



City of Saginaw

City of Saginaw

Meeting Date: 05/19/2014

Staff Contact: Mark White
Director of Public Works

Agenda Item: 8
(CC-0515-09)

E-mail: mwhite@ci.saginaw.tx.us

Phone: 817-230-0500

SUBJECT: Consideration and Action regarding Recommendation from Planning and Zoning Commission on Request for Approval of a Final Plat for Saginaw DC Industrial Park, being 32.5889 acres out of the David Cook Survey, Abstract No. 345, 15 Non Residential Lots

BACKGROUND/DISCUSSION:

This item is for consideration of the final plat for Saginaw DC Industrial Park. The property consists of 32.5889 acres and is located in the area west of Blue Mound Road and north of Kennedy Lane. The preliminary plat was approved by the City Council in June, 2014. 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 Saginaw DC Industrial Park, being 32.5889 acres out of the David Cook Survey, Abstract No. 345.

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 Saginaw DC Industrial Park Addition

Date: May 14, 2015

This item is a request for a final plat of 32.59 acres of property on the west side of S. Blue Mound Road and north of Kennedy Lane. The proposed plat includes 15 lots of various sizes with 11 lots zoned Heavy Industrial and 4 lots zoned Light Industrial. The preliminary plat was approved by the City Council on June 14, 2014. It had 13 lots proposed as Heavy Industrial and 4 lots zoned Light Industrial. The developer consolidated some of the Heavy Industrial land, creating fewer lots on the Final Plat.

The development would include a new concrete street (40' wide) that runs parallel with Kennedy and would connect to it for enhanced circulation.

The floodplain area is indicated as lot 7X (3+) and is proposed to be dedicated to the City since it has no development value and the city owns land adjacent to it directly south.

The staff and City Engineer have reviewed the plat and found it to be in compliance with the City's subdivision rules.

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

For: Chairman Lewis, Vice Chairman White
Member Haney

Against: None

Absent Members McCraw, LaBruyere, Alternate Member Barngrover

(7) PZ 0515-03

Consideration and Action on a Request For Approval of a Final Plat For Saginaw DC Industrial Park, being 32.5889 Acres Out of the David Cook Survey, Abstract No. 345, 15 Non Residential Lots

DPW/ED White briefly described the location and details of the construction of this project. He stated that at the time the packets were prepared, there were some engineering issues that were not resolved. He said after the packets were sent out, those issues have been addressed in compliance with the city's regulations.

Motion was made by Member Haney with a second by Vice Chairman White to recommend that the city council approve the final plat for Saginaw DC Industrial Park. Motion carried.

For: Chairman Lewis, Vice Chairman White
Member Haney

Against: None

Absent Members McCraw, LaBruyere, Alternate Member Barngrover

(8) Development Update

DPW/ED White gave an update on current development in the city.

(9) Staff Report

A. Update Commission of City Council Action on Previous Planning and Zoning Cases

DPW/ED White reviewed the information provided in the members' packets.

(10) EXECUTIVE SESSION

1 § 551.071. Consultation with Attorney. The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item



May 8, 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
Saginaw DC Park – 5th submittal
KHA No. 069427000

Dear Mark:

We have completed our fifth review of final plat and construction plans for the above referenced project. At this time it appears the plans are 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 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

K:\LAC_Roadway\069427000\development_review\DCPark\DCPark_platplans5.doc

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

CASE NUMBER: P20515-03

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, 1 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.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT () FINAL PLAT () REPLAT () AMENDED PLAT ()

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: 2 & 273 ABSTRACT 345 SURVEY: David Cook

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

ADDRESS and/ or LOCATION OF PROPERTY: 300 S. Blue Mound Road
at Kennedy Lane

NAME OF PROPOSED DEVELOPMENT: Saginaw DC Business Park

TOTAL ACREAGE OF PROPERTY: 32.6

(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.

Gary Hevener

OWNER'S SIGNATURE:

PHONE #: 817-239-1717

and/or OPTION HOLDER:

PHONE #:

OWNER'S NAME:(Please Print)

Adder Minnis Limited Partnership

OWNER'S ADDRESS:

P.O. Box 121969 Fort Worth TX 76121

APPLICANT'S SIGNATURE:

PHONE #:

817-923-3131

APPLICANT'S NAME:

Grant Engineering, Inc

APPLICANT'S ADDRESS:

3244 Hemphill St. Fort Worth TX 76110

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY:

M. Rangel

DATE:

4-21-2015

TIME:

FEE FOR APPLICATION:

665.00

RECEIPT #:

149930

SUBMITTED INFORMATION REVIEWED BY:

Staff, FD, engineers

PLANNING AND ZONING COMMISSION MEETING DATE:

