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.I. 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.

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
WEDNESDAY, MAY 29, 2019 – 6:30 P.M.

CALL TO ORDER: Chair Antonio Prete made an announcement at 6:30 P.M. that the meeting/public hearing could not be held due to a noticing error involving an improper address.

PRESENT: Jason Tatum, Ronnie Creppon, Antonio Prete, David Lanford.
Staff: Amelia Sanchez.

ABSENT: Brian Lundgren, Dorothy McCarther, Gilbert Rangel

PUBLIC COMMENT: There was no public comment.

NEW BUSINESS:

1. REVIEW AND TAKE ACTION ON A SPECIAL USE PERMIT REQUEST HAS BEEN SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS POST #6115 OWNER OF THE PROPERTY LOCATED AT 178 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-I 78, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, FOR A S-P SPECIFIC USE PERMIT TO CONSTRUCT A TWO HUNDRED AND TWENTY-FOOT (220') SELF SUPPORT TOWER (224' TO HIGHEST APPURTENANCE) A I00'XI00' FENCED COMPOUND, ACCESS ROAD AND NECESSARY UTILITY INFRASTRUCTURE. Tabled by Chair until June meeting.

ANNOUNCEMENTS: There were no further announcements.

ADJOURN: The Chair adjourned the meeting at 6:32 P.M.

_____
Antonio Prete, Chair

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved this _____ day of _____, 20____.

MINUTES
CITY OF ELGIN, TEXAS
PLANNING AND ZONING COMMISSION
PUBLIC HEARING – REGULAR MEETING
MONDAY, JUNE 24, 2019 – 6:30 P.M.

CALL TO ORDER: Chairman Prete called the meeting to order at 6:31 P.M. in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

Members present Antonio Prete, Jason Tatum, Ronnie Creppon, Dorothy McCarther, David Lanford, and Gilbert Rangel. Staff present were David Harrell, Planning and Community Development Director, Melissa Lipiec, Administrative Assistant, Beau Perry and Donald Heisch of TRC Companies. Brian Lundgren was absent.

PUBLIC COMMENT.
There were no citizen comments.

PUBLIC HEARING

1. PUBLIC HEARING ON A SPECIFIC USE PERMIT REQUEST THAT HAS BEEN SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS POST #6115 OWNER OF THE PROPERTY LOCATED AT 176 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-178, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, FOR A S-P SPECIFIC USE PERMIT TO CONSTRUCT A TWO HUNDRED AND TWENTY-FOOT (220') SELF SUPPORT TOWER (224' TO HIGHEST APPURTENANCE) A I00'XI00' FENCED COMPOUND, ACCESS ROAD AND NECESSARY UTILITY INFRASTRUCTURE. David Harrell announced that due to a noticing error the public hearing could not be held.

NEW BUSINESS

1. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON A SPECIFIC USE PERMIT REQUEST SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS POST #6115 OWNER OF THE PROPERTY LOCATED AT 176 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-178, CITY OF ELGIN, COUNTY OF BASTROP, TEXAS, FOR A S-P SPECIFIC USE PERMIT TO CONSTRUCT A TWO HUNDRED AND TWENTY-FOOT (220') SELF SUPPORT TOWER (224' TO HIGHEST APPURTENANCE) A I00'XI00' FENCED COMPOUND, ACCESS ROAD AND NECESSARY UTILITY INFRASTRUCTURE. David Harrell made an announcement that this item could not be considered due to a noticing error. On a motion by Ronnie Creppon, seconded by Gilbert Rangel, the commission unanimously voted to table this item until the July 15th agenda.

2. A PRELIMINARY PLAT REQUEST, FILED BY BGE, INC. FOR CENTEX LAND LTD., THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 345 OF THE WILLIAM HINES SURVEY NO. 53, BEING APPROXIMATELY 102.930 ACRES OF LAND (BEING

COMPROMISED OF TWO TRACTS; "TRACT I" BEING A 73.394 ACRE TRACT OF LAND AND "TRACT 2" BEING A 29.556 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBERS 2002236050 AND 1999124374 RESPECTIVELY), CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTY INTO FOUR (4) PHASE WITH A TOTAL OF 418 LOTS TO BE KNOWN AS "ELM CREEK NORTH". On a motion by Jason Tatum, seconded by Ronnie Creppon, the Commission voted unanimously to approve the preliminary plat.

3. A FINAL PLAT REQUEST, FILED BY BGE, INC. FOR CENTEX LAND LTD., THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 345 OF THE WILLIAM HINES SURVEY NO. 53, BEING APPROXIMATELY 24.265 ACRES OF LAND (BEING PART OF A 73.394 ACRE TRACT OF LAND AND A 29.556 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBERS 2002236050 AND 1999124374 RESPECTIVELY), CITY OF ELGIN, COUNTY OF TRAVIS, TEXAS TO DIVIDE THEIR PROPERTY INTO 109 LOTS TO BE KNOWN AS "ELM CREEK NORTH PHASE 1". On a motion by David Lanford, seconded by Dorothy McCarther, the Commission unanimously approved the Final Plat for Elm Creek North Phase 1 on the condition that the metes and bounds description be added to the plat.

4. PRELIMINARY PLAT REQUEST HAS BEEN FILED BY JAMES E. GARON AND ASSOCIATES FOR JUAN F. MARIN-ESQUIVEL, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 178 OF THE THOMAS GARRETSON SURVEY, AT 933 OLD MCDADE ROAD AND BEING APPROXIMATELY 1.250 ACRES OF LAND (BEING ALL OF THAT CERTAIN 1.250 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 201713727), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO PLAT ONE (1) LOT TO BE KNOWN AS"RANCHO FAM MARIN". Carlos Bahena, owner of adjacent property spoke at the meeting in opposition to this item. Antonio Prete stated that “Lot 1, Block A” needed to be added to the plat. On a motion by David Lanford, seconded by Gilbert Rangel, the Commission voted unanimously to approve the Preliminary Plat of Rancho Fam Marin.

5. A FINAL PLAT REQUEST, FILED BY JAMES E. GARON AND ASSOCIATES FOR JUAN F. MARIN-ESQUIVEL, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT NO. 178 OF THE THOMAS GARRETSON SURVEY, AT 933 OLD MCDADE ROAD AND BEING APPROXIMATELY 1.250 ACRES OF LAND (BEING ALL OF THAT CERTAIN 1.250 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 201713727), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS TO PLAT ONE (1) LOT TO BE KNOWN AS"RANCHO FAM MARIN". On a motion by Jason Tatum, seconded by Dorothy McCarther, the Commission voted unanimously to approve the Final Plat for Rancho Fam Marin on that condition that structures and contours be removed from the final plat.

6. A PRELIMINARY PLAT REQUEST HAS BEEN FILED BY FOUR A ENGINEERING FOR ARBEN SHAHOLLI, THE OWNER OF THE PROPERTY LOCATED IN ABSTRACT A20 THOMAS CHRISTIAN SURVEY, AT 501 E 2ND STREET AND BEING APPROXIMATELY 2.80 ACRES (BEING ALL OR PORTIONS OF LOTS 1-5, BLOCK 22 AS SHOWN ON THE PLAT OF RECORD IN CABINET 1, PAGE 100B), CITY OF ELGIN, COUNTY OF BASTROP, TEXAS. Barry Barker, owner of adjacent property spoke in opposition to the subdivision citing drainage issues. Beau Perry stated that the developer has

been informed that he will be required to build Avenue G to City standards. On a motion by Dorothy McCarther, seconded by Jason Tatum, the Commission voted unanimously to approve the Preliminary Plat for Shaholli Estates.

EXECUTIVE SESSION
There was no executive session.

RECONVENE
There was no need to reconvene.

ANNOUNCEMENTS
Ronnie Creppon asked about approval of minutes and it was announced that minutes need to be approved for several meetings.

ADJOURNMENT
The Chairman adjourned the meeting at 7:24 P.M.

_____
Antonio Prete, Chariman

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this _____ day of _____, 2020.

MINUTES
CITY OF ELGIN, TX
PLANNING AND ZONING COMMISSION
PUBLIC HEARING – REGULAR MEETING
MONDAY, OCTOBER 28, 2019 – 6:30 P.M.

CALL TO ORDER:
Chair Antonio Prete called the meeting to order at 6:32 P.M.in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

Members present were Antonio Prete, Ronnie Creppon, Brian Lundgren, Dorothy McCarther, and David Lanford. Staff present were: Planning and Community Development Director David Harrell, Administrative Assistant, Melissa Lipiec and Beau Perry of TRC Companies. Jason Tatum and Gilbert Rangel were absent.

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS
There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the following Minutes:
    A. April 29, 2019 Regular Meeting
    B. July 15, 2019 Special Meeting
    C. September 23, 2019 Regular Meeting

Since the Commission desired discussion on these items, the Chair moved the entire consent agenda under new business as item 0.3.

NEW BUSINESS

0.3 Corrections to the following Minutes:

A. April 29, 2019 Regular Meeting – Ronnie Creppon stated that the day on the heading needs to be changed from 25 to 29.

B. July 15, 2019 Special Meeting – Ronnie Creppon stated that the Meeting was conducted by the Chair and not the Vice-Chair.

C. September 23, 2019 Regular Meeting - Ronnie Creppon stated that the motion on item #2 (Specific Use Permit for 220' self-supporting tower) included that renewal of the permit would be at the discretion of the Planning Director.

On a motion by David Lanford, seconded by Ronnie Creppon, the Commission voted unanimously to approve the above minutes with the noted corrections.

1. A Preliminary Plat for the "Altessa Subdivision" located on parcels of land known by the Travis County Appraisal District as Parcel's 358752 & 358761, located generally along the eastside of County Line Road, & located on parcels of land known by the Bastrop County Appraisal District as Parcel's R15378, R15672, & R69715 for a total of 1,158 lots on +/- 283.12 acres.
    A. Staff Presentation
    David Harrell gave his staff presentation. He stated that based on the information within the packet, staff believes there are no issues with approving the request.

B. Applicant Presentation
Tyler Gatewood representing Brohn Homes was present to answer questions.

C. Open Public Hearing
The public hearing was opened at 6:39 P.M., no members of the public were present.

D. Close Public Hearing
The public hearing was closed at 6:39 P.M.

E. Commission Discussion
David Lanford had a question about the lot lines. Tyler Gatewood responded that they will have rear load lots so there will be an alley in which to access the properties. Ronnie Creppon asked why the lot sizes in this development did not meet the minimum size for R-3 zoning. Beau Perry, responded that there is a Development Agreement in place for this project due to the request for a Municipal Utility District. The Concept Plan was part of that agreement as well as the smaller lot sizes. Also covered in that agreement is the developer's contribution to County Line Road improvements in addition to a number of other public improvements. Antonio Prete asked if the subdivision will be phased. Tyler Gatewood responded that there will be eleven (11) phases. Mr. Gatewood also stated that they have set aside a twelve (12) acre site for a potential school and are in negotiations with the school district for their development. After more discussion the Char asked for a motion.

F. Consideration
On a motion by David Lanford, seconded by Brain Lundgren, the Commission voted unanimously to approve the Preliminary Plat for "Altessa Subdivision".

2. Project #201900548: An Ordinance annexing adjacent and contiguous territory to the City of Elgin, Texas to wit: 68.992 acres of land, lying in and being situated out of the Henry Martin Survey, Abstract 518 in Travis County, Texas and fully described in Exhibit "A" (generally known as Travis Co. Parcel Number 839520), attached hereto; providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Staff Presentation
   David Harrell gave his staff presentation. He stated that state law requires the Commission to hold a hearing and on the proposed annexation and make recommendations to City Council. He stated the property is contiguous to the City Limits, is currently vacant and based on the information within the packet, staff believes there are no issues with approving the request.

   B. Applicant Presentation
   There was no applicant presentation.

   C. Open Public Hearing
   The public hearing was opened at 6:53 P.M., no members of the public were present.

   D. Close Public Hearing
   The public hearing was closed at 6:54 P.M.

   E. Commission Discussion
   David Lanford pointed out a typo on the proposed ordinance. David Harrell took note

and will correct if needed. It was stated that water will be provided by Aqua and the City will provide wastewater service for this property.

F. Recommendation
On a motion by Brian Lundgren, seconded by Dorothy McCarther, the Commission voted unanimously to approve Project #201900548 recommending annexation of the 68.992 acres of land (to the City Council).

3. Project #201900538: An Ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter46, 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 as R-3 Single Family, Two-Family, Industrial Housing District, the property being approximately 68.992 acres of land, and being described in Exhibit "A" (generally known as Travis Co. Parcel Number 839520), attached hereto and providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Staff Presentation
   David Harrell gave his staff presentation. He provided the Commission with a list of uses that would be allowed by right for R-3 Zoning. He stated that based on the information within the packet, staff believes there are no issues with recommending approval of the request.

   B. Applicant Presentation
   Michael Bowen of Thunder Horse Development gave a brief presentation and stated that he had submitted a concept plan that day for fifty foot (50') wide single-family home lots.

   C. Open Public Hearing
   The public hearing was opened at 7:05 P.M. The Chairman read a letter received by LW Ranch, LP in opposition to the zoning change.

   D. Close Public Hearing
   The public hearing was closed at 7:07 P.M.

   E. Commission Discussion
   David Lanford had a concern that granting the R-3 zoning would allow the property owner to build a manufactured home park on the property. Antonio Prete stated that he would like to see more R-1 zoned lots. Most developers today are pushing for smaller lots. After a bit more discussion the Chairman asked for a motion.

   F. Recommendation
   On a motion by Ronnie Creppon, seconded by Brian Lundgren, the Commission voted 4 to 1 to approve Project #201900538 recommending the zoning change from R-1 to R-3. Antonio Prete voted against the recommendation.

4. An ordinance amending Chapter 46 Subdivisions, revised Code of Ordinances, City of Elgin, Texas by amending Section 36.1 through Section 36.5, Section 36.29 through 36.31, Section 36.51, Section 36.52, Section 36.78 through 36.83, Section 36.110 through 36.112, Section 36.138, Section 36.140 through 36.143, Section 36.172 through Section 36.174, Section 36.202, Section 36.258, Section 36.281, Section 36.282, Section 36.284, Section 36.285, Section 36.288 through 36.310, Section 36.312, Section 36.313, Section 36.315, Section 36.338, Section 36.365 through 36.370, Section 36.399 through Section 36.401, Section 36.433, Section 36.513 through Section 36.515; deleting in their entirety Section 36.482, Section 36.483, Section 36.485, Section 36.486;

adding Section 36.5 through Section 36.12, Section 36.25 through Section 36.28, Section 36.32 through Section 36.39, Section 36.53 through Section 36.59, Section 36.77, Section 36.113, Section 36.175 through Section 36.177; repealing all other ordinances and parts of ordinances in conflict therewith; and providing a savings clause.

A. Staff Presentation
   Staff began by stating that the Commission reviewed most of the proposed changes at the October 21, 2019 meeting and left off at the Parkland Section (Sec. 36-370).

B. Open Public Hearing
   The public hearing was opened at 8:29 P.M., there were no members of the public present.

C. Close Public Hearing
   The public hearing was closed at 8:30 P.M.

D. Commission Discussion
   The Chairman decided to review the proposed changes item by item whereby Staff and Commission interacted on these items.

