

**MINUTES
CITY OF ELGIN, TX
PLANNING AND ZONING COMMISSION
PUBLIC HEARING – REGULAR MEETING
MONDAY, OCTOBER 28, 2019 – 6:30 P.M.**

CALL TO ORDER:

Chair Antonio Prete called the meeting to order at 6:32 P.M. in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

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

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS

There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the following Minutes:
 - A. April 29, 2019 Regular Meeting
 - B. July 15, 2019 Special Meeting
 - C. September 23, 2019 Regular Meeting

Since the Commission desired discussion on these items, the Chair moved the entire consent agenda under new business as item 0.3.

NEW BUSINESS

- 0.3 Corrections to the following Minutes:
 - A. April 29, 2019 Regular Meeting – Ronnie Creppon stated that the day on the heading needs to be changed from 25 to 29.
 - B. July 15, 2019 Special Meeting – Ronnie Creppon stated that the Meeting was conducted by the Chair and not the Vice-Chair.
 - C. September 23, 2019 Regular Meeting - Ronnie Creppon stated that the motion on item #2 (Specific Use Permit for 220' self-supporting tower) included that renewal of the permit would be at the discretion of the Planning Director.

On a motion by David Lanford, seconded by Ronnie Creppon, the Commission voted unanimously to approve the above minutes with the noted corrections.

1. A Preliminary Plat for the "Altessa Subdivision" located on parcels of land known by the Travis County Appraisal District as Parcel's 358752 & 358761, located generally along the eastside of County Line Road, & located on parcels of land known by the Bastrop County Appraisal District as Parcel's R15378, R15672, & R69715 for a total of 1,158 lots on +/- 283.12 acres.
 - A. Staff Presentation
David Harrell gave his staff presentation. He stated that based on the information within the packet, staff believes there are no issues with approving the request.

- B. Applicant Presentation
Tyler Gatewood representing Brohn Homes was present to answer questions.
 - C. Open Public Hearing
The public hearing was opened at 6:39 P.M., no members of the public were present.
 - D. Close Public Hearing
The public hearing was closed at 6:39 P.M.
 - E. Commission Discussion
David Lanford had a question about the lot lines. Tyler Gatewood responded that they will have rear load lots so there will be an alley in which to access the properties. Ronnie Creppon asked why the lot sizes in this development did not meet the minimum size for R-3 zoning. Beau Perry, responded that there is a Development Agreement in place for this project due to the request for a Municipal Utility District. The Concept Plan was part of that agreement as well as the smaller lot sizes. Also covered in that agreement is the developer's contribution to County Line Road improvements in addition to a number of other public improvements. Antonio Prete asked if the subdivision will be phased. Tyler Gatewood responded that there will be eleven (11) phases. Mr. Gatewood also stated that they have set aside a twelve (12) acre site for a potential school and are in negotiations with the school district for their development. After more discussion the ~~Chair~~ ^{Chair} asked for a motion.
 - F. Consideration
On a motion by David Lanford, seconded by Brain Lundgren, the Commission voted unanimously to approve the Preliminary Plat for "Altessa Subdivision".
2. Project #201900548: An Ordinance annexing adjacent and contiguous territory to the City of Elgin, Texas to wit: 68.992 acres of land, lying in and being situated out of the Henry Martin Survey, Abstract 518 in Travis County, Texas and fully described in Exhibit "A" (generally known as Travis Co. Parcel Number 839520), attached hereto; providing for a savings clause and repealing conflicting ordinances and resolutions.
- A. Staff Presentation
David Harrell gave his staff presentation. He stated that state law requires the Commission to hold a hearing and on the proposed annexation and make recommendations to City Council. He stated the property is contiguous to the City Limits, is currently vacant and based on the information within the packet, staff believes there are no issues with approving the request.
 - B. Applicant Presentation
There was no applicant presentation.
 - C. Open Public Hearing
The public hearing was opened at 6:53 P.M., no members of the public were present.
 - D. Close Public Hearing
The public hearing was closed at 6:54 P.M.
 - E. Commission Discussion
David Lanford pointed out a typo on the proposed ordinance. David Harrell took note

and will correct if needed. It was stated that water will be provided by Aqua and the City will provide wastewater service for this property.

