

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 28, 2023**

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.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Dorothy McCarther, David Lanford and Scott Mackay.

COMMISSION ABSENT: None.

STAFF PRESENT: Melissa Lipiec, Secretary and Beau Perry, City Engineer.

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

CONSENT AGENDA

1. July24, 2023 Minutes.

Ronnie Creppon moved that the Commission approve the minutes as presented. David Lanford seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

NEW BUSINESS

1. Project #:202300080: A final plat for “Brickston Subdivision Phase 1A” located on a parcel of land known by the Travis County Appraisal District as Parcel 248187, located west of Poth Tract and north of US Highway 290 for a total of two (2) lots on seventy-five (75) acres of land.
 - A. Staff Presentation – Beau Perry presented the item to the Commission reminding them that this Subdivision is under a development agreement which was approved by Council in January 2019 along with the Concept Plan. The preliminary plat was approved by the Commission in September 2019.
 - B. Applicant Presentation – Richard Pham of Doucet Engineers had no presentation but was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:34 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:35 P.M.
 - E. Discussion – There was a brief discussion regarding secondary access to Klauss Lane and when it would be opened. Richar Pham responded that it would be the last phase of the project.
 - F. Consideration – Scott Mackay moved that the Commission approve the project. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
2. Project #: 202300083: A subdivision variance from Sec. 36-202 to allow for the creation of a 1-acre flag lot out of A20 Christian, Thomas, aka 114 Pistol Hill Lane, Bastrop County, Texas for a future subdivision plat (BCAD #11024).
 - A. Staff Presentation – Beau Perry presented the item to the Commission.
 - B. Applicant Presentation – Laura McCarty, representative for the applicants addressed the Commission and stated that the one-acre parcel was being gifted to the applicants for the purpose of building a home on the property.

C. NEW BUSINESS (Cont.)

- D. Open Public Hearing – The public hearing was opened at 6:48 P.M. There were no members of the public present to offer comments on this item.
 - E. Close Public Hearing – The public hearing was closed at 6:48 P.M.
 - F. Discussion – Ronnie Creppon stated that Pistol Hill Lane is a dead-end road with not many residents, so he did not have any issues with granting the variance.
 - G. Consideration – Ronnie Creppon moved that the Commission approve the project. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
3. Project # 202300068: A re-plat for “Sacred Heart Catholic Church Subdivision” located on parcels of land known by the Bastrop County Appraisal District as parcels R14760, R57239, R13484, R51150, R13488, R13490, R13472, and R73681 located on or near the intersection of W. 11th Street and N Avenue C for a total of one lot on approximately 10.3635 acres of land for use as a church campus.
- A. Staff Presentation – Beau Perry presented the item to the Commission
 - B. Applicant Presentation – Tammi Migl of Migl Engineering had no presentation but was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:58 PM and Linnelle Wilson of 1200 North Avenue C stated that she heard from some church members that they were going to build a school on the property behind hers. She wanted to know if that was true. Beau Perry stated to her that the Planned Development District which as been approved by the Elgin City Council does not include a school and it did not include any changes to the property formerly owned by the Bailey Family Trust.
 - D. Close Public Hearing – The public hearing was closed at 7:03 PM.
 - E. Discussion – There was a brief discussion between the Commission and staff regarding building setbacks and separation or buffer zones between the Church property and the neighboring residential properties.
 - F. Consideration – Berney Williams moved that the Commission approve the project. Scott Mackay seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

ANNOUNCEMENTS

Beau Perry announced that the Elgin City Council approved the Development and Consent Agreement with Lund Farms at the last meeting.

ADJOURNMENT

The meeting was adjourned at 7:15 P.M.

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

Antonio Prete
Antonio Prete, Chairman

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