

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JULY 26, 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, Dorothy McCarther, Scott Mackay, Ronnie Creppon, and Jason Tatum

**COMMISSION ABSENT:** Vice-Chair Brian Lundgren and David Lanford.

**STAFF PRESENT:** David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry, TRC Engineers (3<sup>rd</sup> 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. June 28, 2021, Minutes.

Dorothy McCarther moved that the Commission approve the consent agenda, Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**NEW BUSINESS**

1. Project #: 202101220: A final plat for “Elm Creek North Phase 4” located on a parcel of land known by the Travis County Appraisal District as Parcel 922752, located adjacent to Phases 2 and 3 and along U.S. Hwy 290 for a total of 96 lots on 18.935 acres of land.
  - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
  - B. Applicant Presentation – Tim Holland, 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 no discussion from the Commission.
  - F. Consideration – Jason Tatum made a motion to approve the item, seconded by Dorothy McCarther. The motion passed unanimously by a vote of five (5) to zero (0).

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

2. Project #202101222: An ordinance granting a specific use for a medical facility on property located at 122 Fisher St. (0.484 ACRES OF LAND AND 9.19 ACRES OF LAND, LYING IN AND BEING SITUATED OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178), City of Elgin, Texas, Bastrop County, Texas, 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 – Peter Piraino, one (1) of the applicants, offered comments concerning the history of the site, indicated they wanted to update the site, increase number of patients from thirty (30) to forty-six (46) which will require a new men’s dorm, women’s dorm, and dining hall, and eventually allow for a driveway onto State Highway 95.
- C. Open Public Hearing – The public hearing was opened at 6:45 P.M. with one (1) member of the public in attendance to speak on the item.

Brenda Hernandez, 118 Fisher St., was present to see what was happening and inquire onto the current use of the site. No comments for or against given.

- D. Close Public Hearing – The public hearing was closed at 6:48 P.M.
- E. Discussion – There was discussion between Commission and City Staff regarding tracking of conditions, option of a five (5) year cap versus capping the square footage at 25,000 square feet of gross floor area, rezoning versus specific use. There was discussion between the Commission and the present applicant concerning the future construction on the site, future driveway access to State Highway 95.
- F. Recommendation – Scott Mackay made a motion to recommend approval the item with the condition that the specific use be renewed in five (5) years, seconded by Jason Tatum. The motion passed unanimously with a vote of five (5) to zero (0).

## **WORKSHOP**

The Chair turned the discussion over to the Development Services Director in which he introduced opening of the items. The Development Services Director asked for a momentary recess to allow time to set up the workshop exhibits. The Chair allowed for this recess starting at 6:59 P.M.

The Chair called the meeting back to Order at the dais at 7:03 P.M.

1. Review, discuss, and provide input for future PDD rezoning for Stone Creek Ranch Development. Mr. Harrell provided general information associated with the request. Mr. Perry indicated the intent of the workshop was to take their concerns, input, and questions and place them with City Staff comments, and send them to the developer to address. The applicant either accept them and makes the changes or they do not accept them and they do not make the changes.

## **WORKSHOP (cont.)**

The Commission moved from the dais to a table in the meeting room where the items were located, and the meeting was conducted from this location for the remaining time. The City Engineer and Development Services Director also joined the Commission at the table.

The Chair brought up a question to City Staff (Staff) regarding why a non PDD zoning couldn't be used as to which Staff indicated the site has a combination of buildings for one (1) to three (3) units. Staff indicated the entire site is to be private driveways with no public roadways. Staff indicated the Parks and Recreation Advisory Board wanted the parkland fees over public parkland, more landscaping, and recommended interconnectivity to the Elgin High School.

Staff and the Commission discussed potential management association of common areas, guest parking, dwelling unit parking, acceleration/deceleration lanes on FM 1100, traffic impact analysis, traffic inside development, utilities, drainage, widening of County Line Road, reconfiguration of intersection of County Line Road and FM 1100, neighboring zoning, code enforcement, affordable housing, potential driveway to high school from FM 1100 and the development connection to this driveway, and public use of private parkland

Individual members expressed the desire to have the greenspace and interconnect it with other greenspaces to make a permanent linear park.

2. Review, discuss, and provide input for future PDD rezoning for Eagles Landing Phase III & IV Development.

The Development Services Director provided general information associated with the request. Mr. Perry indicated the intent of the workshop was to take their concerns, input, and questions and place them with Staff comments, and send them to the developer to address. The applicant either accept them and makes the changes or they do not accept them, and they do not make the changes.

The City Engineer indicated there is still a lot of work that needs to be completed with the PDD. Staff and the Commission discussed the development history of Eagles Landing, parking on lots, alleys, sidewalks, size of streets, affordable housing, cost participation for County Line Rd., phases for County Line Rd. enlargement, dedication of reserved right-of-way on Carlson Ln., neighboring Harvest Ridge Subdivision development pattern.

Individual members expressed their concern for the small lots.

3. Review, discuss, and provide input for future PDD rezoning for Creek's Crossing Development.

Mr. Harrell provided general information associated with the request. Mr. Perry indicated the intent of the workshop was to take their concerns, input, and questions and place them with Staff comments, and send them to the developer to address. The applicant either accept them and makes the changes or they do not accept them and they do not make the changes.

**WORKSHOP (cont.)**

Staff and Commission discussed the lot sizes, layout of Klaus Ln., potential for an arterial roadway in the development, connection to Western Sky Blvd., limitation of extending Western Sky Blvd. to the north, original two (2) year extension of previous approved concept plan, annexation into City limits, original idea of PDD to allow for deviations to City standards and concessions, discussion with HOA to flip access to smaller roadway at top of Westwind Subdivision, length of blocks,

Individual members expressed their concern for the small lots and to allow for the connection of the three (3) stub outs roadways in Westwind Subdivision to the new developments. Staff expressed concerns that allowing the two (2) western stub outs on Willow Sage Ln. and Crestwind Ln. in the Westwind Subdivision to be opened, instead of the one (1) stub out on Willow Sage Ln., could compromise the project as the new arterial roadway through Creeks Crossing will require Westwind HOA to give land to the developer for the system.

4. Review, discuss, and provide input for future PDD rezoning for Nana’s House Development.

Mr. Harrell provided general information associated with the request. Mr. Perry indicated the intent of the workshop was to take their concerns, input, and questions and place them with Staff comments, and send them to the developer to address. The applicant either accept them and makes the changes or they do not accept them and they do not make the changes.

The City Engineer indicated the sidewalk as shown on the PDD plan will need to be moved back as the City wants to enlarge Central Ave. Staff and Commission discussed medical access to the site, sidewalks, alleys, commercial uses, utilities, drainage, detention pond, and site development plans.

There were no individual members that expressed concerns.

**ANNOUNCEMENTS**

David Harrell announced that there will be a rezoning and preliminary plat extension for next month’s agenda.

**ADJOURNMENT**

The meeting was adjourned by the Chair at 8:34 P.M.

  
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Brian Lundgren, Vice-Chair

ATTEST: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by ROANNE CREPPON, seconded by SCOTT MACKAY

the foregoing instrument was passed and approved on this 27<sup>th</sup> day of September 2021.