

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 25, 2021**

**CALL TO ORDER:** The Vice-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:** Vice-Chair Brian Lundgren, Jason Tatum, Ronnie Creppon, Dorothy McCarther, and David Lanford.

**COMMISSION ABSENT:** Chair Antonio Prete and Gilbert Rangel.

**STAFF PRESENT:** David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry, City Engineer and Joe Cohan of TRC Companies.

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

**CONSENT AGENDA**

1. December 21, 2020 Minutes.

Jason Tatum moved that the Commission approve the consent agenda. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against on roll call vote.

**NEW BUSINESS**

1. Project #: 201900797: A preliminary plat for "Trinity Ranch Phase 1" located on parcels of land known by the Bastrop County Appraisal District as Parcels 11949 & 99527, located adjacent to Upper Elgin River Road and south of the Elgin Business Park. for a total of 483 lots on 106.42 acres of land.
  - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report. David Lanford asked if the County had provided comments on this plat. He also expressed concern about only one way in and one way out of this phase of the subdivision. He stated that he would like to see the second exit included in this phase rather than a later phase. There was discussion regarding the Traffic Impact Analysis (TIA) and lot size. David Lanford requested that the Development Services Director keep the Commission informed of the status of the TIA approval.
  - B. Applicant Presentation – Derek Pampe, Vice President of Harris & Straub and Tim Holland of BGE Engineering had no presentation but were present to answer any questions.
  - C. Open Public Hearing – The public hearing was opened at 6:51 P.M. There were no members of the public present to offer comments.
  - D. Close Public Hearing – The public hearing was closed at 6:51 P.M.
  - E. Discussion – Discussion handled in subsection A, no additional comments.

- F. Consideration –Jason Tatum moved that the Commission approve the preliminary plat with the condition that the City, Bastrop County, and TXDOT approves the Traffic Impact Analysis. David Lanford seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against on a roll call vote.

**ANNOUNCEMENTS**

David Harrell announced that the next meeting will be held on February 22<sup>nd</sup> and there will be a rezoning request and a final plat on that agenda.

**ADJOURNMENT**

The meeting was adjourned at 6:55 P.M.

  
\_\_\_\_\_  
Brian Lundgren, Vice-Chair

ATTEST: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by RONNIE CREPPON, seconded by DAVID LANFORD  
the foregoing instrument was passed and approved on this 22<sup>nd</sup> day of February 2021.