

How to address the Commission:

- Submit a Public Comment Form to the City Secretary prior to the start of Citizen Comments to be called on to speak.
- All comments must be made at the podium and you must state your name and address for the record.
- This is the opportunity for citizens to comment on any action item on the agenda, or any other matter over which the commission has authority.
- Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

Planning and Zoning Commission

March 3, 2022

6:30 pm

Citizen Comments

- Please submit a Public Comment Form to be called on to speak.
- Comments must be made at the Podium and you must state your name and address for the record.

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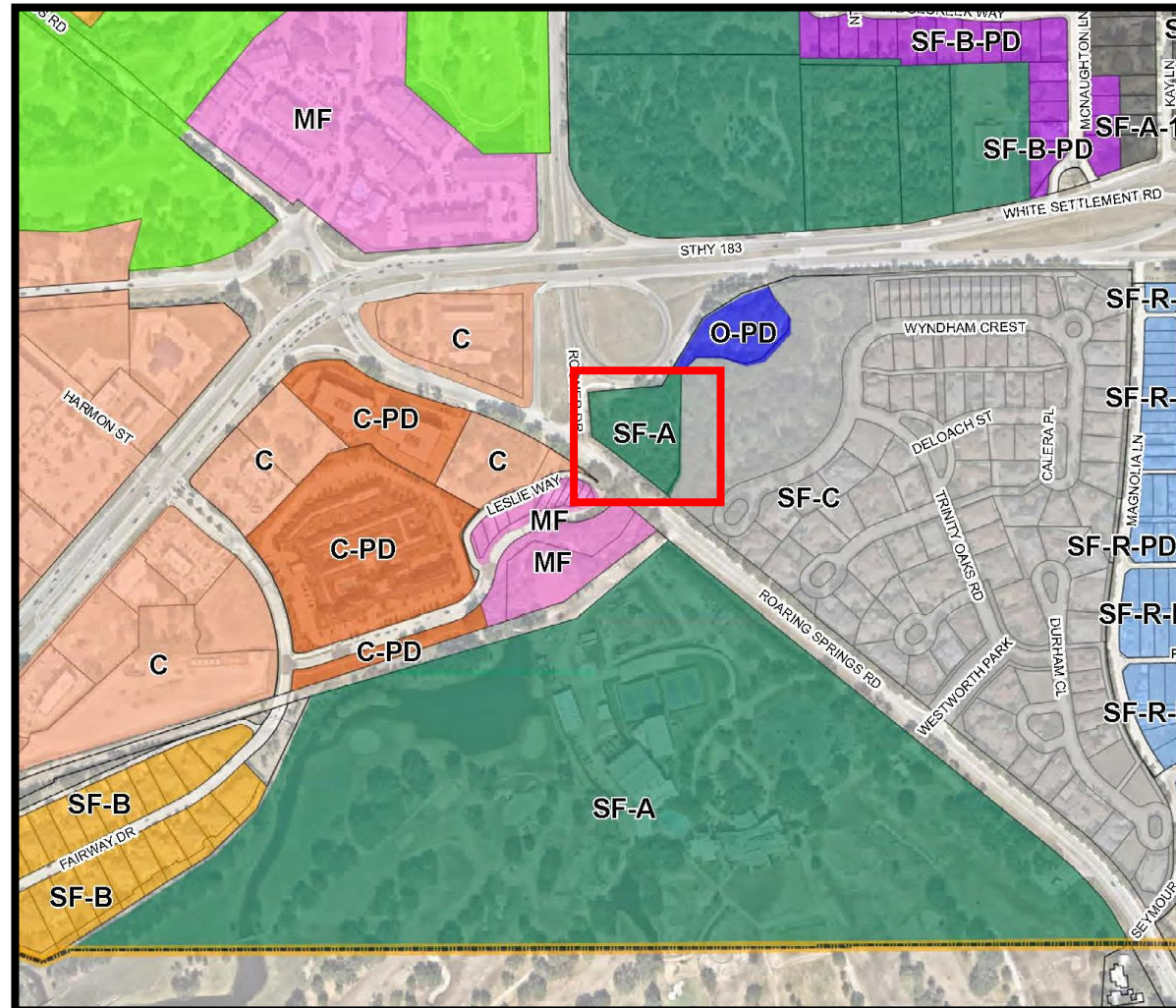
Item A:

Approval of the Minutes

- From the February 8, 2022, meeting.

