

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 25, 2021**

CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:32 P.M. at the Studio/Activity Room, Elgin Parks & Recreation Center located at 361 N. Hwy 95, Elgin, TX U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Brian Lundgren, Dorothy McCarther, Ronnie Creppon, Jason Tatum, Scott Mackay, and David Lanford.

COMMISSION ABSENT: None.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry & Derek Klenke, TRC Engineers (3rd Party City Engineers).

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

CONSENT AGENDA

1. September 27, 2021, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, Brian Lundgren seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

NEW BUSINESS

1. Project #: 202101343: A preliminary plat for “Elm Creek Northwest” located on a parcel of land known by the Travis County Appraisal District as Parcel 248253, located west of Elm Creek North development along U.S. Highway 290 on 623 lots on 175.78 acres of land.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – Tim Holland c/o BGE Inc, applicant, indicated to the Commission that the County does not have regulations on lot sizes, the Commission had approved the original older portion of Elm Creek in 2002, he indicated that the original concept plan and preliminary plat for both Elm Creek North and Elm Creek NW were submitted to and approved by the City and that these are grandfathered in his opinion.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion – The Commission discussed with City Staff along with the applicant the current subdivision requirements, previous subdivision requirements, annexation along U.S. Hwy 290 of one (1) foot on either side of right-of-way, sewer capacity regarding Brickston (Development), Novinger Development Agreement in relation to lot sizes, shot clock (State law regarding hearing of plats), number of subdivision accesses, likelihood of annexing Municipal Utility District, arterial system in subdivision, lack of interconnectivity with Brickston, seeking potential legal input regarding approval, and the potential of tabling the item.

NEW BUSINESS (Cont.)

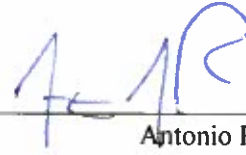
- F. Consideration – Scott Mackey made a motion to deny the item, seconded by David Lanford. The motion failed by a vote of three (3) to four (4). On a second motion Jason Tatum made a motion to approve the item, seconded by Dorothy McCarther. The motion passed by a vote of four (4) to three (3).
- 2. An Ordinance Adding Chapter 48 Site Development, Revised Code of Ordinances, City of Elgin, Texas 2013 repealing all other ordinances and parts of ordinances in conflict therewith; and providing for a savings clause.
 - A. Staff Presentation – David Harrell indicated most of the new Code was borrowed from the Subdivision Code and those portions should not be covered in detail within the presentation. However, there were green highlights covering portions of the Code which was entirely new which he would like to go over in detail. The Chair allowed for this type of presentation.
 - B. Open Public Hearing – The public hearing was opened at 7:46 P.M. with no members of the public to speak on the item.
 - C. Close Public Hearing – The public hearing was closed at 7:46 P.M.
 - D. Discussion – There was no discussion on this item.
 - E. Recommendation – Scott Mackey made a motion to table the item until the next month, seconded by Brian Lundgren. The motion passed unanimously by a vote of seven (7) to zero (0). Mr. Harrell asked the individual Commission members email comments and concerns directly to him and not to include any other members in the email.
- 3. An Ordinance Amending Chapter 44 Vegetation, Article I In General, Division I Generally; Chapter 44, Vegetation, Article II Landscaping, Division 3 General Requirements and Standards; and providing for a savings clause and repealing conflicting ordinances or resolutions.
 - A. Staff Presentation – David Harrell indicated that the purpose of the Code change is not to prohibit the use of above ground hose irrigation but to modify it for certain items. Beau Perry offered input regarding functionality of the proposed changes regarding vegetation.
 - B. Open Public Hearing – The public hearing was opened at 7:54 P.M. with no members of the public to speak on the item.
 - C. Close Public Hearing – The public hearing was closed at 7:54 P.M.
 - D. Discussion – The Commission discussed with City Staff the proposed changes regarding new versus existing developments, incentivizing lower water requirements regarding vegetation, and minimum vegetation requirements.
 - E. Recommendation – Ronnie Creppon made a motion to recommend approval with elimination of “newly installed” from the proposed changes, seconded by Jason Tatum, this was partially voted on and then the motion was rescinded by Ronnie Creppon, the original maker of the motion, during the vote. Scott Mackay made a motion to table the item until next month with comments to be provided to Staff Advisor, seconded by David Lanford. The motion passed unanimously by a vote of seven (7) to zero (0).

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

The meeting was adjourned by the Chair at 8:12 P.M.



Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Dorothy McCarther
the foregoing instrument was passed and approved on this 22nd day of November 2021.