E. Recommendation
   On a motion by David Lanford, seconded by Ronnie Creppon, the Commission voted unanimously to recommend approval of the proposed subdivision changes (to the City Council).

ANNOUNCEMENTS

David Harrell informed the Commission that the next two meetings would fall on the Mondays closest to the holidays and asked if they would like to move the meeting dates. It was decided that the November meeting would be moved to November 18 and the December meeting would be moved to December 16.

ADJOURNMENT

The Chairman adjourned the meeting at 8:34 P.M.

_____
Antonio Prete, Chariman

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this _____ day of _____, 2020.

MINUTES
Monday, November 18, 2019 Regular Meeting
Planning and Zoning Commission
City of Elgin

CALL TO ORDER

Chair Antonio Prete called the meeting to order at 6:30 P.M. in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

Members present were Antonio Prete, Jason Tatum, Ronnie Creppon, Brian Lundgren, David Lanford, and Gilbert Rendon. City Engineer Beau Perry, Planning and Community Development Director David Harrel, Planning Technician Melissa Lipiec and Donald Heisch of TRC Companies were present. Dorothy McCarther was absent.

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS

There were no citizen comments.

CONSENT AGENDA

Consideration of Minutes:

A. **October 21, 2019 Special Meeting**

On a motion by Brian Lundgren, seconded by Jason Tatum, the Commission voted to approve the minutes from October 21, 2019.

NEW BUSINESS

1. An ordinance amending Chapter 46 Subdivisions, revised Code of Ordinances, City of Elgin, Texas by amending Section 36.1 through Section 36.5, Section 36.29 through 36.31, Section 36.51, Section 36.52, Section 36.78 through 36.83, Section 36.110 through 36.112, Section 36.138, Section 36.140 through 36.143, Section 36.172 through Section 36.174, Section 36.202, Section 36.258, Section 36.281, Section 36.282, Section 36.284, Section 36.285, Section 36.288 through 36.310, Section 36.312, Section 36.313, Section 36.315, Section 36.338, Section 36.365 through 36.370, Section 36.399 through Section 36.401, Section 36.433, Section 36.513 through Section 36.515; deleting in their entirety Section 36.482, Section 36.483, Section 36.485, Section 36.486; adding Section 36.5 through Section 36.12, Section 36.25 through Section 36.28, Section 36.32 through Section 36.39, Section 36.53 through Section 36.59, Section 36.77, Section 36.113, Section 36.175 through Section 36.177; repealing all other ordinances and parts of ordinances in conflict therewith; and providing a savings clause.

   A. Staff Presentation

      David Harrell gave his staff presentation. He stated that the Commission had previously recommended approval of changes to the Subdivision ordinance and that the last remaining sections were Water Quality and Parkland Dedication.

   B. Open Public Hearing

      Public Hearing was opened at 8:12 P.M. No members of the public were present.

C. Close Public Hearing
Public Hearing was closed at 8:13 P.M.

D. Commission Discussion
The Commission and Staff discussed in detail the water quality and parkland sections proposed changes.

E. Recommendation on Water Quality & Parkland Sections only.
On a motion by Brian Lundgren, seconded by David Lanford, the Commission voted to recommend the changes to the subdivision ordinance with the exception of the following:

1. Strike Section 36-313 limiting cut and fill from eight (8) to four (4) feet.
2. Section 36-370 Add standards allowing the Parks Board versus the Commission to accept parkland and adds standards allowing off-site approval of parkland through the Parks Board.
3. Add prohibits parkland within a storm drainage facility except as approved by the Parks Board with specific improvements.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2020
On a motion by Brian Lundgren, seconded by David Lanford, the Commission voted unanimously to elect Antonio Prete as the Chair and Brian Lundgren as the Vice-Chair for 2020.

ANNOUNCEMENTS
David Harrell informed the Commission that two Planned Development Districts would be presented at the December 16th Regular Meeting.

ADJOURNMENT
Chairman Antonio Prete adjourned the meeting at 8:17 P.M.

_____
Antonio Prete, Chair

_____
Melissa Lipiec, Planning Technician

On a motion by_____, seconded by _____ the foregoing instrument was passed and approved this _____ day of _____, 20_____.

MINUTES
Monday, December 16, 2019 Regular Meeting
Planning and Zoning Commission
City of Elgin

CALL TO ORDER

Chair Antonio Prete called the meeting to order at 6:30 P.M. in the Council Chambers, City Hall, 310 N Main Street, Elgin, Texas.

Members present were Antonio Prete, Ronnie Creppon, Dorothy McCarther, David Lanford, and Gilbert Rendon. Jason Tatum arrived at 6:32 P.M. Planning and Community Development Director David Harrell, Planning Technician Melissa Lipiec, and Donald Heisch of TRC Companies were present. Brian Lundgren was absent.

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS

There were no citizen comments.

CONSENT AGENDA

1. **Consideration of Minutes:**
    A. November 18, 2019 Regular Meeting
    A formal motion was not made on this item and therefore it cannot be approved and will be carried over to the January meeting.

NEW BUSINESS

1. Project #20190001: An Ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, revised Code of Ordinance, City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map, to wit: to rezone as PDD Planned Development District, the property being approximately 65.643 acres of land, out of the Thomas Christian Survey, Section 26, Abstract 20, of Travis County and Bastrop County, Texas [O.P.R.B.C.T]; and being the remainder of a called 77 acre tract described to Raymond Johnson in Volume 123, Page 121, of the deed records of Bastrop County, Texas [D.R.B.C.T], said 65.643 tract being more particularly described in Exhibit "A" (generally known as Travis Co. Parcel Number 557529 & Bastrop Co. Parcel Number R15615), attached hereto and providing a savings clause and repealing conflicting ordinances and resolutions.
    A. Staff Presentation
    David Harrell read his staff report into the record.

    B. Applicant Presentation
    Scott Miller of Ranch Road Development gave a brief presentation.

    C. Open Public Hearing
    Public Hearing was opened at 6:51 P.M. No members of the public were present.

    D. Close Public Hearing
    Public Hearing was closed at 6:52 P.M.

E. Recommendation
On a motion by Ronnie Creppon, seconded by David Lanford, the Commission voted unanimously to recommend zoning change for Project #20900701.

2. Review and Input concerning revised platting checklist.
David Harrell provided an overview concerning why the item was before the Commission. There was brief discussion concerning proposed changes to the construction standards document and site development checklist. David Harrell indicated there would be no vote on the item but would incorporate changes as discussed in the meeting into the documents.

ANNOUCEMENTS

David Harrell announced that the next meeting would be held on January 27, 2020 and the agenda would be large. He also indicated that would be increased workload for next year due to proposed code changes that would need reviewing as well.

ADJOURNMENT

The Chair adjourned the meeting at 7:12 P.M.

_____
Antonio Prete, Chair

_____
Melissa Lipiec, Planning Technician

On a motion by_____, seconded by _____ the foregoing instrument was passed and approved this _____ day of _____, 2020.

Development Services Department

STAFF REPORT

Preliminary Plat for Peppergrass

Date: January 14, 2020

Applicant: Doucet & Associates

Representative: SAME

Hearing Date: Planning & Zoning Commission – January 27, 2020

Location: Travis Co. Appraisal District Parcel 557529 & Bastrop Co. Appraisal District Parcel R15615. Located along the eastside of County Line Road and north of Farm to Market 1100.

APPLICATION SUMMARY

Consideration of a preliminary plat for Peppergrass which consists of single family lots. There are 279 single family lots of different sizes, four (4) open space lots, one (1) public parkland site for a total of 301 lots in seven (7) blocks and three (3) phases (see attachment 3).

DEPARTMENT COMMENTS

A Planned Development District (PDD), which included a concept plan (see attachment 2), was approved by the City Council on January 7, 2020. The applicant will preliminary plat the entire development with this request. This proposed plat matches the approved concept plan. The City Engineer has reviewed the plat including the preliminary drainage, water plan, wastewater plan, and storm-sewer plan and has no issues or concerns. Eventual subdivision construction plans will be filed later in the process which will show in further detail the construction of these features. Staff has reviewed the item and the plat is similar in layout and design of the approved PDD (concept plan) and meets City Code of Ordinances.

STAFF ANALYSIS

Based on the information within the packet, staff believes there are no issues with approving the request if so desired by the Commission.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Approved Concept Plan.
2. Preliminary Plat.
3. TRC Approval Letter.

Attachment 1
Approved Concept Plan

EXHIBIT "B"

CONCEPT PLAN

Attachment 2
Preliminary Plat

PRELIMINARY PLAT

PEPPERGRASS

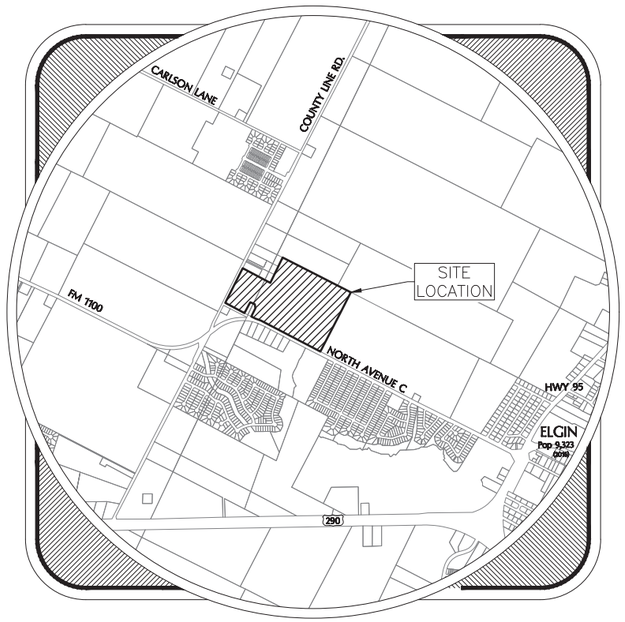
ELGIN, TX

GENERAL NOTES:

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PRIOR TO CONSTRUCTION ON ANY LOT IN THE SUBDIVISION, DRAINAGE PLANS SHALL BE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ELGIN.
4. CONTOUR DATUM IS PROVIDED BY:

   DOUCET & ASSOCIATES
   7401 B HWY. 71 WEST, SUITE 160
   AUSTIN, TEXAS 78735
   (512)583-2600
5. THIS SUBDIVISION IS LOCATED IN THE ELM CREEK WATERSHED.
6. EROSION/ SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY & THE CITY OF ELGIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND NATURAL RESOURCES DEPART.
9. THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER & WASTEWATER FROM THE CITY OF ELGIN.
10. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ELGIN AND STATE HEALTH DEPARTMENTS.
11. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
12. THE DEVELOPER SHALL GRANT A PUBLIC ACCESS EASEMENT FOR THE OPEN SPACE, PER THE PLANNED DEVELOPMENT DISTRICT WITH THE CITY OF ELGIN, THE DEVELOPER AGREES THAT THE PUBLIC PARK AND PUBLIC OPEN SPACE LAND SHOWN ON THE CONCEPT PLAN WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION. THE CITY AGREES THAT DEVELOPER WILL RECEIVE A 100% CREDIT FOR SUCH DEDICATION AGAINST THE CITY'S PARKLAND DEDICATION REQUIREMENTS, TO THE EXTENT SUCH REQUIREMENTS APPLY TO THE PROPERTY NOW OR IN THE FUTURE, AND THE CITY FURTHER AGREES THAT NO ADDITIONAL PARKLAND DEDICATION OR PARK FEES WILL BE REQUIRED.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ASSIGNS.
14. TOTAL ACREAGE: 65.643 ACRES
    TOTAL NUMBER OF PHASES: 3
    NUMBER OF BLOCKS: 7
    TOTAL LOTS: 284
    SINGLE FAMILY LOTS: 279
    OPEN SPACE LOTS: 4
    PUBLIC PARKLAND LOTS: 1
    LINEAR FEET OF STREETS: 8,182
    ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE: 5,548 SF
    < 6,000 SF: 219
    6,000 – 7,500 SF: 46
    7,500 – 9,000 SF: 9
    > 9,000 SF: 5
15. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
16. THE FEMA 100-YEAR FLOODPLAIN IS CONTAINED WITHIN A TEMPORARY DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) 48453C0510H DATED SEPTEMBER 26, 2008 & 48021C0075E DATED JANUARY 19, 2006, TRAVIS COUNTY, TEXAS.
17. A CLOMR/LOMR WILL BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION WITHIN THE CURRENT FEMA FLOODPLAIN AREAS. THE SUBMITTAL AND APPROVAL OF THE CLOMR/LOMR WILL ALSO BE REQUIRED PRIOR TO THE FILING OF THE FINAL PLAT.
18. STREET NAMES, WIDTHS AND R.O.W. WIDTHS. SEE TABLE 1 ON SHEET 2.
19. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN–BOUNDARIES FALLS WITHIN THE CITY OF ELGIN FULL PURPOSE JURISDICTION.
20. THERE ARE NO CEMETERY SITES WITHIN THIS PRELIMINARY PLAN.
21. THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO AND MAINTAINED BY HOME OWNER'S ASSOCIATION OR ITS ASSIGNS.
22. THIS PROJECT IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT DATED: _____, 2019.
23. THIS PRELIMINARY PLAT CONFORMS WITH THE ADOPTED CONCEPT PLAN AS SHOWN IN PLANNED DEVELOPMENT DISTRICT.

OWNER/DEVELOPER:	RANCH ROAD PEPPERGRASS, LLC 3951 HIGHWAY 71 E, BLDG A BASTROP, TX 78602-5123
CONTACT:	SCOTT MILLER RANCH ROAD DEVELOPMENT 3951 HIGHWAY 71 E, BLDG A BASTROP, TX 78602-5123 (949) 680-5494
ENGINEER:	DOUCET & ASSOCIATES, INC. 7401 B HWY. 71 WEST, SUITE 160 AUSTIN, TEXAS 78735 (512) 583-2600
CONTACT:	NICHOLAS SANDLIN, P.E.
LAND SURVEY:	DOUCET & ASSOCIATES, INC. 7401 B HWY. 71 WEST, SUITE 160 AUSTIN, TEXAS 78735 (512) 583-2600
CONTACT:	GARRETT CAVAIUOLO, R.P.L.S.
LEGAL DESCRIPTION:	BEING A 65.643 ACRE [2,859,419 SQUARE FEET] TRACT OUT OF THE THOMAS CHRISTIAN SURVEY, SECTION 26, ABSTRACT 20 OF BASTROP COUNTY, AND ABSTRACT 2296 OF TRAVIS COUNTY, TEXAS; SAID 65.643 ACRE TRACT BEING ALL OF A CALLED 67 ACRE TRACT DESCRIBED TO CYNTHIA J. KRIEG & SHELDON RAY JOHNSON JOINT LIVING TRUST IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [O.P.R.B.C.T.], AND BEING THE REMAINDER OF A CALLED 77 ACRE TRACT DESCRIBED TO RAYMOND JOHNSON IN VOLUME 123, PAGE 121 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS [D.R.B.C.T.], SAID 65.643 ACRE TRACT
SITE AREA:	65.643 ACRES
BENCHMARK NOTE:	BENCHMARK # 1 ELEVATION: 506.58' DESCRIPTION: S44°03'01"E 61.35 FEET FROM A FIRE HYDRANT IN FRONT THE SOCCER PARK, 422 FEET FROM THE INTERSECTION OF AND SHENANDOAH TRAIL
NOTES:	BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4202], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99992305928543 5. UNITS: US SURVEY FEET.



