MINUTES
CITY OF ELGIN, TEXAS
PLANNING AND ZONING COMMISSION
PUBLIC HEARING – REGULAR MEETING
MONDAY, JUNE 24, 2019 – 6:30 P.M.

CALL TO ORDER: Chairman Prete called the meeting to order at 6:31 P.M. in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

Members present Antonio Prete, Jason Tatum, Ronnie Creppon, Dorothy McCarther, David Lanford, and Gilbert Rangel. Staff present were David Harrell, Planning and Community Development Director, Melissa Lipiec, Administrative Assistant, Beau Perry and Donald Heisch of TRC Companies. Brian Lundgren was absent.

PUBLIC COMMENT.
There were no citizen comments.

PUBLIC HEARING

1. PUBLIC HEARING ON A SPECIFIC USE PERMIT REQUEST THAT HAS BEEN SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS POST #6115 OWNER OF THE PROPERTY LOCATED AT 176 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-178, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, FOR A S-P SPECIFIC USE PERMIT TO CONSTRUCT A TWO HUNDRED AND TWENTY-FOOT (220') SELF SUPPORT TOWER (224' TO HIGHEST APPURTENANCE) A I00'XI00' FENCED COMPOUND, ACCESS ROAD AND NECESSARY UTILITY INFRASTRUCTURE. David Harrell announced that due to a noticing error the public hearing could not be held.

NEW BUSINESS

1. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON A SPECIFIC USE PERMIT REQUEST SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS POST #6115 OWNER OF THE PROPERTY LOCATED AT 176 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-178, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, FOR A S-P SPECIFIC USE PERMIT TO CONSTRUCT A TWO HUNDRED AND TWENTY-FOOT (220') SELF SUPPORT TOWER (224' TO HIGHEST APPURTENANCE) A I00'XI00' FENCED COMPOUND, ACCESS ROAD AND NECESSARY UTILITY INFRASTRUCTURE. David Harrell made an announcement that this item could not be considered due to a noticing error. On a motion by Ronnie Creppon, seconded by Gilbert Rangel, the commission unanimously voted to table this item until the July 15th agenda.

2. A PRELIMINARY PLAT REQUEST, FILED BY BGE, INC. FOR CENTEX LAND LTD., THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 345 OF THE WILLIAM HINES SURVEY NO. 53, BEING APPROXIMATELY 102.930 ACRES OF LAND (BEING

COMPROMISED OF TWO TRACTS; "TRACT I" BEING A 73.394 ACRE TRACT OF LAND AND "TRACT 2" BEING A 29.556 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBERS 2002236050 AND 1999124374 RESPECTIVELY), CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTY INTO FOUR (4) PHASE WITH A TOTAL OF 418 LOTS TO BE KNOWN AS "ELM CREEK NORTH". On a motion by Jason Tatum, seconded by Ronnie Creppon, the Commission voted unanimously to approve the preliminary plat.

3. A FINAL PLAT REQUEST, FILED BY BGE, INC. FOR CENTEX LAND LTD., THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 345 OF THE WILLIAM HINES SURVEY NO. 53, BEING APPROXIMATELY 24.265 ACRES OF LAND (BEING PART OF A 73.394 ACRE TRACT OF LAND AND A 29.556 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBERS 2002236050 AND 1999124374 RESPECTIVELY), CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTY INTO 109 LOTS TO BE KNOWN AS "ELM CREEK NORTH PHASE 1". On a motion by David Lanford, seconded by Dorothy McCarther, the Commission unanimously approved the Final Plat for Elm Creek North Phase 1 on the condition that the metes and bounds description be added to the plat.

4. PRELIMINARY PLAT REQUEST HAS BEEN FILED BY JAMES E. GARON AND ASSOCIATES FOR JUAN F. MARIN-ESQUIVEL, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 178 OF THE THOMAS GARRETSON SURVEY, AT 933 OLD MCDADE ROAD AND BEING APPROXIMATELY 1.250 ACRES OF LAND (BEING ALL OF THAT CERTAIN 1.250 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 201713727), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO PLAT ONE (1) LOT TO BE KNOWN AS"RANCHO FAM MARIN". Carlos Bahena, owner of adjacent property spoke at the meeting in opposition to this item. Antonio Prete stated that "Lot 1, Block A" needed to be added to the plat. On a motion by David Lanford, seconded by Gilbert Rangel, the Commission voted unanimously to approve the Preliminary Plat of Rancho Fam Marin.

5. A FINAL PLAT REQUEST, FILED BY JAMES E. GARON AND ASSOCIATES FOR JUAN F. MARIN-ESQUIVEL, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 178 OF THE THOMAS GARRETSON SURVEY, AT 933 OLD MCDADE ROAD AND BEING APPROXIMATELY 1.250 ACRES OF LAND (BEING ALL OF THAT CERTAIN 1.250 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 201713727), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO PLAT ONE (1) LOT TO BE KNOWN AS"RANCHO FAM MARIN". On a motion by Jason Tatum, seconded by Dorothy McCarther, the Commission voted unanimously to approve the Final Plat for Rancho Fam Marin on that condition that structures and contours be removed from the final plat.

6. A PRELIMINARY PLAT REQUEST HAS BEEN FILED BY FOUR A ENGINEERING FOR ARBEN SHAHOLLI, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT A20 THOMAS CHRISTIAN SURVEY, AT 501 E 2ND STREET AND BEING APPROXIMATELY 2.80 ACRES (BEING ALL OR PORTIONS OF LOTS 1-5, BLOCK 22 AS SHOWN ON THE PLAT OF RECORD IN CABINET 1, PAGE 100B), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS. Barry Barker, owner of adjacent property spoke in opposition to the subdivision citing drainage issues. Beau Perry stated that the developer has

been informed that he will be required to build Avenue G to City standards. On a motion by Dorothy McCarther, seconded by Jason Tatum, the Commission voted unanimously to approve the Preliminary Plat for Shaholli Estates.

EXECUTIVE SESSION
There was no executive session.

RECONVENE
There was no need to reconvene.

ANNOUNCEMENTS
Ronnie Creppon asked about approval of minutes and it was announced that minutes need to be approved for several meetings.

ADJOURNMENT
The Chairman adjourned the meeting at 7:24 P.M.

Brian Lundgren, Vice-Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by Jason Tatum, seconded by David Lanford the foregoing instrument was passed and approved on this 27 day of January, 2020.