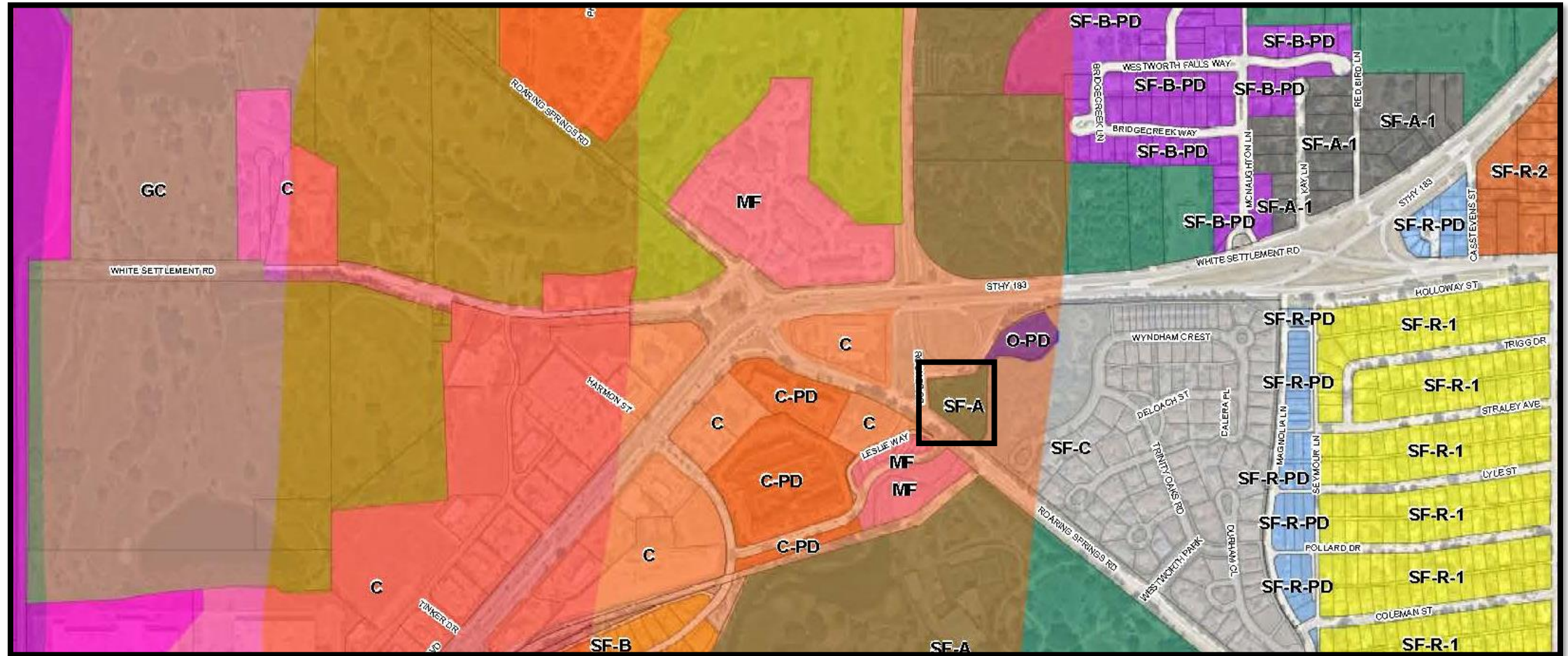
Item B:

Public Hearing – Rezoning 285 Roaring Springs Road



Item C:

Replat 6610 Hawks Creek Ave



75 Decibel

70 Decibel

65 Decibel

Not Applicable

NASJRB Noise Contours

Dimensional Requirements Zoning Ordinances

		Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft.)				Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover
SF-A	Large Lot Single-Family Residential	20,000	100	120	35	20	35	2*	35	35%

Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover
O	Office	10,000	100	100	25	15 (a)	15 (b)	Section 14.4.3	35	80% (c)

(a) Unless adjacent to common wall construction then Zero (0') feet and adjacent to residential zoning twenty-five (25') feet.

