MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, APRIL 29, 2019 – 6:30 PM

CALL TO ORDER: Chair Antonio Prete called the meeting to order at 6:34 PM.

PRESENT: Jason Tatum, Ronnie Creppon, Antonio Prete, Dorothy McCarther, and David Lanford.
Staff: Melissa Lipiec, Orlando Rodriguez, Beau Perry, and Owen Rock.

ABSENT: Gilbert Rangel and Brian Lundgren

PUBLIC COMMENT: None

MINUTES: Ronnie Creppon noted that he called the March 25th meeting to order at 6:30 PM and not 6:20 PM. Melissa Lipiec noted the correction. Ronnie Creppon then made a motion to approve the minutes of the February 25, 2019 meeting with the correction, Dorothy McCarther seconded the motion, the motion passed unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT REQUEST SUBMITTED BY OLSON SURVEYING FOR DARREN MOGONYE, OWNER OF THE PROPERTY LOCATED AT 213 EAST 8TH STREET IN WEIGLE, BLOCK 3, LOT 1, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE HIS PROPERTY INTO TWO LOTS TO BE KNOWN AS "AMENDING PLAT LOT 1, BLOCK 3, WEIGLE ADDITION". Melissa Lipiec addressed the commission and stated that Darren Mogonye purchased the lot and would like to divide it into two lots so that he can build another single-family home on the second lot. She stated that TRC Solutions has reviewed the plat and staff recommends approval of the preliminary plat as presented. Bo Godfrey of 204 E 8th Street asked if there had been any changes since the last meeting. Melissa Lipiec responded stating that the last meeting was before the Board of Adjustments to reduce the lot width requirement from seventy-five feet (75') to sixty-nine point eight feet (69.8'). After a brief discussion David Lanford made a motion to approve the Preliminary Plat of the Amending Plat of Lot 1, Block 2, Weigle Addition, Ronnie Creppon seconded the motion, motion passed unanimously.

2. REVIEW AND TAKE ACTION ON A FNAL PLAT REQUEST SUBMITTED BY OLSON SURVEYING FOR DARREN MOGONYE, OWNER OF THE PROPERTY LOCATED AT 213 EAST 8TH STREET IN WEIGLE, BLOCK 3, LOT 1, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE HIS PROPERTY INTO TWO LOTS TO BE KNOWN AS "AMENDING PLAT LOT 1, BLOCK 3, WEIGLE ADDITION". Jason Tatum made a motion to approve the final plat of "Amending Plat Lot 1, Block 3, Weigle Addition contingent upon removing the improvements, and contour lines of the plat. Dorothy McCarther seconded the motion and a vote was taken. The motion passed unanimously.

3. REVIEW AND TAKE ACTION ON A CONCEPT PLAN SUBMITTED BY CUATRO CONSULTANTS, LTD. FOR EAGLE REALTY AND INVESTMENTS, AGENT FOR THE OWNERS OF ABSTRACT 345, SURVEY 53, HINES W, AND BEING APPROXIMATELY 67.031 ACRES, CITY OF ELGIN EXTRA TERRITORIAL JURISDICTION, COUNTY OF TRAVIS, TEXAS, TO DIVIDE THEIR PROPERTY INTO TWO HUNDRED AND TWENTY-THREE (223) SINGLE FAMILY LOTS TO BE KNOWN AS "CAESAR'S CROSSING". Roy Quintanilla addressed the commission as the developer of the property. The chairman then called for public comment and the following people addressed the commission: Brenda Broussard of 13816 Sierra Wind Blvd. voiced her concerns regarding traffic; she stated that a stop light is needed at U S 290 and Western Sky Blvd because it takes 2-10 minutes to get out of the subdivision in the morning. Beau Perry, City Engineer stated that a Traffic Impact Analysis (TIA) will be required. Dianne Smith ,18007 FM 1100, asked what would be built in this subdivision. Diane Dunigan, 17615 FM 1100, voiced her concerns about the width of Klaus Lane and her desire to keep farmland instead of build houses. Randolph