VICINITY MAP

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
(South) Austin, TX - (North) Austin, TX - San Marcos, TX
San Antonio, TX - Houston, TX - Easthampton, MA
www.DoucetEngineers.com

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE

ALL RESPONSIBILITY FOR ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48453C0510H DATED SEPTEMBER 26, 2008 & 48021C0075E DATED JANUARY 19, 2006. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SHEET LIST

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	EXISTING DRAINAGE AREA MAP
4	PROPOSED DRAINAGE AREA MAP
5	DEVELOPED DRAINAGE AREA MAP
6	OVERALL WATER PLAN
7	OVERALL WASTEWATER PLAN
8	OVERALL STORM SEWER PLAN
9	SUBDIVISION METES AND BOUNDS & TREE LIST

REVISIONS:

REV. NO.	SHT. NO.	DESCRIPTION OF REVISION	TCMUD # _____ ACCEPTED	TCMUD # _____ DATE	COUNTY OF TRAVIS ACCEPTED	COUNTY OF TRAVIS DATE

SUBMITTED BY: _____ JANUARY 2, 2020
NICHOLAS R. SANDLIN, P.E.

ORIGINAL SUBMITTAL DATE: NOVEMBER 22, 2019

APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON

_____ DAY OF _____, 2020.

_____
CHAIR OF THE PLANNING & ZONING COMMISSION

_____
SECRETARY OF THE PLANNING & ZONING COMMISSION

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

COVER SHEET

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
1
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Waco\Projects\1972-001\CAD\Dwg\working_drawings\submitted\PRELIM PLAT\1972-001-PP-CVR.dwg
User ID: Kristen
Last Modified: Jan. 08, 20 - 13:44
Plot Date/Time: Jan. 08, 20 - 15:19:28

SITE DATA TABLE PHASE 1			
TOTAL SITE AREA		65.64	AC
ALLOWABLE IMPERVIOUS COVER		50	%
TOTAL DE/OPEN SPACE LOTS	4	0.99	AC
TOTAL RESIDENTIAL LOTS	279	35.54	AC
PUBLIC PARKLAND	1	17.62	AC
STREET R.O.W. ACRES		10.10	AC
R.O.W DEDICATION ACRES		1.39	AC
NUMBER OF BLOCKS	7		

LOT BREAKDOWN	
AVERAGE LOT SIZE (SF)	5548
RESIDENTIAL LOTS (40'-50' X 100'+)	253
RESIDENTIAL LOTS (50' X 100'+)	26
TOTAL SF RESIDENTIAL LOTS	279
OPEN SPACE LOTS	4
PUBLIC PARKLAND	1
OVERALL LOTS	284

TABLE 1

STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
BEAR GRASS DRIVE	60'	40'	30 MPH	C&G	RES. COLLR	PUBLIC	1,759
BALLAST DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	603
ROMANO DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	626
PRASKY TRAIL	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	554
RUSH LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,367
LOLITA WAY	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	163
TOKEN TRAIL	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	845
OPEN WAGON TRAIL	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	599
ROVING PASS	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,416
GINNING COURT	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	250
						TOTAL LF	8,182

SIDEWALK NOTE:

1. SIDEWALKS IN FRONT OF RESIDENTIAL LOTS WILL BE INSTALLED DURING THE INSTALLATION OF THE RESIDENTIAL LANDSCAPE ON SAID RESIDENTIAL LOT.
2. SIDEWALKS ALONG ROADWAYS IN WHICH THERE IS NOT A RESIDENTIAL LOT SHALL BE CONSTRUCTED DURING INSTALLATION OF ASSOCIATED LANDSCAPING. SIDEWALKS AND LANDSCAPING SHALL BE INSTALLED ALONG ROADWAYS WITHIN THREE YEARS OF CONSTRUCTION OF SAID ROADWAY

TYPE	PRODUCT CATEGORY	DEVELOPMENT STANDARD
A	40' X 100' RESIDENTIAL	FRONT LOAD A

GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SET-BACK
- EASEMENTS
- 25YR FP — 25YR FLOODPLAIN (APPROXIMATE LOCATION)
- 100YR FP — 100YR FLOODPLAIN (FEMA)
- RIGHT-OF-WAY TO BE DEDICATED
- ELM CREEK CENTERLINE

VICINITY MAP

Table 8.1 Residential Development Standards	
	FRONT LOAD A
Lot Width Minimum	40 ft
Lot Depth Minimum	100 ft
Setbacks	
Front (min.)	15 ft
Rear (min.)	10 ft
Garage Setback (min.)	20 ft
Side	5 ft
Corner Side	15 ft
Building Height	35 ft
Minimum Lot Area	4,000 sq. ft
10' P.U.E. ALONG ALL RIGHT OF WAYS	

REV.	DESCRIPTION	DATE	APR
△			
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DOUCET & ASSOCIATES
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7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

OVERALL PRELIMINARY PLAT

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
2
OF 9

Project No.:
1972-001

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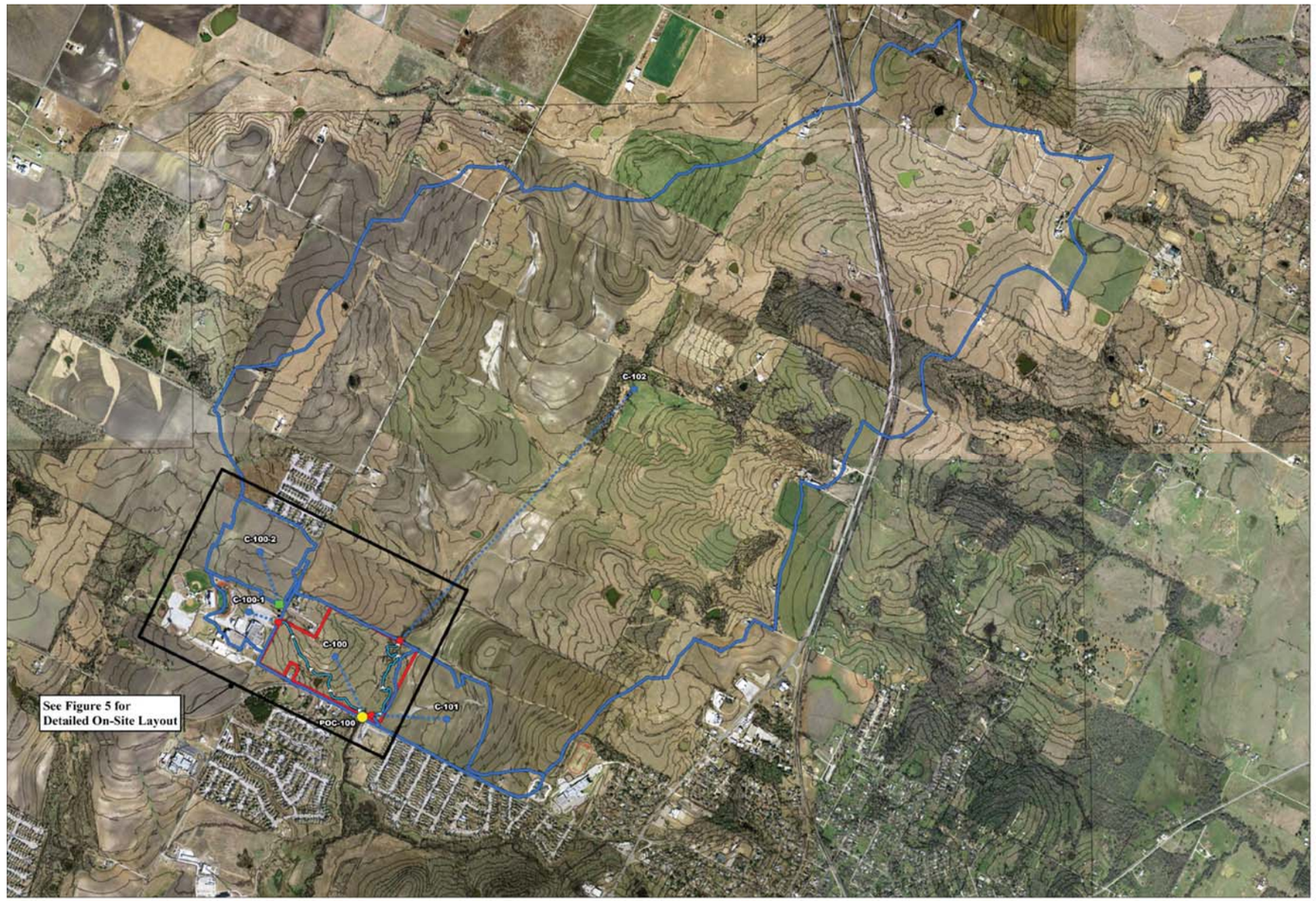


Legend:

- Point of Connection (POC)
- HEC-HMS Pre-Development Basin Centroid
- HEC-HMS Pre-Development Basin Reservoir
- HEC-HMS Pre-Development Basin Junction
- HEC-HMS Pre-Development Reach
- HEC-HMS Pre-Development Reservoir Connection
- HEC-HMS Pre-Development Basin Connection
- HEC-HMS Pre-Development Basin Boundary
- Project Boundary
- Contours - 5 ft

0 800 1,600 2,400 3,200
1 inch = 800 feet

Peppergrass

Figure 4

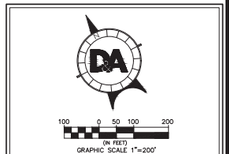
Pre-Development Watershed HEC-HMS Layout

Prepared For:

RANCH ROAD DEVELOPMENT

Prepared By: **Prepared On: 11/14/2019**

House Moran Consulting, Inc.
Water Resources and Environmental Engineering
10399 Double R Boulevard Suite 110
Reno, NV 89521
Office: (775) 293-4000
Texas PE Firm No. 18734



LEGEND

- DRAINAGE AREA
- POINT OF CONFLUENCE
- 25YR FP — 25YR FLOODPLAIN (APPROXIMATE LOCATION)
- 100YR FP — 100YR FLOODPLAIN (FEMA)

VICINITY MAP

PEPPERGRASS
STORMWATER MASTER PLAN
ELGIN, TX

FULL HEC-HMS DATA ON EXISTING AND PROPOSED DRAINAGE ANALYZED BY HOUSE MORAN IS ATTACHED TO THE ENGINEERING REPORT FOR THIS PRELIMINARY PLAN. MATERIAL HERE-ON IS SHOWN DIRECTLY FROM THAT REPORT AND HAS NOT BEEN MODIFIED.

3.1 Pre-Development Hydrology

A pre-development HEC-HMS model was created to calculate hydrographs for the study drainage area. Pre-development model parameter values, lag time calculations, subbasin parameter calculations, and subbasin summary tables can be seen in **Appendix A – Report Tables** and the schematic layout can be seen in **Appendix B – Report Figures**.

Included in the pre-development hydrology is the fully developed condition for Homestead Estates. This development is located just north of Elgin High School and is currently under construction. Construction drawings for Unit 1 were provided by the City of Elgin. The proposed drainage area map (Sheet 27 of 85) was georeferenced in GIS to delineate the subbasin areas draining to Detention Basin "A". An elevation-area curve and outlet structure components were taken from the Detention Pond 'A' Details (Sheet 49 of 85). This development subbasin is labeled C-100-2 and Detention Pond 'A' is labeled as S-100-2 in the pre-development HEC-HMS model.

Table 3-1 below summarizes the peak flows for the drainage area subbasins and final point of connection (POC-100).

Table 3-1: Pre-Development Hydrology Peak Flow Summary (cfs)

Type	Name	2-yr	10-yr	25-yr	100-yr
On-Site Subbasin	C-100	105	201	273	406
Off-Site Subbasin	C-100-1	41	72	96	138
Off-Site Subbasin	C-100-2	81	142	188	271
Off-Site Subbasin	C-101	77	144	194	285
Off-Site Subbasin	C-102	1,435	2,663	3,581	5,255
Point of Connection	POC-100	1,345	2,554	3,458	5,113

Prepared For:

RANCH ROAD DEVELOPMENT

Ranch Road Peppergrass, LLC
3951 Hwy 71, Bldg A
Bastrop, TX 78602
(940) 680-5494

Prepared By:

House Moran Consulting, Inc.
10399 Double R. Boulevard, Suite 110
Reno, NV 89521
(919) 889-7299
TBPE Firm No. F-18734

STATE OF TEXAS
STEPHEN J. MARKS
129400
LICENSED
PROFESSIONAL ENGINEER
11/14/19

November 14, 2019

REV.	DESCRIPTION	DATE	APR
△			
△			
△			

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

EXISTING DRAINAGE AREA MAP

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

Designed: KY/DS/RP/NS
Drawn: RP
Reviewed: KY
Date: 1-2-2020

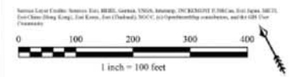
SHEET
3
OF 9

Project No.:
1972-001

Drawing: K:\Branches\Austin\Projects\1972-001\CAD\Dwg\working_dr\wrwg\submitted\PRELIM PLAT\1972-001-PP-DA.dwg
User: Ryan Phillips
Last Modified: Jan. 08, 20 - 15:04
Plot Date/Time: Jan. 08, 20 - 15:20:12

Legend:

- Point of Connection (POC)
- HEC-HMS Post-Development Basin Centroid
- HEC-HMS Post-Development Basin Reservoir
- HEC-HMS Post-Development Basin Junction
- HEC-HMS Post-Development Reach
- HEC-HMS Post-Development Reservoir Connection
- HEC-HMS Post-Development Basin Connection
- HEC-HMS Post-Development Basin Boundary
- Project Boundary
- Contours - 5 ft
- Contours - 1 ft



Peppergrass

Figure 6

Post-Development On-Site HEC-HMS Layout

Prepared For:

RANCH ROAD DEVELOPMENT

Prepared By: **Prepared On: 11/14/2019**

House Moran Consulting, Inc.
Water Resources and Environmental Engineering
10399 Double R Boulevard Suite 110
Reno, NV 89521
Office: (775) 293-4000
Texas PE Firm No. 18734

LEGEND

- DRAINAGE AREA
- POINT OF CONFLUENCE
- 25YR FP — 25YR FLOODPLAIN (APPROXIMATE LOCATION)
- 100YR FP — 100YR FLOODPLAIN (FEMA)

VICINITY MAP

FULL HEC-HMS DATA ON EXISTING AND PROPOSED DRAINAGE ANALYZED BY HOUSE MORAN IS ATTACHED TO THE ENGINEERING REPORT FOR THIS PRELIMINARY PLAN. MATERIAL HERE-ON IS SHOWN DIRECTLY FROM THAT REPORT AND HAS NOT BEEN MODIFIED.