(b) Adjacent to residential zoning twenty-five (25') feet.

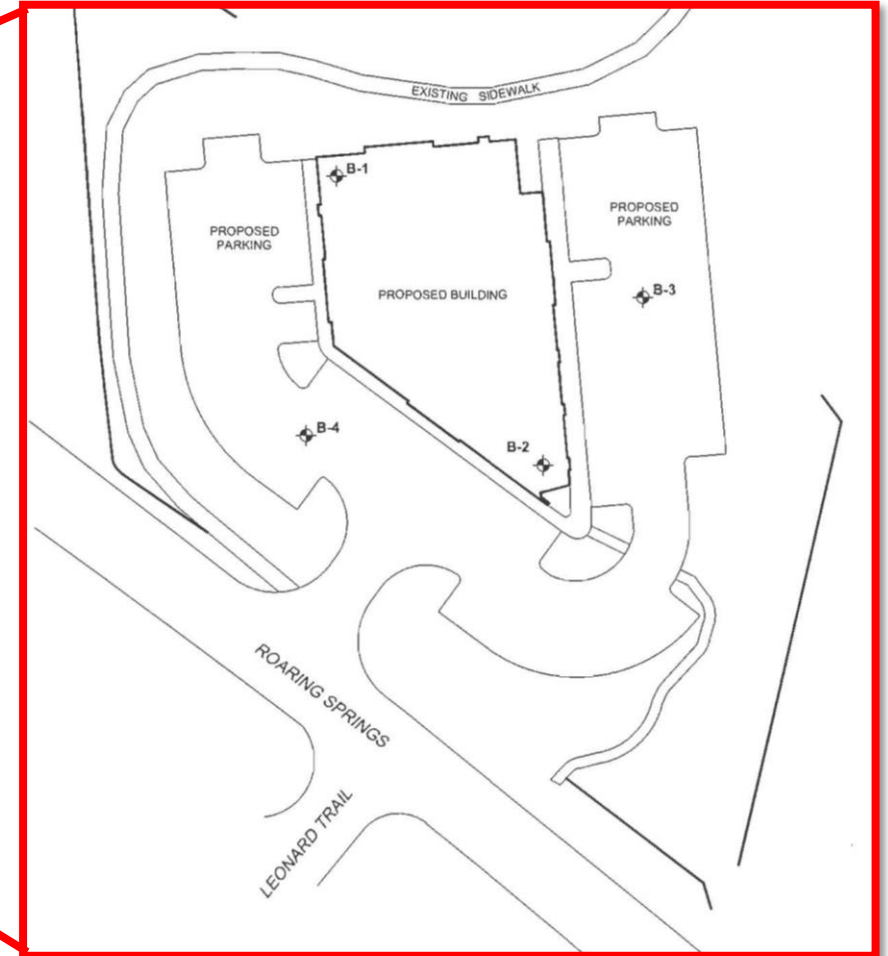
