

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 27, 2022**

I. 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, Scott Mackay, Jason Tatum, and David Lanford.

COMMISSION ABSENT: Dorothy McCarther

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

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

III. CONSENT AGENDA

1. May 23, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, David Lanford seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202200066: 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 from R-3 to C-2 on Lot 1, Block J, Saratoga Farms Subdivision Section 6 (1.026 acres); 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 – Matt Synatschk, applicant, was present and conducted a presentation. He indicated the site is designated commercial on the plat and the idea was to allow for commercial that the surrounding residences can use.
 - C. Open Public Hearing – The public hearing was opened at 6:41 P.M. with two (2) members of the public present and they offered the following public comments:
 - i. Lauren Hinds, 110 Insider Loop, spoke in opposition to the item.
 - ii. Tania Cruz, 104 Travers Stakes Trail, spoke in opposition to the item.
 - D. Close Public Hearing – The public hearing was closed at 6:44 P.M.
 - E. Discussion – There was discussion between the Commission and Staff regarding 200 notifications, history associated with surrounding zoning, potential development on the proposed rezoned lot, lot access onto Lee Dildy Dr., and original Saratoga Farms Plats.

- F. Consideration – Jason Tatum made a motion to recommend denial of the item; seconded by David Lanford. The motion passed by a vote of three (3) to two (2).

V. WORKSHOP

1. Review, discuss, and provide input for Eagles Landing Phase 5 PDD Rezoning.

David Harrell conducted a power point presentation of the staff report. Beau Perry presented maps of the development and provided additional information regarding the project. City Staff and Commission discussed proposed north-south arterial and this portion of it through the development and development standards for project and neighboring areas.

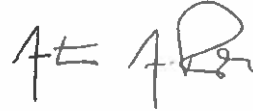
Some of the Commission individual members expressed concerns with the small size of the lots and some spoke in favor of the extension of the north-south arterial roadway from Carlson Ln.

VI. ANNOUNCEMENTS

David Harrell announced that the quarterly State law requirements would begin sometime in August, which gives the Council more time to fill the vacant position.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 7:34 P.M.



Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by SCOTT MACKAY, seconded by RONNIE CREAN
the foregoing instrument was passed and approved on this 25th day of July 2022.