

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, AUGUST 24, 2020

CALL TO ORDER: The Chair called the meeting to order at 6:33 P.M.

PRESENT: Development Services Director David Harrell called roll with the following members present: Antonio Prete, Brian Lundgren, Jason Tatum, Dorothy McCarther, and David Lanford.

ABSENT: Ronnie Creppon and Gilbert Rangel.

STAFF: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Michael Gonzales, Public Works Director; Owen Rock, Economic Development Director; Donald Heisch of TRC Solutions; Beau Perry, City Engineer.

CONSENT AGENDA

All matters listed below are to be considered routine by the Commission and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

1. March 23, 2020 Minutes.
2. May 18, 2020 Minutes.
3. June 22, 2020 Minutes.

The chairman asked if anyone had any corrections for the meeting. Seeing that there were none, he then asked all in favor or approving the minutes as presented. All four members responded aye. The minutes passed unanimously.

NEW BUSINESS

1. Project #: 202000489: A final plat for "Elm Creek North Phase 3" located on a parcel of land known by the Travis County Appraisal District as Parcel 922752, located generally between U.S. Highway 290 and Red Elm Parkway and adjacent to Phases I and II Final Plats, for a total of 115 lots on 23.194 acres of land.
 - A. Staff Presentation – David Harrell read the staff report into the record.
 - B. Applicant Presentation – Tim Holland of BGE Inc. was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:37 P.M. David Harrell indicated that no members of the public provided comments for the meeting.
 - D. Close Public Hearing – The public hearing was closed at 6:38 P.M.
 - E. Discussion – None.
 - F. Consideration – Brian Lundgren moved that the final plat for Elm Creek North Phase 3 be approved as presented. Jason Tatum seconded, and David Harrell took a roll call vote. It was discovered that David Lanford was experiencing technical difficulties so Brian Lundgren moved that the item be tabled until David Lanford could return to the meeting. Jason Tatum seconded the motion, so the item was tabled.

David Harrell requested a 5-minute recess. The meeting was recessed at 6:41 P.M.

NEW BUSINESS (Cont.)

The meeting was re-adjoined at 6:45 P.M. with the following members present: Antonio Prete, Jason Tatum, Brian Lundgren, David Lanford and Dorothy McCarther.

- F. Consideration (Cont.) – Chairman Antonio Prete restated that there was a motion made by Brian Lundgren and seconded by Jason Tatum to approve item number 1. David Harrell polled the commission for their votes. The item passed unanimously with a vote of five (5) for and zero (0) against.
- 2. Project #: 202000557: A final plat for “Peppergrass Phase 1A” located on a parcel of land known by the Travis County Appraisal District as Parcel 557529, located at the northeast corner of County Line Road and Raymond Johnson Road for a total of 44 lots on 8.23 acres of land.
 - A. Staff Presentation – David Harrell announced that Ronnie Creppon was in his office and then read his staff report into the record.
 - B. Applicant Presentation – Scott Miller of Ranch Road Development was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:53 P.M. David Harrell indicated that no members of the public provided comments for the meeting
 - D. Close Public Hearing – The public hearing was closed at 6:54 P.M.
 - E. Discussion – David Lanford asked why the phase was split up. Scott Miller responded that it was for financial reasons and due to COVID-19.
 - F. Consideration – Jason Tatum moved that the Commission approve the final plat of Peppergrass Phase 1A. Ronnie Creppon seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of six (6) for and zero (0) against.
 - 3. Project #: 202000606: A final plat for “Peppergrass Phase 1B” located on a parcel of land known by the Bastrop County Appraisal District as Parcel 15615 located along Farm to Market (FM) 1100 and contiguous to the proposed Peppergrass Phase 1A Final Plat for a total of 31 lots on 6.21 acres of land.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – None.
 - C. Open Public Hearing – The public hearing was opened at 6:58 P.M.
 - D. Close Public Hearing – Since there were no public comments, the public hearing was closed at 6:58 P.M.
 - E. Discussion - None
 - F. Consideration – Jason Tatum moved that the final plat for Peppergrass Phase 1B be approved as presented. Dorothy McCarther seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of six (6) for and zero (0) against.

NEW BUSINESS (Cont.)

4. An Ordinance amending Chapter 46, Article IV, Code of Ordinances, City of Elgin, Texas by amending Division 9, "I" General Industrial District; providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Applicant Presentation – David Harrell read his staff report into the record.
 - B. Open Public Hearing – The public hearing was opened at 7:02 P.M. David Harrell indicated that no members of the public provided comments for the meeting.
 - C. Close Public Hearing – The public hearing was closed at 7:02 P.M.
 - D. Discussion – There was some discussion regarding existing commercial use in industrial zones in which staff provided input.
 - E. Recommendation – Jason Tatum moved that the ordinance be recommended for approval. Dorothy McCarther seconded the motion and David Harrell took a roll call vote. The motion passed with a vote of five (5) for and zero (0) against. David Lanford did not vote on the item due to technical difficulties.
5. Project # 202000558: 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 rezoning to "I" General Industrial District the property being approximately 66.22 acres in Elgin Business Park Part III, Block A, Lot 2 & the property being 14.73 acres out of the A59 Elizabeth Standifer Survey, said tracts being more described in Exhibit "A" (known as Bastrop Co. Parcels Number 8712052 & 47326); and providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Applicant Presentation – David Harrell read his staff report into the record.
 - B. Open Public Hearing – The public hearing was opened at 7:23 P.M. David Harrell stated we received one (1) inquiry into the zoning change, but that individual was neutral to the item.
 - C. Close Public Hearing – The public hearing was closed at 7:24 P.M.
 - D. Discussion - There was some discussion regarding buffers in industrial zones and exactly which parcels were being re-zoned.
 - E. Recommendation – Jason Tatum moved to recommend approval of the item. Brian Lundgren seconded the motion and David Harrell took a roll call vote. The motion passed with a vote of five (5) for and zero (0) against. David Lanford did not vote on the item due to technical difficulties.

ANNOUNCEMENTS

David Harrell announced that the Council Chambers has moved to a larger facility in the Library and the next in person meeting would be held there.

ADJOURNMENT

The meeting was adjourned at 7:37 P.M.

7-18

Antonio Prete, Chairman

ATTEST:

David Harrell, Acting Secretary

