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

CALL TO ORDER: Vice Chairman Ronnie Creppon called the meeting to order at 6:20 PM.

PRESENT: Jason Tatum, Ronnie Creppon, Brian Lundgren, Dorothy McCarther, David Lanford and Gilbert Rangel Staff: Melissa Lipiec, and Carlos Navejas.

Absent: Antonio Prete

Guest: Martha M. Flores, owner of 700 Bull Run, and Andrea A Navarro

PUBLIC COMMENT: None

MINUTES: Brian Lundgren made a motion to approve the minutes of the January 25, 2019 meeting as presented. David Lanford seconded the motion and a vote was taken. The motion passed with a vote of five (5) yes and zero (0) no with Dorothy McCarther abstaining from the vote because she did not attend that meeting.

UNFINISHED 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. Melissa Lipiec reminded the Commission that this item was on the February agenda but pulled due to the fact that they did not have a proposed parking plan. The property owner has since provided us with the number of employees she will have and a parking plan prepared by Austin Civil Engineering. She further stated that Beau Perry of TRC Solutions has reviewed the parking plan and his letter of recommendation pending Fire Chief's approval of the proposed fire lane is in the agenda packet. Melissa Lipiec further also presented an e-mail that staff received from Fire Chief Randy Reyna approving the proposed fire lane. She completed her statement by saying that staff recommends the zoning change for a period of five (5) years along with the parking plan for thirteen spaces. After a brief discussion David Lanford made a motion to recommend to the Elgin City Council the Specific Use Permit for a period of five (5) years as well as the parking plan as presented. Dorothy McCarther seconded the motion and a vote was taken. The motion passed unanimously with a vote of six (6) yes and zero (0) no.

NEW BUSINESS: NONE

ANNOUNCEMENTS: Melissa Lipiec announced that Gary N. Cooke's replacement has yet to be hired. She stated that the first round of interviews has been completed but there have been no job offers as of yet. Staff still anticipates having that position filled sometime in April. The next meeting will be April 29th and the Weigle Amending Lot 1 subdivision which was tabled in January will be on that agenda along with possibly Caesar's Crossing Concept Plan. Caesar's Crossing is adjacent to the Westwind Subdivision off of Klaus Lane.

ADJOURN: Vice-Chairman Ronnie Creppon adjourned the meeting at 7:02 pm.

Antonio Prete
Chairman, Planning and Zoning Commission

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