



# City of Saginaw

## City of Saginaw

**Meeting Date:** 05/19/2015

**Staff Contact:** Mark White  
Director of Public Works

**Agenda Item:** 6  
(CC-0515-07)

**E-mail:** [mwhite@ci.saginaw.tx.us](mailto:mwhite@ci.saginaw.tx.us)

**Phone:** 817-230-0500

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**SUBJECT:** Consideration and Action regarding Recommendation from Planning and Zoning Commission on Request for Approval of a Final Plat for Mariposa at Spring Hollow, Lot 1, Block 1, 14.396 acres out of the J. Biles Survey, Abstract No. 119, and the Juan Armendaris Survey, Abstract No. 58, located north of East McLeroy Boulevard and east of Spring Hollow Drive

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**BACKGROUND/DISCUSSION:**

This item is for consideration of the final plat for Mariposa at Spring Hollow. The property consists of 14.396 acres and is located north of East McLeroy Boulevard and east of Spring Hollow Drive. The preliminary plat was approved by the City Council in February. The proposed final plat has been reviewed by staff and Kimley-Horn and found to be in compliance with the City's subdivision rules. The Planning and Zoning Commission considered the proposed plat at their meeting on May 12, 2015. They voted unanimously to recommend approval.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission has recommended approval of the final plat for Mariposa at Spring Hollow, Lot 1, Block 1, 14.396 acres out of the J. Biles Survey, Abstract No. 119 and the Juan Armendaris Survey, Abstract No. 58, located north of East McLeroy Boulevard and east of Spring Hollow Drive.

**Attachments**

Memo with Attachments from Mark White

Note: Hard copy of proposed plat will be available at the meeting.

Memorandum

To: Nan Stanford, City Manager

From: Mark White, Director of Community Development

Subject: Consider Final Plat for Mariposa at Spring Hollow (Apartments)

Date: May 14, 2015

This item is a request for a final plat of 14.39 acres of property on the north side of E. McLeroy and east of Spring Hollow Drive. The property is zoned Multi Family 2 (MF2) and is the site of the recently state awarded 55 years old and over apartment housing development.

The preliminary plat was approved by the City Council on February 17, 2015.

The final plat has been reviewed by staff and the City's engineering firm and found to be in compliance with the City's Subdivision rules. It includes a right of way dedication for a future right turn lane off of E. McLeroy onto Spring Hollow Drive.

Staff recommends approval.

At its regularly scheduled meeting on May 12, 2015 the Planning and Zoning Commission unanimously recommended approval of the plat.

**(4) Approval of Minutes**

The minutes of a regular meeting and public hearing on February 10, 2015 were presented for approval. Motion was made by Vice Chairman White with a second by Member Haney to approve the minutes as presented. Motion carried unanimously. 3-0-3

For: Chairman Lewis, Vice Chairman White  
Member Haney

Against: None

Absent Members McCraw, LaBruyere, Alternate Member Barngrover

**(5) PZ 0515 01**

**Consideration And Action On A Request For Approval Of A Final Plat For Mariposa At Spring Hollow, Lot 1, Block 1. 14.396 Acres Out Of The J Biles Survey, Abstract No. 119, And The Juan Armendaris Survey, Abstract No. 58 Located North Of East McLeroy Boulevard And East Of Spring Hollow Drive**

Danny McFadden, with Pape Dawson Engineers, was present to represent the applicant on this item and answer any questions the member might have.

DPW White reviewed the information in the members' packet. He said the plat and civil construction plans have been reviewed by city staff, city engineer, and the fire marshal. All city regulations and requirements have been met for this plat. He advised that staff recommends approval.

