MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 20, 2021

CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

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

COMMISSION ABSENT: Dorothy McCarther & Scott Mackay.

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

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

CONSENT AGENDA

1. November 22, 2021, Minutes.

   Vice-Chair Ronnie Creppon moved that the Commission approve the consent agenda, Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

NEW BUSINESS

1. Project #: 202100657: A final plat for "Harvest Ridge Section 2" located on parcels of land known by the Travis County Appraisal District as Parcel 358752 and the Bastrop County Appraisal District as Parcel R15378, located adjacent to Harvest Ridge Phase I and near the intersection of County Line Road and Golden Eagle Dr. on the eastside of County Line Road for a total of 168 lots on 37.26 acres of land.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
   B. Applicant Presentation – Applicant was not present for the meeting.
   C. Open Public Hearing – The public hearing was opened at 6:36 P.M. with no members of the public to speak on the item.
   D. Close Public Hearing – The public hearing was closed at 6:36 P.M.
   E. Discussion – There was discussion between the Commission and City Staff regarding whether to make a note of the name change from Altessa to Harvest Ridge.
   F. Recommendation – Vice-Chair Ronnie Creppon made a motion to approve of the item, seconded by Brian Lundgren. The motion passed unanimously by a vote of five (5) to zero (0).

NEW BUSINESS (Cont.)

2. Project # 202100636: A final plat for "Trinity Ranch Phase 1, Section 1" located on parcels of land known by the Bastrop County Appraisal District as Parcels 99257 and 11949, located south of the intersection of Swenson Blvd. and Dildy Dr. for a total of 155 lots on 37.31 acres of land.
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Tim Holland c/o BGE, Inc. had no presentation but indicated he was here to answer questions.

    C. Open Public Hearing – The public hearing was opened at 6:41 P.M. with no members of the public in attendance to speak on the item.

    D. Close Public Hearing – The public hearing was closed at 6:41 P.M.

    E. Discussion – There was discussion between the Commission and the applicant regarding number of accesses for the development in relation to the Fire Code. The applicant indicated they were thinking of having Phase 3 for the second access point.

    F. Consideration – Jason Tatum made a motion to approve of the item, seconded by Brian Lundgren. The motion passed unanimously by a vote of five (5) to zero (0).

3. Project # 202101262: A final plat for "Trinity Ranch Phase 1, Section 2" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11949, located east and south of the Trinity Ranch Phase 1, Section 1 for a total of 137 lots on 38.72 acres of land.
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Tim Holland c/o BGE, Inc. had no presentation but indicated he was here to answer questions.

    C. Open Public Hearing – The public hearing was opened at 6:49 P.M. There were no members of the public present to offer comments.

    D. Close Public Hearing – The public hearing was closed at 6:49 P.M.

    E. Discussion – There was discussion between the Commission and City Staff regarding number of accesses for the development in relation to the Fire Code.

    F. Consideration – David Lanford made a motion to approve of the item, seconded by Brian Lundgren. The motion passed unanimously by a vote of five (5) to zero (0).

OLD BUSINESS

1. 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 he desired the item to be tabled until next month if desired by the Commission. This was affirmed by the Chair Antonio Prete.

    B. Discussion – The Commission and City Staff discussed the dates, times, and locations of the proposed workshops and January hearing date.

    C. Recommendation – Jason Tatum made a motion to table the item until January 24th and to have a minimum two (2) workshop meetings starting at 6:00 P.M. on January 19th & January 20th at the Public Library Annex (Civic Center), seconded by Vice-Chair Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

ANNOUNCEMENTS

Jason Tatum asked about getting together with other appointed City Boards for a holiday party. It was suggested that a budget be set. There was a consensus on this idea from the Commission.

ADJOURNMENT

The meeting was adjourned by the Chair at 7:00 P.M.

Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by BRIAN LUNDGREN, seconded by RONNIE CREPPON the foregoing instrument was passed and approved on this 24th day of January 2022.