MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, OCTOBER 26, 2020

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

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

COMMISSION ABSENT: Gilbert Rangel.

STAFF PRESENT: David Harrell, Development Services Director; Sharon Auvenshine, Acting Secretary; Michael Gonzales, Public Works Director; 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.
4. August 24, 2020 Minutes.

Item 4 was pulled from the agenda by the Chair due to an error in the Minutes and made it New Business Item 0.5. Antonio Prete moved that the Commission approve the consent agenda except Item #4. 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.

NEW BUSINESS

0.5 August 24, 2020 Minutes: Correction made to the attendance which makes Dorothy McCarther and Ronnie Creppon present for this meeting. Ronnie Creppon moved the Commission approve the corrected Minutes. 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.

Due to a conflict of interest on Item #1, Chair Prete recused himself from the meeting and let Vice-Chair Lundgren take over the meeting. The Chair deactivated his video and microphone at this time.

1. Project #: 202000856: A replat for "Replat Solid Ground" located on parcels of land known by the Bastrop County Appraisal District as Parcels 12876 and 2.38 acres of land within old right-of-way of U.S. 290 as described in Volume 103, Page 273 of Deed Records of Bastrop County, Texas in order to create 3 new lots out of 1 existing lot and un-platted tract on 5.265 acres of land.
    A. Staff Presentation – David Harrell read the staff report into the record. Mr. Creppon had a question regarding drainage and the City Engineer answered the question. Mr. Lanford had a question regarding access to the new lots, City Staff and the applicant answered the question. Mr. Tatum had a question regarding parking and the City Engineer answered the question. David Harrell indicated that thirty-seven (37) notices were sent out for noticing requirements and they only received one (1) phone call and it was neutral.

NEW BUSINESS (Cont.)

B. Applicant Presentation – Jeanne Dube (Bracewell) had no presentation but was present to answer any questions.

C. Open Public Hearing – The public hearing was opened at 6:48 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 6:48 P.M.

E. Discussion – Discussion handled in subsection A, no additional discussion.

F. Consideration – David Lanford moved that the Commission approve the project. Ronnie Creppon seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of five (5) for and zero (0) against.

Vice-Chair Lundgren relinquished control of the meeting to Chair Prete after the completion of Item #1 and the Chair reactivated his video and microphone and resumed control of the meeting.

2. Project #: 202000618: A final plat for "Peppergrass Phase 1C" located on parcels of land known by the Travis County Appraisal District as Parcel 557529 & Bastrop County Appraisal District as Parcel 15615 located just north of Farm to Market (FM) 1100 and contiguous to the approved Peppergrass Phase 1A & 1B Final Plats for a total of 48 lots on 6.21 acres of land.
   A. Staff Presentation – David Harrell read the staff report into the record.

   B. Applicant Presentation – Christopher Reed of Doucet and Associates had no presentation but was present to answer any questions. There was some discussion between Development Services Director, City Engineer, and applicant regarding Rush Lane and its location to development to the north that was resolved during the meeting.

   C. Open Public Hearing – The public hearing was opened at 6:57 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 6:57 P.M.

   E. Discussion – Discussion handled in subsection B, no additional discussion.

   F. Consideration – Brian Lundgren moved that the Commission approve the project. Jason Tatum 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. An Ordinance amending Chapter 44, Article II, Code of Ordinances, City of Elgin Texas, by amending Division One, residential requirements, non-residential and multi-family requirements, and irrigation; providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Applicant Presentation – David Harrell read his staff report into the record. Discussion between Commission and Staff included current landscaping standards, application of these proposed standards, irrigation, and cost of irrigation improvements.

   B. Open Public Hearing – The public hearing was opened at 7:20 P.M. David Harrell indicated that no members of the public provided comments for the meeting.

NEW BUSINESS (Cont.)

C. Close Public Hearing – The public hearing was closed at 7:20 P.M.

D. Discussion – Discussion handled in subsection A, no additional discussion.

E. Recommendation – Brian Lundgren moved that the ordinance be recommended for approval with the condition that the proposed irrigation changes by City Staff be removed from the proposed Ordinance. David Lanford seconded the motion and David Harrell took a roll call vote. The motion passed with a vote of six (6) for and zero (0) against.

ANNOUNCEMENTS

David Harrell announced that the Commission may meet in person for the December meeting at the new Council Chambers in the Civic Center portion of the Library. Beau Perry updated the Commission on the Trinity Ranch Municipal Utility District in the City ETJ within Bastrop County.

ADJOURNMENT

The meeting was adjourned at 7:28 P.M.

Antonio Prete, Chairman

ATTEST: _____
Sharon Auvenshine, Acting Secretary

On a motion by RONNIE CREPPON, seconded by DAVID LANFORD the foregoing instrument was passed and approved on this 21ST day of DECEMBER, 2020.