

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**PUBLIC HEARING-REGULAR MEETING**  
**MONDAY, January 26, 2019 – 6:30 PM**

**CALL TO ORDER:** Chairman Antonio Prete called the meeting to order at 6:30 PM.

**PRESENT:** Jason Tatum, Ronnie Creppon, Antonio Prete, Dorothy McCarther, and David Lanford

**Staff:** Melissa Lipiec, Carlos Navejas, & Orlando Rodriguez

**Absent:** Brian Lundgren (Gilbert Rangel was not notified of the meeting)

**Guest:** Gayle Marek, Rodney Marek, Jerry Longmire, David Mojica, Lina Chatay, Jeff Carter, Maria Zamora, Rosendo Zamora, Todd Kinsel, Marina Gare, Isaias Hernandez, Alex Luna, Bill Carlson

**PUBLIC COMMENT:** None

**MINUTES:** Ronnie Creppon made a motion to approve the minutes of the November 26, 2018 meeting as presented. Dorothy McCarther seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) yes and zero (0) no.

**UNFINISHED BUSINESS:**

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT REQUEST FILED BY OLSON SURVEYING FOR ISAIAS HERNANDEZ AND LARRY KOI VINCENT, OWNERS OF THE PROPERTY LOCATED IN ABSTRACT 178 THOMAS GARRETSON, AT 165 ELLA LANE AND BEING APPROXIMATELY 1.0000 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO TWO (2) LOTS TO BE KNOWN AS "HERNANDEZ ADDITION". Melissa Lipiec reminded the Commission that this item had been tabled at the November 26, 2018 meeting due to the fact that Mr. Larry Vincent, the second owner of the property being subdivided had not had an opportunity to review or sign the plats. She further stated that Mr. Vincent had signed the plat and it was ready for approval and Mr. Hernandez is present to answer any questions. Antonio Prete pointed out that the recreational vehicle that is currently on the property will now be located in the right-of-way as a result of this subdivision. Melissa Lipiec agreed that the recreational vehicle would be considered an encroachment and an Encroachment Agreement may be extended to Mr. Vincent. Isaias Hernandez addressed the commission and stated that he has been working on subdividing his land for almost a year. David Lanford made a motion to approve the preliminary plat of the Hernandez Addition contingent upon discussion with the City Manager about an Encroachment Agreement. Ronnie Creppon seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.

2. REVIEW AND TAKE ACTION ON A FINAL PLAT REQUEST FILED BY OLSON SURVEYING FOR ISAIAS HERNANDEZ AND LARRY KOI VINCENT, OWNERS OF THE PROPERTY LOCATED IN ABSTRACT 178 THOMAS GARRETSON, AT 165 ELLA LANE AND BEING APPROXIMATELY 1.0000 ACRES, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTY INTO TWO (2) LOTS TO BE KNOWN AS "HERNANDEZ ADDITION". Melissa Lipiec informed the Commission that since this development did not create any new roads and it is less than four lots it qualifies as a Short Form Subdivision so the Preliminary and Final Plats were presented together. Ronnie Creppon made a motion to approve the final plat of the Hernandez Addition contingent upon discussion with the City Manager about an Encroachment Agreement. Dorothy McCarther seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**NEW BUSINESS:**

1. REVIEW AND MAKE POSSIBLE RECOMMENDATION TO THE ELGIN CITY COUNCIL ON A ZONING CHANGE REQUEST SUBMITTED BY JOSE AND MARIA SALAZAR, OWNERS OF THE PROPERTY LOCATED AT 13,708 COUNTY LINE ROAD, IN ABSTRACT 518, SURVEY 65 MARTIN H., AND BEING APPROXIMATELY 4.1020 ACRES, CITY OF

ELGIN, COUNTY OF TRAVIS, TEXAS, TO RE-ZONE THEIR PROPERTY FROM R-1 SINGLE FAMILY DWELLING TO C-1 NEIGHBORHOOD SHOPPING DISTRICT. Item Withdrawn

2. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT REQUEST FILED BY CATALYST ENGINEERING GROUP FOR TACK DEVELOPMENT, LTD, OWNERS OF THE PROPERTY LOCATED IN ABSTRACT 518, SURVEY 65 MARTIN H, AND BEING APPROXIMATELY 27.510 ACRES, CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTY INTO ONE HUNDRED AND EIGHTY-FOUR (184) LOTS TO BE KNOWN AS "EAGLES LANDING, PHASE TWO". Item Withdrawn

3. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT REQUEST SUBMITTED BY OLSON SURVEYING FOR DARREN MOGONYE, OWNER OF THE PROPERTY LOCATED AT 213 EAST 8TH STREET IN WEIGLE, BLOCK 3, LOT 1, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE HIS PROPERTY INTO TWO LOTS TO BE KNOWN AS "AMENDING PLAT LOT 1, BLOCK 3, WEIGLE ADDITION". Item Withdrawn

