



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
August 26, 2024
6:30 PM**

I. CALL TO ORDER

II. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Planning and Zoning Commission regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Planning and Zoning Commission during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts, or information for the Commission, to the Secretary prior to commencement of the Commission meeting. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Commission Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by the Planning and Zoning Commission on items not posted on the agenda. Items requiring a PUBLIC HEARING will allow a member of the public an opportunity to speak during the Public Hearing and does not require a "PUBLIC COMMENT FORM".

Speakers must address their comments to the Chairperson or Presiding Officer rather than to an individual Commission Member or Staff Member. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from any personal attacks or derogatory comments directed at any Commission Member, Staff Member, other individual, or group.

III. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion, one second, and one vote. Any member of the Commission may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as a part of the Regular Agenda.

1. July 22, 2024 Minutes

IV. OLD BUSINESS

1. **Project #202400054: A Specific Use Permit for the operation of a non-profit Christian microschool known as "Christian Steward Academy" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 133003, at 1126 Swenson Blvd, Suite E.**

A. This item was withdrawn by the applicant on August 9, 2024.

V. NEW BUSINESS

1. **Project #202400058: An Ordinance Granting A Specific Use Permit For Operation Of A Childcare Facility By The Elgin Independent School District At 205 W. 2nd St On Property Located On A Parcel Of Land Known By Bastrop County Appraisal District As Parcel 61102, Elgin City, Block 37, Lot 3,4,5,6,7 & 8, Acres 0.79, City Of Elgin, Texas, Bastrop County, Texas, And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.**

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Recommendation

2. **Project #202400034: A preliminary plat titled "Park Place Preliminary Plat" located on a parcel of land known by the Travis County Central Appraisal District as Parcel 237082, located on the south side of Highway 290, south of the Westwind Subdivision and east of the Elm Creek subdivision for a total of eight lots on 75.608 acres of land.**

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

3. **Project #202400049: A preliminary plat for "Northside Meadows" Subdivision, located on parcels of land known by the Travis County Central Appraisal District as Parcels 947820, 248220, and 248234, located on the south side of FM 1100 west of the Briarwood Subdivision and north of the Creeks Crossing Subdivision for a total of 329 lots on 59.945 acres of land.**

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

4. **Project # 202400046: A preliminary plat titled "Triada Preliminary Plat", located on parcels of land known by the Travis County Central Appraisal District as Parcels 467330, 259299, 377721, 377722, 248238, 248239, 477403, 426246 and 248236, located north of FM 1100 and south of Carlson Lane, west of the Eagles Landing and**

Homestead Subdivisions for a total of 919 lots on a total of 271.8 acres of land.

- A. Staff Presentation**
- B. Applicant Presentation**
- C. Open Public Hearing**
- D. Close Public Hearing**
- E. Discussion**
- F. Consideration**

- 5. Project # 202400010: A preliminary plat titled "Preliminary Plat for Sueños Subdivision", located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 56717, located at 1287 FM 1704, on the east side of FM 1704 and south of VFW Road for a total of 19 lots on 5.88 acres of land.**

- A. Staff Presentation**
- B. Applicant Presentation**
- C. Open Public Hearing**
- D. Close Public Hearing**
- E. Discussion**
- F. Consideration**

VI. PROJECTS

VII. WORKSHOP

- 1. Review, discuss, and provide input regarding Amendment to Southside Meadows Development Agreement (Formerly Graham Tract.)**

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

The members of the boards, commissions and/or committees may participate in discussions on the same items listed the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 229-3222. Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before August, 23, 2024, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director