

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 28, 2021**

CALL TO ORDER: 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, Dorothy McCarther, Scott Mackay, Ronnie Creppon, Jason Tatum, and David Lanford (arrived at 6:33 P.M.).

COMMISSION ABSENT: Vice-Chair Brian Lundgren.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Charlie Navejas, Building Permit Technician; Beau Perry, TRC Engineers (3rd Party City Engineer).

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

CONSENT AGENDA

1. May 28, 2021 Minutes.

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

NEW BUSINESS

1. Project #: 202101097 A final plat for "Peppergrass Phase 2" located on parcels of land known by the Bastrop County Appraisal District as Parcel R15615, located adjacent to Peppergrass Phase 1C and near the intersection of Bear Grass Dr. and Rush Ln. for a total of 102 lots on 24.40 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Scott Miller, representative of the applicant, indicated he was present for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:35 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 6:35 P.M.
 - E. Discussion – There was discussion between the Commission and the applicant regarding location of future park trail. There was discussion between Commission and City Staff regarding the floodplain in relation to the Plat, filing of CLOMR (Conditional Letter of Map Revision) and LOMR (Letter of Map Revision) with FEMA (Federal Emergency Management Agency), the original PDD (Planned Development District) approved with this development in relation to the proposed Plat, issues related to the modification of the final plat in removing one (1) local roadway versus it showing on the preliminary plat.
 - F. Recommendation – David Lanford made a motion to approve the item, seconded by Jason Tatum. The motion passed by a vote of five (5) to one (1).

NEW BUSINESS (Cont.)

2. Project #202101098 A final plat for "Peppergrass Phase 3" located on parcels of land known by the Bastrop County Appraisal District as Parcel R15615, located adjacent to Peppergrass Phase 1C and near the intersection of Bear Grass Dr. and Open Wagon Tr. for a total of 58 lots on 17.97 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Scott Miller, representative of the applicant, indicated he was present for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:50 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 6:50 P.M.
 - E. Discussion – There was discussion between Commission and City Staff regarding the order of review for this and future PDD (Planned Development District) re-zoning items.
 - F. Recommendation – Jason Tatum made a motion to approve the item, seconded by Dorothy McCarther. The motion passed by a vote of five (5) to one (1).

ANNOUNCEMENTS

David Harrell announced that the next meeting or meeting thereafter may consist of several different plat coming forward, with Trinity Ranch and Harvest Ridge. There was a brief discussion between the Commission and City Staff regarding subdivision development standards and County versus City standards and review of platting in the ETJ (extraterritorial jurisdiction).

ADJOURNMENT

The meeting was adjourned by the Chair at 6:57 P.M.



Antonio Prete, Chairman

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

On a motion by DOROTHY MCCARTHER, seconded by JASON TATUM

the foregoing instrument was passed and approved on this 26th day of July 2021.