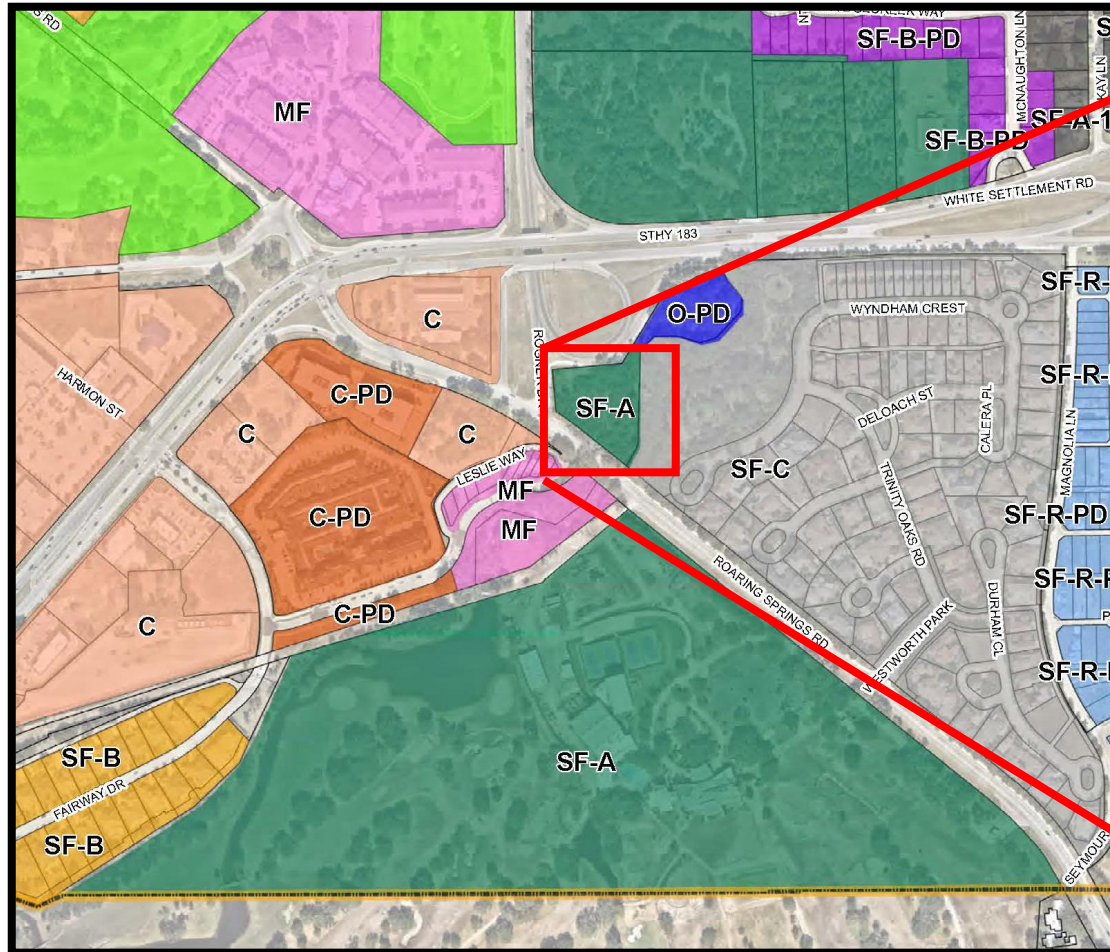
(c) Developed area includes primary and accessory structures and impervious parking/drive areas.

