MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 24, 2022

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:31 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, Scott Mackay, Brian Lundgren, Jason Tatum (arrived at 6:32 P.M), and David Lanford (arrived at 6:32 P.M).

COMMISSION ABSENT: Dorothy McCarther.

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

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

III. CONSENT AGENDA

1. December 20, 2021, Minutes.

   Brian Lundgren moved that the Commission approve the consent agenda, Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202101723: A preliminary plat for "Creeks Crossing" located on a parcel of located on a parcel of land known by the Travis County Appraisal District as Parcel 248208, located near the intersection of Klaus Ln. and Westwind Blvd. and contiguous to the Westwind Subdivision, for a total of 284 lots on 68.314 acres of land.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – John Hines, applicant, indicated he had no presentation but was there to answer questions.

   C. Open Public Hearing – The public hearing was opened at 6:37 P.M. with no members of the public to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:37 P.M.

   E. Discussion – There was discussion between the Commission & City Staff concerning traffic, drainage, & access from Western Sky Blvd. in relation to proposal; neighboring development in relation to the throughfare plan with new north-south arterial starting in this Plat; approved PDD standards; and future subdivision construction.

   F. Consideration – Jason Tatum made a motion to approve of the item, seconded by David Lanford. The motion passed unanimously by a vote of six (6) to zero (0).

IV. NEW BUSINESS (Cont.)

Due to a conflict of interest, the Chair relinquished control of the next item to the Vice Chair and removed himself from the dais.

2. Project # 202101744: 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 rezone land from "R-3" Single Family, Two Family, and Industrialized Housing District & "C-3" Highway Commercial District to "A" Multiple Family Residential District located on parcels of land known by the Bastrop County Appraisal District as Parcels 55724, 133717, 8701937, parts of 60525, & parts of 118920, located between Roy Rivers Rd., Lee Dildy Dr., & Saratoga Farms Blvd. (A59 STANDIFER, ELIZABETH ACRES 9.755, [PART OF] A59 STANDIFER, ELIZABETH ACRES 8.566, [PART OF] A18 BURLESON, JONATHAN ACRES 5.4802, SARATOGA FARMS SUBDIVISION SECTION 2, ACRES 0.03, & ABS A59 STANDIFER, ELIZABETH TRACT 2, 0.1111 ACRES), being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Bill Caudill c/o Elgin 290 LLC, applicant, indicated he was there to answer any questions, indicated that real estate experts are here to state that apartments are the best use of the land, recommend adopt staff recommendation, and that he and other representatives (Bruce Meyers) were here to answer questions. Bruce Meyers presented the criteria they look for regarding location of apartment developments.

    C. Open Public Hearing – The public hearing was opened at 7:08 P.M. with five (5) members of the public in attendance to speak on the item.

        Taneia Cruz, 104 Travers Stakes Trail, spoke against the rezoning.

        Bili Wallace, 200 Saranac Drive, spoke against the rezoning.

        Cynthia Aranda, 111 Cates Cove, spoke against the rezoning.

        David Massex, 105 Travers Stakes Trail, spoke against the rezoning.

        Latesha Jackson, 106 Travers Stakes Trail, spoke against the rezoning.

    D. Close Public Hearing – The public hearing was closed at 7:25 P.M.

    E. Discussion – There was discussion between the applicant's representatives and Commission discussed site lines; floodplains; and proposed development pattern. The Commission and City Staff had discussions regarding setbacks for zoning, permitted uses, traffic impact analysis, traffic flows on U.S. Hwy. 290 and Roy Rivers Rd.; 200' State Law notification standards; Land Use as defined in the Comprehensive Plan; infill development; spot zoning; and connection of Roy Rivers Rd. into Littig Rd. Commission members discussed amongst themselves with transitional housing; surrounding development patterns; other development patterns of site (i.e., duplexes); no ability to lock in multifamily development plan with proposed "A" zoning;

IV. NEW BUSINESS (Cont.)

F. Recommendation – Jason Tatum made a motion to recommend approval of the item, motion died due to a lack of a second. Jason Tatum then made a motion to recommend denial, seconded by David Lanford. The motion to recommend denial passed by a vote of three (3) to two (2).

After Item #2 had been completed the Vice-Chair relinquished control back to the Chair and he took a seat back at the dais.

After assuming control at the dais, the Chair declared a momentary recess at 8:02 P.M.

The Chair called the meeting back to Order at 8:05 P.M.

3. An Ordinance amending Chapter 46 Zoning, Article V Supplementary District Regulations, Division 5 Off Street Automobile and Vehicle Parking and Loading, Code of Ordinances, City of Elgin, TX by eliminating minimum parking requirements and setting maximum parking requirements in certain areas of the City; and providing for a savings clause and repealing conflicting Ordinances and Resolutions.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Open Public Hearing – The public hearing was opened at 8:10 P.M. There were one (1) member of the public and one (1) City Staff member in attendance to speak on the item.
      W.C. Estes, 902 N. Main St., spoke in favor of the proposed Ordinance changes.

      Amy Miller, City Community Development Director, indicated the Main Street Board recommended approval of the item.

   C. Close Public Hearing – The public hearing was closed at 8:15 P.M.

   D. Discussion – Commission and City Staff discussed issues with wayfinding signage; size of on-street parking stalls; and extension of district beyond City Staff proposal. Commission members discussed timeframe associated with getting a variance and delay of business opening.

   E. Recommendation – Scott Mackay made a motion to approve of the item with the following conditions: 1) Addition of areas to the north to be bounded by Avenue C, Lexington Ave., and the railroad tracks; 2) To have the City include free parking signage in the large area parking lots; seconded by Vice-Chair Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

V. 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 that the workshop was held on January 19 and from that workshop there were changes that had to be drafted, but he had not gotten the chance to get that completed before this meeting. He desired the item to be tabled until next month if desired by the Commission.

   B. Discussion – None.

   C. Recommendation – Jason Tatum made a motion to table the item until the next meeting, seconded by Vice-Chair Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

VI. ANNOUNCEMENTS

None

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 8:31 P.M.

AR

Antonio Prete, Chair

ATTEST: Melissa Lipiec

Melissa Lipiec, Secretary

On a motion by SCOTT MACKAY, seconded by JASON TATUM the foregoing instrument was passed and approved on this 28th day of February 2022.