

City of Saginaw, Texas
2016 Comprehensive Master Plan and CIP
ULTIMATE LAND USE PLAN
Kimley-Horn July 2016

Legend	
SF1 Single Family (9,000 s.f.)	NC Neighborhood Commercial
SF2 Single Family (7,200 s.f.)	CC Community Commercial
SF3 Single Family (6,600 s.f.)	OP Office Professional
SF4 Single Family (5,500 s.f.)	LI Light Industrial
SFA Single Family Attached	HI Heavy Industrial
DX Duplex	CF Community Facility
MH HUD Code Manufactured Housing	PD Planned Development
ZLL Zero Lot Line	PARK Parks and Open Space
MF1 Multifamily (18 density units per acre)	AG Agriculture / Undeveloped
MF2 Multifamily (24 density units per acre)	



CITY OF SAGINAW TOP 10 EMPLOYERS

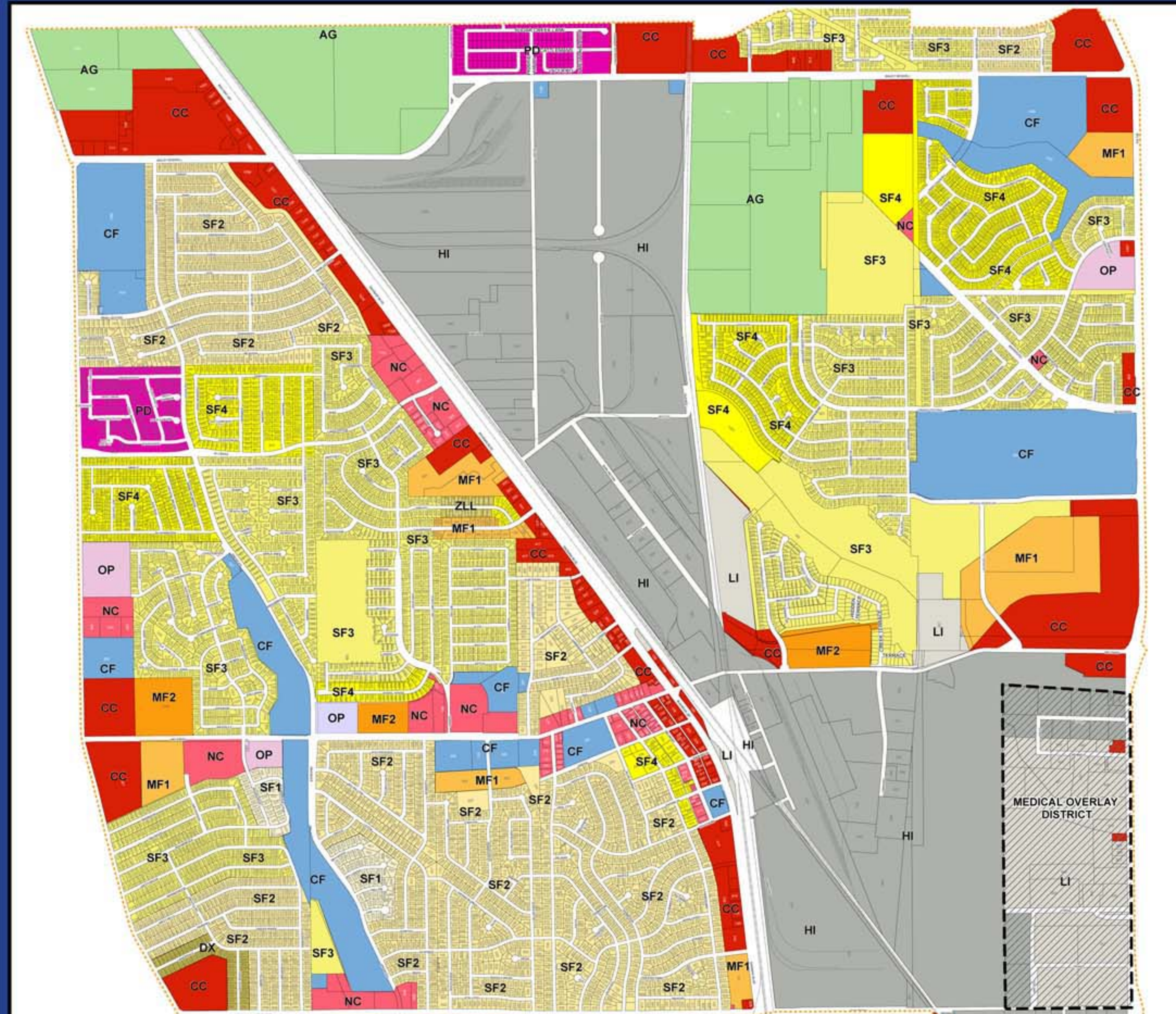
EMPLOYER	NUMBER OF EMPLOYEES
EMS ISD	2,149
Trinity Industry	800
Wal-Mart	500
Texas National Guard	245
Bana Box	218
Ventura Foods	215
Russo Corp	200
CTI Checco	200
Ranger Fire	200
DOS	189

