

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, MAY 24, 2021**

**CALL TO ORDER:** The Chair called the meeting to order at 6:33 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

**COMMISSION PRESENT:** Chair Antonio Prete, Vice-Chair Brian Lundgren, Dorothy McCarther, Scott Mackay, Ronnie Creppon, and David Lanford.

**COMMISSION ABSENT:** Jason Tatum.

**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.

**CONSENT AGENDA**

1. March 22, 2021 Minutes.

Ronnie Creppon moved that the Commission approve the consent agenda. David Lanford seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

**NEW BUSINESS**

1. Project #: 202100652: 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, 2012 and making this amendment a part of said official zoning map to wit: To rezone land from "C-3" Highway Commercial District to "R-3" Single Family Dwelling District located at 335 W. U.S. Hwy. 290 (A59 STANDIFER, ELIZABETH, ACRES 0.4800), 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 – Lydia Rocha, applicant, addressed the Commission and indicated she wanted to either build a new home or add on to the present home for her children and wants to keep the property in the family.
  - C. Open Public Hearing – The public hearing was opened at 6:41 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 6:41 P.M.
  - E. Discussion – There was discussion between Commission and City Staff regarding whether manufactured housing is allowed in the R-3 zoning, whether current lot was part of larger neighboring tract, date of present home built, and legal non-conformities and how they cannot be enlarged in the current C-3 zoning. During discussion the applicant's father, Lupe Mendez of 928 Old McDade Rd. provided additional information concerning the use and family history on the land.

## **NEW BUSINESS (Cont.)**

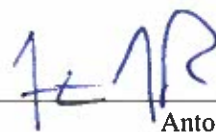
- F. Recommendation – Dorothy McCarther made a motion to recommend approve the item to Council, seconded by Brian Lundgren. The motion passed on a unanimous vote of six (6) to zero (0).
2. Project #202000119: An ordinance granting a specific use for the continuation and enlargement of a childcare center at property located at 1512 and 1520 N. Ave. C (ELGIN WEST COUNTRYSIDE, LOT 10, ACRES 1.105 & LOT 11, ACRES 1.076), City of Elgin, Texas, 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 – Jackie Mabry, applicant, addressed the Commission and indicated the town needs more childcare due to growth, has license has 68 kids and is presently at 55 kids, indicated hours of operation are 6:00 A.M. to 6:00 P.M., their high traffic time is mornings, and needs to repair current day care.
  - C. Open Public Hearing – The public hearing was opened at 7:16 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 7:16 P.M.
  - E. Discussion – There was discussion between Commission and City Staff regarding expansion of FM 1100 (Ave. C), City requirements regarding reserved ROW, traffic impact analysis, and exactions for widening of roadways, surrounding uses/zoning to the site in accordance with City zoning map in packet, improvements to intersection of FM 1100 (Ave. C) and County Line Rd., and improvements to County Line Rd. in phases.
  - F. Recommendation – Scott Mackay moved that the Commission recommend approval of the item to Council with the following conditions: 1) That the 1512 N. Ave. C. Lot be restricted to a maximum 3,005 sq. ft. of building space and the 1520 N. Avenue C. Lot be restricted to a maximum 1,832 sq. ft. of building space; 2) The life of the specific use will be five (5) years from the date of approval (by City Council), motion seconded by Ronnie Creppon. The motion passed by a vote of five (5) yeas and one (1) nay.

## **ANNOUNCEMENTS**

David Harrell announced the Scott Mackay is the newest member of the Commission. He also announced that potentially six (6) new plats may be on the next agenda. This includes plats in the development of Trinity Ranch and Harvest Ridge.

**ADJOURNMENT**

The meeting was adjourned by the Chair at 7:37 P.M.



Antonio Prete, Chairman

ATTEST: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Ronnie Creppon

the foregoing instrument was passed and approved on this 28<sup>th</sup> day of June, 2021.