Motion was made by Member Haney with a second by Vice Chairman White to recommend that the city council approve the final plat for Mariposa at Spring Hollow, Lot 1, Block 1, being 14.396 acres out of the J Biles Survey, Abstract No. 119, and the Juan Armendaris Survey, Abstract No. 58 located north of East McLeroy Boulevard and east of Spring Hollow Drive. Motion carried. 3-0-3

For: Chairman Lewis, Vice Chairman White  
Member Haney

Against: None

Absent Members McCraw, LaBruyere, Alternate Member Barngrover

**(6) PZ 0515-02**

**Consideration and Action on a Request for Approval of a Site Plan for Mariposa at Spring Hollow Apartment Complex**

**CITY OF SAGINAW  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR CONSIDERATION OF A PLAT**

CASE NUMBER: PZ 0515-01

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 Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints for 1<sup>st</sup> submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

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. The application is not considered complete until all requirements are met.

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 be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

<b>REQUEST FOR CONSIDERATION OF</b>			
PRELIMINARY PLAT ( )	FINAL PLAT (x)	REPLAT ( )	AMENDED PLAT ( )

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

LOT: 1 BLOCK: 1 ADDITION: Arlington Deluxe Apts.

TRACT: V12612, Pg. 179 ABSTRACT 119 & 58 SURVEY: James H Biles & Juan Armendaris

*(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)*

ADDRESS and/ or LOCATION OF PROPERTY: Approximately the NE corner of Spring Hollow Drive and E McLeroy Boulevard, Saginaw, Tarrant County, TX 76131

NAME OF PROPOSED DEVELOPMENT: Mariposa Apartment Homes at Spring Hollow

TOTAL ACREAGE OF PROPERTY: 14.396

*(use additional sheets and attach if necessary)*

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development 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.

