



## Minutes of Special Meeting of the Board of Alderman

For the City of Valley View, Texas 04/05/2023

1. **Call meeting to order** – Mayor Chalk called the meeting to order at 7:30pm.
2. **Pledge of Allegiance & Invocation** – Mayor Chalk led the Pledge and Mayor Pro Tem Wilkerson gave the Invocation .
3. Conduct a Public Hearing and take action to consider COLBCAR, LLC.'s request for a variance to 9.02.221(d)(33) Off Street Parking and Loading Requirements for property located at 405 N. Frontage Road (Cooke CAD 24795);
  - a. Presentation of request;

Lynn Morgan, City Secretary, presented the request on behalf of Colbar. She stated the lot, building, and parking spaces are similar to another similar business already in town, but this one actually has a few more spaces.

- b. **PUBLIC HEARING** to receive comments regarding the request; and  
**Public Hearing OPENED: 7:33PM**  
**Public Hearing CLOSED: 7:33PM**
- c. Discussion and action regarding the request.

Alderman Scoggin asked why there was no parking space on the end by the frontage road. Mrs. Morgan stated that it's to allow for turning into and out of the lot. Alderman Scoggin stated that she didn't see why the board would not agree if they have more spaces than the Dollar General.

Mayor Pro Tem Wilkerson said that he agreed.

**Mayor Pro Tem Wilkerson made a motion to approve COLBCAR, LLC.'s request for a variance to 9.02.221(d)(33) Off Street Parking and Loading Requirements for property located at 405 N. Frontage Road (Cooke CAD 24795). Alderman Scoggin seconded the motion and the motion passed 3-0.**

4. Conduct a Public Hearing and take action on Alejandro & Claudia Hurtado and Maria Oviedo Pacheco's Preliminary Plat Application for 10.46 acres on Krahl Road (Cooke CAD 108864);
  - a. Presentation of request;  
  
Lee Allison, Allison Engineering, stated this was a simple plat request. He stated this plat has been seen before and resubmitted but had not seen any comments and like to have a chance to respond to any comments.
  - b. **PUBLIC HEARING** to receive comments regarding the request; and

**Public Hearing OPENED: 7:37PM**

**Public Hearing CLOSED: 7:38PM**

- c. Discussion and action regarding the request.

Alderman Griffith confirmed this was the same plat that had been submitted before and asked what was being built. Mr. Allison stated it would be two homes, ones on each lot.

Mayor Chalk asked for the opinion of Keven Ware, City Engineer. Mr. Ware stated he reviewed the drainage and approved that portion, his only concern was what the attorney had provided regarding the water service.

Mr. Allison stated that he thought the proportionality was completed. Mrs. Morgan stated the attorney advised against it until the rest of the preliminary plat met the requirements. Mr. Allison stated he expected it would be approved with a condition of the proportionality review.

Mayor Pro Tem Wilkerson asked if the rest met the requirements. Mr. Ware stated the only issue is per the attorney, but drainage etc. is good. Mayor Pro Tem Wilkerson stated there was previous concern from a neighbor regarding runoff and Mr. Ware advised that impact would be minimal.

Mrs. Morgan stated that this submittal had no mention of proportionality, which is why the attorney recommended denial.

**Mayor Pro Tem Wilkerson made a motion to deny the Preliminary Plat of Hurtado Addition as being both incomplete and not compliant with City ordinances and State statutes for the following reason: The preliminary plat does not meet the requirements of the City of Valley View Zoning Ordinance, Section 9.02.041 (b)(1).**

**Alderman Scoggin seconded the motion and the motion passed 3-0.**

5. Adjourn.

**Alderman Scoggin made a motion to adjourn at 7:47pm. Mayor Pro Tem Wilkerson seconded the motion and the motion passed 3-0.**