

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 23, 2024

- I. CALL TO ORDER – ROLL CALL:** The Vice-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: Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Dorothy McCarther, David Lanford, and Scott Mackay.
COMMISSION ABSENT: Chair Antonio Prete
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. CONSENT AGENDA**
1. August 26, 2024 Minutes.
David Lanford moved that the Commission approve the consent agenda. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #: 202400062: A preliminary plat tiled "Rhode Tract Preliminary Plat" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcels 11945 and 8731878, located on the south side of Highway 290 across from the Elm Creek subdivision for a total of thirteen lots on 59.987 acres of land.
- A. Staff Presentation – Director Beau Perry presented the preliminary plat and reminded the Commission of the agreement to rezone the land as PDD for commercial development. The preliminary plat was compared against the agreement and found to conform to the concept plan. The specific location of the subdivision was elaborated upon, in relation to Lee Dildy Boulevard and the Whataburger. Lee Dildy is to extend into Innovation Way.
- B. Applicant Presentation – The applicants were present but Director Beau Perry stated that they were leaving the presentation to him.
- C. Open Public Hearing – The public hearing was opened at 6:37 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
- E. Discussion – Jason Tatum wanted to confirm detention pond presence and whether the detention pond would be part of an existing infrastructure, and Director Perry confirmed it would be a new dedication. There was discussion as to TXDOT's involvement in establishing a dedicated crossing and entryway, which the applicants are pursuing but is still in the works along with their TIA. David Landford wanted to clarify the easements vs public right-of-way.
- F. Consideration – David Lanford moved that the Commission approve the Preliminary Plat as presented. Dorothy McCarthur seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced the City Council's reappointment of members of the Planning and Zoning Commission at the October 8th City Council meeting, and that at the October 28th Planning and Zoning Commission meeting there will be elections for a new chair and vice-chair.
2. Melissa Lipiec announced that the Building Standards Commission will have an empty seat and require a new member, and asked that the Commission reach out to find eligible and willing applicants. David Lanford announced that he will soon be leaving the City of Elgin and his seat will need to be filled as well.

VI. ADJOURNMENT

The meeting was adjourned at 6:46 P.M.

Attest

Antonio Prete, Chairman

ATTEST:

Melissa Lipiec

Melissa Lipiec, Secretary

On a motion by Ronnie Creppon, seconded by Scott Mackay
the foregoing instrument was passed and approved on this 28 day of October, 2024.