

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 22, 2024**

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, David Lanford and Scott Mackay.

COMMISSION ABSENT: Jason Tatum, Dorothy McCarther and Berney Williams.

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

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

CONSENT AGENDA

1. March 25, 2024, Minutes.

Ronnie Creppon moved that the Commission approve the consent agenda. David Lanford seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

NEW BUSINESS

1. Project #: 202400025: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revise Code of Ordinances City of Elgin, Texas, 2023 and making this amendment a part of said zoning map to wit: To rezone land from “R-1” Single Family Dwelling District to “R-2” Single Family and Duplex Dwelling District located on parcels of land known by the Bastrop County Appraisal District as Parcel 11006, located at the corner of East 2nd Street and Taylor Lane (Abstract 20 Christian, Thomas, Acres 0.8965), being more described in Exhibit “A”, and providing for a savings clause and repealing conflicting ordinances and resolutions.

- A. Staff Presentation – Beau Perry pointed out the differences between the R-1 and R-2 zoning districts. R-2 allows for smaller lot sizes and allows for duplexes.
- B. Applicant Presentation – Brandon and Kimberly Hussey stated that it was their intention to construct duplexes if the zoning is granted. They had no presentation but were present to answer any questions.
- C. Open Public Hearing – The public hearing was opened at 6:40 P.M. There were three (3) members of the public present, and they offered the following public comments.

Charles Hill, 912 River Oaks Dr, Austin, TX, spoke against this item.

George Westbrook, 761 FM 3000, Elgin, TX, spoke against this item.

Ruby Simms, 730 E 2nd Street, Elgin, TX, spoke against this item.

- D. Close Public Hearing – The public hearing was closed at 6:39 P.M.

NEW BUSINESS (Cont.)

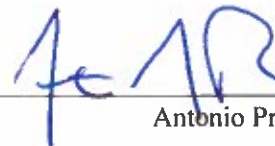
- E. Discussion – There was some discussion between the Commission and staff regarding the status of the lot. It was noted that platting the lot would be required before development could be approved.
 - F. Recommendation – David Lanford moved that the Commission recommend denial of the project. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
2. Project #: 202400026: A final plat for "Creeks Crossing Section 2 & 3" located on a parcel of land known by the Travis County Central Appraisal District as Parcel 248208, located adjacent and to the west of Creeks Crossing Section 1 for a total of 150 lots on 28.415 acres of land.
- A. Staff Presentation – Beau Perry stated that Section 1 of this subdivision had been previously approved and is very near to being completed. This plat is for the remainder of the development.
 - B. Applicant Presentation – Jacob Mealy, P.E. of Cude Engineers had no presentation but was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:13 P.M. There were no members of the public present to offer comments on this item.
 - D. Close Public Hearing – The public hearing was closed at 7:13 P.M.
 - E. Discussion – Ronnie Creppon asked a question regarding the closure of Klaus Lane and Beau Perry answered the question. Chair Antonio Prete noted that there was a typo on note #10 on page 7 of the plat. He also noted that note numbers 12, 17, & 18 related to environmental aspects which do not pertain to the plat. He requested that notes #12 and 18 be removed and note #17 remain. The Chair also requested that the detail showing the "Typical Residential Setbacks" on page 2 be revised to show appropriate side setbacks for two story buildings per the Planned Development District document. The 5' side setback is for single story buildings only. The Chair also requested that a chart be added showing the finished floor elevations for the lots.
 - F. Consideration – Ronnie Creppon moved that the Commission approve the project with the noted corrections. David Lanford seconded the motion. The motion passed unanimously with a vote of ~~four (4)~~ three (3) for and ~~zero (0)~~ one (1) against. *Scott Mackay voted against the motion.*

ANNOUNCEMENTS

Melissa Lipiec announced that the fourth Monday in May is Memorial Day so the Planning and Zoning Commission meeting will be moved to May 20th.

ADJOURNMENT

The meeting was adjourned at 7:30 P.M.



Antonio Prete, Chairman

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by SCOTT MACKAY, seconded by JASON TATUM
the foregoing instrument was passed and approved on this 20th day of May 2024.