TRAFFIC COUNTS - 2016

ROADS	DAILY AVERAGE VEHICLE TRIPS
Bus. 287/Bailey Boswell	43,992
Bus. 287/Boaz	34,914
Bus. 287/Longhorn	45,004
Bus. 287/McLeroy	44,977
FM-156/Bailey Boswell	28,020
FM-156/IH-820	95,000
FM-156/Western Center	34,117
Old Decatur/Bailey Boswell	27,563
Old Decatur/Longhorn	20,519



**LAND AREA:
7.75 SQUARE MILES**



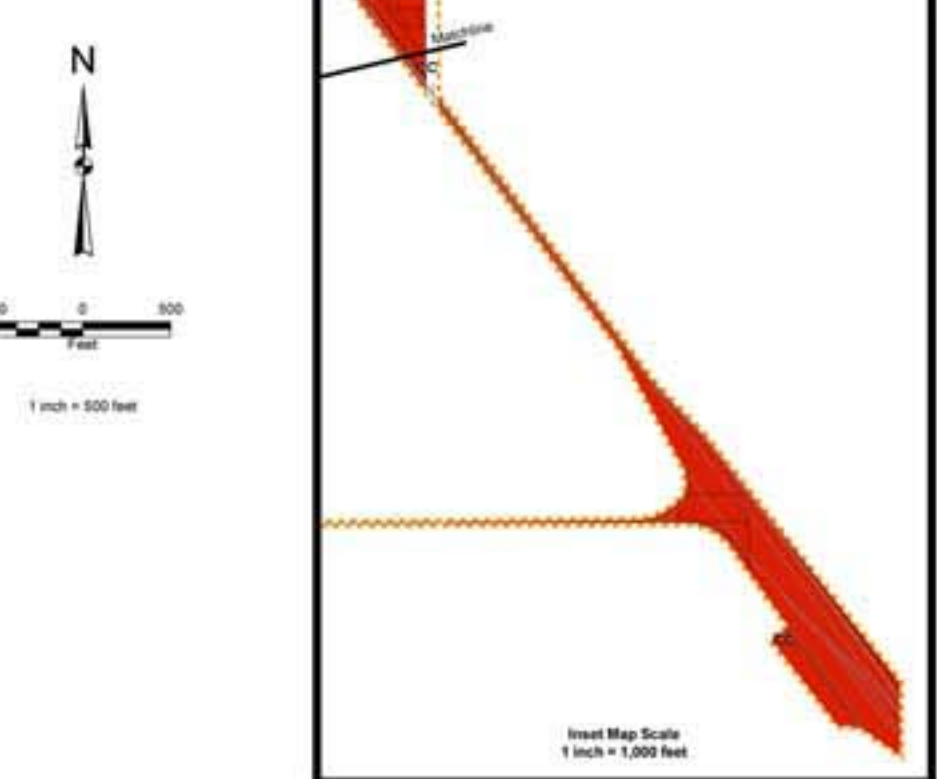
Zoning Classifications

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 Lot Line	PD Planned Development