Wenzel, 13339 Klaus Lane, voiced his concerns about traffic and flooding of Klaus Lane at Western Sky Blvd. He stated that the chicken farm on Klaus Lane has 10-12 truck per day utilizing Klaus Lane. Pamela Bartee, 18317 Cloudmore Lane, and Board Member of the Westwind Homeowner's Association voiced her concerns about traffic stating that there are over 1200 cars per day going into the Westwind subdivision and that number will double. She also stated that Western Sky Blvd. is the only entrance/exit making evacuation of the subdivision difficult in an emergency. George Leamons, 13628 Sierra Wind Lane, expressed his concerns about traffic and access/egress. He stated that Western Sky Blvd. is not very wide and provided pictures of the retention pond and flagpole on either side and noted that there are only two hundred and fifteen feet (215') between them. He was also concerned that the crime rate will increase with this development. Darrell Wenzel of 13315 Klaus Lane asked of there will be any improvements to schools and the County Line Road lift station. He also stated that he drives an 18-wheeler and it is difficult to make the U-turn (at Western Sky Blvd.) John Fiig, Sr., 18401 Weatherby Ln. voiced his concerns about the intersection at Western Sky Blvd. and U S 290. He stated that the intersection is dangerous and that he almost had three collisions this week alone. Dianne Smith asked if any of the commission members been on Klaus Ln. Jason Tatum responded and stated that roads in general have been ten years behind in improvements. The Chair then asked for discussion or comments from the Commission. David Lanford stated that he is also concerned with traffic and that flooding was already a problem on Klaus Lane. He stated that the Developers will have to obtain Fire Chief's approval. He also stated that the Commission is required to approve (the subdivision) as long as it meets the letter of the law. Ronnie Creppon stated that TX-DOT required the median on Western Sky Blvd. He also stated that it is up to TX-DOT to put the (stop) light in. The Chair then asked for a motion. Ronnie Creppon moved that the Concept Plan for Caesar's Crossing be approved as presented, Jason Tatum seconded the motion, the motion passed unanimously.

4. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL FOR A ZONING CHANGE AND PLANNED DEVELOPMENT DISTRICT (PDD) SUBMITTED BY BEN SABEL FOR THE PROPERTY LOCATED IN THE MARY CHRISTIAN BURLESON HOMESTEAD SUBDIVISION, LOT 2, AND BEING APPROXIMATELY 22.065 ACRES, CITY OF ELGIN, BASTROP COUNTY, TEXAS FOR A MIXED USE DEVELOPMENT. Melissa Lipiec stated that the property has been sold and the new owner has approached the City with a unique development which would feature a mix of commercial, industrial, and agricultural uses and because of that they are requesting a special zoning to Planned Development District (PDD). She noted that the new owner is present as well as Owen Rock of the Elgin Economic Development Commission which is supporting this project. She then stated that at this time the Commission is being asked to recommend zoning of a PDD rather than just commercial or industrial. She stated that staff has been in negotiation with the developer. Beau Perry, City Engineer stated that this development is similar to the Elgin Agrarian project in that there will be a brewery and agricultural area. The difference is that this development will not have residential use. A traffic impact analysis will be required and they have submitted very minor changes to the code in their proposed PDD. There was a discussion about traffic conditions in the area. Jason Tatum asked if the PDD zoning will pass with the sale of the property. Beau Perry stated that the new owner would need to come before the Commission to change the zoning. Joseph Heron, developing partner stated that they have been operating a brewery in Austin successfully for eight years. He stated that they currently have fifteen employees and would add five more next year. The chairman then called for public comment. Dolores Haisler, 147 Haisler Lane, had a question about the agricultural portion and wanted to know what they were planning with the fence line adjoining her property. She also expressed her concerns about traffic and her animals. The Chair then asked for a motion. Ronnie Creppon moved that a zoning of PDD be recommended to the City Council, Dorothy McCarther seconded the motion, the motion passed unanimously.

ANNOUNCEMENTS: Melissa Lipiec stated that the City is close to making an offer for the Planning Director position. She also stated that Carlos Navejas has left employment with the City and his last day was April 18th. She also stated the Council has decided to move Code Enforcement under the Police Department. She then announced that the May

meeting would fall on the 27th which is Memorial Day. The commission agreed that the meeting should be moved to Wednesday, the 29th of May.

ADJOURN: The Chair adjourned the meeting at 7:57 pm.

Antonio Prete, Chair

ATTEST: Melissa Lipiec

Melissa Lipiec, Secretary