**MINUTES**
**CITY OF ELGIN PLANNING AND ZONING COMMISSION**
**PUBLIC HEARING-REGULAR MEETING**
**MONDAY, SEPTEMBER 23, 2019**

**CALL TO ORDER:** The Vice-Chair called the meeting to order at 6:30 P.M.

**PRESENT:** Jason Tatum, Ronnie Creppon (Vice-Chair), Brian Lundgren, Dorothy McCarther, David Lanford, and Gilbert Rangel

**ABSENT:** Antonio Prete (Chair).

**STAFF:** David Harrell, Planning & Development Director; Melissa Lipiec, Administrator; Beau Perry, City Engineer; Mylan Shaunfield, City Attorney

**PUBLIC COMMENT:** Opened at 6:31 P.M., there were no public comments.

**CONSENT AGENDA:** On a motion from Jason Tatum, seconded by Brian Lundgren, the Commission unanimously approved the Minutes from the August 26, 2019 Regular Meeting and the September 9, 2019 Special Meeting.

**NEW BUSINESS / PUBLIC HEARING**

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT THAT HAS BEEN SUBMITTED BY DOUCET & ASSOCIATES ON PROPERTY IDENTIFIED BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248187 (BEING A TRACT OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAID 648.3 ACRE TRACT BEING ALL OF THAT CALLED 10.00 ACRE TRACT AND ALL OF THAT CALLED 315.26 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2008035688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T], AND BEING ALL OF THAT CALLED 127.535 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2008035687 [O.P.R.T.C.T], AND BEING ALL OF THAT CALLED 195.5 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2019016081 [O.P.R.T.C.T]) BEING +/- 648.3 ACRES IN SIZE AS LOCATED IN THE CITY OF ELGIN EXTRATERRITORAL JURISDICTION, COUNTY OF TRAVIS, TO DIVIDE THEIR PROPERTY INTO 301 LOTS TO BE KNOW AS "BRICKSTON PHASE 1". The Vice-Chair opened the item and David Harrell read the staff report into the record. The applicants did not speak on the item. No members of the public spoke to this item. The Board had brief discussion with the City Engineer on the traffic impact analysis report. On a motion from David Lanford, seconded by Jason Tatum, the Commission unanimously approved the item.

2. REVIEW AND TAKE ACTION 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 (VFW) 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, TX, TO CONSTRUCT A 220 FOOT SELF SUPPORTING TOWER (224 FOOT TO HIGHEST APPURTENANCE) A 100 FOOT BY 100 FOOT FENCED COMPOUND, ACCESS ROAD, AND NECESSARY UTILITY INFRASTRUCTURE. The Vice-Chair opened the item and David Harrell read the staff report into the record. Steve Woody, the applicant, presented information on Tillman Infrastructure and the proposed tower. Several members of the public spoke on the item, in particular Chuck Swain of 115 Bandera Woods, representing the Veterans of Foreign Wars Post #6115 spoke briefly stating that the income from the property rental of the proposed tower would be used to pay for two softball/little league fields. William Francis, Attorney representing SBA Monarch Towers III, LLC presented information and spoke in opposition to the proposed tower. Beth Martindale, Site Development Director for SBA Monarch Towers III, LLC spoke briefly regarding the company's willingness to accommodate AT&T's equipment requests. Micah King, Attorney for AT&T Mobility Services, Inc. spoke briefly regarding the open records request submitted by William Francis. David Deckert, a representative of AT&T spoke briefly explaining how the proposed tower will not interfere with the existing tower due to the fact that each carrier has a licensed spectrum that will prevent other carriers from operating in each other's spectrum. The Vice-Chair

then closed public comments and then read a letter received from Gena Carter, President of the Elgin Chamber of Commerce in support of the item into the record. On a motion from Brian Lundgren, seconded by Dorothy McCarther, the Commission unanimously voted to recommend approval of the Specific Use Permit for a period of five (5) years to the Elgin City Council.

3. REVIEW AND TAKE ACTION ON ORDINANCE AMENDING CHAPTER 46, ARTICLE II, DIVISION 3, SECTION 46-85 (BOARD OF ADJUSTMENT) MEMBERSHIP, APPOINTMENTS, GENERAL POWERS, ETC. IN ORDER TO REDUCE MEMBERSHIP FROM SEVEN (7) REGULAR MEMBERS TO FIVE (5) REGULAR MEMBERS PLUS ONE (1) SENIOR ALTERNATE MEMBER AND ONE (1) JUNIOR ALTERNATE MEMBER, PRESCRIBE ORDER OF AUTOMATIC ELEVATION, AND WHEN THE REGULAR, JUNIOR, AND SENIOR ALTERNATE MEMBERS CAN AND CANNOT VOTE FOR AN ITEM BEFORE THE BOARD OF ADJUSTMENT; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE. The Vice-Chair opened the item and David Harrell read the staff report into the record. No members of the public spoke to this item. Staff had brief discussion with the Commission concerning the basis of the Commission hearing the item, appointments of Board of Adjustment members by Council, and precisely how the proposed Ordinance would work. On a motion from Jason Tatum, seconded by Brian Lundgren, the Commission unanimously approved recommendation of the item to the Elgin City Council.

**ANNOUNCEMENTS:** David Harrell announced two workshops have been scheduled for October 21st and 22nd to review and discuss the proposed changes to the subdivision ordinance.

**ADJOURN:** The Vice-Chair adjourned the meeting at 7:47 P.M.

Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary