MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, MAY 21, 2018 – 6:30 PM

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

PRESENT: Jason Tatum, Ronnie Creppon, Antonio Prete, Rudy L. Ramirez. Staff: Melissa Lipiec, Charlie Navejas, Michael Hinds, Beau Perry

Absent: Brian Lundgren, Dorothy McCarther, David Lanford

Guest: Russell Boyd, Natalie Vargas, Jackie Stafford, Joe Stafford, Ronnie Moore, Travis Lundgren, Theodore Thomas

PUBLIC COMMENT: None

MINUTES: Jason Tatum made a motion to approve the minutes of the April 30, 2018 meeting as presented. Rudy L. Ramirez seconded the motion and a vote was taken. The motion passed with a vote of four (4) yes and zero (0) no.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT SUBMITTED BY CARLSON, BRIGANCE AND DOERING, INC. FOR BETTY S & TRAVIS. LUNDGREN AND DON & JULIE LUNDGREN, OWNERS OF THE PROPERTIES LOCATED IN ABSTRACT 518, H. MARTIN SURVEY AND BEING APPROXIMATELY 60.259 ACRES (PID #358740) AND 60.259 ACRES (PID #877318) CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTIES INTO FOUR HUNDRED AND FOURTY-NINE (449) LOTS TO BE KNOWN AS "HOMESTEAD SUBDIVISION REVISED PRELIMINARY PLAT." Melissa Lipiec addressed the commission and reminded them that a preliminary plat for the Homestead Subdivision had previously been approved by the commission but the owners requested a zoning change of 70% of the lots to be R-3 size and 30% of the lots to be R-2 size and this resulted in the need to revise the preliminary plat. She also stated that Beau Perry, the City Engineer and Ronnie Moore, the project engineer were present to answer any questions. Jason Tatum asked if there would be a sidewalk on County Line Road and Beau Perry responded that one will be required. Jason Tatum then asked if a traffic impact analysis had been done. Beau Perry responded that studies indicate that County Line Road will need to be improved and developers will share the cost of that improvement. Russell Boyd who owns property across County Line Road and within 200' of this development addressed the Commission and stated that he was concerned with water shedding onto his property. Beau Perry stated that the drainage plans for this project have not been finalized yet. Theodore Thomas of 18705 Spotted Eagle Lane asked where the development would be located and he was shown the plat map. He also asked how many houses there would be and how it would affect his neighborhood and would there be sidewalks required. His questions were answered. After a bit more discussion Ronnie Creppon made a motion to approve the revised preliminary plat of the Homestead Subdivison as presented. Rudy Ramirez seconded the motion and a vote was taken. The motion passed unanimously with a vote of four (4) yes and zero (0) no.

2. REVIEW AND TAKE ACTION ON THE PRELIMINARY PLAT SUBMITTED BY LANDESIGN SERVICES, INC. FOR BRACEWELL MANAGEMENT, LTD., 169 PROPERTIES, LTD., AND JEANNE BRACEWELL INVESTMENTS, LLC, OWNERS OF THE PROPERTIES LOCATED IN A18 JONATHAN BURLESON, 1212 WEST HIGHWAY 290 AND BEING APPROXIMATELY 2.09

ACRES (PID #14853), AND IN BRACEWELL SUBDIVISION, AND BEING APPROXIMATELY 4.8920 ACRES, PID #71164), AND IN SARATOGA FARMS SUBDIVISION, SECTION ONE, LOT 1 AND BEING APPROXIMATELY 2.9970 ACRES AND IN A18 JONATHAN BURLESON, 1210 WEST HIGHWAY 290 AND BEING APPROXIMATELY 2.796 ACRES CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO DIVIDE THEIR PROPERTIES INTO 4 LOTS TO BE KNOWN AS "SOUTHSIDE MARKET SUBDIVISION" Chairman Antonio Prete announced that he would have to recuse himself from voting on this item because he has worked on the project. Three voting members would not be enough to pass the item so it was tabled until the June meeting.

3 REVIEW AND TAKE ACTION ON THE FINAL PLAT SUBMITTED BY LANDESIGN SERVICES, INC. FOR BRACEWELL MANAGEMENT, LTD., 169 PROPERTIES, LTD., AND JEANNE BRACEWELL INVESTMENTS, LLC, OWNERS OF THE PROPERTIES LOCATED IN A18 JONATHAN BURLESON, 1212 WEST HIGHWAY 290 AND BEING APPROXIMATELY 2.09 ACRES (PID #14853), AND IN BRACEWELL SUBDIVISION, AND BEING APPROXIMATELY 4.8920 ACRES, PID #71164), AND IN SARATOGA FARMS SUBDIVISION, SECTION ONE, LOT 1 AND BEING APPROXIMATELY 2.9970 ACRES AND IN A18 JONATHAN BURLESON, 1210 WEST HIGHWAY 290 AND BEING APPROXIMATELY 2.796 ACRES CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO DIVIDE THEIR PROPERTIES INTO 4 LOTS TO BE KNOWN AS "SOUTHSIDE MARKET SUBDIVISION". Chairman Antonio Prete announced that he would have to recuse himself from voting on this item because he has worked on the project. Three voting members would not be enough to pass the item so it was tabled until the June meeting.

Executive Session:
NONE

ANNOUNCEMENTS: Melissa Lipiec announced that Gary N. Cooke could not attend the meeting due to a death in the family. She also stated that the next regular meeting in June would be on the 25th.

ADJOURN: 6:47 pm

Antonio Prete
Chairman, Planning and Zoning Commission

ATTEST:
Melissa Lipiec
Melissa Lipiec
Acting Secretary, Planning and Zoning Commission