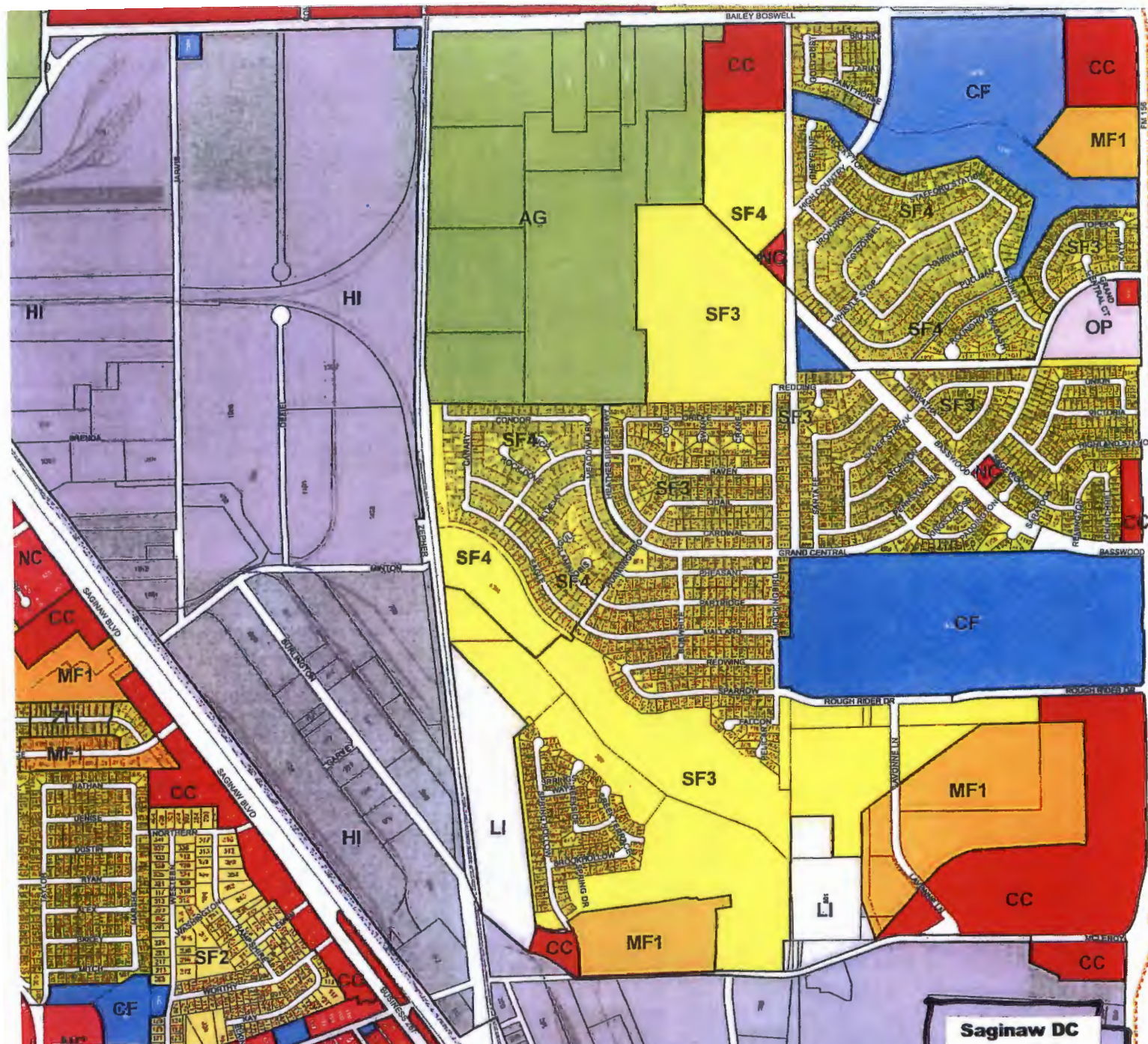
5-12-2015

ACTION TAKEN:

CITY COUNCIL MEETING DATE:

5-19-2015

ACTION TAKEN:

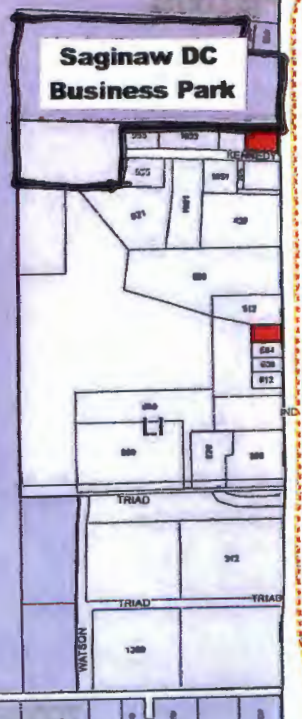
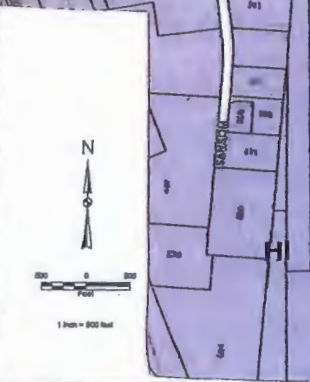


