**PUBLIC HEARING & Regular CITY COUNCIL Meeting Minutes**

Thursday, May 13, 2021 at 7:00 PM

Weir City Hall Council Chamber

2205 S. Main St. Weir, Texas 78674

Present:

Alber Walther, Ron Foster, Paul Bohanan, John Fox

City Staff:

City Secretary Veronica Garner

Absent:

Ken Neans

Audience Address Speak

Deb Foster 200 N Towns Mill N

Nancy Roman 115 Crested Butte Way Y

Stacy Schweitzer 101 Wilkie Ln N

Erin Kiltz 905 North Church Y

Tim Curtis 905 North Church Y

**Call to order and announce a quorum is present.**

1. **Open Public Hearing by Mayor Alber Walther at 7:05 pm.**
2. **Pledge of Allegiance**
3. **Consideration and adoption of the Zoning Change Request from Jose Roman Reyes and Velia Roman on the surveyed 4.6 acres on N Towns Mill Road. The Zoning change would be changing this 4.6 acre tract of land from SF-2 (Single Family 2 acres tracts of land) to SF-1 (Single Family 1 acre tracts of land).** – Council Member Paul Bohanan made a motion to adopt the zoning change request, second by Council Member Ron Foster, vote was unanimous.
4. **Create Preliminary Report on adoption of the Zoning Change Request from Jose Roman Reyes and Velia Roman on the surveyed 4.6 acres on N Towns Mill Road. The Zoning change would be changing this 4.6 acre tract of land from SF-2 (Single Family 2 acres tracts of land) to SF-1 (Single Family 1 acre tracts of land).** – The Planning and Zoning Commission went over all steps to consider the request for zoning change by Jose Roman Reyes and Velia Roman on the 4.6 acres located on N Towns Mill Road.

**COMMISSION CONSIDERATION**

1.Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.

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| The Planning and Zoning Commission said the change will be appropriate for that area. |
| John Fox doesn’t see a problem with it, Mayor Alber Walther states that if there is no |
| opposition from neighbors, and was no response, he doesn’t see it creating a problem. |
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2.Whether the proposed changes is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other utilities to the areas and shall note the findings.

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| The Planning and Zoning Commission said no, it will not affect any existing or proposed plans. |
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3.The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unsuitable for development.

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| The Planning and Zoning Commission said no, it wouldn’t make any vacant land in that area unsuitable |
| for development. |
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4.The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

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| The Planning and Zoning Commission stated that most land in that area is already developed and |
| there was no opposition from adjoining landowners. |
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5.The manner in which other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified.

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| The Planning and Zoning Commission does not think other areas should be modified. |
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6.Any other factors which shall substantially affect the public health, safety, morals, or general welfare?

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| The Planning and Zoning Commission states there are no factors that will affect public health, safety, |
| morals, or general welfare of the City. |

1. **Close Public Hearing with the Planning and Zoning Commission, by Alber Walther at 7:21 pm.**
2. **Open Regular Meeting by Mayor Alber Walther at 7:22 pm.**
3. **Pledge of Allegiance.**
4. **Consent Calendar**
   1. April 8, 2021 Regular Meeting minutes – Council Member Ron Foster made a motion to approve as is, second by Council Member John Fox, vote was unanimous.
   2. Treasury Report – Mayor Alber Walther didn’t see anything he had questions on. Council Member John Fox made a motion to approve, second by Council Member Paul Bohanan, vote was unanimous.
   3. Outstanding Bills – none at this time.
5. **Public Comments & Presentations**

(Council welcomes public comments on items not listed on the agenda. Comments will be limited to 3 minutes. No action can be taken on any item not listed on the agenda.)

* 1. Citizen Remarks (Citizens who have signed up to speak prior to the meeting)

1. **Action Items**
   1. Consideration and adoption of the Preliminary Report from the Planning and Zoning Commission to the Weir City Council on Zoning Change Request from Jose Roman Reyes and Velia Roman to the 4.6 acre tract of land from SF-2 (Single Family 2 acres tracts of land) to SF-1 (Single Family 1 acre tracts of land). – Council Member John Fox made a motion to adopt the Preliminary Report from the Planning and Zoning Commission, second by Council Member Paul Bohanan, vote was unanimous.
   2. John Kilts and Tim Curtis to talk about Grace Place coming to Weir and wanting to annex in. – John Kiltz states that they have purchased a 127 acre piece of land that they are going to develop a residential community for adults with special needs that participate in BIG. He hopes to annex into the City. This is a God centered, innovative program for adults with special needs. They make ceramic pieces, work in the café, create woodworking, make soaps, all sorts of things. We have about 90 citizens. Michele Hussman is to write a Planned Development code for them. 80-120 people would possibly live there; they’ll have a community center, pet resort, drive in theater. Mayor Abler Walther asks if they’re using the whole land for this? John Kiltz replies, “Yes, they’re not selling any of it.” Maybe have a workshop to discuss more in detail the possibilities of annexation.
   3. Tree removal on Second Street, bids from Tim McKneely and Doleva Tree. – Council Member Ron Foster made a motion to have Tim do it, it’s quite a bit cheaper, second by Council Member John Fox, vote was unanimous.
   4. Branch removal on tree behind City Hall – branches are hanging over City Hall, however, since the trunk of the tree is on King’s property we can only cut leaves/branches if they pose a danger to our property, but we can’t cut it so much that it would harm the health of the tree. Have Doleva Tree look at it? – Council Member John Fox states that Tim McKneely’s partner is an arborist, he can have them look at it Saturday possibly.
   5. Possible Amendment to Planning and Zoning Ordinance #20000602 to add fees for a re-zone request. I have to send out certified letters and place a notice in the Williamson County Sun, this time totaling $111.83 that the City had to pay because we don’t have any fees when requesting a Re-zone. – Mayor Alber Walther states that we haven’t had this before and Council Member Ron Foster says all expenses should be paid by whomever is requesting the re-zone. Council Member Paul Bohanan made a motion to Amend the Planning and Zoning Ordinance #20000602 to add a $250.00 administrative fee and any other fees associated with this matter will be billed to applicant, second by Council Member John Fox, vote was unanimous.
   6. Community Center Parking Lot plan, drawings from Shelton Architecture and Eckermann Engineering. What does the Council want it like, between the two? There’s currently a Handicap parking spot, as shown on plan from Shelton Architecture. – Council Member John Fox states that the final design depends on where the septic is. Table until the septic system is done.
   7. MRB Group, City Engineer’s Report & Updates. None at this time.
   8. CBDG (Community Block Development Grant) Updates. None at this time.
   9. Streets. – None at this time.
2. **Discuss and other City business, and if need be, place on next Regular Meeting Agenda.**
3. **Adjourn**
   1. Close Regular Meeting by Mayor Alber Walther at 8:54 pm.

**These minutes were approved and certified as true and correct, on the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.**

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Veronica Garner

City Secretary

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Alber Walther

Mayor