

MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, August 27, 2018 – 6:30 PM

CALL TO ORDER: Chairman Antonio Prete called the meeting to order at 6:30 PM.

PRESENT: Jason Tatum, Ronnie Creppon, Brian Lundgren, Antonio Prete, Dorothy McCarther, David Lanford and Rudy L. Ramirez.

Staff: Gary N. Cooke, Melissa Lipiec, & Carlos Navejas

Absent: None

Guest: Janel Sowell, Trent Carter, Bo Carter, Cody Mauck, Kim Snyder, Eliorah Mitchell

PUBLIC COMMENT: None

MINUTES: Ronnie Creppon made a motion to approve the minutes of the July 30, 2018 meeting as presented. Rudy L. Ramirez seconded the motion and a vote was taken. The motion passed unanimously with a vote of seven (7) yes and zero (0) no.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Chairman Antonio Prete announced that items 2 and 3 had been pulled from the agenda.

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT SUBMITTED BY PAYNE INDUSTRIES, LLC FOR OLD MCDADE LLC, OWNER OF THE PROPERTY LOCATED IN ABSTRACT 178, THOMAS GARRETSON AND BEING APPROXIMATELY 63.984 ACRES AT 1097 OLD MCDADE ROAD, CITY OF ELGIN EXTRA TERRITORIAL JURISDICTION, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO THIRTEEN (13) LOTS TO BE KNOWN AS "OLD MCDADE SUBDIVISION". Gary N. Cooke addressed the commission and stated that this development is in the ETJ and not adjacent to City Limits and not in an area that will be annexed into the City Limits. The City will review the subdivision but will not review the site plan; that will be done by Bastrop County. Road, drainage, water and wastewater will be reviewed by Bastrop County. He also stated that the developers were required to build to County standards. Gary N. Cooke also noted that neither TxDot nor Bastrop County is requiring a Traffic Impact Analysis. He conclude by stating that both Staff and TRC Solutions recommends approval of the Preliminary Plat. Cody Mauck, the property owner then addressed the Commission and stated that he will put restrictions on the property before selling lots. He stated that lot 5 may be a convenience store and Lot 9 would be used to access to the 24 acres at the rear which is not part of this subdivision. The restrictions he is working on will include: no mobile homes, no accumulation of junk, new building materials required for construction, maintenance agreements on detention ponds, etc. Chairman Antonio Prete then asked for public comment on this item. Kim Snyder of 331 Powell Lane addressed the Committee and stated that she owned property on Norwood Lane which is close to this development. She asked if there would be mobile homes allowed and if this development would be residential. Cody Mauck responded to her question and stated that these lots would be commercial as opposed to residential. Gary N. Cooke then stated that the City would

review the deed restrictions. Chairman Antonio Prete informed Ms. Snyder that the City cannot regulate zoning outside City Limits. Gary N. Cooke reiterated that there are no zoning regulations in the county where this development is located. Chairman Antonio Prete then asked about access to lots from US 290; four are noted on the plat. Cody Mauck stated that he has obtained TX-Dot approval for driveways. He stated that he is planning an RV park on the remaining property but it will not be visible from US 290. Eliora Mtichell of 149 Christianson Road then addressed the Commission and stated that there are already several RV parks in the area. She then asked if a Water Impact Analysis had been done Gary N. Cooke stated that drainage has been reviewed and septic tanks would be required for sewage and Aqua will be the water provider. After a bit more discussion Chairman Prete then asked for a motion. Ronnie Creppon made a motion that we accept the preliminary plat of the Old McDade Subdivision as presented. Dorothy McCarther seconded the motion and a vote was taken. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

2. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT SUBMITTED BY POLLOCK & SONS SURVEY INC. FOR ARBEN SHAHOLLI, OWNER OF THE PROPERTY LOCATED IN ABSTRACT 20 THOMAS CHRISTIAN, AT 501 EAST 2ND STREET AND BEING APPROXIMATELY 2.816 ACRES, CITY OF ELGIN, BASTROP COUNTY, TEXAS, TO DIVIDE HIS PROPERTY INTO SIX (6) LOTS TO BE KNOWN AS "SHAHOLLI ESTATES". This item was withdrawn and not discussed at this meeting.

3. REVIEW AND TAKE ACTION ON A FINAL PLAT SUBMITTED BY POLLOCK & SONS SURVEY INC. FOR ARBEN SHAHOLLI, OWNER OF THE PROPERTY LOCATED IN ABSTRACT 20 THOMAS CHRISTIAN AT 501 EAST 2ND STREET AND BEING APPROXIMATELY 2.816 ACRES, CITY OF ELGIN, BASTROP COUNTY, TEXAS, TO DIVIDE HIS PROPERTY INTO SIX (6) LOTS TO BE KNOWN AS "SHAHOLLI ESTATES". This item was withdrawn and not discussed at this meeting.

Executive Session: NONE

ANNOUNCEMENTS: Gary N. Cooke announced that the Old McDade Subdivision Final Plat will be on the next meeting and hopefully the Shaholli Subdivision. Melissa Lipiec announced that the next meeting would be on September 24th.

ADJOURN: Chairman Antonio Prete adjourned the meeting at 6: 57 pm.



Antonio Prete
Chairman, Planning and Zoning Commission

ATTEST:



Gary N. Cooke
Secretary, Planning and Zoning Commission