PEPPERGRASS
STORMWATER MASTER PLAN
ELGIN, TX

Prepared For:

RANCH ROAD DEVELOPMENT

Ranch Road Peppergrass, LLC
3951 Hwy 71, Bldg A
Bastrop, TX 78602
(940) 680-5494

Prepared By:

House Moran Consulting, Inc.
10399 Double R. Boulevard, Suite 110
Reno, NV 89521
(919) 889-7299
TBPE Firm No. F-18734

Steve Marks 11/18/19
STATE OF TEXAS
STEPHEN J. MARKS
129400
LICENSED
PROFESSIONAL ENGINEER

November 14, 2019

3.2 Post-Development Hydrology

To reflect changes to the pre-development conditions due to the Peppergrass Development, the following changes were incorporated to the post-development HEC-HMS model:

- Subbasin parameters for CN and Ia at on-site subbasin C-100 to reflect changes to land cover based on the proposed land plan.
- Lag time was recalculated for on-site subbasin C-100 to reflect changes to the longest flow path based on the proposed land plan.
- Off-site drainage from Elgin High school and the Homestead Estates development enter the Peppergrass site at County Line Rd. The land plan proposes to capture this drainage

in a closed storm drain system and route through the development drainage network. This reach element, labeled R-100-1, was changed from an open-channel to a closed circular RCP.

The post-development HEC-HMS model parameter values, lag time calculations, subbasin parameter calculations, and subbasin summary tables can be seen in **Appendix A – Report Tables** and the schematic layout can be seen in **Appendix B – Report Figures**. Table 3-2 summarizes the proposed post-development peak flows for the drainage area subbasins and final point of connection (POC-100).

Table 3-2: Post-Development Hydrology Peak Flow Summary (cfs)

Type	Name	2-yr	10-yr	25-yr	100-yr
On-Site Subbasin	C-100	124	238	323	479
Off-Site Subbasin	C-100-1	41	72	96	138
Off-Site Subbasin	C-100-2	81	142	188	271
Off-Site Subbasin	C-101	77	144	194	285
Off-Site Subbasin	C-102	1,435	2,663	3,581	5,255
Point of Connection	POC-100	1,343	2,547	3,447	5,096

3.3 Comparison

Creating basin-wide hydrology models for both pre- and post-development conditions allows for a comprehensive analysis on the impacts of the proposed Peppergrass Development on downstream discharges the point of connection along the Peppergrass property boundary at Elm Creek. Table 3-3 below compares peak flow rates for the on-site subbasin C-100 and point of connection POC-100.

Table 3-3: Post- vs. Pre-Development Conditions Peak Flow Rate Comparison Table (cfs)

Name	Storm Event	Pre-Development (cfs)	Post-Development (cfs)	Post- vs. Pre-Development (cfs)
Subbasin C-100	2-yr	105	124	+19
	10-yr	201	238	+37
	25-yr	273	323	+50
	100-yr	406	479	+73
Point of Connection POC-100	2-yr	1,345	1,343	-2
	10-yr	2,554	2,547	-7
	25-yr	3,458	3,447	-11
	100-yr	5,113	5,096	-17

REV.	DESCRIPTION	DATE	APR
△			
△			
△			

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

PROPOSED DRAINAGE AREA MAP

RANCH ROAD DEVELOPMENT

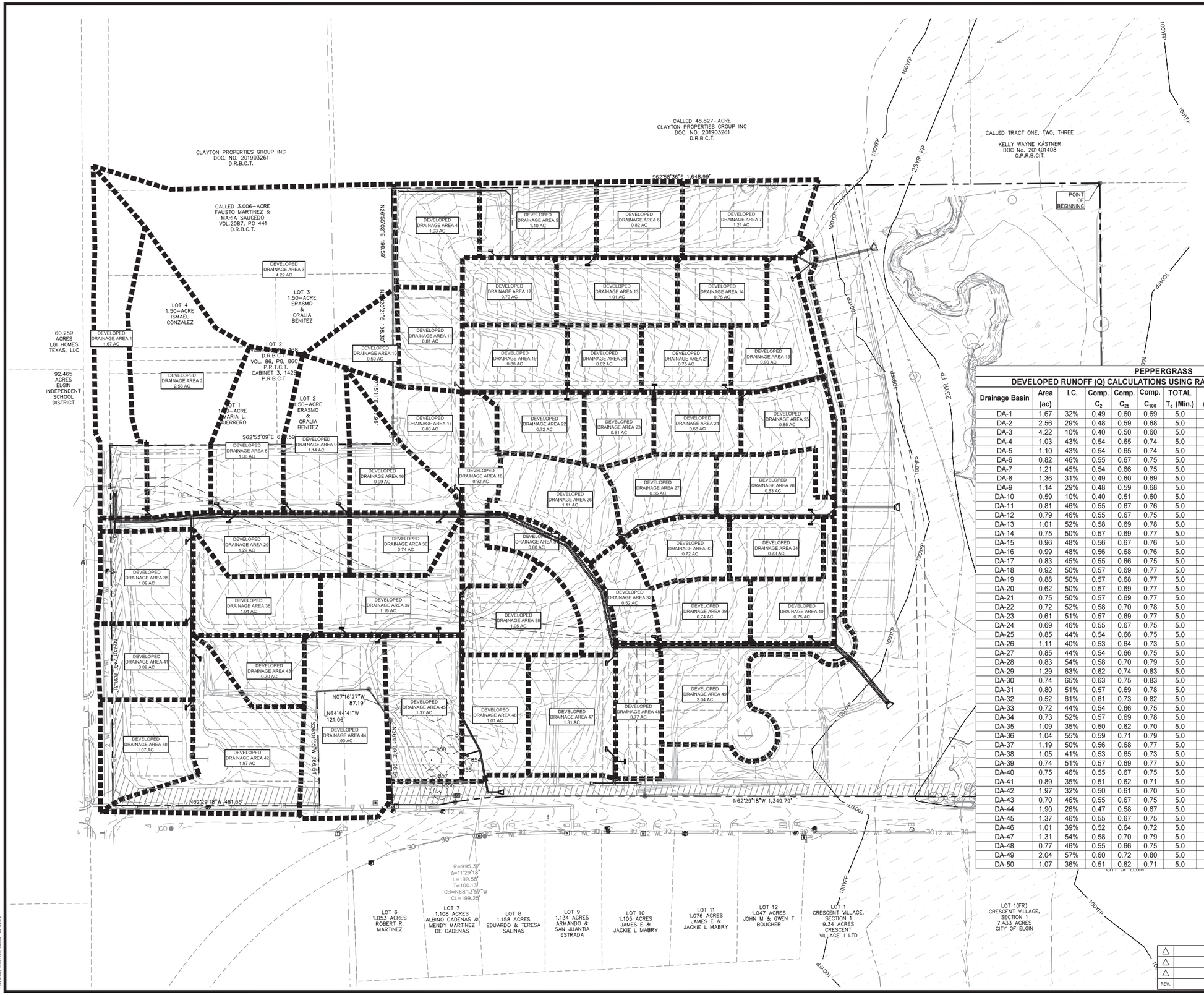
PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

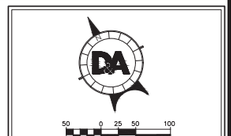
Designed: KY/DS/RP/NS
Drawn: RP
Reviewed: KY
Date: 1-2-2020

SHEET
4
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Wco\Projects\1972-001\4-000\dwg\working_drawings\submittals\PRELIM PLAT\1972-001-PP-DA.dwg
User: rpatel
Last Modified: Jan. 08, 20 - 15:04
Last Modified: Jan. 08, 20 - 15:04
Plot Date/Time: Jan. 08, 20 - 15:2019





LEGEND

- DRAINAGE AREA
- POINT OF CONFLUENCE
- 25YR FP — 25YR FLOODPLAIN (APPROXIMATE LOCATION)
- 100YR FP — 100YR FLOODPLAIN (FEMA)

VICINITY MAP

PEPPERGRASS

DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR INLETS

Drainage Basin	Area (ac)	I.C.	Comp. C_2	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	i_2 (in/hr)	i_{25} (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
DA-1	1.67	32%	0.49	0.60	0.69	5.0	5.76	10.11	12.5	8.32	12.65	14.52
DA-2	2.56	29%	0.48	0.59	0.68	5.0	5.76	10.11	12.5	7.11	15.34	21.91
DA-3	4.22	10%	0.40	0.50	0.60	5.0	5.76	10.11	12.5	9.78	21.52	31.62
DA-4	1.03	43%	0.54	0.65	0.74	5.0	5.76	10.11	12.5	3.18	6.79	9.55
DA-5	1.10	43%	0.54	0.65	0.74	5.0	5.76	10.11	12.5	3.40	7.26	10.21
DA-6	0.82	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	2.59	5.53	7.75
DA-7	1.21	45%	0.54	0.66	0.75	5.0	5.76	10.11	12.5	3.79	8.09	11.35
DA-8	1.36	31%	0.49	0.60	0.69	5.0	5.76	10.11	12.5	3.84	8.27	11.78
DA-9	1.14	29%	0.48	0.59	0.68	5.0	5.76	10.11	12.5	3.16	6.82	9.74
DA-10	0.59	10%	0.40	0.51	0.60	5.0	5.76	10.11	12.5	1.37	3.02	4.43
DA-11	0.81	46%	0.55	0.67	0.76	5.0	5.76	10.11	12.5	2.57	5.48	7.68
DA-12	0.79	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	2.50	5.33	7.47
DA-13	1.01	52%	0.58	0.69	0.78	5.0	5.76	10.11	12.5	3.34	7.10	9.89
DA-14	0.75	50%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	2.45	5.20	7.26
DA-15	0.96	48%	0.56	0.67	0.76	5.0	5.76	10.11	12.5	3.08	6.55	9.16
DA-16	0.99	48%	0.56	0.68	0.76	5.0	5.76	10.11	12.5	3.19	6.78	9.48
DA-17	0.83	45%	0.55	0.66	0.75	5.0	5.76	10.11	12.5	2.62	5.58	7.82
DA-18	0.92	50%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	3.00	6.38	8.91
DA-19	0.88	50%	0.57	0.68	0.77	5.0	5.76	10.11	12.5	2.87	6.09	8.51
DA-20	0.62	50%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	2.02	4.30	6.00
DA-21	0.75	50%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	2.45	5.20	7.26
DA-22	0.72	52%	0.58	0.70	0.78	5.0	5.76	10.11	12.5	2.39	5.06	7.05
DA-23	0.61	51%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	2.00	4.25	5.93
DA-24	0.69	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	2.19	4.66	6.53
DA-25	0.85	44%	0.54	0.66	0.75	5.0	5.76	10.11	12.5	2.66	5.67	7.96
DA-26	1.11	40%	0.53	0.64	0.73	5.0	5.76	10.11	12.5	3.37	7.21	10.16
DA-27	0.85	44%	0.54	0.66	0.75	5.0	5.76	10.11	12.5	2.66	5.67	7.96
DA-28	0.83	54%	0.58	0.70	0.79	5.0	5.76	10.11	12.5	2.79	5.92	8.23
DA-29	1.29	63%	0.62	0.74	0.83	5.0	5.76	10.11	12.5	4.58	9.67	13.35
DA-30	0.74	65%	0.63	0.75	0.83	5.0	5.76	10.11	12.5	2.67	5.62	7.75
DA-31	0.80	51%	0.57	0.69	0.78	5.0	5.76	10.11	12.5	2.63	5.58	7.79
DA-32	0.52	61%	0.61	0.73	0.82	5.0	5.76	10.11	12.5	1.83	3.86	5.34
DA-33	0.72	44%	0.54	0.66	0.75	5.0	5.76	10.11	12.5	2.25	4.80	6.74
DA-34	0.73	52%	0.57	0.69	0.78	5.0	5.76	10.11	12.5	2.41	5.11	7.12
DA-35	1.09	35%	0.50	0.62	0.70	5.0	5.76	10.11	12.5	3.16	6.79	9.63
DA-36	1.04	55%	0.59	0.71	0.79	5.0	5.76	10.11	12.5	3.51	7.44	10.34
DA-37	1.19	50%	0.56	0.68	0.77	5.0	5.76	10.11	12.5	3.87	8.22	11.48
DA-38	1.05	41%	0.53	0.65	0.73	5.0	5.76	10.11	12.5	3.21	6.86	9.66
DA-39	0.74	51%	0.57	0.69	0.77	5.0	5.76	10.11	12.5	2.43	5.15	7.19
DA-40	0.75	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	2.38	5.06	7.10
DA-41	0.89	35%	0.51	0.62	0.71	5.0	5.76	10.11	12.5	2.59	5.56	7.88
DA-42	1.97	32%	0.50	0.61	0.70	5.0	5.76	10.11	12.5	5.62	12.08	17.19
DA-43	0.70	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	2.21	4.71	6.60
DA-44	1.90	26%	0.47	0.58	0.67	5.0	5.76	10.11	12.5	5.11	11.06	15.87
DA-45	1.37	46%	0.55	0.67	0.75	5.0	5.76	10.11	12.5	4.34	9.24	12.95
DA-46	1.01	39%	0.52	0.64	0.72	5.0	5.76	10.11	12.5	3.03	6.50	9.17
DA-47	1.31	54%	0.58	0.70	0.79	5.0	5.76	10.11	12.5	4.40	9.32	12.96
DA-48	0.77	46%	0.55	0.66	0.75	5.0	5.76	10.11	12.5	2.43	5.18	7.26
DA-49	2.04	57%	0.60	0.72	0.80	5.0	5.76	10.11	12.5	7.01	14.82	20.55
DA-50	1.07	36%	0.51	0.62	0.71	5.0	5.76	10.11	12.5	3.14	6.74	9.54

REV.	DESCRIPTION	DATE	APR
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Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

DEVELOPED DRAINAGE AREA MAP

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
5
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Austin\Projects\1972-001\CAD\Engineering_drawings\submitted\PRELIM PLAT\1972-001-PP-DA-DEV.dwg
User: DSandlin
Last Modified: Jan. 08, 20 - 15:05
Plot Date/Time: Jan. 08, 20 - 15:21:01

TYPE	PRODUCT CATEGORY	DEVELOPMENT STANDARD
A	40' X 100' RESIDENTIAL	FRONT LOAD A

50 0 25 50 100
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 25YR FP — 25YR FLOODPLAIN (APPROXIMATE LOCATION)
- 100YR FP — 100YR FLOODPLAIN (FEMA)
- 8 WL — PROPOSED WATER
- WW — PROPOSED WASTEWATER
- 8 WW — 8" WASTEWATER
- 12 WW — 12" WASTEWATER
- PROPOSED STORM INLET
- PROPOSED STORM PIPE

VICINITY MAP

Table B.1 Residential Development Standards

	FRONT LOAD A
Lot Width Minimum	40 ft.
Lot Depth Minimum	100 ft.
Setbacks	
Front (min.)	15 ft.
Rear (min.)	10 ft.
Garage Setback (min.)	20 ft.
Side	5 ft.
Corner Side	15 ft.
Building Height	35 ft.
Minimum Lot Area	4,000 sq. ft.
10' P.U.E. ALONG ALL RIGHT OF WAYS	

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TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

OVERALL WATER PLAN

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

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STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
6
OF 9

