MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, APRIL 24, 2017 – 6:30 PM

1. **CALL TO ORDER** Co-Chairman Geno Chavarria called the meeting to order at 6:30 PM.

PRESENT: Geno Chavarria, Dorothy McCarther, David Lanford, Brian Lundgren, Ronnie Creppon, Staff: Gary N. Cooke, Melissa Lipiec, Carlos Navejas, Michael Hinds, Michael Gonzalez – Parks Director, Beau Perry-TRC Solutions

ABSENT: Antonio Prete, Rudy L. Ramirez

Guest: Ronnie Moore of Carlson Brigance and Doering, Inc., Bill Cerone of Real Estate Development & Finance Co, LLC, Russ Boyd, Judy Kanak, Karen Lundgren, Marcia Fiedorowocz, Nicole Mix, Keely Fiedorowicz, Maria Guerrero.

2. **PUBLIC COMMENT**: None.

3. **MINUTES**: Geno Chavarria asked for a motion to approve the minutes of the February 27, 2017 meeting and Dorothy McCarther made a motion to approve the meeting minutes as presented. Brian Lundgren seconded the motion and a vote was taken. The motion passed with a vote of four (4) for, zero (0) against with Ronnie Creppon abstaining from the vote due to the fact that he did not attend that meeting.

4. **UNFINISHED BUSINESS**
1. None.

5. **NEW BUSINESS**
1. REVIEW AND TAKE ACTION ON A CONCEPTUAL PLAT SUBMITTED BY CARLSON, BRIGANCE AND DOERING, INC, FOR REAL ESTATE DEVELOPMENT & FINANCE CO., LLC, AGENT FOR THE OWNERS OF THE PROPOERTIES LOCATED IN ABS. 518, SUR. 65 MARTIN H, ACR. 60.259, PROPERTY ID 877318 AND ABS. 518, SUR. 65 MARTIN H, ACR. 60.259 PROPERTY ID 358740, CITY OF ELGIN EXTRA TERRITORIAL JURISDICTION, TRAVIS COUNTY, TEXAS TO DIVIDE THEIR PROPERTIES INTO FOUR HUNDRED AND TWENTY-SIX (426) LOTS TO BE KNOWN AS "THE HOMESTEAD SUBDIVISION". Gary N. Cooke stated that this conceptual plan which is unique in that it has mixed use of R-2 and R-3 zoning and that this is the way the City Council is proceeding with future subdivisions (having the majority of the lots being more than 6,000 square feet). He also stated that Ronnie Moore (project engineer) and Beau Perry (city engineer) were present to answer any questions. Co-chairperson Geno Chavarria then asked for public comments on this item. Maria Guerrero of 14121 County Line Road addressed the commission regarding drainage in the area. She stated that she was concerned that the new development would cause increased flooding on her property as she is downhill from the development. Gary N. Cooke informed Maria Guerrero that that drainage on this project would be addressed but not at the Conceptual Plan phase. Gary N. Cooke then informed the commission that there were a few minor corrections needed on the plan and that Antonio Prete had provided comments and all items had been given to Ronnie Moore so that the corrections can be made, he also stated that Staff recommends approval of the Conceptual Plan of the Homestead Subdivision. After a bit more discussion Ronnie Creppon moved to approve the Conceptual plan of the Homestead Subdivision and David Lanford seconded the motion. The motion passed with a vote of five (5) for and zero (0) against.

6. **PRESENTATION:** PRESENTATION ON ZONING BY CITY ATTORNEY CHARLIE CROSSFIELD. Co-chairman Geno Chavarria announced that this item was tabled until the May 2017 meeting.

7. **EXECUTIVE SESSION:** None

8. **ANNOUNCEMENTS:** Gary N. Cooke announced that we will be having a meeting in May but it will be moved up to May 22nd since the last Monday in May is Memorial Day.

9. **ADJOURNMENT:** David Lanford made a motion to adjourn the meeting and Brian Lundgren seconded the motion. The meeting as adjourned at 6:50 PM

Anotnio Prete
Chairman, Planning and Zoning Commission

ATTEST:

Gary N. Cooke
Secretary, Planning and Zoning Commission