



**NOTICE AND AGENDA
WORKSHOP, REGULAR MEETING OF THE BOARD OF ALDERMAN
& PLANNING AND ZONING COMMITTEE
CITY OF VALLEY VIEW, TEXAS**

Notice is hereby given that on **MAY 13, 2021** the City of Valley View Board of Aldermen, Valley View, Texas will hold a Regular Meeting at **6:00 PM**, in the Valley View **City Hall, located at 101 S. Frontage Rd., Valley View, Texas**. **Should anyone wish to address the Board on any agenda item, they must arrive prior to the meeting and sign in.**

**REGULAR MEETING & PLANNING AND ZONING COMMITTEE
Convene at 6:00 PM**

- 1. Call meeting to order** – Mayor Pro Tem Spears
- 2. Pledge of Allegiance & Invocation**
- 3. Swear in Mayor and Aldermen**
- 4. Mayor Comments**

5. Public Comments

This is an opportunity for the public to address the Board on any matter on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. To address the Board, please sign in prior to the start of the Board Meeting. The Board is not permitted to take action on or discuss any item not listed on the agenda. The Board may only: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code §551.042.)

6. CONSENT ITEMS:

All items on the consent agenda are considered routine by the Board of Alderman and will be enacted with one motion unless a member of the Board requests separate discussion of one or more items. In such event, the item(s) will be removed from the consent agenda and considered in sequence as listed.

- a. Approve budget report for General, Disposal and Police/Municipal Department
- b. Water/Sewer
- c. Maintenance
- d. Police
- e. Fire
- f. Approve check register
- g. Approve minutes from **April 8, 2021** Regular Meeting and **April 29, 2021** Special Meeting.

- 7. Conduct a Public Hearing and take action on a Subdivision Ordinance variance application from Joel Wisian's, Bywater LLC, for property located on S. Pecan Creek Trail (formerly Lonestar Addition - Cooke CAD 56417). The pavement width of the street within the proposed development will be 22' and, therefore, consistent with the "Design Standards" of Subsection 5.8 – Roadway Facilities Standards, the construction of curbs and gutters are not required. Alternatively, the applicant is requesting to utilize bar**

ditches for surface drainage. Per Subsection 5.1, the land proposed for development must be served adequately by essential public facilities and services, including but not limited to, drainage, such as being designed to contain 100-year rainfall flows (with one foot of free board), in accordance with Subsection 5.9.B.3 of the City's Subdivision Ordinance.

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

8. Conduct a Public Hearing and take action on a Subdivision Ordinance variance application from Joel Wisian's, Bywater LLC, for property located on S. Pecan Creek Trail (formerly Lonestar Addition - Cooke CAD 56417). Subsection 5.8.3.N of the City's Subdivision Ordinance requires the subdivider off the property to provide certain street lighting, consistent with City standards, at no cost of the City. The applicant requests that no streetlights be required to be constructed in the development, based on light scatter and/or light pollution to the potential homeowners.

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

9. Conduct a Public Hearing and take action on a Subdivision Ordinance variance application from Joel Wisian's, Bywater LLC, for property located on S. Pecan Creek Trail (formerly Lonestar Addition - Cooke CAD 56417). Subsection 5.4.1.A of the City's Subdivision Ordinance requires sidewalks to be constructed along all streets. The applicant requests the construction of sidewalks be waived based on the proposed development being outside of the scope of the City's Master Thoroughfare Plan, although the City's Subdivision Ordinance requires sidewalks throughout the City.

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

10. Conduct a Public Hearing and take action on a Subdivision Ordinance variance application from Joel Wisian's, Bywater LLC, for property located at S. Pecan Creek Trail (formerly Lonestar Addition - Cooke CAD 56417). Subsection 5.11.A "Reservation of Land" requires a suitable size, dimension, topography, and character of the land for development to be reserved for future public use as designated in the Comprehensive Plan and related City plans. Subsection 5.11. B, "Procedure for Preserving Land", requires the necessary reservation of land to be included in all final plats and development plats, subject to adjustment by approval of the Board. Applicant requests that Lot 30 be reserved and conveyed to the City for future public use, contingent on no on-site drainage improvements being required for the development, such as retention or detention control methods. Applicant requests to reserve the right to build necessary drainage improvements on Lot 30 if required.

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

11. Conduct a Public Hearing and take action on a Subdivision Ordinance variance application from Joel Wisian's, Bywater LLC, for property located at S. Pecan Creek Trail (formerly Lonestar Addition - Cooke

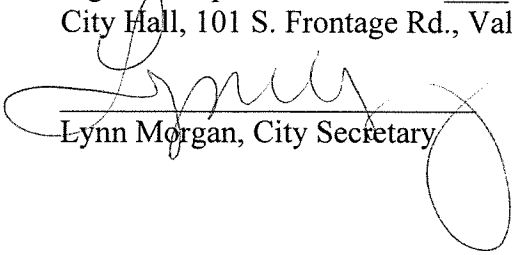
CAD 56417). Applicant requests to be exempt from the requirement to enter into a Facilities Agreement with the City and the requirement to make pro rata payments to the City for the construction of oversized or off-site access, utilities, drainage, and other improvements necessary for the subdivision, under Subsections 6.1.A and 6.1.B under "General Standards". Applicant requests that the City expressly acknowledge and agree that off-site infrastructure, including, but not limited to, roadway improvements, water supply, and sanitary sewage shall not be constructed as part of this development.

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

- 12. Discuss and consider Ordinance 20200513-01 creating Single Family Residential Three Zoning District (SF-3), possible action.
- 13. Discuss and consider action regarding Zoning Map, possible action.
- 14. Discuss and consider action regarding Future Land Use Map, possible action.
- 15. Discuss and consider options for City of Valley View Sesquicentennial, possible action.
- 16. Discuss and consider retaining consultation services for 101 S. Lee Street for structural and code compliance, possible action.
- 17. Update on Pecan Creek Crossing.
- 18. Update for N. Pecan Creek Trail road improvements.
- 19. Adjourn.

NOTE: The Board of Aldermen reserves the right to meet in Executive Session, closed to the public, at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Signed and posted on this the 10 day of May, 2021 at 5:29 pm on the front of the City Hall, 101 S. Frontage Rd., Valley View, TX 76272.


Lynn Morgan, City Secretary