Project No.:
1972-001

REV.	DESCRIPTION	DATE	APP
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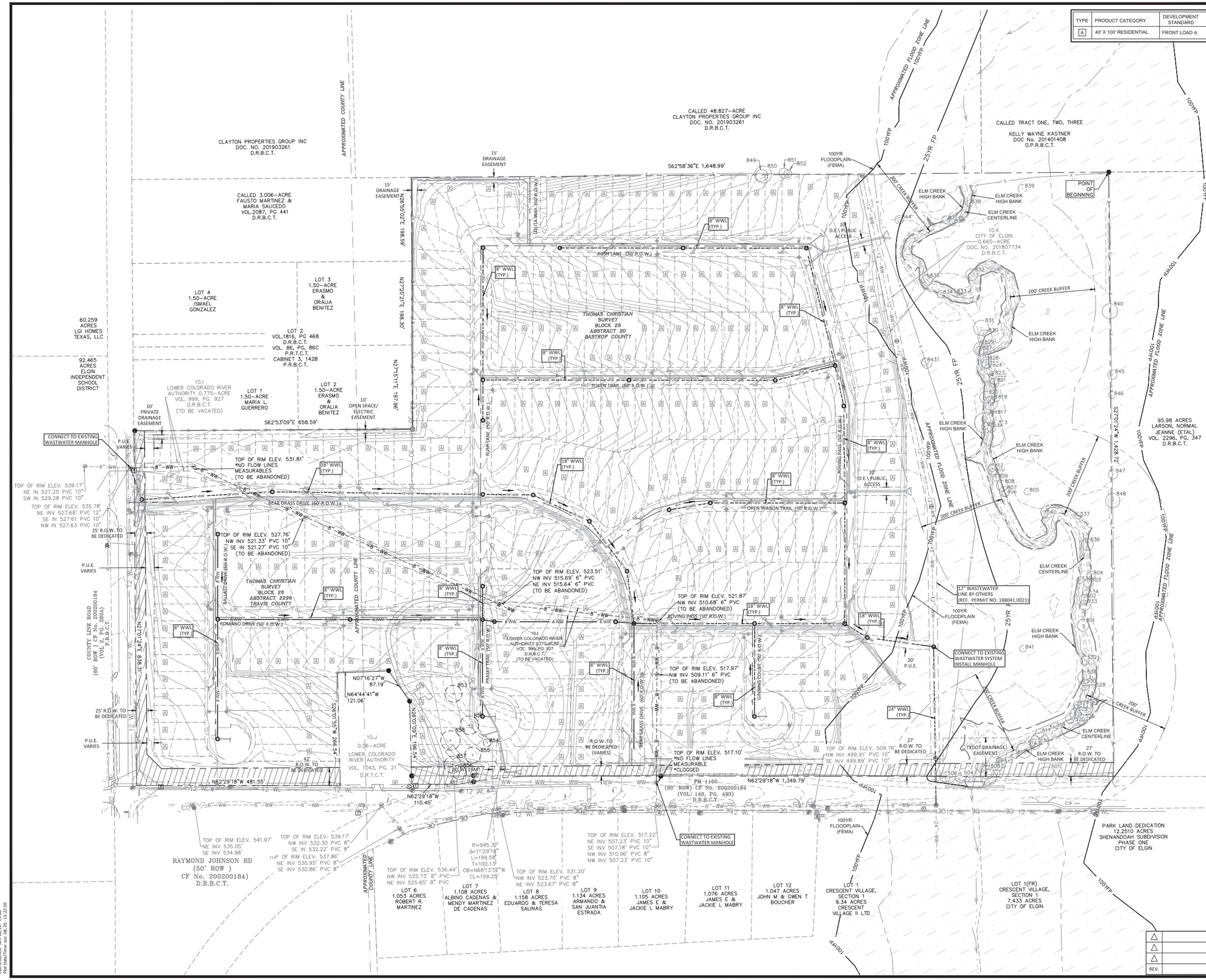
△			
△			

Drawing: X:\Branches\Wilco\Projects\1972.001\CAD\Dwg\working_drawings\submittal\PRELIM PLAT\1972-001-PP-WL.dwg
User: rpeterson
Last Modified: Jan. 08, 20 - 15:06
Plot Date/Time: Jan. 08, 20 - 15:21:36

TYPE	PRODUCT CATEGORY	DEVELOPMENT STANDARD
A	40' X 100' RESIDENTIAL	FRONT LOAD A



50 0 25 50 100
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
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- 12 WW — 12" WASTEWATER
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- PROPOSED STORM PIPE

VICINITY MAP

Table B.1 Residential Development Standards

	FRONT LOAD A
Lot Width Minimum	40 ft.
Lot Depth Minimum	100 ft.
Setbacks	
Front (min.)	15 ft.
Rear (min.)	10 ft.
Garage Setback (min.)	20 ft.
Side	5 ft.
Corner Side	15 ft.
Building Height	35 ft
Minimum Lot Area	4,000 sq. ft.

10' P.U.E. ALONG ALL RIGHT OF WAYS

REV.	DESCRIPTION	DATE	APR
△			
△			
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TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

OVERALL WASTEWATER PLAN

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
7
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Waco Projects\1972-001\CAD\Dwg\working_drawings\submittal\PREVAILPLAT\1972-001-PP-WWL.dwg
Layout: OVERALL WW
Last Modified: Jan. 08, 20 - 15:08
Plot Date/Time: Jan. 08, 20 - 15:23:20

TYPE	PRODUCT CATEGORY	DEVELOPMENT STANDARD
A	40' X 100' RESIDENTIAL	FRONT LOAD A

50 0 25 50 100
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
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- SUBDIVISION BOUNDARY
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VICINITY MAP

Table B.1 Residential Development Standards

	FRONT LOAD A
Lot Width Minimum	40 ft.
Lot Depth Minimum	100 ft.
Setbacks	
Front (min.)	15 ft.
Rear (min.)	10 ft.
Garage Setback (min.)	20 ft.
Side	5 ft.
Corner Side	15 ft.
Building Height	35 ft.
Minimum Lot Area	4,000 sq. ft.
10' P.U.E. ALONG ALL RIGHT OF WAYS	

CLAYTON PROPERTIES GROUP INC
DOC. NO. 201903261
D.R.B.C.T.

APPROXIMATED COUNTY LINE

CALLED 48.827-ACRE
CLAYTON PROPERTIES GROUP INC
DOC. NO. 201903261
D.R.B.C.T.

CALLED TRACT ONE, TWO, THREE
KELLY WAYNE KASTNER
DOC No. 201401408
O.P.R.B.C.T.

CALLED 3.006-ACRE
FAUSTO MARTINEZ &
MARIA SAUCEDO
VOL.2087, PG 441
D.R.B.C.T.

15' DRAINAGE EASEMENT

S62°58'36"E 1,648.99'

100YR FLOODPLAIN (FEMA)

100YFP

25YR FP

200' CREEK BUFFER

ELM CREEK HIGH BANK

ELM CREEK CENTERLINE

POINT OF BEGINNING

10.K
CITY OF ELGIN
0.660-ACRE
DOC. NO. 201807734
D.R.B.C.T.

APPROXIMATED FLOOD ZONE LINE

95.98 ACRES
LARSON, NORMAL
JEANNE (ETAL)
VOL. 2296, PG. 347
D.R.B.C.T.

S27°01'24"W 1,428.72'

15' DRAINAGE EASEMENT

S26°55'02"E 198.59'

LOLITA WAY (50' R.O.W.)

RUSH LANE (50' R.O.W.)

20' D.E.\ PUBLIC ACCESS

LOT 4
1.50-ACRE
ISMAEL
GONZALEZ

LOT 3
1.50-ACRE
ERASMO
&
ORALIA
BENITEZ

N27°02'21"E 198.30'

THOMAS CHRISTIAN
SURVEY
BLOCK 26
ABSTRACT 20
BASTROP COUNTY

60.259
ACRES
LGI HOMES
TEXAS, LLC

LOT 2
VOL.1816, PG 468
D.R.B.C.T.
VOL. 86, PG. 86C
P.R.T.C.T.
CABINET 3, 142B
P.R.B.C.T.

92.465
ACRES
ELGIN
INDEPENDENT
SCHOOL
DISTRICT
CMP 24" SILTED
FL ELEV. =532.63'
CMP 36" SILTED
FL ELEV. =531.49'

10.I
LOWER COLORADO RIVER
AUTHORITY 0.775-ACRE
VOL. 999, PG. 927
D.R.B.C.T.
(TO BE VACATED)

LOT 1
1.50-ACRE
MARIA L.
GUERRERO

LOT 2
1.50-ACRE
ERASMO
&
ORALIA
BENITEZ

10' OPEN SPACE/ ELECTRIC EASEMENT

N27°15'11"E 198.96'

TOKEN TRAIL (50' R.O.W.)

P.U.E. VARIES

10' PRIVATE DRAINAGE EASEMENT

S62°53'09"E 658.59'

CMP 24"
FL ELEV. = 532.50'
CMP 36"
FL ELEV. = 532.79'

CULVERT AND STORM SEWER TO RECIEVE ALL UPSTREAM RUNOFF

BEAR GRASS DRIVE (60' R.O.W.)

OPEN WAGON TRAIL (50' R.O.W.)

ROVING PASS (50' R.O.W.)

20' D.E.\ PUBLIC ACCESS

25' R.O.W. TO BE DEDICATED

P.U.E. VARIES

BALLAST DRIVE (50' R.O.W.)

THOMAS CHRISTIAN
SURVEY
BLOCK 26
ABSTRACT 2296
TRAVIS COUNTY

APPROXIMATED COUNTY LINE

COUNTY LINE ROAD
(60' ROW) CF No. 200200184
(VOL. 2, PG. 280A)
P.R.B.C.T.

S27°02'24"E 383.37'

ROMANO DRIVE (50' R.O.W.)

PRASKY TRAIL (50' R.O.W.)

10.J
LOWER COLORADO RIVER
AUTHORITY 0.275-ACRE
VOL. 999, PG. 927
D.R.B.C.T.
(TO BE VACATED)

GINNING COURT (50' R.O.W.)

BEAR GRASS DRIVE (60' R.O.W.)

ROVING PASS (50' R.O.W.)

20' P.U.E.

100YR FLOODPLAIN (FEMA)

25'YR FP

N07°16'27"W
87.19'

N64°44'41"W
121.06'

853
854
855
856
857
858

S26°07'50"W 266.54'

N26°07'50"E 196.54'

10.J
0.06-ACRE
LOWER COLORADO
RIVER AUTHORITY
VOL. 1043, PG. 21
D.R.T.C.T.

42' R.O.W. TO BE DEDICATED

20' P.U.E. EASEMENT

R.O.W. TO BE DEDICATED (VARIES)

27' R.O.W. TO BE DEDICATED

TXDOT DRAINAGE EASEMENT

CULVERT BOX 7'X8'
FL ELEV. =499.86'
FL ELEV. =499.72'
FL ELEV. =499.74'
FL ELEV. =499.64'
FL ELEV. =499.74'

200' CREEK BUFFER

ELM CREEK CENTERLINE

ELM CREEK HIGH BANK

N62°29'18"W 481.55'

N62°29'18"W
110.45'

FM 1100
(80' ROW) CF No. 200200184
(VOL. 140, PG. 493)
D.R.B.C.T.

N62°29'18"W 1,349.79'

CMP 28"
FL ELEV. =505.52'

CMP 28"
FL ELEV. =505.16'

PARK LAND DEDICATION
12.2510 ACRES
SHENANDOAH SUBDIVISION
PHASE ONE
CITY OF ELGIN

CMP 12"
WEST FL ELEV. =539.10'
EAST FL ELEV. =538.02'

RCP 12"
FL ELEV. =541.48'

RCP 12"
FL ELEV. =541.61'

RAYMOND JOHNSON RD
(50' ROW)
CF No. 200200184)
D.R.B.C.T.

RCP 18"
WEST FL ELEV. =535.01'
EAST FL ELEV. =535.01'

R=995.37'
Δ=11°29'18"
L=199.58'
T=100.13'
CB=N68°13'59"W
CL=199.25'

RCP 18"
FL ELEV. =526.77'

RCP 18"
FL ELEV. =521.50'

RCP 18"
FL ELEV. =528.34'

RCP 18"
FL ELEV. =521.39'

RCP 18"
FL ELEV. =516.26'

RCP 18"
FL ELEV. =516.70'

CMP 18"
FL ELEV. =511.72'

CMP 18"
FL ELEV. =512.86'

100YR FLOODPLAIN (FEMA)

RCP 18"
FL ELEV. =504.88'

RCP 18"
FL ELEV. =508.86'

RCP 18"
FL ELEV. =509.59'

RCP 18"
FL ELEV. =504.61'

CULVERT BOX 7'X8'
FL ELEV. =499.27'
FL ELEV. =499.35'
FL ELEV. =499.43'
FL ELEV. =499.42'
FL ELEV. =499.43'

RCP 18"
FL ELEV. =504.87'

RCP 18"
FL ELEV. =505.52'

LOT 6
1.053 ACRES
ROBERT R.
MARTINEZ

LOT 7
1.108 ACRES
ALBINO CADENAS &
MENDY MARTINEZ
DE CADENAS

LOT 8
1.158 ACRES
EDUARDO & TERESA
SALINAS

LOT 9
1.134 ACRES
ARMANDO &
SAN JUANTIA
ESTRADA

LOT 10
1.105 ACRES
JAMES E &
JACKIE L MABRY

LOT 11
1.076 ACRES
JAMES E &
JACKIE L MABRY

LOT 12
1.047 ACRES
JOHN M & GWEN T
BOUCHER

LOT 1
CRESCENT VILLAGE,
SECTION 1
9.34 ACRES
CRESCENT
VILLAGE II LTD

LOT 1(FR)
CRESCENT VILLAGE,
SECTION 1
7.433 ACRES
CITY OF ELGIN

REV.	DESCRIPTION	DATE	APR
△			
△			
△			

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

OVERALL STORM SEWER PLAN

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
1/2/2020

Designed:	KY/DS/RP/NS
Drawn:	RP
Reviewed:	KY
Date:	1-2-2020

SHEET
8
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Wilco Projects\1972.001\CAD\Engineering_drawings\submittal\PREL\M PLAT\1972-001-PP-SD.dwg
User: rpeterson
Last Modified: Jan. 08, 20 - 15:09
Plot Date/Time: Jan. 08, 20 - 15:23:57

Exhibit "__"

DOUCET & ASSOCIATES

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com
TBPLS Firm # 10105800

Elgin
Travis & Bastrop County, Texas

D&A Job No. 1972-001
November 11, 2019

DESCRIPTION
65.643 Acre [2,859,419 Square Feet] Tract

BEING A 65.643 ACRE [2,859,419 SQUARE FEET] TRACT OUT OF THE THOMAS CHRISTIAN SURVEY, SECTION 26, ABSTRACT 20 OF BASTROP COUNTY, AND ABSTRACT 2296 OF TRAVIS COUNTY, TEXAS; SAID 65.643 ACRE TRACT BEING ALL OF A CALLED 67 ACRE TRACT DESCRIBED TO CYNTHIA J. KRIEG & SHELDON RAY JOHNSON JOINT LIVING TRUST IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [O.P.R.B.C.T.]; AND BEING THE REMAINDER OF A CALLED 77 ACRE TRACT DESCRIBED TO RAYMOND JOHNSON IN VOLUME 123, PAGE 121 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS [D.R.B.C.T.], SAID 65.643 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch iron stake found for the east corner of said 77 acre tract and the herein described tract, same being the common interior corner of a called 103 acre tract and a called 89.96 acre tract described to Kelly Wayne Kastner in Document Number 201401408 [O.P.R.B.C.T.],

