

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 26, 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, and Scott Mackay.

COMMISSION ABSENT: Berney Williams and David Lanford.

STAFF PRESENT: Beau Perry, Interim 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. January 22, 2024, Minutes.
Jason Tatum moved that the Commission approve the consent agenda. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Election of Chair and Vice-Chair.
Scott Mackay moved that the current Chair (Antonio Prete) and Vice-Chair (Ronnie Creppon) remain. Ronnie Creppon suggested that a term date of September 30th be added to the motion. Scott Mackay added the term date to his motion and Jason Tatum seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.
2. Project #: 202300067: A replat for “Re-plat of E. Alamo St. Estates Subdivision out of the Jonathan Burleson Survey, Abstract No. 18, J.S. Smith Addition Plat” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 12846 and being 0.895 acres of land in order to create four (4) new lots out of one (1) existing lot located at 601 Old McDade Road at the corner of East Alamo Street and Old McDade Road, City of Elgin, Bastrop County, Texas.
 - A. Staff Presentation – Beau Perry stated that there is no new infrastructure required for this re-plat and each of the proposed lots meets or exceeds the R-2 requirements and staff has no issues with the proposed re-plat.
 - B. Applicant Presentation – Jeff Carter of 1005 Red Town Road indicated that he was present as a representative of the owner and had no presentation but was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:40 P.M. Marilyn Jones of 614 Old McDade Road addressed the Commission and stated that she was not opposed to the subdivision but wanted the Commission to consider the fact that Alamo Street is very narrow, and the addition of more lots will add to the traffic on the road.
 - D. Close Public Hearing – The public hearing was closed at 6:42 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – There was some discussion between the Commission and Staff regarding street width versus right-of-way width. Tony Prete pointed out that there is no tie to the original survey on the plat.
 - F. Consideration – Jason Tatum moved that the Commission approve the project contingent upon the addition of showing the tie to the original survey. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
3. Project #: 202300240: A final plat for “Trinity Ranch Phase 2, Section 3” located on a parcel of land known by the Bastrop County Appraisal District as Parcel 8722871, located adjacent to and south of Trinity Ranch Phase 2, Section 2 for a total of 179 lots on 25.131 acres of land.
- A. Staff Presentation – Beau Perry reminded the Commission that Trinity Ranch is an ETJ MUD and the City will be providing wastewater services for this development.
 - B. Applicant Presentation – The project engineer indicated that he had no presentation but was present to answer any questions.
 - C. Discussion – Tony Prete asked whether Swenson Blvd. and Grist Mill Lane had been platted. Beau Perry responded that those streets were part of Trinity Ranch Phase 2, Section 1 plat which has already been approved by the Commission. There was more discussion between the Commission and Staff regarding County review of the plat and proposed TXDot improvements related to Trinity Ranch.
 - D. Consideration – Ronnie Creppon moved that the Commission approve the project. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
4. Project #202300261: A “Final Plat of PrimaVesta Subdivision Phase 1A” located on a parcel of land known by the Bastrop County Appraisal District as Parcel number 15312 located on North Avenue C (a.k.a F.M. 1100) across from the Shenandoah Subdivision for a total of 115 lots on 30.71 acres of land.
- A. Staff Presentation – Beau Perry reminded the Commission that PrimaVesta is under a Planned Development District and the Preliminary Plat for Phase 1A was recently approved. This development will provide access to Highway 95 across from North Avenue F. Beau Perry mentioned that there was a minor change to a roadway which did not interfere with TXDot’s plans for FM 1100.
 - B. Applicant Presentation – Chris Reid of Doucet/Kleinfelder stated that he was the engineer for the project but did not have a presentation and was present to answer any questions.
 - C. Discussion – There was some discussion between the Commission and Staff regarding the entrance at Wilderness Trail into the subdivision. There was also a question about what the initials P.O.S. meant on the plat and the intended use of the open space lots as related to Note #11.
 - D. Consideration – Scott Mackay moved that the Commission approve the project contingent upon 1. Revise legend to include the meaning of P.O.S., 2. Correct Note #s 2 and 11 and 3. Verify/revise the signature blocks. Ronnie Creppon seconded the motion and a vote was taken and the motion passed unanimously with a vote of five (5) for and zero (0) against.

V. WORKSHOP

1. Review, discuss and provide input regarding Amendment No. 1 to Northside Meadows Development and Consent Agreement.

Beau Perry informed the Commission that this project is under a Planned Development District (PDD) and they have purchased ten additional acres which they want to bring into the PDD thus requiring the amendment. He also stated that he was in discussions with another property owner adjacent to Northside Meadows to coordinate the development of a thru way to Klaus Lane. The Commission generally were in favor of the amendment adding the ten acres and of the location of the collector road across Briarwood to the East and Cano Subdivision to the West connecting to Klaus Lane.

VI. ANNOUNCEMENTS

Melissa Lipiec announced that the next regular meeting would be March 26, 2024.

VII. ADJOURNMENT

The meeting was adjourned at 7:56 P.M.



Antonio Prete, Chairman

ATTEST: 

Melissa Lipiec, Secretary

On a motion by Ronnie Creppon, seconded by Scott Mackay
the foregoing instrument was passed and approved on this 25 day of MARCH, 2024.