

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, MAY 18, 2020

CALL TO ORDER: The Chair called the meeting to order at 6:30 P.M. with the following members present via teleconference: Tony Prete, Ronnie Creppon, Gilbert Rangel, Brian Lundgren, Dorothy McCarther, and Jason Tatum (he joined at 7:20 P.M.).

ABSENT: David Lanford

STAFF: Staff present via teleconference were David Harrell - Development Services Director, Michael Gonzales - Public Works Director, Melissa Lipiec - Secretary, and Beau Perry - City Engineer.

NEW BUSINESS

1. Project #: 202000159: A re-plat for "Lots 2 and 3, Block A, Elgin Veterinary Clinic Addition" located on a parcel of land known by the Bastrop County Appraisal District as Parcels 11909, 14889, & 122457 located along the northside of U.S. Highway 290 just west of the intersection of U.S. Highway 290 & Roy Rivers Rd. for a total of four (4) lots on 7.983 acres of land.
 - A. Staff Presentation - David Harrell read his staff report into the record.
 - B. Applicant Presentation Vincent Musat of Foresite Group addressed the Commission and stated that they did not have a presentation but were present to answer any questions.
 - C. Open Public Hearing - The public hearing was opened at 6:36 P.M., no members of the public spoke at the hearing. David Harrell informed the commission that he had received a phone call on Friday, May 15th requesting information on the project. They were not opposed to the project.
 - D. Close Public Hearing - The public hearing was closed at 6:37 P.M.
 - E. Discussion - The Commission had questions in regard to water, wastewater, access and drainage for lot 2B. It was decided that a note would be added to the plat for lot 2A creating a public utility easement for lot 2B specific to water, wastewater, access and drainage. In addition, Tony Prete pointed out that the contour lines needed to be removed from the final plat and references to Bastrop County Commissioners removed from the notes.
 - F. Consideration - On a motion by Brian Lundgren to approve the plat with the noted changes discussed in subsection E, seconded by Dorothy McCarther, this item was unanimously approved by the Commission.
 2. Project #: 202000274: A subdivision variance from Section 36-172(a) to allow for the creation of a new commercial lot without street frontage along U.S. Highway 290 on Bastrop County Appraisal District Parcel 47892 located along the westside of U.S. Highway 290 at the railroad tracks.
 - A. Staff Presentation - David Harrell read his staff report into the record.
 - B. Applicant Presentation - There was no applicant presentation.
 - C. Open Public Hearing - The public hearing was opened at 7:07 P.M., David Harrell indicated no members of the public contacted him to give public input.
 - D. Close Public Hearing - The public hearing was closed at 7:08 P.M.
 - E. Discussion - The Commission had questions regarding the variance request which they needed answered before they could decide whether to grant the variance. Consent to table (continue) the item was requested from and granted by the applicant.
- Jason Tatum joined the teleconference at 7:20 P.M.
- Gary Jones of Binkley & Barfield joined the teleconference at 7:22 P.M.
- F. Consideration - Ronnie Creppon made a motion to table (continue) the item to May 26, 2020 at 6:30 P.M. Gilbert Rangel seconded the motion and a vote was taken. The motion passed unanimously.

3. Project #: 202000277: A time extension for Eagles Landing Phase II approved preliminary plat located on a parcel of land known by the Travis County Appraisal District as Parcel 576925, located at the dead end of Golden Eagle Way.
- A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – There was no applicant presentation, but Blake Reed was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:34 P.M., David Harrell indicated no members of the public contacted him to give public input.
 - D. Close Public Hearing – The public hearing was closed at 7:35 P.M.
 - E. Discussion – The Commission discussed the length of the extension (one year from February 27, 2020) in relation to the current code. It was determined that once the extension expired on February 27, 2021; the applicant would be required to submit a new preliminary plat if no final plat had been approved.
 - F. Consideration – On a motion by Jason Tatum, seconded by Dorothy McCarther, the motion passed unanimously.

ANNOUNCEMENTS: David Harrell announced that the May 26, 2020 Special Meeting and the June 22, 2020 Regular Meeting would be via teleconference.

ADJOURN: The Chair adjourned the meeting at 7:42 P.M.

ATTEST: David Harrell
ACTING SECRETARY

At 1.2
Antonio Prete, Chair

On a motion by Brian Lundgren, seconded by Jason Tatum the
foregoing instrument was passed and approved on this 26th day of OCTOBER, 20 20.