Regarding floodplain/storm sewer requirements:

- The storm sewer will need an adequate outfall to the creek. Adequate outfall is defined as the location of an acceptable outfall that does not create adverse flooding or erosion conditions. The storm sewer design shall account for tailwater from the creek.
- A floodplain study will be required to demonstrate 100-year WSE (Water Surface Elevation) increases of 0.00' or less from pre- to post-project conditions and shall not create adverse erosive conditions. The study shall be signed and sealed and shall include a description of how flows used in the floodplain study are appropriate for design 100-year flows/WSEs along the property. Finished floor of the buildings shall be 2' above the design 100-year WSEs.
- A CLOMR (Conditional Letters of Map Revisions) and LOMR (Letters of Map Revision) will be required. The CLOMR and LOMR shall follow FEMA criteria.

Item C:

Replat 6610 Hawks Creek Ave



Staff recommends rezoning to Office – *possible layout is included, but no applications have been submitted.*

Briefing Item D:

Next Meeting

- The next meeting tentatively scheduled on March 29th.

Meeting Adjourned

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Long Range Planning Committee

March 3, 2022

7:00 pm

Introduction of Members

A new chair and members have been appointed by the council:

- Phillip Poole – Chair and councilman
- Michael Dingman – member and councilman
- Becky Renfro Borbolla – member
- **Robert Fitzgerald – new member**
- Tony Zarate – member
- Britton Pavlic - member

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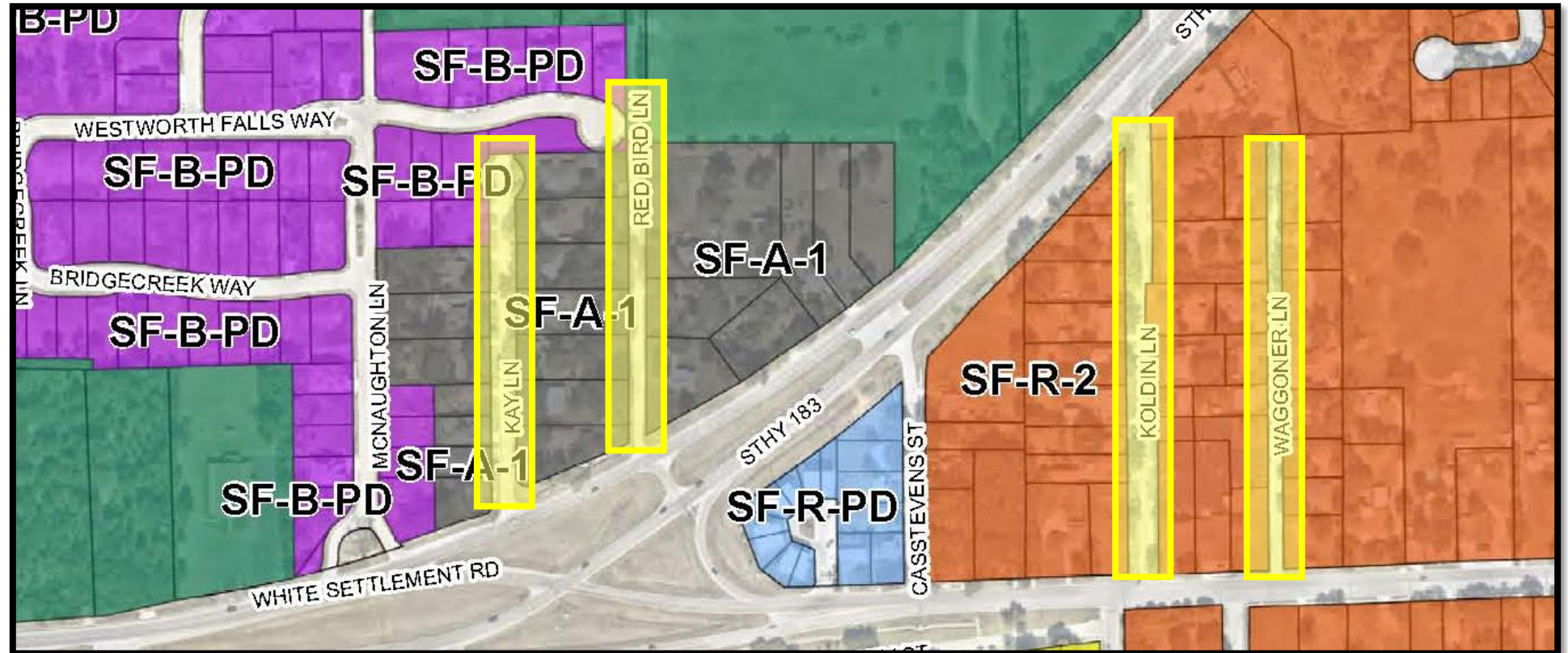
Action Item A:

Approval of minutes November 4, 2021

Public Hearing Item B:

Street widening and addition of full curb and gutters

- Kay LN
- Koldin LN
- Red Bird LN
- Waggoner LN



Discussion Item C:

