

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
SPECIAL TELECONFERENCE MEETING
TUESDAY, JUNE 23, 2020 – 6:30 PM**

CALL TO ORDER : The Chair called the meeting to order at 6:30 P.M. with the following members present via teleconference: Chair Regan Dumbeck, Brenda Piña, and Darren Mogonye. David Harrell then requested a recess to contact other Commission members since there was not a quorum. Ruby Simms responded that she was present, so the meeting continued without the recess. S.H. McShan connected to the meeting at 6:31 P.M.

ABSENT: Franklin Boettcher & Stephen Kylberg

STAFF: Development Services Director David Harrell & Planning Technician Melissa Lipiec.

CONSENT AGENDA

1. Consider approval of the following Minutes:

- A. December 11, 2019 Special Meeting.

On a motion by Brenda Piña, seconded by Ruby Simms, the Board voted unanimously to approve the minutes.

NEW BUSINESS

1. Project #202000339: A zoning variance from Section 46-233 to further exceed the maximum forty-five percent (45%) impervious surface coverage on the lot for placement of a new building located at 902 W. 2nd St. (A18 BURLESON, JONATHAN, ACRES 17.8900, (HIGH SCHOOL)).

- A. Staff Presentation - David Harrell read the report into the record.
 - B. Applicant Presentation – Rafael De La Paz, Chief Executive Officer of Community Health Centers of South Central Texas provided background information on the non-profit clinic which has been providing medical, dental and behavioral services to the under insured and uninsured citizens at 902 West 2nd Street since 2014. He stated that the need to place a modular building was due to the School District's need for space.
 - C. Open Public Hearing - Public hearing was opened at 6:40 P.M. David Harrell read an e-mail from Angela Bailey regarding traffic flow in the area. Mr. De La Paz stated that they have been operating at that location for several years and they do not foresee an increase in traffic. David Harrell informed the Board that a Specific Use Permit was requested in relation to this project to be able to operate a medical facility at this location. He further stated that the Planning and Zoning commission made a recommendation to the City Council to approve the Specific Use with some conditions pertaining to parking on site, signs in front of the development, hours of operation and set the parking for the school use. The item will go before Council on July 7th. Dr. Peter Perez, Deputy Superintendent of Elgin ISD stated that the School District is working with the clinic to minimize traffic in the area.
 - D. Close Public Hearing - Public hearing was closed at 6:48 P.M.
 - E. Discussion - There was a brief discussion by the Board.
 - F. Consideration - On a motion by Darren Mogonye, seconded by S.H. McShan, the Board unanimously voted to approve Project #202000339. The vote was 4-0 with Darren Mogonye not voting due to the fact the S.H. McShan was present.

ANNOUNCEMENTS: There was no discussion.

ADJOURNMENT: The Chair adjourned the meeting at 7:06 P.M.



Regan Dumbeck, Chair

Attested: 
Melissa Lipiec, Secretary

On a motion by BRENDA PIÑA, seconded by STEPHEN KYLBERG the
foregoing instrument was passed and approved this 2nd day of NOVEMBER, 2020.