

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 24, 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, Dorothy McCarther, Jason Tatum, and David Lanford.

COMMISSION ABSENT: Berney Williams

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 desired to speak on this item.

III. CONSENT AGENDA

1. September 26, 2022, Minutes.

David Lanford moved that the Commission approve the consent agenda, 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 #: 202200122: 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-2” Single Family and Garage Apartment District to “C-2” General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 12934, located at 518 S. Ave. D (SMITH, J. S., LOT 86 (105 X 250), ACRES 0.602), 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 – Zaherali Charoliya, applicant, indicated a desire to rezoning this lot in order to expand the parking lot due to issues with access and accidents.
 - C. Open Public Hearing –The public hearing was opened at 6:38 P.M. with three (3) members of the public to speak and they offered the following public comments:
 - i. Israel Mendoza, 601 S. Main St., spoke in opposition to the item.
 - ii. Michael Morales, 682 Pleasant Grove Rd., spoke in opposition to the item.
 - iii. Javier Madera, 520 S. Ave. D., spoke in opposition to the item.
 - D. Close Public Hearing – The public hearing was closed at 6:44 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – There was discussion between the Commission and the City Staff regarding screening standards, setbacks, site access, site history, zoning history of area, & site development process.
 - F. Recommendation – Jason Tatum, made a motion to recommend approval of the item, seconded by Ronnie Creppon. The motion passed unanimously by a vote of six (6) to zero (0).
2. Project #: 202200094: A preliminary plat for “Briarwood Preliminary Plat” located on a parcel of land known by the Travis County Appraisal District as Parcel 248232, located west of County Line Rd. & south of FM 1100, for a total of 804 lots in 20 blocks on 205.433 acres of land.
- A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Joseph Yaklin, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:05 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:05 P.M.
 - E. Discussion – There was discussion between the Commission and City Staff regarding changes between the concept plan and preliminary plat & utilities.
 - F. Consideration – Scott Mackay made a motion to approve the item, seconded by Ronnie Creppon. The motion passed unanimously by a vote of six (6) to zero (0).
3. Project #: 202200088: A preliminary plat for “Trinity Ranch Phase 2 Preliminary Plat”, located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11949, located west of Trinity Ranch Phase 1 Preliminary Plat and Upper Elgin River Rd., for a total of 716 lots in 22 blocks on 148.37 acres of land.
- A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Chelsea Osbourn, applicant, indicated she had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:22 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:22 P.M.
 - E. Discussion – There was discussion between the Commission & City Staff regarding the Municipal Utility District (MUD), Traffic Impact Analysis (TIA) phased improvements, & future road extensions outside Trinity Ranch Development.
 - F. Consideration – Jason Tatum made a motion to approve the item, seconded by Dorothy McCarther. The motion passed unanimously by a vote of six (6) to zero (0).

Due to a conflict of interest for the next two (2) items, the Chair relinquished control of the meeting to the Vice-Chair at 7:35 P.M. and left the Dias.

IV. NEW BUSINESS (Cont.)

4. Project #: 202200132: A subdivision variance from Sec. 36-202 removing the 15' pass through midblock for blocks exceeding 1,000 feet in length for the property containing 52.814 acres of land, more or less, out of the Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Shane Cannon, applicant, indicated that wastewater and drainage are onsite and there would be one (1) residence per lot. Applicant indicated they would be here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:42 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:42 P.M.
 - E. Discussion – There was discussion between the Commission and City Staff regarding deed restrictions & non-vehicular pass throughs.
 - F. Consideration – Scott Mackay made a motion to approve the item, seconded by David Lanford. The motion passed unanimously by a vote of five (5) to zero (0).
5. Project # 202200103: A concept plan for “Burleson Creek Estates” a 30-lot subdivision on property containing 52.814 acres of land, more or less, out of the Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Shane Cannon, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:50 P.M. with four (4) members of the public to speak and they offered the following public comments:
 - i. Linda Hickman, 1410 Red Town Rd., spoke in opposition to the item.
 - ii. Kent Saathoff, 11705 Sterlinghill Dr., spoke in opposition to the item.
 - iii. J.D. Harkins, 1171 Red Town Rd., spoke in opposition to the item.
 - iv. Sue Saathoff, 11705 Sterlinghill Dr., spoke in opposition to the item.
 - D. Close Public Hearing – The public hearing was closed at 8:07 P.M.
 - E. Discussion – There was discussion between the Commission & City Staff regarding drainage study for site, size of lots, septic tanks, detention pond, Red Town Rd. standards, site access, signage, City subdivision standards, and site-built homes.
 - G. Consideration – Scott Mackay made a motion to approve the item, seconded by Jason Tatum. The motion passed unanimously by a vote of five (5) to zero (0).

After this item, the Vice-Chair relinquished control of the meeting back to the Chair at 8:17 P.M. and the Chair returned the Dias.

V. ANNOUNCEMENTS

David Harrell made an announcement that next month's agenda already has two (2) items, and he expects more & he expects the legal review of City Codes to begin soon as the vacancy has been filled by Council. Mr. Mackey asked for information regarding developments. The Chair indicated that the new Commission member Berney Williams was appointed by Council and should be present at a future meeting.

VI. ADJOURNMENT

The meeting was adjourned by the Chair at 8:19 P.M.



Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Ronnie Creppon
the foregoing instrument was passed and approved on this 21st day of November 2022.