



**MINUTES**  
**REGULARLY SCHEDULED MEETING**  
**WESTON CITY COUNCIL 6:30PM**  
**TUESDAY, MARCH 26, 2024**

WESTON CITY HALL  
301 MAIN STREET  
WESTON, TEXAS

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**1. CALL TO ORDER & DETERMINATION OF QUORUM**

**Called to Order at 6:31 p.m.**

**2. PUBLIC COMMENT**

- a. The public is invited to speak for up to three minutes on any subject of which the City of Weston has authority. However, no discussion or action, by law, may be taken on the topic unless the item is on the agenda or until properly posted on a future agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

**3. INDIVIDUAL CONSIDERATION ITEMS**

**Opened Public Hearings at 6:36 p.m. for 3a-3d.**

a. Public Hearing

**CR 171, Celina, Texas ABS A0184 William Culwell Survey, Tract 24, 124.298 Acres** A request of Honeycreek Venetian, LLC [Owner] to rezone a 125± acre tract at to Planned Development District authorizing minimum residential one-acre single-family lots. The property is located at CR 171, Celina, Texas ABS A0184 William Culwell Survey, Tract 24, 124.298 Acres.

b. Public Hearing

**ABS A0963 Jas Wilson Survey, Tract 14, 240.163 Acres** A request of Honeycreek Venetian, LLC [Owner] to rezone a 240± acre tract to a Planned Development District authorizing a lagoon consisting of approximately 2.3 acres of water, retail, restaurant, office and multi-family uses allowing a maximum of 300 units. The property is located at ABS A0963 Jas Wilson Survey, Tract 14, 240.163 Acres.

c. Public Hearing

**Weston Pirates (CWS\*), Lot 4** A request of MCI-DST 1 Depositor LLC [Owner] to rezone a 25± acre tract to Planned Development District authorizing minimum residential 4000 square foot single-family lots. The property is located at Weston Pirates (CWS\*), Lot 4.

d. Public Hearing

**ABS A0265 Jonas Dawson Survey, Tract 12, 141.023 Acres** A request of Venetian 141 Swisher LLC [Owner] to rezone a 141 ± acre tract to Planned Development District authorizing a mixture of minimum residential 4000 square foot and 6000 square foot single-family lots. The property is located at ABS A0265 Jonas Dawson Survey, Tract 12, 141.023 Acres.

**Motion made to continue the public hearing on all items listed on tonight's agenda, items a, b, c and d until our next regularly scheduled meeting on April 9<sup>th</sup> and tabling action on those items until that day and time.**

**MPT Richardson**

**Motion Second:**

**CM Whitworth**

**Vote:**

**5/0**

e. Consider and Act On:

1. An Ordinance Concerning the **Annexation of Approximately 125 Acres located at CR 171, Celina, Texas ABS A0184 William Culwell Survey, Tract 24** in the City of Weston's Extra Territorial Jurisdiction on petition of Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be entitled to the Rights and Privileges of Other Citizens of the City of Weston and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing a Penalty for a Violation of this Ordinance and Weston Zoning Ordinance; Providing a

Savings/Repealing Clause, Severability Clause, and an Effective Date; and Providing for the Publication of the Caption hereof. (O-2024-03-XX)