Street widening and addition of full curb and gutters

Kay LN: *(staff recommends this street first)*

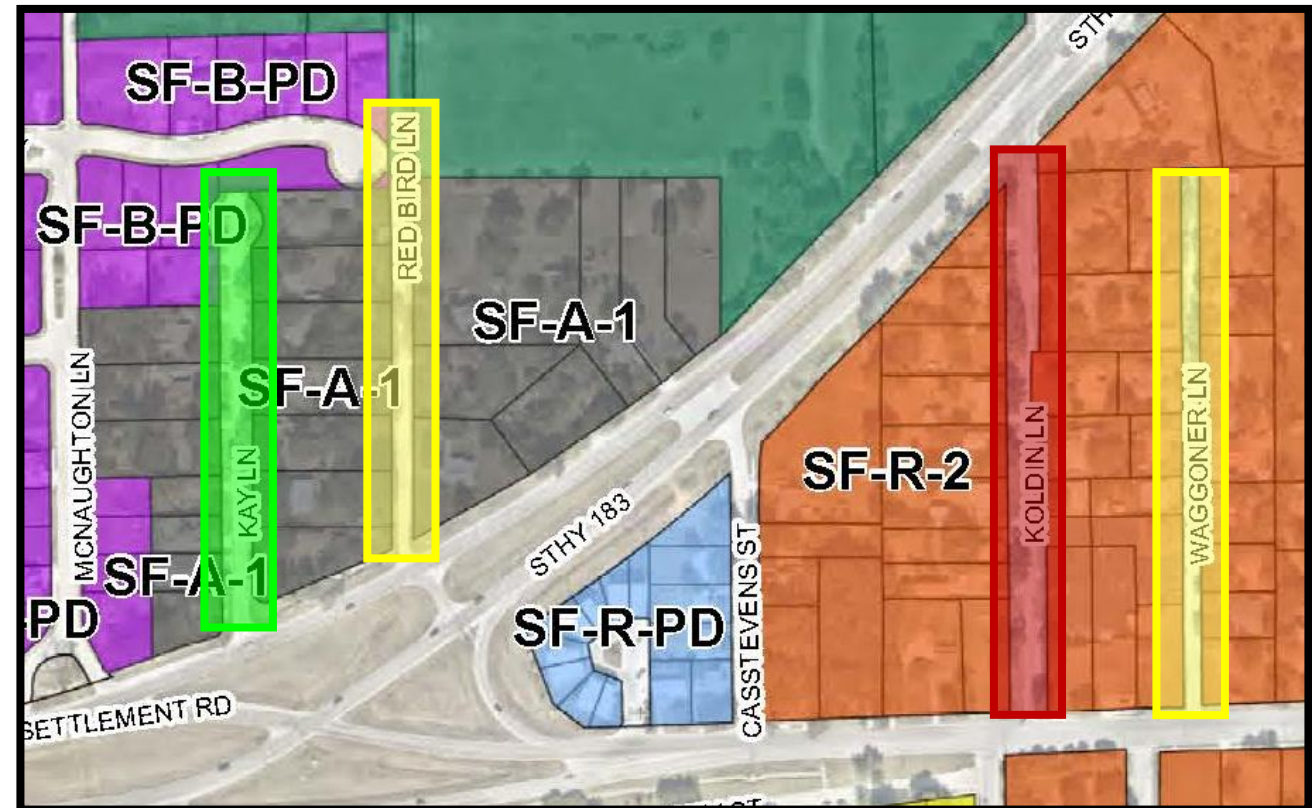
- Water line – replace & upsize main
- Sewer line – replace & update main
- Street – replace asphalt with concrete

Red Bird, Waggoner & Smallwood:

- Replace & upgrade utilities
- Replace asphalt with concrete

Koldin LN:

- Widen street, add full curb and gutters



Briefing Item D:

Capital Improvement Project – 5 year plan

Pollard Safety Hazard: *(FY22-23 Budget item \$150,000)*

- Move approximately 20-meter boxes out of the sidewalk.

