



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, JANUARY 27, 2020, 6:30 P.M.

CITY HALL ANNEX, COUNCIL CHAMBERS

310 NORTH MAIN STREET

1. CALL TO ORDER
2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

Individuals may request to speak on items not on the agenda. Speaker comments are limited to three (3) minutes and no formal action can be taken. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any Commissioner, Staff, or others.

3. CONSENT AGENDA

All matters listed below are to be considered routine by the Commission and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

<!--[if !supportLists]-->1. Consider approval of the following Minutes:

- 3.1. Meeting Minutes

Documents:

[MIN 05-29-19.PDF](#)
[MIN 06-24-19.PDF](#)
[MIN 10-28-19.PDF](#)
[MIN 11-18-19.PDF](#)
[MIN 12-16-19.PDF](#)

4. NEW BUSINESS

- 4.I. Project #201900768: A Preliminary Plat For "Peppergrass" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 557529 & Bastrop County Appraisal District As Parcel R15615, Located Along The Eastside Of County Line Road And North Of Farm To Market (FM) 1100 For A Total Of 284 Lots On 65.64 Acres Of Land.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Close Public Hearing
- E. Discussion
- F. Consideration.

Documents:

[PEPPERGRASS PRELIMINARY PLAT PACKET.PDF](#)

- 4.II. Project #201900603: A Final Plat For "Homestead Estates Unit 1" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 358740, Located Along The Westside Of County Line Road And Adjacent To The Elgin High School North Property Line For A Total Of 252 Lots On 62.17 Acres Of Land.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Close Public Hearing
- E. Discussion
- F. Consideration

Documents:

[HOMESTEAD ESTATES UNIT 1 FINAL PLAT PACKET.PDF](#)

- 4.III. AN ORDINANCE AMENDING CHAPTER 46, ARTICLE IV, DIVISION 4, CODE OF ORDINANCES, CITY OF ELGIN, TEXAS WHICH MODIFIES TERMINOLOGY & REMOVES A MANUFACTURED HOME PARK AND INDUSTRIALIZED HOUSING AS A USE BY RIGHT IN THE R-3 SINGLE FAMILY, TWO FAMILY, & INDUSTRIALIZED DISTRICT. ALSO AMENDING CHAPTER 46, ARTICLE II, DIVISION 5, CODE OF ORDINANCES, CITY OF ELGIN, TEXAS WHICH MODIFIES TERMINOLOGY AND REMOVES BY SPECIFIC USE A HUD CODE MANUFACTURED HOME PARK IN THE R-1 SINGLE FAMILY DISTRICT & R-2 SINGLE FAMILY (TWO FAMILY) AND GARAGE APARTMENT DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

- A. Staff Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion

E. Recommendation

Documents:

[MOBILE HOME - IND. HOUS. CHANGE ORDINANCE STAFF REPORT.PDF](#)
[CODE CHANGE ORDINANCE \(MOBILE HOMES IND. HOUS.\).PDF](#)

- 4.IV. AN ORDINANCE AMENDING CHAPTER 46, ARTICLE V, DIVISION 4, SECTION 46-635 CODE OF ORDINANCES, CITY OF ELGIN, TEXAS WHICH AMENDS THE OFFSITE MINIMUM PARKING AND LOADING REQUIREMENTS IN THE DOWNTOWN HISTORIC DISTRICT TO NO MINIMUM AND SETS MAXIMUM PARKING STANDARDS TO SIX (6) PARKING SPACES AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

- A. Staff Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Recommendation

Documents:

[DOWNTOWN ORDINANCE PACKET.PDF](#)

- 4.V. AN ORDINANCE AMENDING CHAPTER 32, ARTICLE I, SECTION 32-3; AMENDING CHAPTER 32, ARTICLE III, SECTIONS 32-103, 32-196, AND 32-226; AMENDING CHAPTER 46, ARTICLE I, SECTION 46-1; CHAPTER 46, ARTICLE II, DIVISION 5, SECTION 46-138(A); AMENDING CHAPTER 46, ARTICLE V, DIVISION 8, SECTIONS 46-718 – 46-747; ADDING CHAPTER 46, ARTICLE III, SECTION 46-183 – 46-184; ADDING CHAPTER 46, ARTICLE V, DIVISION 9 WIRELESS COMMUNICATION FACILITIES (WCF); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

- A. Staff Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Recommendation

Documents:

[WCF ORDINANCE PACKET.PDF](#)

5. ANNOUNCEMENTS

6. ADJOURNMENT

The Commission may adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code. The Commission will return to an open session for possible discussion and action as a result of the Executive Session.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide a forty-eight (48) hour notice when feasible.

Para informacion en espanol favor de llamar (512) 281-0119. Servicios de traduccion disponible en

la reunion.