

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 24, 2025

- 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, Danica Morgan, Berney Williams, Taylor Christian, Scott Mackay.
COMMISSION ABSENT: Dorothy McCarther.
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: Beau Perry, Director of Development Services
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. RECOGNITION OF PAST PLANNING AND ZONING COMMISSION MEMBER(S)**
1. Melissa Lipiec presented a commemorative plaque to David Lanford in recognition of his years of service to the City's various boards. Jason Tatum was unable to attend.
- IV. CONSENT AGENDA**
1. February 24, 2025 Minutes.
Vice-Chair Ronnie Creppon moved that the Commission approve the consent agenda. Taylor Christian seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.
- V. NEW BUSINESS**
1. Project #202500020: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "I" General Industrial District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 133003, located fronting both Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Staff Presentation – Melissa Lipiec presented the property as part of the Elgin Business Park and reminded the Commission of the adjacent property which had been rezoned similarly from I to C-2 at the January meeting. Chair Antonio Prete did not remember this meeting and suggested he missed it due to illness; Scott Mackay relayed some of the details and Chair Antonio Prete requested that they be saved for the Discussion period. Melissa Lipiec drew attention to the different uses between Commercial and Industrial zoning, informing the Commission that if rezoned unconditionally any listed use will be valid for the property. She also described the uses of some of the surrounding Industrial parcels and that some have moved into retail/commercial use already. Chair Antonio Prete asked if notification letters had been sent to nearby properties and Melissa Lipiec confirmed that they had but no one had responded with comments.
 - B. Applicant Presentation – The Applicant Allan Tolbert was not present to speak but his business partner and representative Cody Mauck was present to speak on his behalf. Cody Mauck explained that Applicant Allan Tolbert had noticed the growing residential presence in the surrounding area and believed that the land could be better used for commercial enterprises, and additionally that the land was too small to meaningfully use for industrial purposes as is. Scott Mackay asked which tenants of the current buildings on the property were using the space for industrial purposes, and Cody Mauck described some of the storage and production portions of otherwise commercial uses.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. No member of the public stepped forward to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.

V. NEW BUSINESS (Cont.)

- E. Discussion – Scott Mackay reminded Chair Antonio Prete of the events of the January meeting at which the applicant at the time was proposing a gas station, restaurant, and convenience store to be built to facilitate the developing Trinity Ranch subdivision to the south. At the time Director Beau Perry had discussed the commercial use of the currently Industrial properties and that he expected many of these lots to convert to Commercial to match the usage. Traffic impact analyses had been discussed as well. Scott Mackay asked Cody Mauck if, based on his position on the EDC Board, the EDC had comments about the proposal. Cody Mauck was not able to speak for the EDC Board due to his status as speaking for the Applicant Allan Tolbert, but Melissa Lipiec relayed that she had inquired with EDC Assistant Director Kaley Frye who had voiced no opposition to the project.

Chair Antonio Prete called attention to the developing spot zoning in which the Commercial zoning would be overtly advantageous to the property owners in that area, compared to the informally commercial usages currently in place which were aligned with the intended Industrial zoning as outlined in the City's Comprehensive Use Plan. He also considered that per Cody Mauck's remarks about the unexpected development of Trinity Ranch the City Council might find reason to update the Comprehensive Use Plan accordingly. Melissa Lipiec described the proposed update schedule of the Comprehensive Use Plan, which she believes has not been strictly adhered to. Chair Antonio Prete also emphasized the requirement that any incoming commercial uses of the properties must rezone the parcels properly. Scott Mackay remarked on some of the surrounding properties currently not being used, but which could be purposed with rezoning and a development plan. Taylor Christian requested clarification about the intentions of the Comprehensive Use Plan, and Chair Antonio Prete described it as the road map for development. Taylor Christian asked if the terms within were binding without revision by the City Council, and Chair Antonio Prete confirmed it was not. Taylor Christian asked if the recommendation made to City Council about this current project could include a recommendation to rezone the surrounding properties, and Chair Antonio Prete confirmed it could.

Chair Antonio Prete also drew attention back to the list of uses comparing C-2 to I zoning, and that all uses would be valid options. Danica Morgan inquired as to why some uses had been highlighted, and Melissa Lipiec explained that the table had been copied directly from the Staff Report for January's meeting and so the highlighted uses were those which the applicant at the time had been proposing. The current Applicant has not proposed any particular use of the property at this time, and Chair Antonio Prete reminded the Commission that if no stipulations were put on January's rezoning then that applicant would also not be held to the uses they proposed. Scott Mackay remarked that the tables were somewhat antiquated and perhaps could stand to be revisited.

- F. Recommendation – Scott Mackay moved that the Commission recommend to City Council approval of the rezoning request as presented, requesting that the City Council updates the Comprehensive Use Plan for the Elgin Business Park. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

Cody Mauck wanted to clarify whether the rezoning recommendation was *contingent* on the update of the Comprehensive Use Plan, and if the property would not be rezoned until the Comprehensive Use Plan was updated. Chair Antonio Prete confirmed that was not the intention of the recommendation, but for clarity called for the motion to be re-made.

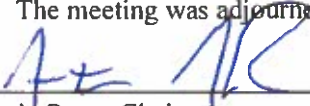
Scott Mackay moved that the Commission recommend to City Council approval of the rezoning request as presented, and additionally recommend that the City Council update the Comprehensive Use Plan for the Elgin Business Park. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

VI. ANNOUNCEMENTS


1. Melissa Lipiec announced that the Board of Adjustment is still looking for a Junior Alternate following David Lanford's departure, in case any Commission member has recommendations or interest.
2. Vice-Chair Ronnie Creppon requested that in the Public Comment portion of the meeting the instructions for speakers be revised to allow comments of "approximately" three minutes, as he was aggravated by previous Development Services Director David Harrell's strict regulation. Chair Antonio Prete clarified that the instruction was to ensure public comments don't run overlong, and that as chairman it would be his responsibility to moderate that.
3. Cody Mauck remarked on how friendly and collaborative the City of Elgin is with developers and that he appreciated the work of the Commission.

VII. ADJOURNMENT

The meeting was adjourned at 7:09 P.M.



Antonio Prete, Chairman

ATTEST: 

Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Bernie Williams the foregoing instrument was passed and approved on this 28 day of APRIL, 2025.