THENCE, S27°01'24"W, with the line common to said 77 acre tract and to said 103 acre and 89.96 acre tracts, for a distance of 1,428.72 feet to 1/2-inch iron rod with "Doucet" cap set for the south corner of the herein described tract, same being at the common corner of said 103 acre and 89.96 acre tracts, and same being in the northeast line of Farm to Market Road 1100 (FM 1100), a called 80 foot wide right-of-way per Volume 140, Page 493 [D.R.B.C.T.], and a plat or map of record described as Cannon Addition in Document Number 200200184 of the Official Public Records of Travis County Texas [O.P.R.T.C.T.];

THENCE, N62°29'18"W, with the northeast right-of-way line of FM 1100 and the southwest line of said 77 acre tract, passing at a distance of 1,069.71 feet a 1/2-inch iron rod with "LCRA" cap found for reference in the southwest line of the herein described tract, continuing for a total distance of 1,349.79 feet to a 1/2-inch iron rod with "Doucet" cap set at the beginning of a curve to the left;

THENCE, with the southwest line of said 77 acre tract, the northeast right-of-way line of FM 1100, and said curve to the left, having a radius of 995.37, a delta angle of 11°29'18", a chord which bears N58°13'57"W, for a distance of 199.25 feet, passing at an arc length of 164.13 feet a 1/2-inch iron rod with "LCRA" cap found for reference, continuing for a total arc length of 199.58 feet to a 1/2-inch iron rod with "Doucet" cap set for an angle point in the southwest line of the herein described tract, same being at the intersection of the northerly right-of-way lines of said FM 1100 and Raymond Johnson Road, a called 50 foot wide right-of-way per said Document Number 200200184 [O.P.R.T.C.T.];

(CONTINUED ON NEXT PAGE)

DOUCET & ASSOCIATES

THENCE, N62°29'18"W, with the northeast right-of-way of Raymond Johnson Road, and the southwest line of said 77 acre tract and the herein described tract for a distance of 110.45 feet to a 1/2-inch iron rod with "Doucet" cap set for an exterior corner of the herein described tract, same being at the south corner of a called 1.000 acre tract described to Ramiro G. & Amparo Garza in Volume 486, Page 89 [D.R.B.C.T.]

THENCE, with the exterior lines of said 1.000 acre tract and the interior lines of said 77 acre tract, the following four (4) courses and distances:

1) N26°01'09"E, passing at a distance of 20.00 feet, a 1/2-inch iron rod with "LCRA" cap found for reference, and continuing for a total distance of 196.54 feet to a found 1/2-inch iron rod,
2) N07°16'27"W, a distance of 87.19 feet to a found 1/2-inch iron rod (bent),
3) N64°44'41"W, passing the Bastrop County and Travis County line at 61.07 feet, and continuing for a total distance of 121.06 feet to a point, from which a wire fence post bears N01°21'52"E, a distance of 2.56 feet, and
4) S26°01'55"W, a distance of 266.54 feet to a 1/2-inch iron rod with "Doucet" cap set in the northeast right-of-way of Raymond Johnson Road, and for an exterior corner of said 77 acres and the herein described tract, same being at the west corner of said 1.000 acre tract;

THENCE, N62°29'18"W, with the northeast right-of-way of Raymond Johnson Road and the southwest line of said 77 acres and the herein described tract, for a distance of 481.55 feet to a mag nail with "Doucet" shiner in concrete sidewalk set for the west corner of the herein described tract, same being in the east right-of-way line of County Line Road, a called 60 foot wide right-of-way per plat or map of record described as Ford Estates in Volume 86, Page 86C of the Plat Records of Travis County, Texas [P.R.T.C.T.], and per said Document Number 200200184 [O.P.R.T.C.T.],

THENCE, N27°01'24"E, with the southeast right-of-way of County Line Road, and a northwest line of said 77 acres and the herein described tract, for a distance of 838.31 feet to a point for a north corner of the herein described tract, same being at the west corner of Lot 1 of said Ford Estates,

THENCE, with the exterior lines of Lots 1, 2, and 3 of said Ford Estates, and the common interior lines of said 77 acre tract, the following three (3) courses and distances:

1) S62°53'09"E, passing at 2.20 feet a 1/2-inch iron rod found for reference, and passing the Bastrop County and Travis County line at 526.96 feet, and continuing for a total distance of 658.59 feet to a 3/4-inch iron pipe found for the south corner of said Lot 2 and an interior corner of the herein described tract,
2) N27°15'11"E, a distance of 197.96 feet to a 3/8 inch iron rod, found for the common corner of said Lot 2 and Lot 3,

(CONTINUED ON NEXT PAGE)

DOUCET & ASSOCIATES

3) N27°20'21"E, a distance of 198.30 feet to a PK Nail in concrete found for the common corner of said Lot 3 and a called 3.006 acre tract described to Fausto C. Martinez and Maria Saucedo in Volume 2087, Page 441 [O.P.R.B.C.T.];

THENCE, N26°55'02"E, with the southeast line of said 3.006 acre tract and a northwest line of said 77 acre tract, for a distance of 198.59 feet to a 1/2-inch iron rod with "Doucet" cap set for the north corner of the herein described tract, same being in the south line of a called 48.827 acre tract described to Clayton Properties Group, Inc. in Document Number 2019032621 [O.P.R.B.C.T.],

THENCE, S62°58'36"E, with the northeast line of said 77 acre tract, the south line of said 48.827 acre tract, and a common line to said 103 acre and 89.96 acre tracts, for a distance of 1,648.99 feet to the **POINT OF BEGINNING** of the tract described herein, and containing 65.643 acres [2,859,419 Square Feet].

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances shown are surface values and may be converted to grid by using the surface adjustment factor of 0.9999230059285435.
Units: U.S. Survey Feet.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this legal description and accompanying plat of even date were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS.

11/11/19
Date

Garrett Cavaiuolo
Registered Professional Land Surveyor
Texas Registration No. 6714
Doucet & Associates
GCavaiuolo@DoucetEngineers.com
TBPLS Firm Registration No. 10105800

STATE OF TEXAS REGISTERED GARRETT CAVAIUOLO 6714 PROFESSIONAL LAND SURVEYOR

TREE TABLE

NUMBER	TRUNK (IN)	SPECIES	CANOPY (FT)	MULTI-TRUNK (IN)
501	23	CEDAR	46	19 & 8
502	19	CEDAR	38	-----
503	8	CEDAR	16	-----
504	13	CEDAR	26	-----
505	11	CEDAR	22	-----
506	12	CEDAR	24	9 & 6
507	9	CEDAR	18	-----
508	16	WILLOW	32	-----
509	9	CEDAR	18	-----
510	12	CEDAR	24	8 & 5
511	8	CEDAR	16	-----
512	9	CEDAR	18	-----
513	9	CEDAR	18	-----
514	18	CEDAR	36	13 & 10
515	12	CEDAR	24	-----
516	22	WILLOW	44	-----
517	10	WILLOW	20	-----
518	10	CEDAR	20	8 & 5
519	9	CEDAR	18	-----
520	22	WILLOW	44	17 & 11
521	12	CEDAR	24	9 & 5
522	13	CEDAR	26	9 & 8
523	8	CEDAR	16	-----
524	9	CEDAR	18	-----
525	12	WILLOW	24	-----
526	17	WILLOW	34	-----
527	9	CEDAR	18	8 & 3
528	18	WILLOW	36	-----
529	12	CEDAR	24	-----
530	8	CEDAR	16	-----
531	15	WILLOW	30	-----
532	11	CEDAR	22	-----
533	12	CEDAR	24	9 & 6
534	9	CEDAR	18	-----
535	8	CEDAR	16	-----
536	14	CEDAR	28	11 & 6
537	8	CEDAR	16	-----
538	9	CEDAR	18	-----
539	15	CEDAR	30	11 & 8
540	8	CEDAR	16	-----
801	14	CEDAR	28	8, 6 & 6
802	11	CEDAR	22	-----
803	11	CEDAR	22	9 & 4
804	10	CEDAR	20	-----
805	8	CEDAR	16	-----
806	8	CEDAR	16	-----
807	12	CEDAR	24	8 & 7
808	13	CEDAR	26	-----
809	8	CEDAR	16	-----
810	10	CEDAR	20	-----
811	12	CEDAR	24	9 & 6
812	9	CEDAR	18	-----
813	27	LIVE OAK "SICK"	54	-----
814	10	CEDAR	20	-----
815	8	CEDAR	16	-----
816	24	CEDAR	48	13, 9, 6 & 5
817	18	CEDAR	36	13 & 11
818	16	CEDAR	32	11 & 9
819	8	CEDAR	16	-----
820	14	CEDAR	28	-----
821	11	CEDAR	22	-----
822	15	CEDAR	30	-----
823	9	CEDAR	18	-----
824	13	CEDAR	26	11 & 4
825	11	CEDAR	22	8 & 6
826	13	CEDAR	26	9 & 7
827	10	CEDAR	20	-----
828	17	CEDAR	34	11, 6 & 6
829	8	CEDAR	16	-----
830	17	CEDAR	34	12 & 10
831	18	CEDAR	36	-----
832	14	CEDAR	28	-----
833	8	CEDAR	16	-----
834	9	CEDAR	18	-----
835	13	CEDAR	26	-----
836	9	CEDAR	18	-----
837	8	CEDAR	16	-----
838	8	CEDAR	16	-----
839	10	CEDAR	20	-----
840	18	CEDAR	36	13 & 9
841	8	CEDAR	16	-----
842	12	CEDAR	24	-----
843	9	CEDAR	18	-----
844	10	CEDAR	20	8, 2 & 2
845	11	CEDAR	22	-----
846	8	CEDAR	16	-----
847	11	CEDAR	22	-----
848	17	CEDAR	34	13 & 8
849	14	CEDAR	28	11 & 6
850	20	CEDAR	40	8 & 8
851	12	CEDAR	24	-----
852	9	CEDAR	18	-----
~~853~~	~~20~~	~~CEDAR~~	~~40~~	~~-----~~
~~854~~	~~9~~	~~OAK~~	~~18~~	~~-----~~
~~855~~	~~19~~	~~OAK "SICK"~~	~~38~~	~~-----~~
~~856~~	~~17~~	~~OAK~~	~~34~~	~~12 & 11~~
~~857~~	~~20~~	~~PECAN~~	~~40~~	~~-----~~
~~858~~	~~23~~	~~OAK~~	~~46~~	~~-----~~
~~859~~	~~22~~	~~OAK~~	~~44~~	~~-----~~

TREE TO BE REMOVED

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

SUBDIVISION METES AND BOUNDS & TREE LIST

RANCH ROAD DEVELOPMENT

PEPPERGRASS DEVELOPMENT
ELGIN , TEXAS 78621

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPE#124404, ON 1/2/20, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF ELGIN.

1/2/2020
STATE OF TEXAS NICHOLAS R. SANDLIN 124404 LICENSED PROFESSIONAL ENGINEER

Designed: KY/DS/RP/NS
Drawn: RP
Reviewed: KY
Date: 1-2-2020

SHEET
9
OF 9

Project No.:
1972-001

Drawing: X:\Branches\Wilco\Projects\1972-001\CADD\dwg\working_drawings\submitted\PRELIM PLAT\1972-001-PP-SURVEY-INFO.dwg
User: SCRANDON
Last Modified: Jan. 02, 20 - 16:24
Plot Date/Time: Jan. 08, 20 - 15:23:04

Attachment 3
TRC Approval Letter

505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

January 8, 2020

Mr. David Harrell, Planning and Development Director
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Peppergrass – Preliminary Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on January 8, 2020 by Doucet and Associates (DA):

1. Preliminary Plat dated January 2, 2020.
2. Other supporting documents submitted with the Preliminary Plat: Preliminary Plans.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances and the development agreement between the City of Elgin and Ranch Road Peppergrass, LLC.

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Design Engineer that prepared the documents and all responsibility for the engineering design and submitted documents shall remain with the Design Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

K. Beau Perry, P.E.
Vice President

cc: Mr. Nicholas Sandlin, P.E., Doucet & Associates, Inc.

Development Services Department

STAFF REPORT

Final Plat for Homestead Estates Unit 1

Date: January 15, 2020

Applicant: Pape-Dawson Engineers

Representative: SAME

Hearing Dates: Planning & Zoning Commission – January 27, 2020

Location: Travis Co. Appraisal District Parcel 358740, located along the west-side of County Line Rd. and adjacent to Elgin High School north property line

APPLICATION SUMMARY

Consideration of a final plat for Homestead Estates Unit 1 which consists of single family lots. This final plat represents roughly the eastern one-half (1/2) of the originally approved preliminary plat (see attachment 2, 2nd page for exact location). There are 240 single family lots of different sizes, one (1) HOA/Parkland lot, one (1) open space/drainage/wastewater lot, two (2) landscape lots, one (1) open space/drainage lot, three (3) open space lots, and three (3) ROW dedication lots for a total of 252 lots in ten (10) blocks and three (3) phases (see attachment 3).

DEPARTMENT COMMENTS

The Commission approved a preliminary plat for the development last year. This plat matches that previous approval and meets City Code. Subdivision construction plans were approved on June 18, 2019 by the City.

At this time the subdivision is under construction. Under City Code, the subdivision construction, including inspections and checklist, must be completed and as-builts approved or a performance fiscal covering the estimated cost of construction for the subdivision improvements + twenty-five (25) percent must be in place to the satisfaction of the City before the final plat can be recorded with the County.

Also, the City has overseen the construction and inspection of the subdivision through TRC. There have been invoices billed but the City has not received payment of these invoices. These can be are addressed at the time of final plat recording since the City will not complete signoffs until paid. Under the approved Fee Ordinance by City Council, these items must be paid to the City.

Finally, the City Council has approved a development agreement regarding financial contribution to improvement of County Line Road, since future traffic from the subdivision will directly impact the system. There is a set amount associated from this agreement that must be paid to the City by the developer.

These items do not affect your consideration of the final plat, since recording occurs after potential approval, however it is important to make you aware of this situation. City staff will ask the Commission to make these as conditions on the approval of the final plat since it's an additional checklist to verify these items are completed by the applicant/developer.

STAFF ANALYSIS

Other than the potential performance fiscal, subdivision construction/checklists, and outstanding invoices for construction staff believes there are no other issues with approving the request if desired by the Commission. Therefore, staff would ask the Commission to impose the following conditions if it motions to approve the final plat:

1. The performance fiscal for infrastructure improvements must be in place or all infrastructure improvements associated with the subdivision construction plans constructed, all walk-through punch list items completed, and as-builts approved to the satisfaction of the City prior to final plat recording.

2. Payment of invoices for subdivision construction plans prior to final plat recording.

3. Contribute the participation amount as detailed in the County Line Road Development Agreement prior to final plat recording.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Letter of Staff Approval.
2. Approved Preliminary Plat.
3. Final Plat.

Attachment 1
Letter of Staff Approval

505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

January 3, 2020

Mr. David Harrell, Planning and Development Director
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Homestead Estates Unit 1 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the documents listed below submitted on December 26, 2019 by Pape-Dawson Engineers (PDE):

1. Final Plat of Homestead Estates, Unit 1, dated December 26, 2019.
2. Other supporting documents submitted with the final plat: fee check e-mail and comment response letter.