4. REVIEW AND TAKE ACTION ON A FINAL PLAT REQUEST SUBMITTED BY OLSON SURVEYING FOR DARREN MOGONYE, OWNER OF THE PROPERTY LOCATED AT 213 EAST 8TH STREET IN WEIGLE, BLOCK 3, LOT 1, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, TO DIVIDE HIS PROPERTY INTO TWO LOTS TO BE KNOWN AS "AMENDING PLAT LOT 1, BLOCK 3, WEIGLE ADDITION". Item Withdrawn

5. REVIEW AND TAKE ACTION ON A CONCEPTUAL PLAN SUBMITTED BY BELTON ENGINEERING INC. FOR HOGEGE VENTURES LP, OWNERS OF THE PROPERTIES LOCATED AT 459 SOUTH STATE HIGHWAY 95, AND BEING APPROXIMATELY 57.313 ACRES AND AT 485 SOUTH STATE HIGHWAY 95, TRACT 1, AND BEING APPROXIMATELY 57.321 ACRES IN ABSTRACT 303, STOVAL, GEORGE H., CITY OF ELGIN EXTRATERRITORIAL JURISDICTION, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTIES INTO ONE HUNDRED AND FORTY-ONE (141) LOTS TO BE KNOWN AS "THE ESTATES AT CARTER'S GROVE". Melissa Lipiec explained that this development is not located inside the City Limits of Elgin but in the ETJ. She further explained that the ETJ extends one mile past the City Limits. This development is at the far reaches of the Extra Territorial Jurisdiction and because the City of Elgin has an Inter-local Agreement with Bastrop County, it is the City's responsibility to review and approve the development. She further stated that the development will be built to County standards and Bastrop County was given the opportunity to review and make comments on the plat. Antonio Prete pointed out that the number of lots on the agenda is different from the number of lots on the plat. Melissa Lipiec responded that both Jeff Carter, the developer and his engineer were present to answer any questions. Lina Chatay of Belton Engineering Inc. stated that the correct lot count is one hundred and forty. The change was a result of revision based on comments from TRC Solutions. David Lanford stated that several citizens had voiced concern about traffic in that area and wanted to know if the developer's representative had been in contact with TXDOT regarding turn lanes. Lina Chatay responded that they had spoken with TXDOT and they are working on a center turn lane for the development. At this time it is unknown whether a deceleration lane will be needed or required. TXDOT is not requiring a Traffic Impact Analysis since there are two driveway entrances on the property. Jason Tatum made a motion to approve the Concept Plan of the Estates at Carter's Grove. David Lanford seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.

6. REVIEW AND TAKE ACTION ON A PRELIMINARY SUBMITTED BY BELTON ENGINEERING INC. FOR HOGEGE VENTURES LP, OWNERS OF THE PROPERTIES LOCATED AT 459 SOUTH STATE HIGHWAY 95, AND BEING APPROXIMATELY 57.313 ACRES AND AT 485 SOUTH STATE HIGHWAY 95, TRACT 1, AND BEING APPROXIMATELY 57.321 ACRES IN ABSTRACT 303, STOVAL, GEORGE H., CITY OF ELGIN EXTRATERRITORIAL JURISDICTION, COUNTY OF BASTROP, TEXAS, TO DIVIDE THEIR PROPERTIES INTO ONE HUNDRED AND FORTY-ONE (141) LOTS TO BE KNOWN AS "THE ESTATES AT CARTER'S GROVE". Melissa Lipiec stated that the City's subdivision ordinance does allow the Concept Plan and Preliminary Plat to be submitted at the same time and the final plat may be maybe presented at the next meeting or the one after that. Bill Carlson of 1415 FM 1704 addressed the Commission stating he was concerned that the City is not requiring fire flow in developments in the ETJ. Antonio Prete stated

that the Emergency Services District will be requiring fire flow. David Lanford made a motion to approve the Preliminary Plat of the Estates at Carter's Grove. Ronnie Creppon seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**Executive Session:** NONE

**ANNOUNCEMENTS:** Melissa Lipiec announced that Rudy L. Ramirez was not present due to the fact that at the January meeting City Council voted to appoint Gilbert Rangel to replace Rudy after his term had expired. She also stated that the Board Member qualifications was included in the packet to remind board members what those were and to make sure everyone was still in compliance with the requirements. She then stated that there was still no replacement for the planning director's position but the new Human Resources administrator has posted the position in a number of sites. She then announced that Orlando Rodrigues is the new Code Enforcement officer hired in December. He actually transferred from the parks department where he had worked for three years.

**ADJOURN:** Chairman Antonio Prete adjourned the meeting at 7:03 pm.

  
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Antonio Prete  
Chairman, Planning and Zoning Commission

ATTEST:

  
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Melissa Lipiec  
Acting Secretary, Planning and Zoning Commission

On a motion by David Lanford, seconded by Ronnie Creppon, the foregoing instrument was passed and approved on this 25<sup>th</sup> day of February, 2019.