- F. Recommendation
On a motion by Brian Lundgren, seconded by Dorothy McCarther, the Commission voted unanimously to approve Project #201900548 recommending annexation of the 68.992 acres of land (to the City Council).
3. Project #201900538: An Ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, revised Code of Ordinances, City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map, to wit: to rezone as R-3 Single Family, Two-Family, Industrial Housing District, the property being approximately 68.992 acres of land, and being described in Exhibit "A" (generally known as Travis Co. Parcel Number 839520), attached hereto and providing for a savings clause and repealing conflicting ordinances and resolutions.
- A. Staff Presentation
David Harrell gave his staff presentation. He provided the Commission with a list of uses that would be allowed by right for R-3 Zoning. He stated that based on the information within the packet, staff believes there are no issues with recommending approval of the request.
 - B. Applicant Presentation
Michael Bowen of Thunder Horse Development gave a brief presentation and stated that he had submitted a concept plan that day for fifty foot (50') wide single-family home lots.
 - C. Open Public Hearing
The public hearing was opened at 7:05 P.M. The Chairman read a letter received by LW Ranch, LP in opposition to the zoning change.
 - D. Close Public Hearing
The public hearing was closed at 7:07 P.M.
 - E. Commission Discussion
David Lanford had a concern that granting the R-3 zoning would allow the property owner to build a manufactured home park on the property. Antonio Prete stated that he would like to see more R-1 zoned lots. Most developers today are pushing for smaller lots. After a bit more discussion the Chairman asked for a motion.
 - F. Recommendation
On a motion by Ronnie Creppon, seconded by Brian Lundgren, the Commission voted 4 to 1 to approve Project #201900538 recommending the zoning change from R-1 to R-3. Antonio Prete voted against the recommendation.
4. An ordinance amending Chapter 46 Subdivisions, revised Code of Ordinances, City of Elgin, Texas by amending Section 36.1 through Section 36.5, Section 36.29 through 36.31, Section 36.51, Section 36.52, Section 36.78 through 36.83, Section 36.110 through 36.112, Section 36.138, Section 36.140 through 36.143, Section 36.172 through Section 36.174, Section 36.202, Section 36.258, Section 36.281, Section 36.282, Section 36.284, Section 36.285, Section 36.288 through 36.310, Section 36.312, Section 36.313, Section 36.315, Section 36.338, Section 36.365 through 36.370, Section 36.399 through Section 36.401, Section 36.433, Section 36.513 through Section 36.515; deleting in their entirety Section 36.482, Section 36.483, Section 36.485, Section 36.486;

adding Section 36.5 through Section 36.12, Section 36.25 through Section 36.28, Section 36.32 through Section 36.39, Section 36.53 through Section 36.59, Section 36.77, Section 36.113, Section 36.175 through Section 36.177; repealing all other ordinances and parts of ordinances in conflict therewith; and providing a savings clause.

A. Staff Presentation

Staff began by stating that the Commission reviewed most of the proposed changes at the October 21, 2019 meeting and left off at the Parkland Section (Sec. 36-370).

B. Open Public Hearing

The public hearing was opened at 8:29 P.M., there were no members of the public present.

C. Close Public Hearing

The public hearing was closed at 8:30 P.M.

D. Commission Discussion

The Chairman decided to review the proposed changes item by item whereby Staff and Commission interacted on these items.

E. Recommendation

On a motion by David Lanford, seconded by Ronnie Creppon, the Commission voted unanimously to recommend approval of the proposed subdivision changes (to the City Council).

ANNOUNCEMENTS

David Harrell informed the Commission that the next two meetings would fall on the Mondays closest to the holidays and asked if they would like to move the meeting dates. It was decided that the November meeting would be moved to November 18 and the December meeting would be moved to December 16.

ADJOURNMENT

The Chairman adjourned the meeting at 8:34 P.M.

ATTEST:

Melissa Lipiec
Melissa Lipiec, Secretary

Brian Lundgren
Brian Lundgren, Vice-Chair

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