



## Elgin Comprehensive Plan—Results from Public Meeting Land Development Exercise

At the Comprehensive Plan public meetings on March 24 and 25, participants were asked to identify areas where they would like to see different types of development as well as areas or features that they would like to see preserved. In small groups, residents used different colored “dots” to identify a preferred growth pattern for the City. Each group reported their results and described the reasoning behind their growth pattern. The results are summarized below.

### MONDAY Themes from Land Development Exercise

#### **Group 1**

- They started with the notion “everyone has” that growth will occur west toward Austin. The problem with that growth pattern is that then the commuters will stop in Manor or other areas on their way from Austin to shop. This hurts Elgin’s downtown and businesses. As a result, this group would like to see more “commuter roofs” development east of town.
- 2 golf courses
- preserve downtown and the historic nature of downtown – Elgin’s future growth and preservation of downtown are not mutually exclusive

#### **Group 2**

- Same idea as Group 1 of new development out US 290 east
- Commercial along US 290
- Preserve downtown
- Mixed use along Central and Main Street
- New police station (they noted that the Police Chief was in their group)

#### **Group 3**

- This group operated with “Guiding Principles” which they wrote on the edge of their map – see those.
- Want green/open space along US 290 to communicate Elgin’s character (they noted this is better than the new residential that has been coming up along US 290)
- Best farmland is to the north, preserve this farmland and ranchland
- Mixed use node development, including in downtown and the new TOD property as a 2<sup>nd</sup> node
- Rails-to-trails (or alongside rails)
- Industrial along rail corridor to the south

#### **Group 4**

- This group’s primary concern is “Austin back-dooring”

- Manor's ETJ now abuts Elgin's to the west.
- If you look at Austin between Austin and Georgetown, there used to be distinct cities of Austin, Pflugerville, Round Rock, and Georgetown. Now Austin has grown so that that area is just one constant city. Elgin needs to be aware of this future possibility.

#### **Group 5**

- Save historic
- Keep parks intact
- Promote the business route off US 290
- Preserve independent businesses and keep national chains out of downtown
- "Loop" concept: Enter Elgin from US 290 at Central past the HEB, follow Central north to Main Street (with shops along Central), turn right on Main Street toward Meyers Sausages, then back to US 290 at other end.
- Incorporate more green space in downtown

#### **Group 6**

- Focus on Central for new commercial development
- Core infill development
- Corner-store development in neighborhoods
- This group really debated where to put industrial...they agreed along Old McDade and discussed along SH 95 and FM 1704

#### **Group 7**

- Industrial:
  - o along 95 north toward Taylor - because of proximity to the rail line
  - o along 95 and 290 on south side, near the brick plants
  - o at the Industrial Park
- Preserve:
  - o downtown, Christian House
- Opportunities:
  - o create a joint-use park/cemetery/preservation area, possibly incorporating the restoration/preservation of the Christian House
  - o Cotton Mill in the downtown area
  - o Along Central - development along rail line and where the TOD property is
- Red dots along US 290
- Yellow dots around the new school area

#### **Group 8**

- Industrial along SH 95 North
- Mixed use along downtown
- Commercial along US 290
- Promote growth out east rather than using farmland to the West

## TUESDAY Themes from Land Development Exercise

### **Group 1**

- Allow and encourage neighborhood businesses if they serve the neighborhoods and are good neighbors
- Surround new schools with residential development to promote kids walking and biking to schools and the idea for neighborhood centered schools.

### **Group 2**

- Preserving rural / agricultural / ranch space
- Developers should have to improve the roads that they impact (including ISD)
- New commercial should look better - aesthetics
- Mixed use between railroad and US 290
- Industrial along railroad north & south
- Preservation of core neighborhoods and historic downtown

### **Group 3**

- Growth out east side of town
- Bring professional jobs
- Put residential around schools
- Orange along RR
- Commercial along US 290
- Emphasis: preservation of historic

### **Group 4**

- Preservation of agricultural space, downtown, historic area
- Infill
- Growth / commercial along US 290
- Incorporating green spaces / that's what attracts people, the traditional farming community. Need to preserve that.

### **Group 5**

- 3 different commercial / retail areas: US 290, 95 north, 95 south
- Residential toward new schools + NE part of town
- Lots of green dots - preservation of green / open space for quality of life
- Community centers IN the neighborhoods to be close to the people/youth
- Industrial opportunities
- Emphasis: "slow, regulated growth"