MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, FEBRUARY 25, 2019 – 6:30 PM

CALL TO ORDER: Chairman Antonio Prete called the meeting to order at 6:29 PM.

PRESENT: Jason Tatum, Ronnie Creppon, Brian Lundgren, Antonio Prete, David Lanford and Gilbert Rangel Staff: Thomas Mattis, Melissa Lipiec, Carlos Navejas, Michael Gonzalez & Orlando Rodriguez, Donald Heisch of TRC Solutions.

Absent: Dorothy McCarther

Guest: Mike Fisher of Pape-Dawson Engineers, Christopher and Doug Nelle, Patricia Tuffentsamer, Don and Julie Lundgren, Ladonna Moore

PUBLIC COMMENT: None

MINUTES: David Lanford called Melissa Lipiec and pointed out three typos in the minutes which will be corrected and made a motion to approve the minutes of the January 28, 2018 meeting with the discussed corrections. Ronnie Creppon seconded the motion and a vote was taken. The motion passed unanimously with a vote of six (6) yes and zero (0) no.

PRESENTATION: Presentation by City Manager Tom Mattis on upcoming developments.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON A ZONING CHANGE REQUEST SUBMITTED BY MARTHA FLORES, OWNER OF THE PROPERTY LOCATED AT 700 BULL RUN ROAD IN SOPKO & KEELING SUBDIVISION, LOT 1, BEING APPROXIMATELY 0.5510 ACRES AND LOT 2 BEING APPROXIMATELY 0.5510 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO CHANGE THE ZONING FROM C-3 HIGHWAY COMMERCIAL DISTRICT TO S-P SPECIFIC USE PERMIT TO OPERATE A CHILD CARE FACILITY THERE.
Item was tabled until the next meeting.

2. REVIEW AND TAKE POSSIBLE ACTION ON A CONCEPTUAL PLAT SUBMITTED BY PAPE-DAWSON ENGINEERS, INC. FOR ELGIN 426. LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY LOCATED IN ABSTRACT 518, SURVEY 65 MARTIN H, AND BEING APPROXIMATELY 60.259 ACRES FOR PROPERTY ID #877318 AND APPROXIMATELY 60.259 ACRES FOR PROPERTY ID #358740, CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS, TO DIVIDE THEIR PROPERTY INTO FOUR HUNDRED AND EIGHTY-EIGHT (488) LOTS TO BE KNOWN AS "THE HOMESTEAD SUBDIVISION". Melissa Lipiec addressed the Commission and provided a brief history of the development which this commission had previously reviewed. She explained that the property had been sold and the new developer wished to change the layout from a grid pattern to a more curvilinear one. Melissa Lipiec also stated that the new owners changed the name of the development from Homestead Subdivision to Homestead Estates and Mike Fisher of Pape-Dawson Engineering was present to answer any questions the Commission had. Chairman Antonio Prete then asked for public comment. Doug Nelle addressed the Commission regarding this item asking about buffers at the stubbed out streets and what the fencing requirement would be. Melissa Lipiec responded that Elgin's Subdividion Ordinance requires 6' privacy fences with

metal posts at all residential lots. Ronnie Creppon made a motion to approve the Concept Plan of the Homestead Estates as presented. Brian Lundgren seconded the motion and a vote was taken. The motion passed with a vote of six (6) yes and zero (0) no.

3. REVIEW AND TAKE POSSIBLE ACTION ON A PRELIMINARY PLAT SUBMITTED BY PAPE-DAWSON ENGINEERS, INC. FOR ELGIN 426. LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY LOCATED IN ABSTRACT 518, SURVEY 65 MARTIN H, AND BEING APPROXIMATELY 60.259 ACRES FOR PROPERTY ID #877318 AND APPROXIMATELY 60.259 ACRES FOR PROPERTY ID #358740, CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS, TO DIVIDE THEIR PROPERTY INTO FOUR HUNDRED AND EIGHTY-EIGHT (488) LOTS TO BE KNOWN AS "THE HOMESTEAD SUBDIVISION". Ronnie Creppon made a motion to approve the Preliminary Plat of the Homestead Estates as presented. Jason Tatum seconded the motion and a vote was taken. The motion passed with a vote of six (6) yes and zero (0) no.

ANNOUNCEMENTS: Melissa Lipiec introduced and welcomed Gilbert Rangel who was appointed in January to replace Rudy L. Ramirez after his term had expired. She provided an update to the search for the new Planning and Community Development Director position. Staff anticipates having that position filled sometime in April. The next meeting will be March 25th and Item #1 will be on that meeting. The Plaza St. Thomas may also be on the next agenda.

ADJOURN: Chairman Antonio Prete adjourned the meeting at 8:04 pm.

Antonio Prete
Chairman, Planning and Zoning Commission

ATTEST:

Melissa Lipiec
Acting Secretary, Planning and Zoning Commission

On a motion by Brian Lundgren, seconded by David Lanford the foregoing instrument was passed and approved this 25th day of March 2019.