

**MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, FEBRUARY 27, 2017 – 6:30 PM**

1. **CALL TO ORDER** Chairman Antonio Prete called the meeting to order at 6:33 PM.

PRESENT: Geno Chavarria, Antonio Prete, Dorothy McCarther, David Lanford, Rudy L. Ramirez,
Staff: Gary N. Cooke, Melissa Lipiec, Carlos Navejas, Michael Hinds, Beau Perry-TRC Solutions

ABSENT: Ronnie Creppon, Brian Lundgren

Guest: Jenilee Mead of Jacobs Engineering Group, Inc., Barbara and Richard Ibis of 18812 Imperial Eagle Ln (left before the meeting officially started).

2. **PUBLIC COMMENT:** None

3. **MINUTES:** The minutes were reviewed and David Lanford made a motion to approve the minutes of the November 28, 2016 meeting as presented and Geno Chavarria seconded the motion. The motion passed with a vote of six (5) for and zero (0) against.

4. **UNFINISHED BUSINESS**

1. Franz Addition Corrections: Gary N. Cooke reminded the commission of the corrections that had been required of the Preliminary and Final plats and stated that they have been made. Geno Chavarria made a motion to approve both the Preliminary and the Final Plats of the Franz Addition as corrected. David Lanford seconded the motion and a vote was taken. The motion passed with a vote of five (5) for and zero (0) against.

5. **NEW BUSINESS**

1. REVIEW AND TAKE ACTION ON A CONCEPTUAL PLAT SUBMITTED BY JACOBS ENGINEERING GROUP, INC. FOR SREF EAGLES LANDING, LP, THE OWNERS OF THE PROPERTY LOCATED A ABS 518, SUR 65 MARTIN H, ACR 27.510, CITY OF ELGIN, TRAVIS COUNTY, TEXAS TO DIVIDE THEIR PROPERTY INTO ONE HUNDRED AND TWENTY-SIX (126) LOTS TO BE KNOWN AS "EAGLES LANDING SUBDIVISION PHASE 2". Gary N. Cooke informed the Commission that the Final Plat for Phase 2 had been approved by the Commission back in November of 2003. The owners have decided to re-plat eliminating the zero lot line duplexes. He noted that the proposed Conceptual Plat has been reviewed by Beau Perry and found to conform to the City's Subdivision requirements. Gary N. Cooke asked how many letters had been sent out. Melissa Lipiec responded that a total of forty-five (45) notices were sent to adjoining property owners. Antonio Prete stated that a tie across Carlson Lane was required in order to verify R.O.W. and that no curb returns were shown on Isidor's Eagle Way. He also noted that lots 57 and 55 of Block B in Tawny Eagle's Court did not have the required 35 feet of street frontage. Jenilee Mead of Jacobs Engineering Group, Inc. was at the meeting and made note of the required corrections. David Lanford made a motion to approve the Conceptual Plat of the Eagles Landing Subdivision, Phase 2 with the noted corrections. Dorothy McCarther seconded the motion and a vote was taken. The motion passed with a vote of five (5) for and zero (0) against.

2. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT SUBMITTED BY JACOBS ENGINEERING GROUP, INC. FOR SREF EAGLES LANDING, LP, THE OWNERS OF THE PROPERTY LOCATED A ABS 518, SUR 65 MARTIN H, ACR 27.510, CITY OF ELGIN, TRAVIS COUNTY, TEXAS TO DIVIDE THEIR PROPERTY INTO ONE HUNDRED AND TWENTY-SIX (126) LOTS TO BE KNOWN AS "EAGLES LANDING SUBDIVISION PHASE 2". Antonio Prete pointed out that several lots in Blocks J and I were showing building foundation outlines that appeared to encroach on

setbacks. Beau concurred and stated that it appeared that a layer needed to be turned off. Jenilee Mead made note of the issue. After a bit more discussion David Lanford made a motion to approve the Preliminary Plat of the Eagles Landing Subdivision, Phase 2 with the noted corrections. Rudy L. Ramirez seconded the motion and a vote was taken. The motion passed with a vote of five (5) for and zero (0) against.

6. **EXECUTIVE SESSION:** None

6. **ANNOUNCEMENTS:** Melissa Lipiec announced that no submittals had been received by the deadline for the March meeting. She also reported that staff has decided to wait for engineering approval prior to setting agendas. Antonio Prete asked about the possibility of having another workshop. Gary N. Cooke will talk to the City Attorney about having a Zoning Workshop soon.

7. **ADJOURNMENT:** 7:06 PM


~~Antonio Prete~~ GENO CHAVARRIA
Chairman, Planning and Zoning Commission

ATTEST:



Gary N. Cooke
Secretary, Planning and Zoning Commission