Kay LN: *(CLFRF grant funds \$683,146 and budget remaining)*

- Water line – replace & upsize main
- Sewer line – replace & update main
- Street – replace asphalt with concrete

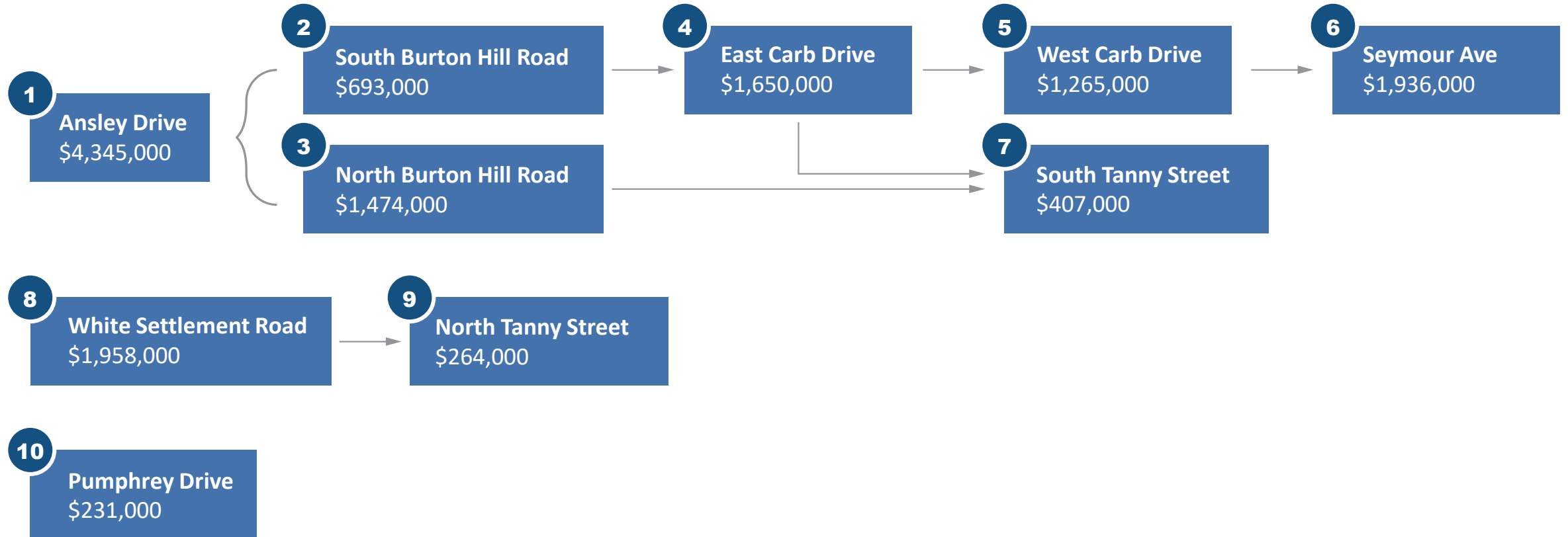


STREETS: Evaluate feedback from public hearings, consider impacts of HWY 183 new traffic flow patterns and potential Kite Farm development timing.

