MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2017 – 6:30 PM

CALL TO ORDER Chairman Antonio Prete called the meeting to order at 6:35 PM.
PRESENT: Geno Chavarria, Brian Lundgren, Antonio Prete, David Lanford, Rudy L. Ramirez. Staff: Melissa Lipiec, Carlos Navejas and Michael Hinds
ABSENT: Ronnie Creppon and Dorothy McCarther
Guest: Gary Bellomy – Land Design Studio, Judy Horton – Point Rider Foundation, Jerry Horton – Point Rider Foundation, Cecilia Whitley, Leon Whitley

PUBLIC COMMENT: None

MINUTES: Brian Lundgren made a motion to approve the minutes of the August 28, 2017 meeting. Rudy L. Ramirez seconded the motion and a vote was taken. The vote was 4 yes, 0 no with David Landford abstaining due to the fact that he did not attend the meeting on August 28th. Motion passes.

UNFINISHED BUSINESS 1. None.

NEW BUSINESS

1. *Review and make possible recommendations to the Elgin City Council on an amendment to Chapter 46, Article IV, Division 10, Section 46-469 regarding the creation of planned development districts to remove the size requirement of 2 acres.* Melissa Lipiec addressed the committee and stated that the size limitation came to light with the request of the Point Rider Foundation for a Planned Development District. Their proposed development is in the downtown overlay zone which allows for mixed commercial and residential use but their total area is less than 2 acres. Staff consulted with the City Attorney and he recommended amending the ordinance to remove the size limitation. Planned Development Districts would be considered on an individual basis as they have been in the past. Chairman Prete then tabled this item so that agenda item #2 could be heard in order for the Commission to make an informed decision on the elimination of the size requirement.
2. *Review and make possible recommendations to the Elgin City Council on a zoning change request submitted by The Point Rider Foundation, Inc., agent for Mark W. Owen, the owner of the properties located in A18 Jonathan Burleson, Acres 0.179, 403 Central Avenue and Elgin City Block 10, Lots 1, 2, 3, 4 & 5, 104 South Avenue A, City of Elgin, County of Bastrop, Texas, to rezone the properties from R-2 to PDD (Planned Development District).* Chairman Prete announced that he received two written responses regarding the proposed zoning change and read the letters aloud. The first letter was from Patrick Dudley who owns property within 200' of the development and he was opposed to the zoning change. The second letter was from Amy Miller who is the Community Development Director as well as the Main Street Board Secretary for the City of Elgin and she was in support of the zoning change. Gary Bellomy of Land Design Studio then addressed the Commission as the representative of the Point Rider Foundation. He informed the Commission that the people behind the Point Rider Foundation were Judy and Jerry Horton who founded Down Home Ranch. He stated that this development would be for ranch residents who wanted to live in town and be within walking distance to facilities such as the park, the library and shopping. The development would consist of 8-10 one bedroom apartments, a caretaker's cottage, 2 story coffee shop, possible bed and breakfast and a future building possibly for a chapel or other gathering place. Parking needs would be limited to staff and visitors as residents did not have driver's licenses or own vehicles. The specific zoning items they were requesting (listed on page 5 of the zoning application) were gone over point by point and the commission discussed possible changes/contingencies: the multi-family zones would be limited to 15 one-story units per acre and head in parking on Central Avenue to match the other blocks on Central Avenue. Chairman Prete then tabled this item in order to vote on item #1.

3. Chairman Prete called for a motion on item number1. David Lanford made a motion to recommend to the Elgin City Council the amendment of Chapter 46, Article IV, Division 10, Section 46-469 regarding the creation of Planned Development Districts to remove the size requirement of 2 acres. Brian Lundgren seconded the motion and a vote was taken. The motion passed unanimously with a vote of 5 yes.
4. Chairman Prete then called for a motion on item #2. The commission then discussed the item and decided to contact Gary N. Cooke by phone to get his recommendations and comments on the zoning change. Gary N. Cooke agreed with the contingencies the Commission suggested. David Lanford made a motion to recommend to the Elgin City Council the zoning change from R-2 to Planned Development District with the following contingencies: the multi-family zones would be limited to 15 single-story units per acre and head in parking on Central Avenue instead of parallel parking. Brian Lundgren seconded the motion and a vote was taken. The motion passed unanimously with a vote of 5 for.

EXECUTIVE SESSION: None

ANNOUNCEMENTS: Melissa Lipiec announced that we received a subdivision request that is under review so there may be a meeting on October 30, 2017.

ADJOURNMENT: Antonio Prete adjourned the meeting at 7:41 PM

Antonio Prete
Chairman, Planning and Zoning Commission

ATTEST:

Melissa Lipiec
Acting Secretary, Planning and Zoning Commission