Zoning Classifications

| | |
|---|--|
| 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 Line | |

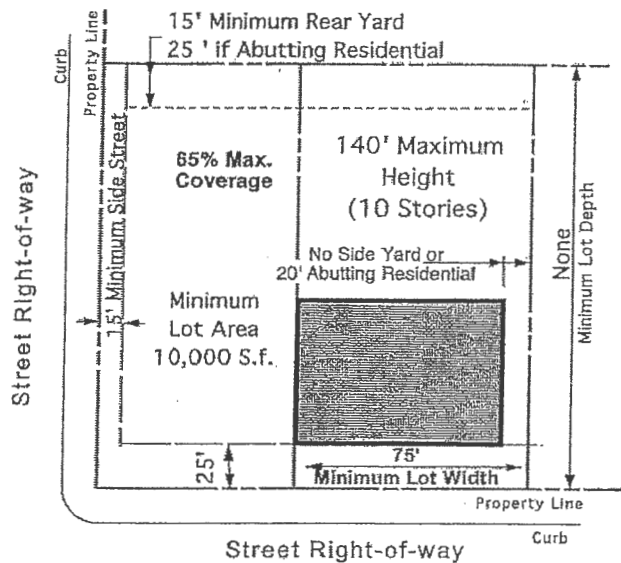
CERTIFICATION
 This is to certify that this is the official map referred to in ordinance number 2002-04 (as amended) of the City of Saginaw, Texas.
 Gary Brinkley, Mayor
 Janice England, City Secretary
ZONING MAP

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



Sec. 6-16. - LI (Light Industrial).

- A. *Purpose of district.* The "LI" light industrial district is designed to permit industrial and manufacturing use which tends to be of direct support to nearby residential and commercial areas, and which have low to moderate objectionable environmental influences.
- B. *Principal uses.* In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for any use permitted in the "LI" light industrial district as a principal use.
- 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 LI zoning district.



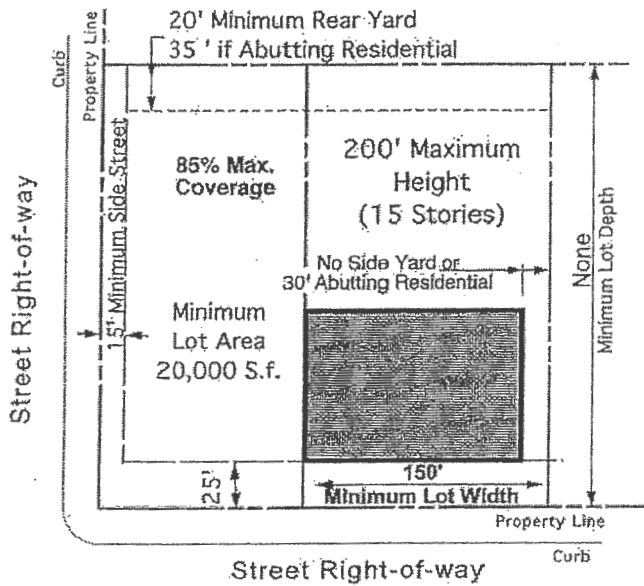
| LI – Zoning District Area Requirements | |
|---|---|
| Minimum Lot Area | 10,000 s.f. |
| Minimum Lot Width | 75 ft. |
| Minimum Lot Depth | NA |
| Minimum Front Yard | 25 ft. |
| Minimum Side Yard | 0 ft. or 20 ft. if abutting any residential district. |
| Minimum Rear Yard | 15 ft. or 25 ft. if abutting any residential district. |
| Maximum Lot Coverage | 65 % |
| Maximum Building Height | 140 ft. or 10 stories |

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. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.D, Industrial.

Sec. 6-17. - HI (Heavy Industrial).

