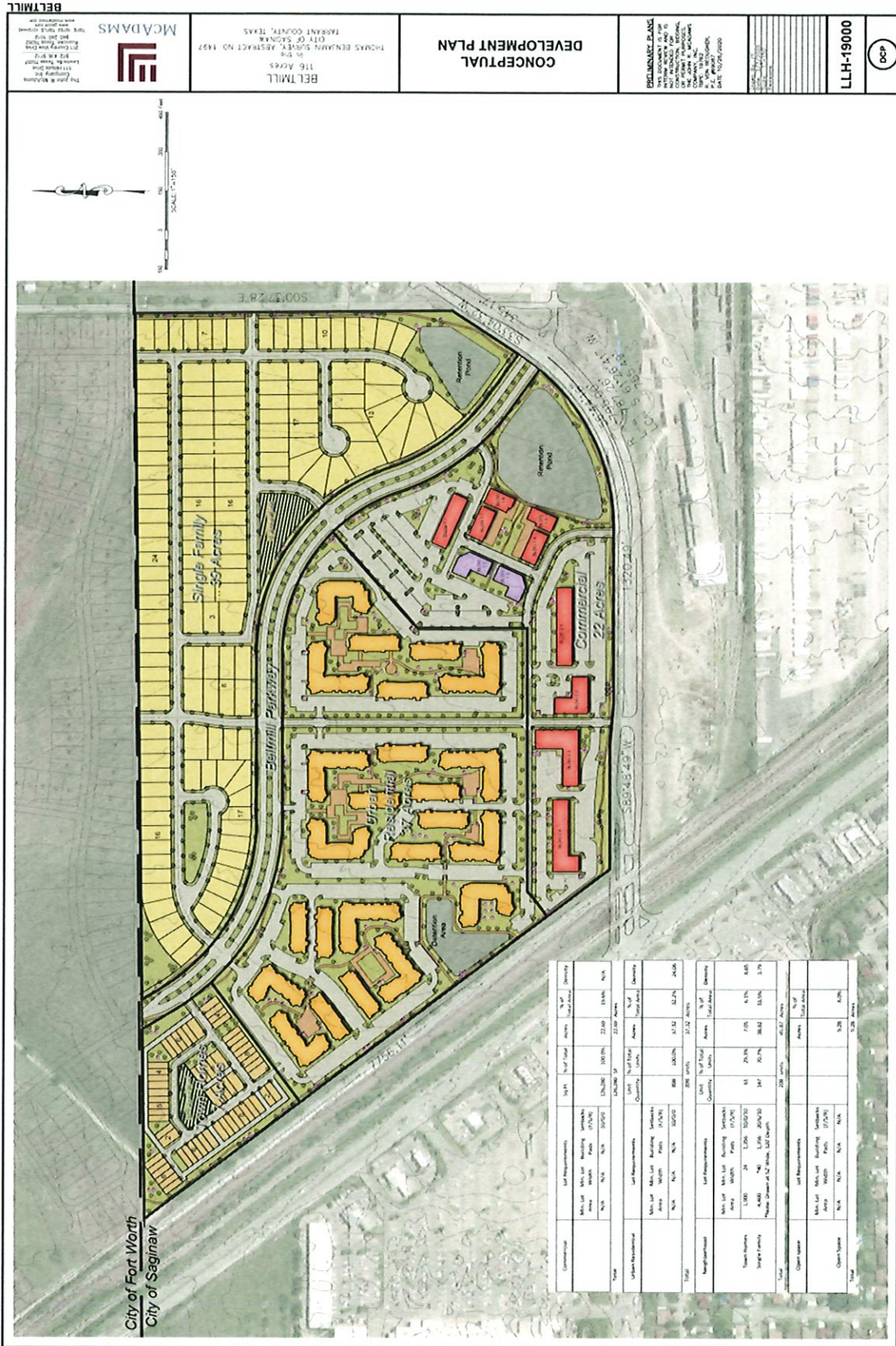
- c. In lieu of window signs a tenant may have permanently mounted, framed, posters within three feet of the window. Such signs must not have any lighting associated with such poster sign.

5.3.3 Residential Subdivision Signs.

- a. Residential entrance signs are allowed as either wall or monument signs.
- b. Such signs shall be approved by the City in conjunction with approval of the record plat for the subdivision.

5.4 Sign Definitions.

- a. Window Sign means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.
- b. Banner Sign means and includes a temporary sign composed of lightweight, flexible, non- rigid material attached to light standards.
- c. Blade Sign means a rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.
- d. Sandwich Board Sign means small type signs, either single- or double- faced, portable, upon which is generally placed advertising copy denoting products or services being offered upon the premises on which such signs are placed.
- e. Awning Sign means a sign with copy painted flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.
- f. Umbrella Sign means a sign with copy painted flat to the surface of an umbrella which does not extend vertically or horizontally beyond the limits of such umbrella.



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

RE: Planning and Zoning Meeting on 11/10/2020 and City Council Meeting on 11/17/2020 to consider a request change zoning from Agriculture (AG) to a Planned Development (PD) on property located at the northeast corner of N Saginaw Blvd and E Bailey Boswell Rd.

Name: Landrith, Ronny + Donna

Address: 1520 Ranchview Dr., Saginaw, TX 76131

Phone Number: 817-846-5591

☐ In Favor

☒ Opposed

Reasons and/or Comments

Not every piece of land needs to
be developed. We just need LAND.

CITY OF SAGINAW
COMMUNITY DEVELOPMENT

NOV 09 2020

RECEIVED BY
[Signature]