The following information is required from PDE before approval of the final plat can be considered.

1. Provide new tax certificates that indicate that the 2019 taxes have been paid.

The following items shall be completed prior to the filing of the Homestead Estates Unit 1 Final Plat.

1. Complete all infrastructure improvements and clear all final walk-through punch list items.
2. Provide payment for all outstanding fees.
3. Contribute the first developer participation amount as detailed in the County Line Road Agreement between LGI Homes Texas, L.L.C. and the City of Elgin, Texas.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

K. Beau Perry, P.E.
Vice President

cc: Mr. Jennifer C. Franklin, P.E., Pape-Dawson Engineers.

Attachment 2
Approved Preliminary Plat

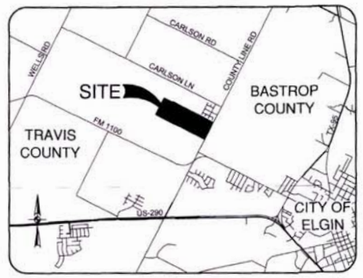
REVISIONS			
NO.	SHEET(S) DESCRIPTION	DATE	APPROVED BY / DATE
1.	59-61H, 81-84: UPDATES TO WATER IMPROVEMENTS	08/21/19	

HOMESTEAD ESTATES

UNIT 1

STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS
ELGIN, TEXAS

ELGIN, TX



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: JUNE 14, 2019

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(s). 48453C0510H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

ALL CONSTRUCTION ACTIVITIES SHALL MEET THE CITY OF ELGIN CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.

INSTALLATION OF THE PROPOSED WATER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE AQUA WATER SUPPLY CORPORATION CONSTRUCTION STANDARDS AND DETAILS.

CONTRACTOR TO REFERENCE SHEETS 59-61H, 81-84 FOR ALL WATER IMPROVEMENTS

OWNER / SUBDIVIDER:
LGI HOMES– TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PHONE: (281) 362–8998
FAX: (800) 989–4671

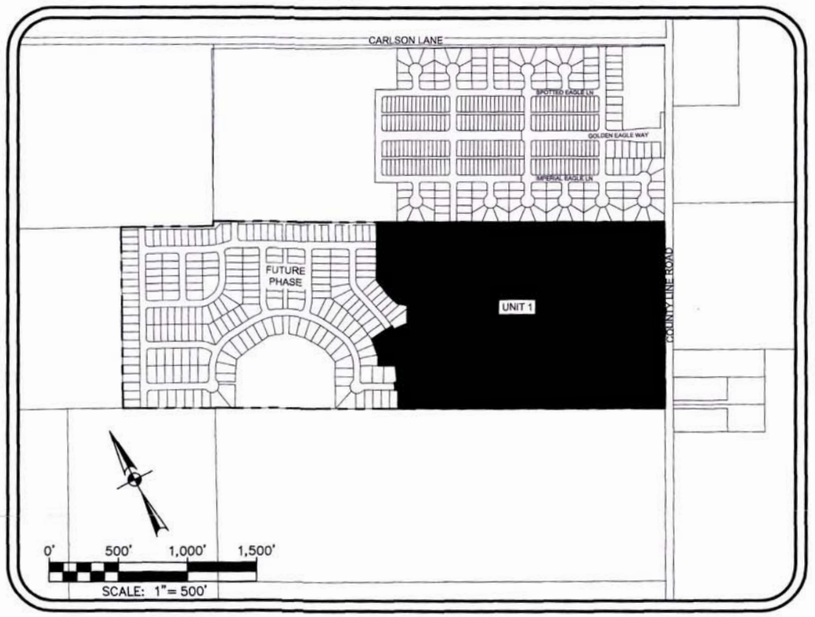
ENGINEER:
PAPE–DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE: (512) 454–8711
FAX: (512) 459–8867

SURVEYOR:
PAPE–DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE: (512) 454–8711
FAX: (512) 459–8867

APPROVED BY:

6.24.19
CITY OF ELGIN DATE

8/27/19
AQUA WATER SUPPLY CORPORATION DATE



SUBMITTED BY:

6/21/19
PAPE–DAWSON ENGINEERS DATE
MICHAEL S. FISHER, P.E.
#87704 VICE PRESIDENT

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT 1 OF 4
3	PRELIMINARY PLAT 2 OF 4
4	PRELIMINARY PLAT 3 OF 4
5	PRELIMINARY PLAT 4 OF 4
6	CONSTRUCTION NOTES
7	EROSION & SEDIMENTATION CONTROL PLAN 1 OF 3
8	EROSION & SEDIMENTATION CONTROL PLAN 2 OF 3
9	EROSION & SEDIMENTATION CONTROL PLAN 3 OF 3
10	SIGNAGE STRIPING & TRAFFIC CONTROL PLAN 1 OF 2
11	SIGNAGE STRIPING & TRAFFIC CONTROL PLAN 2 OF 2
12	OPEN SKY TRAIL - PLAN & PROFILE
13	QUIET RANGE DRIVE - PLAN & PROFILE 1 OF 3
14	QUIET RANGE DRIVE - PLAN & PROFILE 2 OF 3
15	QUIET RANGE DRIVE - PLAN & PROFILE 3 OF 3
16	BOOMTOWN WAY - PLAN & PROFILE 1 OF 2
17	BOOMTOWN WAY - PLAN & PROFILE 2 OF 2
18	ALLEN WELCH DRIVE - PLAN & PROFILE 1 OF 2
19	ALLEN WELCH DRIVE - PLAN & PROFILE 2 OF 2
20	PRAIRIE SOD LANE - PLAN & PROFILE 1 OF 2
21	PRAIRIE SOD LANE 2 of 2 & ANGIE VASTANO DRIVE - PLAN & PROFILE
22	PROSPERITY WAY - PLAN & PROFILE
23	SPECULATOR LANE - PLAN & PROFILE 1 OF 3
24	SPECULATOR LANE - PLAN & PROFILE 2 OF 3
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33	STORM DRAIN PLAN & PROFILES - SD-A1 2 OF 2
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37	STORM DRAIN PLAN & PROFILES - SD-A5
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41	STORM DRAIN PLAN & PROFILES - SD-D1 & SD-E2
42	STORM DRAIN PLAN & PROFILES - SD-E1
43	STORM DRAIN PLAN & PROFILES - CV-01 & CV-02
44	STORM DRAIN PROFILE LATERALS - SD-A1
45	STORM DRAIN PROFILE LATERALS - SD-A2, SD-A3, SD-A4, & SD-A5
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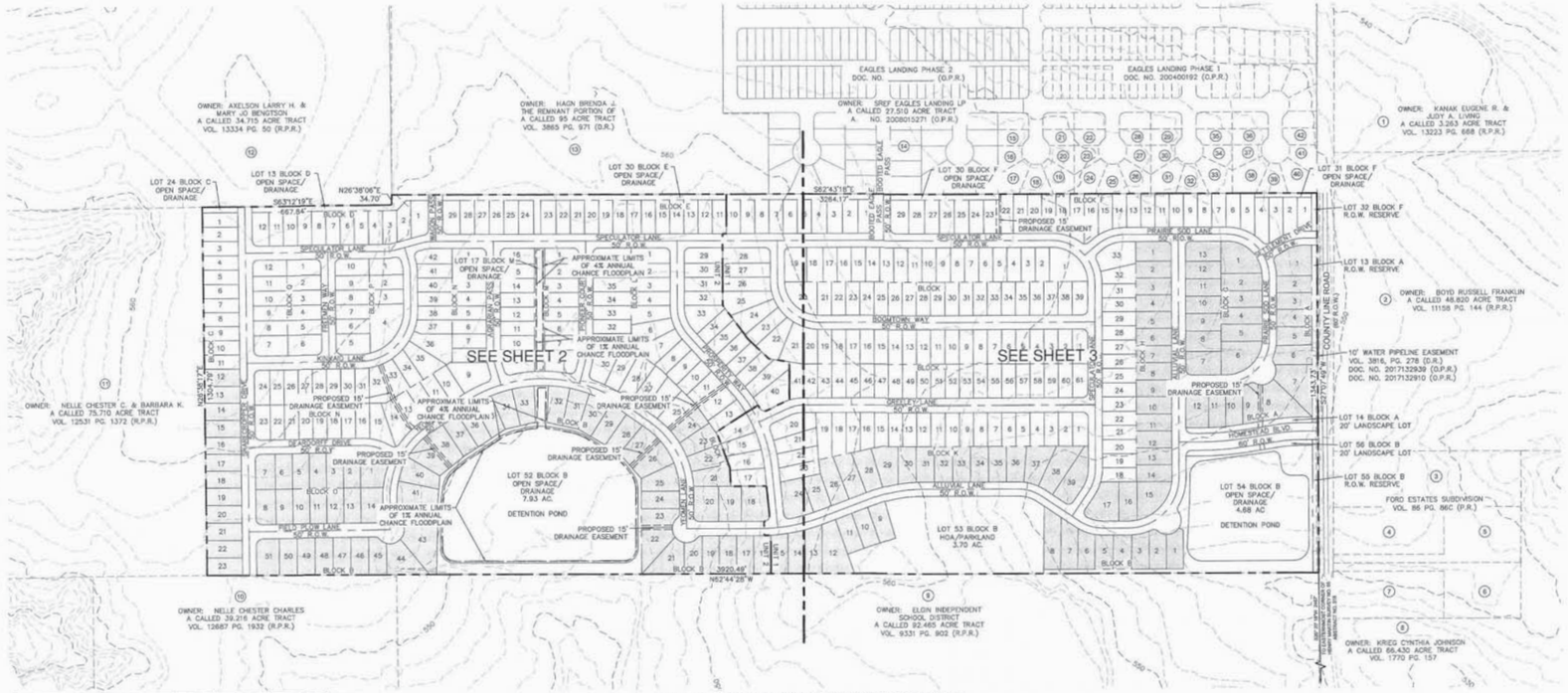
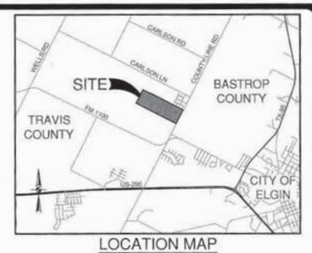
HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS





LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 200'
0' 200' 400' 600'

LEGEND

- ADJACENT PROPERTY OWNER
- PROPERTY BOUNDARY
- R-2, ZONING DISTRICT* R-3 ZONING DISTRICT SHOWN WITHOUT SHADING
- APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
- APPROXIMATE LIMITS OF 4% ANNUAL CHANCE FLOODPLAIN

LEGAL DESCRIPTION:
BEING A 120.601 ACRE TRACT OF LAND OUT OF THE HENRY MARTIN SURVEY, NO. 65, ABSTRACT NO. 518

OWNER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380

DEVELOPER:
LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PHONE: (281) 362-8998
FAX: (800) 989-4671

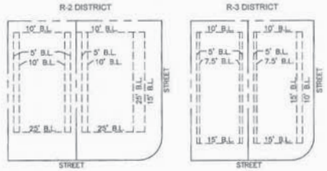
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711

STREET NAME	CLASSIFICATION	LENGTH	ROW WIDTH	MIN CENTERLINE RADIUS
HOMESTEAD BOULEVARD	COLLECTOR	493 LF	60 LF	500'
AGRARIAN PASS	LOCAL	577 LF	50 LF	150'
ALLUVIAL LANE	LOCAL	2754 LF	50 LF	150'
BOOMTOWN WAY	LOCAL	1350 LF	50 LF	150'
BOOTED EAGLE PASS	LOCAL	165 LF	50 LF	-
DEARDORFF DRIVE	LOCAL	543 LF	50 LF	150'
FIELD PLOW LANE	LOCAL	497 LF	50 LF	-
FREEMEN WAY	LOCAL	390 LF	50 LF	-
GREELEY LANE	LOCAL	1200 LF	50 LF	150'
KINKAID LANE	LOCAL	907 LF	50 LF	150'
PIONEER COURT	LOCAL	907 LF	50 LF	150'
PRAIRIE SOD LANE	LOCAL	1387 LF	50 LF	150'
PROSPERITY WAY	LOCAL	1124 LF	50 LF	150'
SETTLEMENT DRIVE	LOCAL	213 LF	50 LF	150'
SHARECROPPER DRIVE	LOCAL	1307 LF	50 LF	-
SPECULATOR LANE	LOCAL	3938 LF	50 LF	150'
WAGON PASS	LOCAL	165 LF	50 LF	-
YEOMEN LANE	LOCAL	1698 LF	50 LF	300'

NOTES:
1. THIS PRELIMINARY PLAN CONFORMS TO THE ADOPTED CONCEPT PLAN.
2. NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM/ COMMUNITY PANEL NO. 48453C0510H, DATED SEPTEMBER 26, 2008.
3. SEE SHEET 4 FOR A LIST OF ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSED HOMESTEAD ESTATES SUBDIVISION.
4. SPECIAL CONDITIONS ZONING IS REQUESTED FOR THE SITE AS FOLLOWS: 30% OF THE LOTS IN EACH FINAL PLAT SHALL BE IN ACCORDANCE WITH R-2 ZONING AND 70% OF THE LOTS IN EACH FINAL PLAT SHALL BE IN ACCORDANCE WITH R-3 ZONING. LOTS IN R-2 ZONING DISTRICT WILL BE A MINIMUM OF 7,500 SQUARE FEET AND LOTS IN R-3 ZONING DISTRICT WILL BE A MINIMUM OF 6,000 SQUARE FEET, PER CITY OF ELGIN CODE OF ORDINANCES, SECTIONS 46.255 AND 46.303.
5. UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR R-2 AND R-3 ZONING DISTRICT LOTS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ELGIN CODE OF ORDINANCES.
   - 5.1. A 9' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH ONE STORY DWELLINGS WITHIN EITHER THE R-2 OR R-3 ZONING DISTRICTS.
   - 5.2. A 10' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R-2 ZONING DISTRICT.
   - 5.3. A 7.5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R-3 ZONING DISTRICT.
   - 5.4. THE EXTERIOR SIDE-YARD SETBACK SHALL BE 15' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 25' IN ALL OTHER CASES FOR R-2 ZONING DISTRICT.
   - 5.5. THE EXTERIOR SIDE-YARD SETBACK SHALL BE 10' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 15' IN ALL OTHER CASES FOR R-3 ZONING DISTRICT.
6. A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS.
7. WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE AQUA WATER SUPPLY CORPORATION. WASTEWATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE CITY OF ELGIN.
8. CITY OF ELGIN CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL APPLY FOR THIS PROJECT, WITH ADDITIONAL SPECIFICATIONS FROM THE CITY OF AUSTIN AND TXDOT TO BE UTILIZED AS APPROPRIATE.
9. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS ADJACENT TO PROPERTY ZONED FOR RESIDENTIAL OR COMMERCIAL USES, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ELGIN CODE OF ORDINANCES AND PER CURRENT ADA AND TEXAS ACCESSIBILITY STANDARDS.
10. PROPOSED STREET ROW AND PAVEMENT WIDTHS ARE AS FOLLOWS: 60' ROW WITH 40' F-F CURB AND GUTTER AND 50' ROW WITH 30' F-F CURB AND GUTTER.
11. REQUIRED PARKLAND FOR THIS PROJECT WILL BE PROVIDED THROUGH A COMBINATION OF ON-SITE PARKLAND DEDICATION AND CASH CONTRIBUTION IN LIEU OF THEREOF, PER THE CITY OF ELGIN DEVELOPMENT ORDINANCE SECTION 36-370 AND AS REQUIRED BY THE DIRECTOR OF PARKS.
12. AVERAGE SINGLE-FAMILY LOT SIZES WITHIN THE PROPOSED HOMESTEAD ESTATES SUBDIVISION ARE SHOWN BELOW:

SIZE RANGE	AVERAGE SIZE (SF)	# OF LOTS
< 6,000 SF	N/A	-
6,000 - 7,500 SF	6,690	142
7,500 - 9,000 SF	8,965	330
> 9,000 SF	N/A	-



TYPICAL BUILDING SETBACKS BY ZONING DISTRICT (N.T.S.)

