

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 23, 2021

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 U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Ronnie Creppon, Jason Tatum, and David Lanford.

COMMISSION ABSENT: Vice-Chair Brian Lundgren, Dorothy McCarther, & Scott Mackay.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

NEW BUSINESS

1. Project #: 202101477: A time extension for “Brickston Phase 1” approved preliminary plat located on a parcel of land known by the Travis County Appraisal District as Parcel 248187, located at the intersection of Albert Voelker Rd and U.S. Highway 290, on the northside of U.S. Highway 290.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Chris Reed, applicant, indicated he was present for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:36 P.M. with no members of the public in attendance to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:36 P.M.
 - E. Discussion – Jason Tatum asked City Staff why they weren’t concerned with the extension. Staff indicated they didn’t see any issues as it was approved before and it is a modern type subdivision with multiple agreements. These agreements control how the subdivision is developed and the extension won’t be an issue because of these controls. Also, Staff indicated the historical perspective the Commission has approved some of these developments. David Lanford indicated that it’s almost useless to grant the extension earlier than normal. Ronnie Creppon indicated they are here now it makes since to grant it.
 - F. Consideration – Ronnie Creppon made a motion to approve the item with the condition it be for one (1) year with expiration in September 2023, seconded by Jason Tatum. The motion passed unanimously by a vote of four (4) to zero (0).

NEW BUSINESS (Cont.)

2. Project #202101422: 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 official zoning map to wit: To rezone land from “R-2” Single Family and Duplex Dwelling District” to “C-2” General Commercial District located at 301 S. Main St (AWAD ADDITION, LOT 2, ACRES 0.332), being more described in Exhibit “A”; and providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – No applicant was present.
 - C. Open Public Hearing – The public hearing was opened at 6:42 P.M. with two (2) members of the public in attendance to speak on the item.

Rick Wallen, 309 & 311 S. Main St., spoke in favor of the rezoning.

Deborah Schagen, 304 S. Main St., expressed concerns about parking, however the Chair advised her we are only talking about zoning and land use. The Chair indicated they are using the site as is today with no expansions planned and it is just a cleanup of the zoning. Staff provided information relating to the noticing requirements and that only this site is being rezoned. No comments given for or against the item.

- D. Close Public Hearing – The public hearing was closed at 6:52 P.M.
- E. Discussion – There was no discussion of the item.
- F. Recommendation – David Lanford made a motion to recommend approval the item, seconded by Ronnie Creppon. The motion passed unanimously by a vote of four (4) to zero (0).

WORKSHOP

1. Review and discuss TXDOT realignment of FM 1100 intersection with County Line Road.
2. Review and discuss TXDOT improvements to FM 1100 from SR 95 to County Line Road
3. Review, discuss, and provide input for future PDD rezoning for Larson Tract.

The Chair indicated that City Staff had let him know the City Engineer is not here and he needs to be present for these updates. The Development Services Director asked for a special meeting to be held on August 30, 2021, at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A. to hear the workshop items. Jason Tatum made a motion to table the items until Monday, August 30, 2021, at 6:30 P.M., seconded by Ronnie Creppon. The motion passed unanimously by a vote of four (4) to zero (0).

ANNOUNCEMENTS

None.

ADJOURNMENT

The meeting was adjourned by the Chair at 6:56 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____

the foregoing instrument was passed and approved on this 27^h day of September 2021.