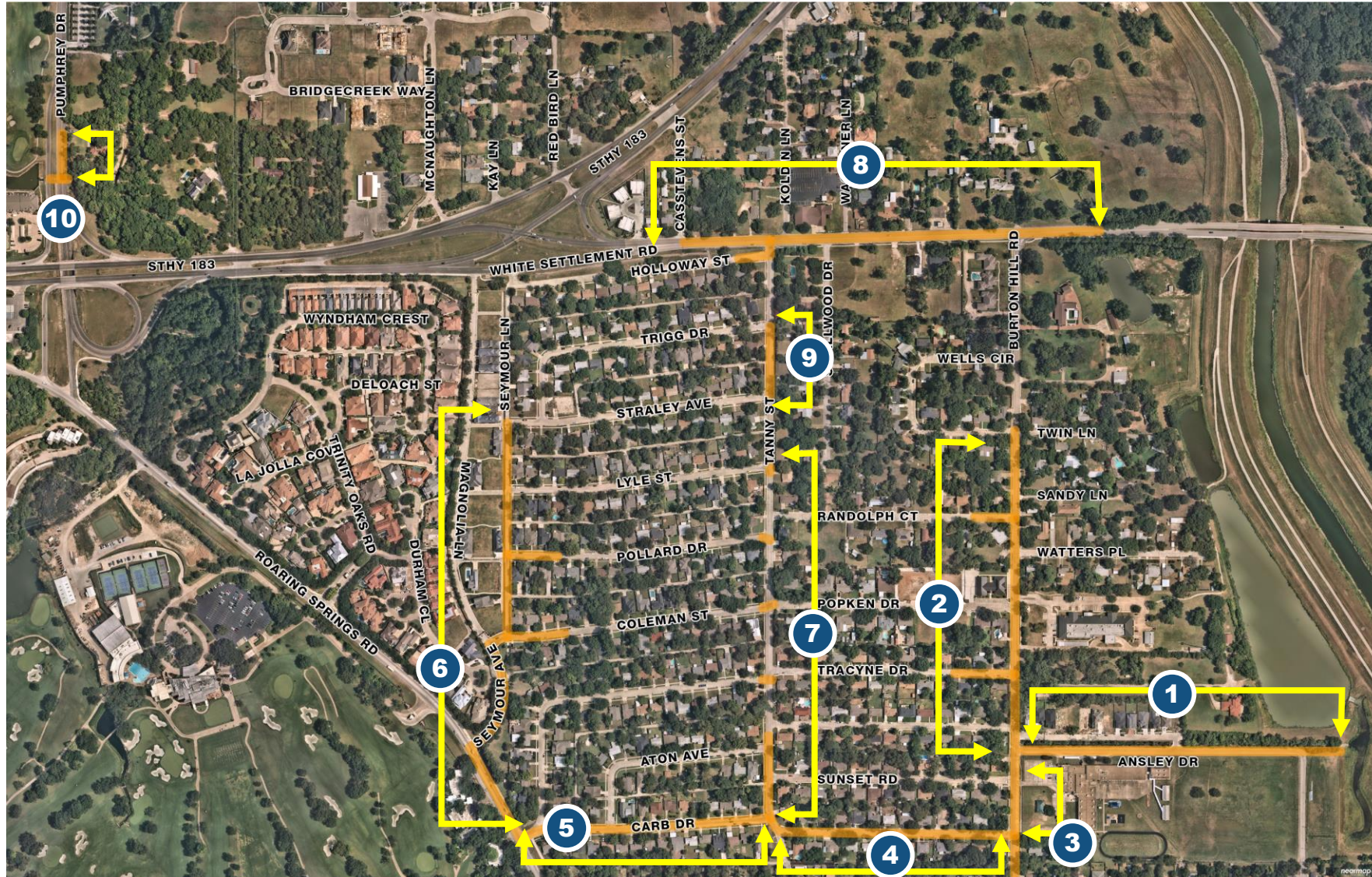
CITYWIDE DRAINAGE: We have started both Federal FEMA funding & Region 3 State Fund Planning.

Location	Improvement needed	Pre-pandemic cost estimates	Possible funding sources
Pollard	Safety Hazard: need to remove meter boxes out of the concrete sidewalk	\$105,000	Annual budget process
Redbird, Waggoner, Smallwood	Replace and upgrade utilities and install concrete roads	\$2,650,000	
Sunset	Sewer line replacement - over time the link has sunk down in spots causing septic sediment & increased routine maintenance	unknown	
Kay Lane	Water line improvement – replace & upsize the main Sewer line improvement – replace & update sewer main Street improvement – replace asphalt with concrete	\$777,000	
Pecan	Sewer line improvement – replace existing outdated failing sewer line Water line improvement – replace & upsize the main Street improvement – replace asphalt with concrete	\$872,000	
Sky Acres	Sewer line improvement - coordinate with Fort Worth M199 project via an interlocal agreement Water line improvement – replace & upsize the main Street improvement – replace asphalt with concrete	\$1,023,000	

Storm System Improvement Phasing



Locations of Proposed Projects



Briefing Item D:

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STREETS: Evaluate feedback from public hearings, consider impacts of HWY 183 new traffic flow patterns and potential Kite Farm development timing.

CITYWIDE DRAINAGE: We have started both Federal FEMA funding & Region 3 State Fund Planning.

Briefing Item E:

Next Meeting

- Tentatively scheduled for April 14th.

Meeting Adjourned