



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
September 22, 2025
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. August 25, 2025 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202500075: 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" Industrial District to "R-2" Single-Family and Duplex Dwelling District located on parcels of land known by the Bastrop County Appraisal District as Parcel 8701906 and Parcel 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)) on the southeast corner of E 1st St and MLK Blvd.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

2. **An Ordinance Amending Ch. 20 Floods, Sec. 20-19, Sec. 20-20, Sec. 20-21, Sec. 20-22, Sec. 20-23, Sec. 20-24, Sec. 20-25, Sec. 20-26, Sec. 20-27, Sec. 20-28, Sec. 20-29, Sec. 20-49, Sec. 20-50, Sec. 20-51, Sec. 20-52, Sec. 20-53, Sec. 20-80, Sec. 20-81, Sec. 20-82; Revised Code of Ordinances, City of Elgin, Texas; repealing all other ordinances and parts of ordinances in conflict therewith; and providing for a savings clause.**
 - A. Staff Presentation
 - B. Open Public Hearing
 - C. Close Public Hearing
 - D. Discussion
 - E. Recommendation

3. **Consideration of adding an Appendix to the Final Plat Checklist modifying Plat Notes required by the City.**
 - A. Staff Presentation
 - B. Discussion
 - C. Consideration

V. WORKSHOP

1. **Short-Term Rentals**

VI. ANNOUNCEMENTS

1. **290 Expansion Project Community Listening Session**

VII. 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 September 17, 2025, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director