

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 19, 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, Berney Williams, and David Lanford.

COMMISSION ABSENT: None.

STAFF PRESENT: David Harrell, Development Services Director & Derek Klenke, TRC Engineers (3rd Party City Engineers).

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

III. NEW BUSINESS

1. Project #: 202200116: An amended preliminary plat for “Harvest Ridge Amended Preliminary Plat” located on parcels of land known by the Travis County Appraisal District as Parcels 358761, 965056, & 965082 & Bastrop County Appraisal District as Parcel 15378, and numerous lots within the Plat, located east of County Line Rd. & across from the Eagles Landing Development to add a school site, edit road configurations, edit lot configurations, and increase total lot count from 1,158 to 1,166.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Adam Berry, applicant, indicated he had no presentation but was present for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:36 P.M. with no members of the public speaking 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, Applicant, and City Staff concerning previously approved final plats, drainage, floodplain on school lot, relocation of parkland, & lot sizes.
 - F. Consideration – Ronnie Creppon, made a motion to approve the item, seconded by Jason Tatum. The motion passed unanimously by a vote of seven (7) to zero (0).
2. Project #: 202200141: A final plat for “Harvest Ridge Section 7A” located on a parcel of land known by the Bastrop County Appraisal District as Parcel 15378, located adjacent to the east of Harvest Ridge Section 5A, to plat Pond View Dr. right-of-way for access to the school lot on 0.530 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Adam Berry, applicant, and Angelica Andersson, developer’s representative, indicated they had no presentation but were present for any questions.

III. NEW BUSINESS (Cont.)

- C. Open Public Hearing – The public hearing was opened at 6:46 P.M. with no members of the public desiring to speak on the item.
- D. Close Public Hearing – The public hearing was closed at 6:46 P.M.
- E. Discussion – There was discussion between the Commission, City Staff, Developer's Representative, and the Applicant concerning lack of platting of the school lot within this Plat & obligations on school lot development.
- F. Consideration – Ronnie Creppon made a motion to approve the item, seconded by Scott Mackay. The motion passed unanimously by a vote of seven (7) to zero (0).

IV. ANNOUNCEMENTS

None.

V. ADJOURNMENT

The meeting was adjourned by the Chair at 6:55 P.M.



Antonio Prete, Chair

ATTEST: 

Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Jason Tatum
the foregoing instrument was passed and approved on this 23rd day of January 2023.