**SUBMITTED  
BY APPLICANT**

OWNER'S SIGNATURE: [Signature] PHONE #: \_\_\_\_\_

and/or OPTION HOLDER: [Signature] PHONE # (512) 220-8000

OWNER'S NAME:(Please Print) Arlington Deluxe Apartments, Ltd

OWNER'S ADDRESS: 1200 W Walnut Hill Ln, Ste. 3300, Irving, TX 75038-3044

APPLICANT'S SIGNATURE: [Signature] PHONE #: 512-220-8000

APPLICANT'S NAME: Stuart Shaw

APPLICANT'S ADDRESS: 901 S. Mopac Expy., Bldg. 4, Ste. 180, Austin, TX 78746

**FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE**

RECEIVED BY: [Signature] DATE: 3-23-2015 TIME: \_\_\_\_\_

FEE FOR APPLICATION: 572.00 RECEIPT #: 149810

SUBMITTED INFORMATION REVIEWED BY: \_\_\_\_\_

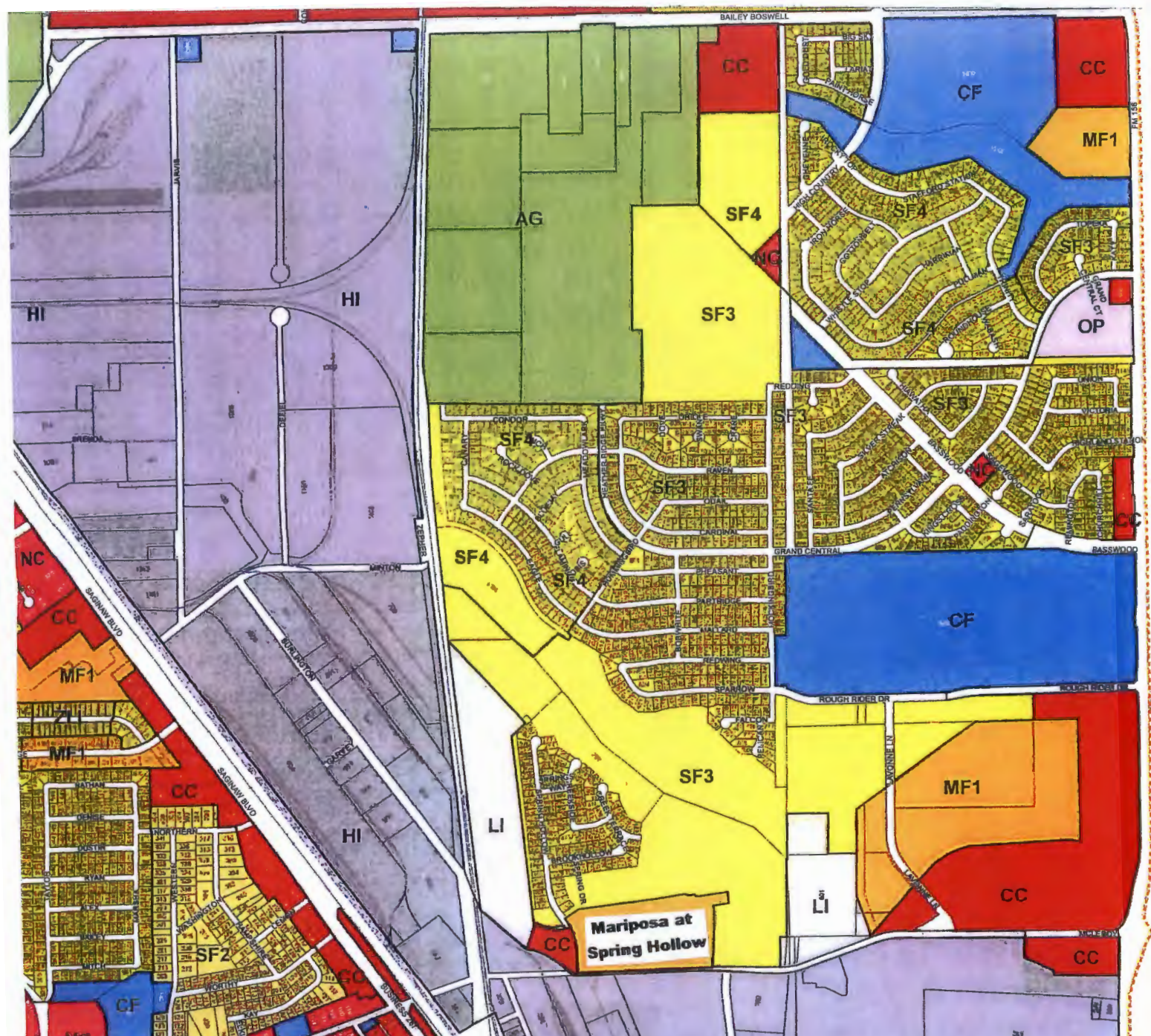
PLANNING AND ZONING COMMISSION MEETING DATE: \_\_\_\_\_

ACTION TAKEN: \_\_\_\_\_

CITY COUNCIL MEETING DATE: \_\_\_\_\_

ACTION TAKEN: \_\_\_\_\_

**SUBMITTED  
BY APPLICANT**



**Zoning Classifications**

AG  Agriculture	MF1  Multifamily (18 density units per acre)
SF1  Single Family (9,000 s.f.)	MF2  Multifamily (24 density units per acre)
SF2  Single Family (7,200 s.f.)	OP  Office Professional
SF3  Single Family (6,600 s.f.)	NC  Neighborhood Commercial
SF4  Single Family (5,500 s.f.)	CC  Community Commercial
SFA  Single Family Attached	CF  Community Facility
DX  Duplex	LI  Light Industrial
MH  HUD Code Manufactured Housing	HI  Heavy Industrial
ZLL  Zero Lpt Lins	

**CERTIFICATION**

This is to certify that this is the official map referred to in ordinance number 2002-04 (as amended) of the City of Saginaw, Texas.

