

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 22, 2021

CALL TO ORDER: The Vice-Chair called the meeting to order at 6:42 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, Dorothy McCarther, Ronnie Creppon and David Lanford. Chair Antonio Prete arrived at 6:43 P.M.

COMMISSION ABSENT: Gilbert Rangel.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry, City Engineer.

CONSENT AGENDA

1. January 25, 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.

The Vice-Chair turned the meeting over to the Chair at 6:44 P.M.

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

NEW BUSINESS

1. Project #: 202001015: A final plat for “Eagles Landing Phase II” located on parcels of land known by the Travis County Appraisal District as Parcel 576925, located adjacent to the Eagles Landing Phase I and Carlson Ln. for a total of 128 lots on 27.49 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Applicant declined to make presentation.
 - C. Open Public Hearing – SKIPPED
 - D. Close Public Hearing – SKIPPED
 - E. Discussion – There was discussion regarding drainage for this phase. Beau Perry recommended approval of the final plat contingent upon the subdivision construction plans supporting the plat.
 - F. Consideration – Brian Lundgren moved that the Commission approve the project contingent upon the subdivision construction plans supporting the plat. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

At this time Brian Lundgren stepped off the dais as he had a vested interest in item number 2.

NEW BUSINESS (Cont.)

2. Project #: 202100169: 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, 2020 and making this amendment a part of said official zoning map to wit: To rezone from “R-1” Single Family District to “A” Multiple Family District for Lots 40A (0.3182 acres) and 40B (0.6356 acres) Ashby Subdivision, both properties being a total of 0.9538 acres said tracts being more described in Exhibit “A”; and providing for a savings clause and repealing conflicting ordinances and resolutions.

At this time Secretary Melissa Lipiec notified the Chair that C & D for item 1 were skipped. David Lanford made a motion to lay item number 2 on the table and re-open item number 1, Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) yes and zero (0) no.

The Chair then re-opened item number 1.

- C. Open Public Hearing – The public hearing was opened at 6:53 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 6:53 P.M.
- E. Consideration – Brian Lundgren moved that the Commission approve the project contingent upon the subdivision construction plans supporting the plat. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

The Chairman then re-opened item number 2 on the agenda.

At this time, Vice-Chair Brian Lundgren indicated a conflict of interest by being an affected party within the two hundred (200) feet public notice regarding Item #2. He recused himself from the meeting and left the Dias.

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- A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
- B. Applicant Presentation – Liyan Bao was present and spoke regarding the building height brought up in the staff presentation. He stated that it was his intent to divide the existing dwelling at 1212 North Main Street into four (4) units without changing the footprint of the building or adding to the height. He also stated that it was his intent to demolish the small cabin at 1214 North Main Street and build a fourplex fully complying with area requirements.

NEW BUSINESS (Cont.)

- C. Open Public Hearing – The public hearing was opened at 7:08 P.M. Brian Lundgren of 1202 North Main Street, speaking in his own individual capacity and not as a Commission Member, spoke against the project voicing concerns about the increased parking required by eight units on two lots. He stated that he wanted to see the Main Street corridor preserved.
- D. Close Public Hearing – The public hearing was closed at 7:16 P.M.
- E. Discussion – There was discussion regarding the Commissions apprehension to grant the uses that are associated with Multiple Family zoning. Mr. Bao responded to Mr. Lundgren’s comment by stating that he would be willing to build a duplex at 1214 North Main Street and not a fourplex. Antonio Prete asked what the future land use map showed for that property. David Harrell responded that it consisted of a land use called “Elgin Central Neighborhood”. Ronnie Creppon asked if staff received any responses to the notices that were sent to property owners. David Harrell responded that he spoke to one person who requested information regarding the project, but he did not receive any correspondence from them either for or against the project.
- F. Recommendation – Ronnie Creppon made a motion to recommend denial of the zoning change to the City Council. Dorothy McCarther seconded the motion, and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero against with Brian Lundgren abstaining from the vote due to conflict of interest. David Harrell then announced that this item would go before the Elgin City Council on March 9th and they will make the ultimate determination on this zoning change request.

At this time, Vice-Chair Brian Lundgren returned the Dias.

WORKSHOP

David Harrell conducted a PowerPoint presentation regarding this item. Requirement standards for food trucks were discussed as well as the current food trailer situation. The need for an ordinance to regulate food trucks was identified as well as potential changes to current food trailer situations. The Planning and Zoning Commission was asked to provide input on these items. Several members of the commission stated that they do not want to make it harder for small business owners to be able to operate food trailers within the city limits.

ANNOUNCEMENTS

There were none.

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____

the foregoing instrument was passed and approved on this _____ day of _____, 2021.