

**MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING-SPECIAL MEETING  
MONDAY, SEPTEMBER 9, 2019**

**CALL TO ORDER:** Chair Antonio Prete called the meeting to order at 6:30 P.M.

**PRESENT:** Jason Tatum, Ronnie Creppon, Antonio Prete, Dorothy McCarther, Brian Lundgren, and David Lanford.

**STAFF:** David Harrell, Planning & Development Director.

**ABSENT:** Gilbert Rangel.

**PUBLIC COMMENT:** None

**NEW BUSINESS / PUBLIC HEARING**

1. REVIEW AND TAKE ACTION ON A FINAL PLAT SUBMITTED BY BELTON ENGINEERING INC. FOR JEFFERY CARTER, OWNER OF THE PROPERTY LOCATED AT 459 SOUTH STATE HIGHWAY 95, AND BEING APPROXIMATELY 57.313 ACRES AND AT 485 SOUTH STATE HIGHWAY 95, TRACT 1, AND BEING APPROXIMATELY 57.321 ACRES IN ABSTRACT 303, STOVAL, GEORGE H., CITY OF ELGIN EXTRATERRITORIAL JURISDICTION, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTIES INTO ONE HUNDRED AND THIRTY-SEVEN (137) LOTS TO BE KNOWN AS "THE ESTATES AT CARTER'S GROVE". The Chair opened the item and David Harrell read the staff report into the record, including the two (2) conditions recommended to the Commission for approval. No members of the public spoke to this item. Jeffrey Carter, the applicant, commented briefly regarding sidewalk-in-lieu fees, sidewalk construction, and parkland fees. The Chair conferred with Staff regarding parkland fees and it was eventually concluded this item overall has nothing to do with the plat. On a motion from David Lanford, seconded by Dorothy McCarther, the Commission unanimously approved the item with the following conditions: A) Sidewalk-in-lieu fee must be paid before recording of the final plat or a sidewalk constructed with approval of City and County; B) Surety bond, financial guarantee, or as-builts be constructed and approved by the City and County.

**ANNOUNCEMENTS:** Staff announced that changes were coming to the subdivision ordinance and they wanted to discuss how the Commission desired to hear these changes and the process of upcoming meetings. It was agreed to have some meetings upfront for discussion before the required public hearing for the recommendation on the item. The meetings would discuss the higher points of changes.

**ADJOURN:** Chair Antonio Prete adjourned the meeting at 6:55 P.M.

ATTEST:

  
David Harrell, Acting Secretary

  
Ronnie Creppon, Vice-Chair