Gary Brinkley, Mayor  
Janice England, City Secretary

**ZONING MAP**

City Map of  
Saginaw, Texas  
**OFFICIAL ZONING MAP**  
Exhibit B  
May 2011





Marposa at Spring Hollow

Sansom Blvd

Spring Hollow Blvd  
E McJerey Blvd

Fairmount St

S Saginaw Blvd

Belmont St

Branch 287

El Sombrero Mexican Restaurant

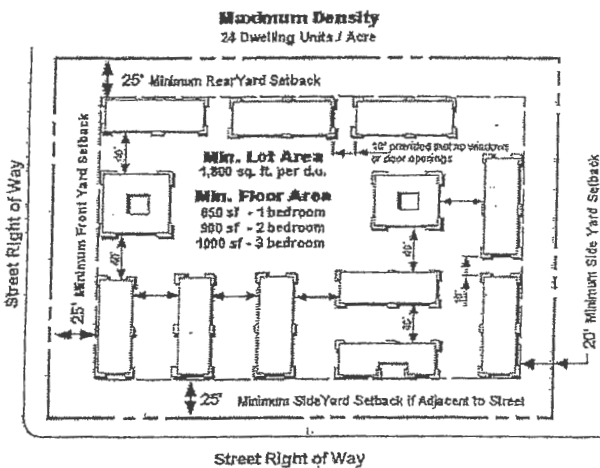
Texas Pit B-B-Q

bing

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Sec. 6-11.- MF-2 (Multi-Family).

- A. *Purpose.* The MF-2 district is to provide for compatible land, building, and structural uses primarily oriented to high-density multi-family residential use. The MF-2 district is intended to serve as a transitional element between lower density residential uses and more intense nonresidential land uses.
- B. *Permitted uses.* Uses in the MF-2 district shall be in accordance with section 5-1, Permitted Use Table.
- C. *Area requirements.* The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the density, area, yard, height, and lot coverage requirements for the MF2 zoning district.



MF-2 – Zoning District Area Requirements	
Minimum Lot Area	1800 s.f. of lot area per d.u. located on 1 acre
Maximum Density	24 d.u. per acre
Minimum Front Yard	25 ft.
Minimum Side Yard	20 ft.
Minimum Rear Yard	25 ft.
Minimum Distance Between Buildings	40 ft. 10 ft. provided all facing walls of the adjacent buildings contain no door or window openings.
Maximum Lot Coverage	65 %
Maximum Building Height	45 ft or. 3 stories
Minimum Floor Area	650 s.f. – 1 bedroom 900 s.f. – 2 bedroom 1000 s.f. – 3 bedroom

**Zoning District**

- D. *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.
- E. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.
- F. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- G. *Accessory building and structure regulations.* All regulations for accessory building or accessory structures shall be in compliance with section 8-4, Detached Accessory Building Regulations.
- H. *Exterior construction.* 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.
- I. *Site plan required.* A site plan must be approved by the city council, upon approval of the planning and zoning commission and in accordance with section 8-1, Site Plan Requirements.





April 15, 2015

Mr. Mark White  
Director of Public Works  
City of Saginaw  
P. O. Drawer 79070  
Saginaw, Texas 76179

**RE: *Review of the Final Plat and Construction Plans  
Mariposa at Spring Hollow-2nd Submittal  
KHA No. 069427000***

Dear Mark:

We have completed our second review of final plat and construction plans for the above referenced project. It appears at this time the construction plans have been designed in general conformance to the City of Saginaw's Subdivision and Zoning Ordinances, Comprehensive Master Plan, and Standard Construction Specifications. We have no further comments at this time.

Should you have any questions or comments, please do not hesitate to contact me at 817-900-8525 or Jeff James at 817-335-6511.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.  
State of Texas Registered Firm #928

Misty Christian, P.E., CFM

MDC:jnt

Copy to: Ms. Nan Stanford, City Manager, City of Saginaw

## Mary Ragle

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**From:** Bobby Davenport <bobbydavenport@saginawfire.us>  
**Sent:** Thursday, April 09, 2015 4:09 PM  
**To:** 'Mary Ragle'  
**Subject:** Mariposa

Mary, The plans that were submitted with the corrections are complete and all items that they were asked to address were corrected. The Fire Department has no further request actions at this time. Thank You BD

### **BOBBY DAVENPORT - CFE**

**Division Chief / Fire Marshal**  
Saginaw Fire Department  
400 S. Saginaw Blvd  
Saginaw, Tx 76179  
Ph: 817-230-0404  
Fx: 817-232-3731  
[bobbydavenport@saginawfire.us](mailto:bobbydavenport@saginawfire.us)  
[www.saginawfire.us](http://www.saginawfire.us)