

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
JUNE 22, 2020**

CALL TO ORDER: The Chair called the meeting to order at 6:33 P.M.

PRESENT: Development Services Director David Harrell called roll with the following members present: Antonio Prete, Jason Tatum, Dorothy McCarther, Ronnie Creppon and David Lanford.

ABSENT: Brian Lundgren and Gilbert Rangel

STAFF: David Harrell, Development Services Director, Melissa Lipiec, Secretary, Michael Gonzales, Public Works Director, Beau Perry, City Engineer.

NEW BUSINESS

1. Project #: 202000304: A final plat for "Elm Creek North Phase 2" located on a parcel of land known by the Travis County Appraisal District as Parcel 922752, located at the dead end of Red Elm Pkwy.in Phase 1 Final Plat, for a total of 96 lots on 36.536 acres of land.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – Tim Holland of BGE, Inc. stated that he was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:36 P.M. David Harrell indicated no members of the public provided comments for the meeting.
 - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
 - E. Discussion – David Lanford asked about traffic and whether Travis County had provided any input on Klaus Lane. Tim Holland responded that the developer is not planning on improvements to Klaus Lane and they have a thirty-foot (30) right-of-way reserved along Klaus Lane for the County if they choose to make improvements in the future.
 - F. Consideration – On a motion by Ronnie Creppon, seconded by Dorothy McCarther, this item was unanimously approved by the Commission.
2. Project #: 202000338: A specific use permit to allow for a medical facility use within the R-1 Single Family Dwelling District located at 902 W. 2nd St. (Bastrop Co. Appraisal District Parcel # 80107).
 - A. Staff Presentation -David Harrell read his staff report into the record.
 - B. Applicant Presentation – Gary Davenport, Architect of record stated that he was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:45 P.M. David Harrell stated that he received two e-mails regarding this item and read those into the record. The first was from Ms. Angela Bailey of 1004 W 2nd Street who was neither for or against granting the Specific Use Permit, she expressed concerns about increased traffic congestion during school hours. The second was from Mr. Robert Allen of 104 Robin Street who was against granting the Specific Use Permit on for a number of reasons including intensification is not compatible with surrounding residential, increased traffic on neighboring streets, placement of public use in an area with no other public uses, drainage, parking on Tenth St., and location on the lot in relation to neighboring residential uses.
 - D. Close Public Hearing – The public hearing was closed at 6:53 P.M.

- E. Discussion – Antonio Prete asked for more information about the medical facility. Gary Davenport stated that his client is Community Health Center and the facility is non-profit and open to the community as well as students and teachers. David Lanford stated that he did not believe that this is the best location for the clinic due to parking and traffic. Peak school traffic times and hours of operation for the clinic were discussed. Rafael De La Paz, Chief Executive Officer of Community Health Centers of South Central Texas also spoke providing more information about the clinic stating that it has been operating from the campus since 2014 and was needing to get a new facility due to the School Districts plans to utilize the building for a 5th and 6th grade center.
- F. Recommendation – A motion was made by Dorothy McCarther, to recommend approval accepting the 177 parking spaces as the minimum required for the combined uses, all parking to be on-site with no parking signs to be placed on roadway in front of the school, and hours of operation be Monday-Friday, 8:00 A.M. to 5:00 P.M. Jason Tatum seconded the motion and a vote was taken. This item was unanimously approved by the Commission.

ANNOUNCEMENTS: David Harrell indicated that next months meeting may continue in this format or could go back to the normal hearing format depending on the continuation of the pandemic. He would notify the Commission either way.

ADJOURN: The Chairman adjourned the meeting at 7:28 P.M.

ATTEST: David Harrell
ACTING SECRETARY

AP
Antonio Prete, Chairman

On a motion by BRIAN LUNDGREN, seconded by JASON TATUM the foregoing instrument was passed and approved on this 26th day of OCTOBER, 20 20.