2. An Ordinance Concerning the **Annexation of Approximately 25 Acres located at Lot 4, Weston Pirates, situated in the J. Wilson Survey, Abstract Number 963**, in the City of Weston's Extra Territorial Jurisdiction on petition of Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be entitled to the Rights and Privileges of Other Citizens of the City of Weston and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing a Penalty for a Violation of this Ordinance and Weston Zoning Ordinance; Providing a Savings/Repealing Clause, Severability Clause, and an Effective Date; and Providing for the Publication of the Caption hereof. (O-2024-03-XX)
3. An Ordinance Concerning the **Zoning Change Request to change an Approximately 125-acre tract** to a planned development district authorizing minimum residential one-acre single-family lots. The property is located at CR 171, Celina, Texas ABS A0184 William Culwell Survey, Tract 24, 124.298 Acres. (O-2024-03-XX)
4. An Ordinance Concerning the **Zoning Change Request to change an Approximately 240-acre tract** to a planned development district authorizing a lagoon consisting of approximately 2.3 acres of water, retail, restaurant, office, and multi-family uses allowing a maximum of 300 units. The property is located at ABS A0963 Jas Wilson Survey, Tract 14, 240.163 Acres. (O-2024-03-XX)
5. An Ordinance Concerning the **Zoning Change Request to change an Approximately 25-acre tract** to a planned development district authorizing minimum residential 4,000 square foot single-family lots. The property is located at Weston Pirates (CWS\*), Lot 4. (O-2024-03-XX)
6. An Ordinance Concerning the **Zoning Change Request to change an Approximately 141-acre tract** to a planned development district authorizing a mixture of minimum residential 4,000 square foot and 6,000 square foot single-family lots. The property is located at ABS A0265 Jonas Dawson Survey, Tract 12, 141.023 Acres. (O-2024-03-XX)
7. An Ordinance of the City Council of the City of Weston, Texas, **approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number One**, City of Weston, Texas; making certain findings; providing a severability clause; and providing for an immediate effective date. (O-2024-03-XX)
8. A Resolution of the City Council of the City of Weston, Texas, accepting and approving a Reimbursement Agreement between the City of Weston, the Reinvestment Zone Number One, City of Weston, Texas, acting through its Board of Directors, Venetian 141 Swisher, LLC, And Honeycreek Venetian, LLC relating to the TIRZ Funding for approved and eligible project costs in accordance with the Project and Finance Plan, authorizing the Mayor to execute the agreement; and providing an effective date. (R-2024-03-01)

Motion Made to accept the applicants request for a 30 day extension for the five (5) preliminary plats listed on the agenda.

CM Whitworth.

Motion Second:

CM Metzger

Vote:

5/0

9. Star 1, Consider a preliminary plat on 124.298 acres of land for the development of one-acre single family lots located in Abstract A0184 William Culwell Survey, Tract 24, Collin County, Texas.

10. Star 2, Consider a preliminary plat on 240.163 acres of land for the development of a lagoon, retail, restaurant, office, and 300 multi-family dwelling units located in Abstract A0963 Jas Wison Survey, Tract 14, Collin County, Texas.
11. Star 3, Consider a preliminary plat on approximately 25 acres of land for the development of residential lots with a minimum square footage of 4,000 square feet located on Lot 4, Weston Pirates Subdivision, Collin County, Texas.
12. Star 4, Consider a preliminary plat on 141.023 acres of land for the development of single-family residential detached lots with minimum lot sizes of 4,000 square feet located in Abstract A0265 Jonas Dawson Survey, Tract 12, Collin County, Texas.
13. Star 5, Consider a preliminary plat on approximately 96.018 acres of land for the development of 418 single-family residential lots and five open space lots located in Abstract 96.3, James Wilson Survey, Collin County, Texas.

Made a motion that we table acting on the two (2) annexations, the four (4) zoning change requests, the Final TIRZ Reinvestment Zone No. 1 Project and Finance Plan, and the Reimbursement Agreement between the city of Weston and Reinvestment Zone No. 1, City of Weston, Texas acting through its board of directors and Honey Creek Venetian until the next meeting in two weeks.

CM Metzger.

Motion Second: CM Coleman

Vote: 5/0

#### 4. COUNCIL AND MAYOR ANNOUNCEMENTS/COMMENTS/UPDATES

#### 5. ADJOURN

**Meeting Adjourned at 7:25 p.m.**

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney is authorized by the Texas Open Meetings Act, Texas Government Code 551.001 et seq., will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including but not limited to, the following sanctions and purposes:

Texas Government Code Section:

551.087 Deliberation regarding Economic Development Negotiations

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

"I, the undersigned authority, do hereby certify that this meeting notice was posted on the bulletin board at Weston City Hall, a place convenient and readily accessible to the general public at all times, as well as on the bulletin board at Weston Community Center, and said notice remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.



Jerry Randall, Mayor