

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 23, 2023**

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.

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

COMMISSION ABSENT: David Lanford, Berney Williams.

STAFF PRESENT: Beau Perry, Interim Development Services Director; Melissa Lipiec, Secretary; Owen Rock, Economic Development Director

II. OATH OF OFFICE

1. Melissa Lipiec administered the Oath of Office to the Commission Members in attendance.

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

IV. CONSENT AGENDA

1. August 28, 2023, Minutes.

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

V. NEW BUSINESS

1. Project #: 202300113: A replat of lots 7-11, and section of future right-of-way, Block A, Elgin Business Park III, Phase III recorded in Cabinet 7, Slide 150-A, plat records of Bastrop County, Texas located on parcels of land known by the Bastrop County Appraisal District as Parcel numbers 8725394, 8725395, 8725392, 8725396, 8725397, 8725398 & 8725402, located west of Lot 6 and north of the detention pond establishing lots 7A, 8A, and 11A.
 - A. Staff Presentation – Beau Perry presented the item to the commission. He stated that the replat and re-routing of the road is being driven to accommodate a new business who will be purchasing Lot 8A.
 - B. Applicant Presentation – Owen Rock, applicant, did not have a formal presentation but stated that the replat was to accommodate a two hundred and fifty thousand (250,000) square foot manufacturing facility amounting to at forty to forty-five million (\$40-45,000,000.00) dollar investment and would create between one hundred and two hundred (100-200) new jobs. He also stated that he was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion –Chair Antonio Prete provided red line notes to Beau Perry. There was a brief discussion between Staff and the Commission regarding ingress and egress to the property and other developments in the area. Jason Tatum noted that there will be a concentration of construction activity in the area and asked how the traffic would be handled. Beau Perry stated that TxDot is planning to install a traffic light at the intersection of Roy Rivers Road and US 290, but the date of that installation is unknown.

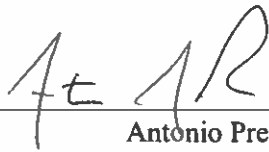
- F. Consideration – Jason Tatum moved that the Commission approve Project #202300113 on the condition that the red line corrections provided by Chairman Tony Prete are made to the plat. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

VI. ANNOUNCEMENTS

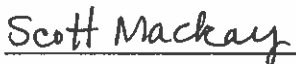
Beau Perry announced that there will be a meeting in November and Melissa Lipiec will send a meeting invite. The meeting will be on the Monday after Thanksgiving.

ADJOURNMENT

The meeting was adjourned at 6:55 P.M.


Antonio Prete, Chairman

ATTEST: 
Melissa Lipiec, Secretary

On a motion by , seconded by 
the foregoing instrument was passed and approved on this 27th day of November 2023.