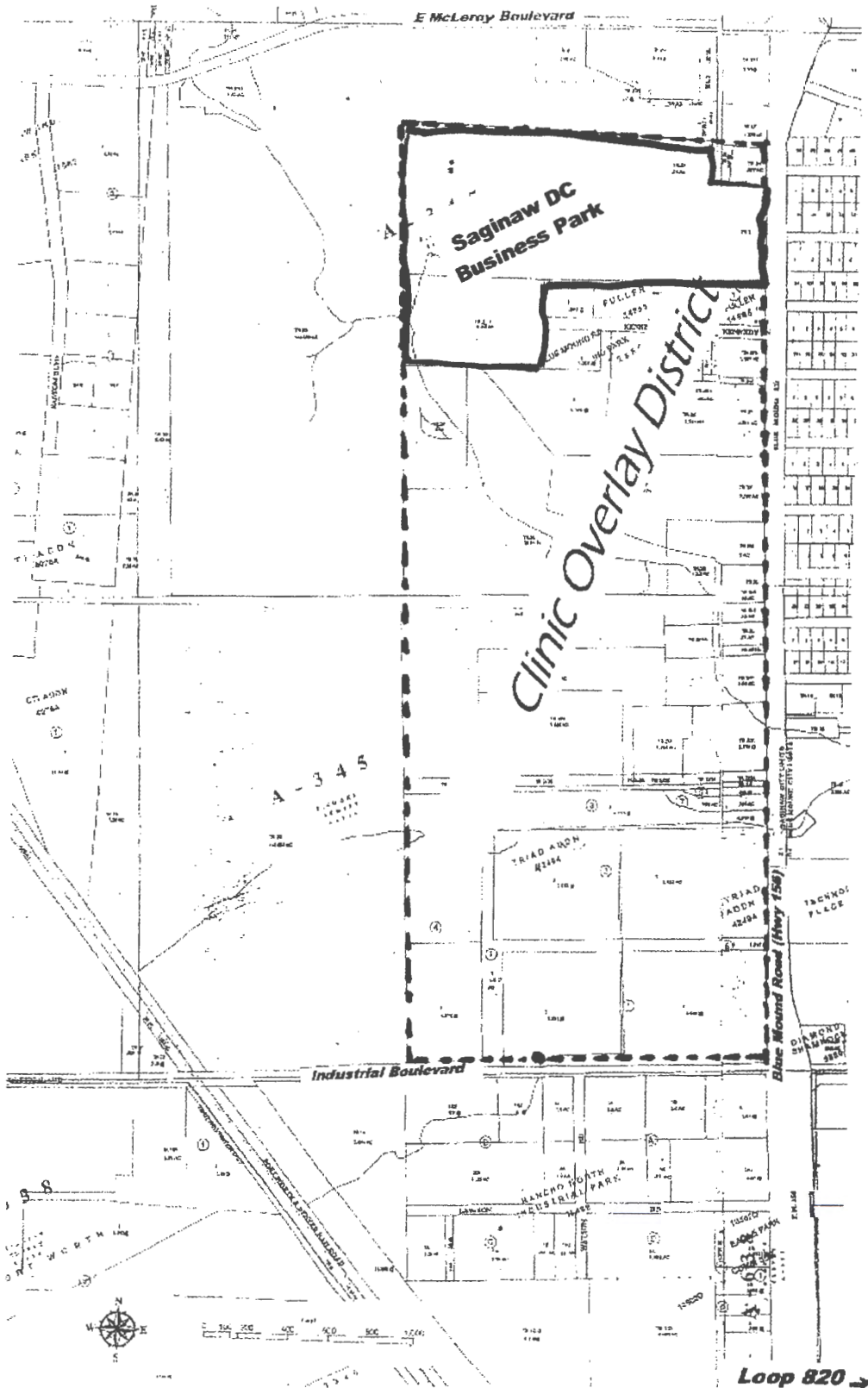
- A. *Purpose.* The "HI" heavy industrial district is designed to permit industrial and manufacturing uses which tend to be of direct support to nearby residential and commercial areas.
- B. *Principal uses.* In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for any use permitted in the "CC" office commercial district as a principal use. "HI"
- 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 HI zoning district.



| HI - Zoning District Area Requirements | |
|---|---|
| Minimum Lot Area | 20,000 s.f. |
| Minimum Lot Width | 150 ft. |
| Minimum Lot Depth | NA |
| Minimum Front Yard | 25 ft. |
| Minimum Side Yard | 0 ft. or 30 ft. if abutting any residential district. |
| Minimum Rear Yard | 20 ft. or 35 ft. if abutting any residential district. |
| Maximum Lot Coverage | 85 % |
| Maximum Building Height | 200 ft. or 15 stories |

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. *Exterior construction.* Exterior construction shall be in accordance with section 9-1.D, Industrial.





E McLeroy Blvd

Watauga Smithfield Rd

Wagoner Ave

Bell Ave

Glenn Dr

Corn St

Waggoman Rd

Independence Blue Mound

Fagan Dr

Tyson St

American St

Continental St

Independence

S Blue Mound Rd

156

156

Evans Mexican Restaurant

Marshall

Saginaw DC
Business Park



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