

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, MAY 22, 2023**

**I. 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.

**COMMISSION PRESENT:** Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Scott Mackay and David Lanford (arrived at 6:35 P.M.).

**COMMISSION ABSENT:** Dorothy McCarther

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

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

**III. CONSENT AGENDA**

1. April 24, 2023 Minutes.

Ronnie Creppon moved that the Commission approve the April 24, 2023 Minutes as presented. Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against. David Lanford had not yet arrived at this time.

**IV. NEW BUSINESS**

1. Project #: 202300056: 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, 2013 and making this amendment a part of said official zoning map to wit: To rezone land from “R-1” Single Family Housing District to “R-2” Single Family & Duplex Dwelling District located on parcels of land known by the Travis County Appraisal District as Parcels 358800, 358801, & 358802, located between Carlson Ln. & Carlson Rd. across from Eagles Landing Ph. 2 (BEING A 52.76 ACRE TRACT OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT 518, TRAVIS CO., TX), being more described in Exhibit “A”; and providing for a savings clause and repealing conflicting ordinances and resolutions. (Carlson Tract Rezoning).
  - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
  - B. Applicant Presentation – Rachel Shanks, representative for the project, conducted a brief presentation for the project and stated that she was present to answer any questions.
  - C. Open Public Hearing – The public hearing was opened at 6:39 P.M. There were no members of the public present to offer comments.
  - D. Close Public Hearing – The public hearing was closed at 6:39 P.M.
  - E. Discussion – There was a brief discussion regarding the Staff’s concerns that this would be spot zoning. It was noted that all of the development in the area is residential and there are lots that are multiple sizes within the area.

**IV. NEW BUSINESS (Cont.)**

- F. Consideration – Ronnie Creppon moved that the Commission recommend approval of the project. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

The Chair called a recess at 6:54 P.M.

The Chair called the meeting back to order at 6:57 P.M. at the workshop tables.

**V. WORKSHOP**

- 1. Review, discuss, and provide input for Lund Farms Development Agreement.

Beau Perry conducted a presentation of the proposed Development Agreement stating that this project is partially in the ETJ but they will voluntarily annex the remaining land into the ETJ. He also stated that this project would be a Municipal Utility District (MUD) so the City will not be paying for any of the infrastructure. Staff and Commission discussed site location, lot sizes and water and wastewater capacity. Seth Mearing of BGE Inc. stated that \$4.3 million dollars have been earmarked toward major transportation improvements. Lund Road improvement would be the first phase. He also stated that they will be working with TXDOT on the project and they anticipate TXDOT requiring an excel/decel lane on SH 95. The Commission expressed the need to have commercial use along SH 95 and not multi-family. Since project will connect with the City’s trail system, Jason Tatum requested police call boxes be placed along the trails. The Commission also requested downward facing lighting throughout the development to be in line with the “dark skies” initiative.


**VI. ANNOUNCEMENTS**

None

**VII. ADJOURNMENT**

The meeting was adjourned at 7:51 P.M.

  
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 Antonio Prete, Chairman

ATTEST:   
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 Melissa Lipiec, Secretary

On a motion by Ronnie Creppon, seconded by Scott Mackay  
 the foregoing instrument was passed and approved on this 26<sup>th</sup> day of June, 2023.