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.
ZONING MAP

Gary Brinkley, Mayor
Janice England, City Secretary

City Map of
Saginaw, Texas
OFFICIAL ZONING MAP
Exhibit B
May 2016



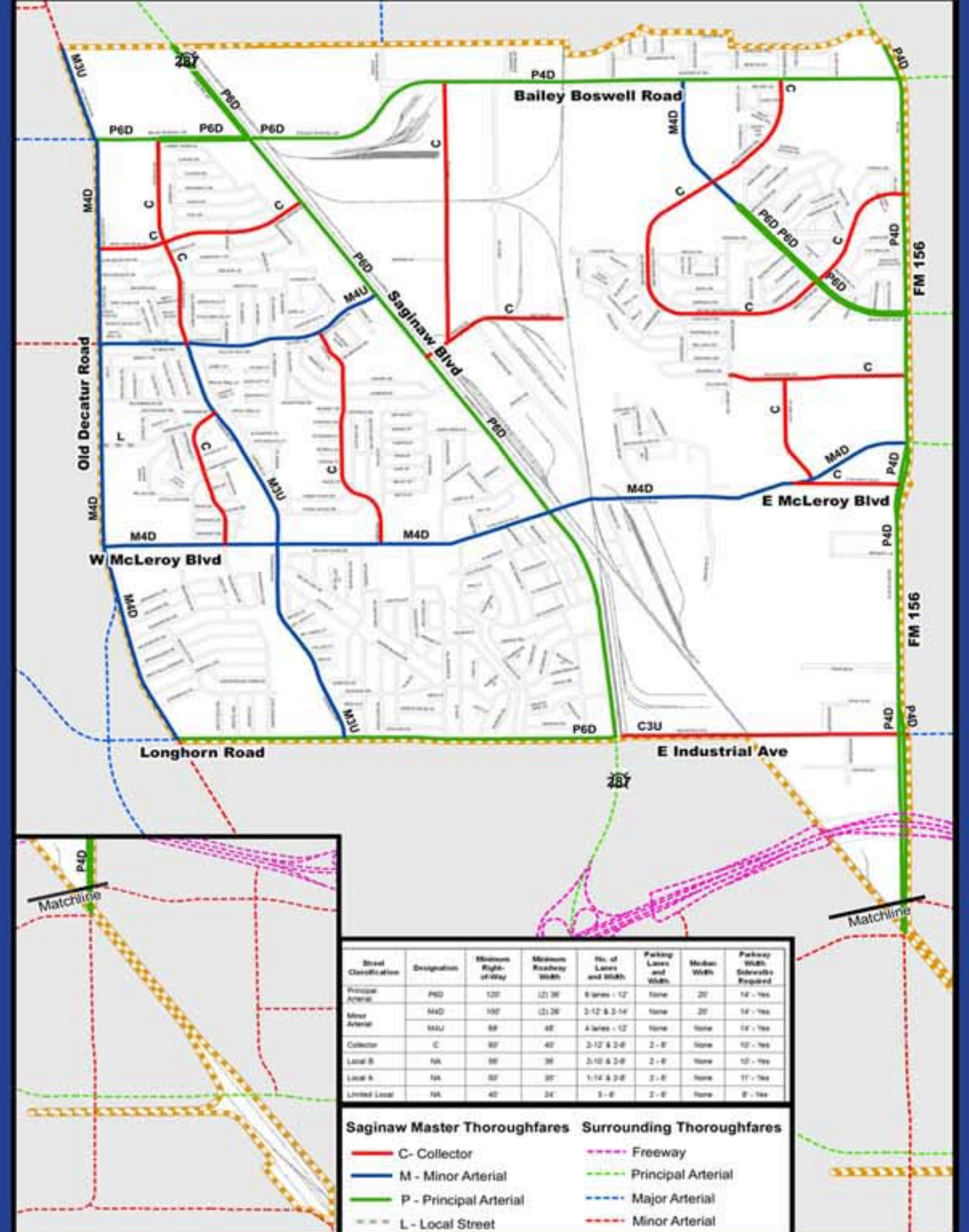
Demographic Profile

2016 Estimated Demographics	Saginaw	RTA
Population	22,382	84,020
Projected Population Growth (2016-2021)	9.41%	12.42%
Race Classification		
White	81.73%	76.06%
Black or African American	5.43%	7.75%
Other	12.85%	16.18%
Hispanic Origin	23.78%	25.40%
Average Household	\$89,830	\$97,262
Median Household	\$78,683	\$83,893
Per Capita Income	\$29,114	\$31,039
Median Age	34.2	33.2
Households	7,254	29,898
Projected Household Growth (2016-2021)	8.86%	11.51%
Associate Degree and Above	28.92%	34.53%

Sources: Nielsen SiteReports 2016 | TXDOT | U.S. Census Bureau | The Retail Coach, LLC



MASTER THOROUGHFARE PLAN



Map Disclaimer
This map product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.