

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 25, 2024**

- 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, David Lanford and Scott Mackay.

COMMISSION ABSENT: Berney Williams

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

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

III. CONSENT AGENDA

1. February 26, 2024, Minutes

Ronnie Creppon moved that the Commission approve the consent agenda. Scott Mackay seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202400012: A final plat for “Briarwood Phase 2” located on a parcel of land known by the Travis County Appraisal District as Parcel 248232, located west of Briarwood Phase 1, bounded by the Westwind Subdivision to the south and F.M. 1100 to the north for a total of 221 lots on 62.780 acres of land.
 - A. Staff Presentation – Beau Perry stated that construction of Phase 1 of the Briarwood Subdivision has recently been completed so the developer has submitted the final plat for Phase 2 of this in-city M.U.D.
 - B. Applicant Presentation – John Kim, P.E. of BGE Inc. stated that he had no presentation but was present to answer questions.
 - C. Discussion – Tony Prete requested information regarding how much parkland has been previously dedicated to which phase on plat note #10.
 - D. Consideration – Jason Tatum moved that the Commission approve the project contingent upon the revision of plat note #10. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

V. WORKSHOP

1. Review, discuss, and provide input for Rhode Tract Planned Development District (PDD). Beau Perry presented large format prints of the Concept Plan contained in the proposed PDD. The commission discussed the location and attributes of the 60-acre tract and how the development would tie into the existing roadways and utilities.

V. WORKSHOP (Cont.)

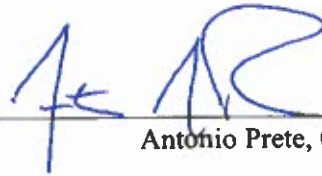
2. Review, discuss, and provide input for Elgin Rolling Meadows Planned Development District. Beau Perry presented large format prints of the Concept Plan contained in the proposed PDD. The commission discussed the location and attributes of the 5.012-acre tract and the proposed development which will include a fuel center and community market, retail and restaurant space and 25,000 sf medical office building. The Commission was generally in favor of the development which would be serviced for wastewater by the City of Elgin and by Aqua Water Supply Corporation for water.

ANNOUNCEMENTS

Melissa Lipiec announced that the next Planning and Zoning Commission meeting would be held on April 22, 2024.

ADJOURNMENT

The meeting was adjourned at 7:44 P.M.



Antonio Prete, Chairman

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 20th day of May 2024.