

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
MONDAY, AUGUST 30, 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, Scott Mackay, Ronnie Creppon, David Lanford and Jason Tatum (arrived at 6:34 P.M.).

**COMMISSION ABSENT:** Vice-Chair Brian Lundgren & Dorothy McCarther.

**STAFF PRESENT:** David Harrell, Development Services Director; Beau Perry & Derek Klenke, TRC Engineers (3<sup>rd</sup> Party City Engineers).

**WORKSHOP**

The Chair opened all the workshop meeting items at the same time and the Commission moved from the dais to around a set of tables.

1. Review and discuss TXDOT realignment of FM 1100 intersection with County Line Road.  
The Development Services Director offered general information per the staff report. City Engineer Beau Perry provided a large-scale map which showed the Phase 3 Preliminary Plan from the Texas Dept. of Transportation and provided generalized information to the Commission.
2. Review and discuss TXDOT improvements to FM 1100 from SR 95 to County Line Road.  
The Development Services Director offered general information per the staff report. City Engineer Beau Perry provided a large-scale map which showed the Preliminary Plan from the Texas Dept. of Transportation and provided generalized information to the Commission.
3. Review, discuss, and provide input for future PDD rezoning for Larson Tract.  
The Development Services Director offered general information per the staff report. City Engineer Beau Perry provided a large-scale map of all the existing and proposed developments along County Line Road and FM 1100 area. The City Engineer indicated a major north-south road will need to be completed that will tie into Harvest Ridge.

City Staff and the Commission discussed what the neighboring developments of Harvest Ridge and Peppergrass are doing in relation to this proposed development, benefits to the City of allowing smaller lots, greenbelt, trails, lots of different sizes in development, multifamily versus single family development, school concessions, and neighboring communities development.

Individual members expressed their concern for small lots. If we were going to allow for them what is the tangible benefit to the loosing of zoning requirements to allow for smaller lots. Some individual members desire to keep this development to R-3 lot size standard.

**ADJOURNMENT**

The meeting was adjourned by the Chair at 8:02 P.M.



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Brian Lundgren, Vice-Chair

ATTEST: Melissa Lipiec  
Melissa Lipiec, Secretary

On a motion by RONNIE CREPPON, seconded by SCOTT MACKAY

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