ZONING SUMMARY BY UNIT		
ZONING DISTRICT	PERCENT OF LOTS BY PHASE	# OF LOTS
UNIT 1		
R-2	30%	73
R-3	70%	170
UNIT 2		
R-2	30%	69
R-3	70%	160
TOTAL SINGLE FAMILY LOTS	-	472

LAND USE SUMMARY		
LOT TYPE	# OF LOTS	AREA
SINGLE-FAMILY	472	79.83 AC.
RIGHT-OF-WAY	-	21.76 AC.
DRAINAGE/OPEN SPACE	8	14.35 AC.
HOA/PARKLAND	1	3.79 AC.
LANDSCAPE	2	0.41 AC.
R.O.W. RESERVE	3	0.55 AC.
TOTAL	486	120.60 AC.

* TOTAL NUMBER OF BLOCKS: 17

NO.	REVISION	DATE

NO.	REVISION	DATE

MICHAEL B. FISHER 87704 LICENSED PROFESSIONAL ENGINEER 2/28/19

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 1 OF 4

CITY NO. ____
JOB NO. 51057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 1 OF 4

HOMESTEAD ESTATES - UNIT 1
ELGIN, TEXAS
PRELIMINARY PLAT 1 OF 4

PLAT NO. ____
JOB NO. 51057-00
DATE MAY 2019
DESIGNER SW
CHECKED JF DRAWN SW
SHEET 2 OF 85

Date: Jun 14, 2019, 12:12pm User ID: CDrickson
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Date: Feb 18, 2019, 11:20am User ID: SWilson
File: K:\Projects\510\51057-00\12 Preliminary Civil\PP51057-00.dwg

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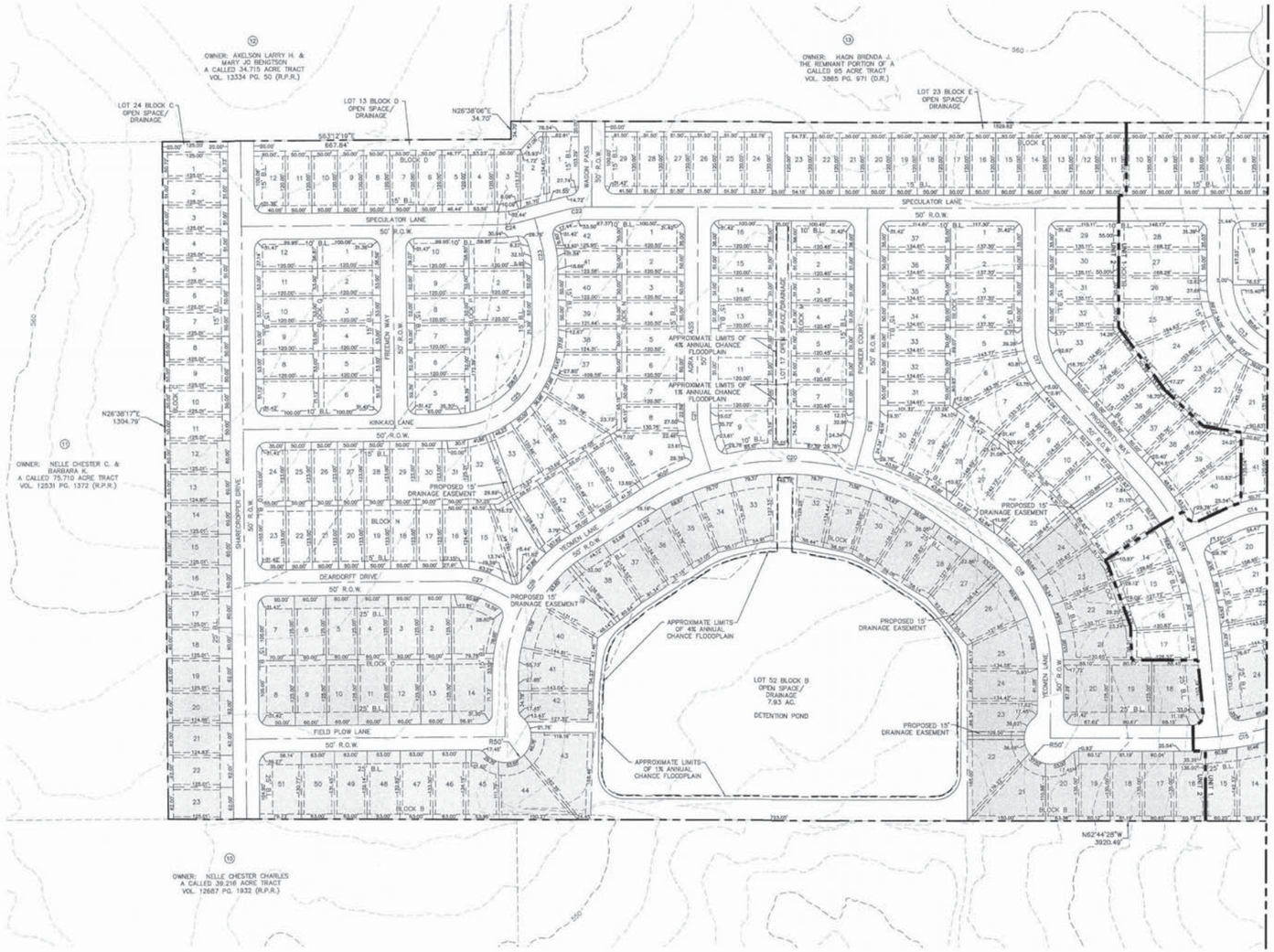
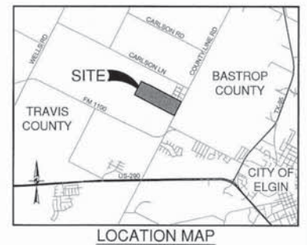
HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

- (X) ADJACENT PROPERTY OWNER
- PROPERTY BOUNDARY
- R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING
- APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
- APPROXIMATE LIMITS OF 4% ANNUAL CHANCE FLOODPLAIN

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	150.00'	090°00'00"	S17°47'37"E	212.13'	235.63'
C14	150.00'	024°57'57"	N75°16'35"W	64.84'	65.36'
C15	800.00'	020°35'32"	S73°02'14"E	214.48'	215.64'
C16	500.00'	036°41'41"	S03°08'50"W	314.78'	320.22'
C17	150.00'	042°28'43"	S06°02'21"W	108.68'	111.21'
C18	300.00'	054°48'42"	N00°08'49"W	276.17'	286.99'
C19	150.00'	013°06'27"	N34°49'55"E	39.44'	39.55'
C20	500.00'	068°14'04"	N61°40'12"W	560.89'	595.46'
C21	150.00'	016°22'16"	S18°27'09"W	42.71'	42.86'
C22	150.00'	015°21'14"	S70°23'55"E	40.06'	40.20'
C23	150.00'	014°42'48"	S19°16'53"W	38.41'	38.52'
C24	150.00'	014°52'13"	S70°38'25"E	38.82'	38.93'
C25	180.00'	090°00'00"	S71°38'17"W	254.56'	282.74'
C26	300.00'	056°57'14"	S55°44'09"W	286.08'	298.21'
C27	150.00'	027°57'10"	N49°23'08"W	72.46'	73.18'

NO.	REVISION	DATE

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED PROFESSIONAL ENGINEER
6/18/19

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 2 OF 4

CITY NO. ____
JOB NO. 51057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 2 OF 4

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES - UNIT 1
ELGIN, TEXAS
PRELIMINARY PLAT 2 OF 4

PLAT NO. ____
JOB NO. 51057-00
DATE MAY 2019
DESIGNER SW
CHECKED JF DRAWN SW
SHEET 3 OF 85

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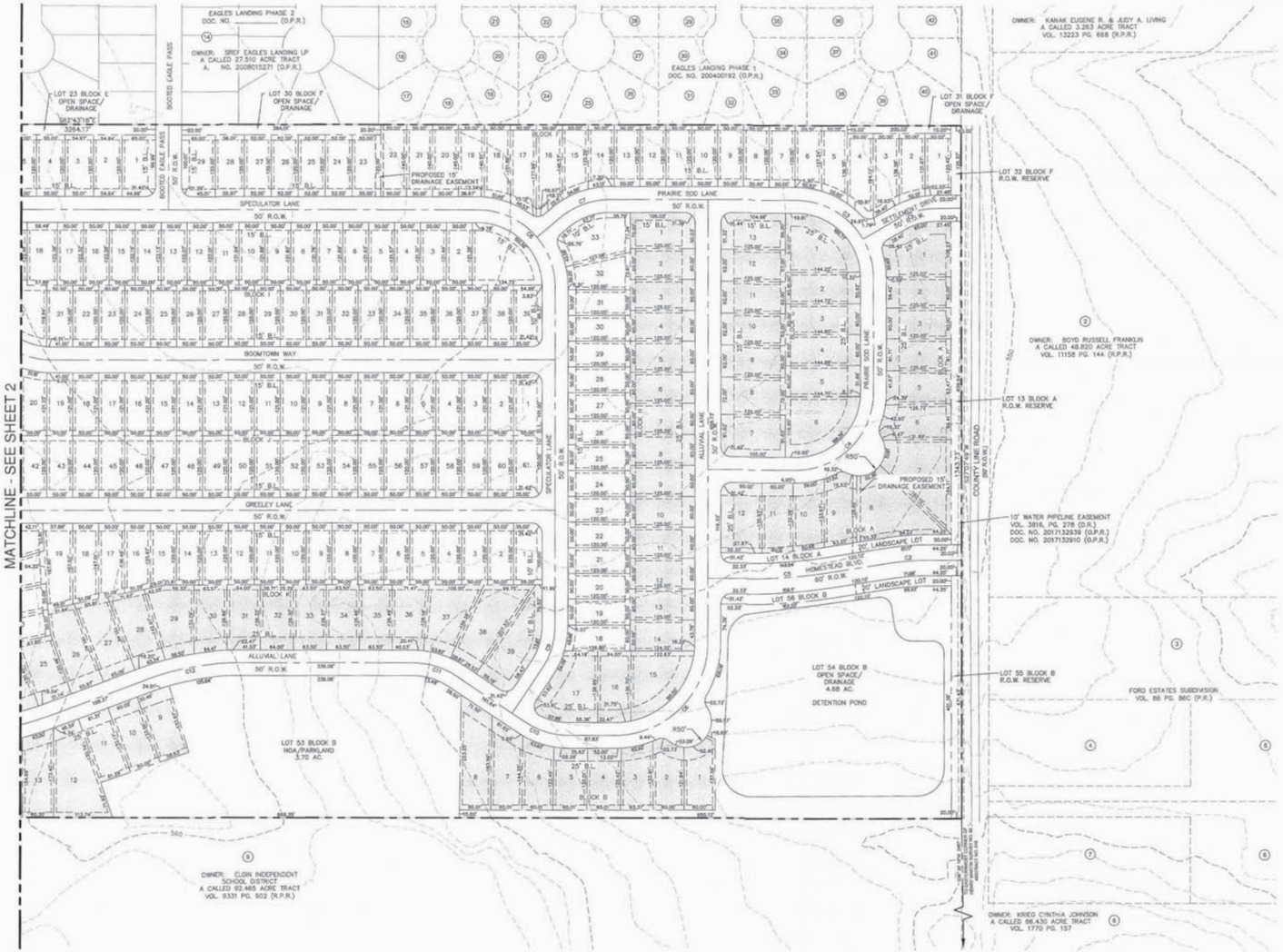
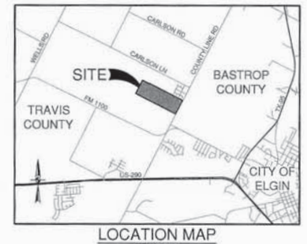
HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- (X) ADJACENT PROPERTY OWNER
- PROPERTY BOUNDARY
- R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING
- APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
- APPROXIMATE LIMITS OF 4% ANNUAL CHANCE FLOODPLAIN

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	150.00'	029°55'30"	S77°49'56"E	77.46'	78.34'
C2	500.00'	008°46'29"	N67°15'25"W	76.50'	76.57'
C3	150.00'	089°51'07"	N17°47'44"W	211.86'	235.23'
C4	150.00'	090°04'34"	N72°10'06"E	212.27'	235.82'
C5	1000.00'	008°51'04"	N67°13'08"W	154.33'	154.48'
C6	180.00'	090°03'09"	N72°13'38"E	254.67'	282.91'
C7	150.00'	040°12'19"	N82°49'28"W	103.11'	105.26'
C8	150.00'	089°55'41"	S17°45'27"E	212.00'	235.43'
C9	150.00'	033°44'20"	S44°04'33"W	87.06'	88.33'
C10	150.00'	033°41'11"	S45°53'52"E	86.93'	88.19'
C11	150.00'	033°40'53"	S45°53'45"E	86.92'	88.18'
C12	500.00'	020°33'47"	S73°02'07"E	178.77'	179.74'

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED PROFESSIONAL ENGINEER
5/13/19

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288-01

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 3 OF 4

CITY NO. _____
JOB NO. 51057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 3 OF 4

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HOMESTEAD ESTATES - UNIT 1
ELGIN, TEXAS
PRELIMINARY PLAT 3 OF 4

PLAT NO. _____
JOB NO. 51057-00
DATE MAY 2019
DESIGNER SW
CHECKED JF DRAWN SW
SHEET 4 OF 85

Date: Jun 14, 2019, 12:13pm User ID: CDickson
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HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

FIELD NOTES
FOR

A 120.601 ACRE TRACT OF LAND BEING THE REMNANT PORTION OF A CALLED 100.518 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12531, PAGE 1379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 20.000 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12531, PAGE 1379 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO TRAVIS LUNDGREN IN DOCUMENT NO. 2017018074 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 60.259 ACRE TRACT OF LAND CONVEYED TO DON AND JULIE LUNDGREN RECORDED IN DOCUMENT NO. 2016064138 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN TRAVIS COUNTY, TEXAS. SAID 120.601 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron rod with cap marked "Property Corner" found in the west right-of-way line of County Line Road, a 60-foot right-of-way, same being the northeast corner of said 100.518 acre tract, also being the southeast corner of Eagles Landing Phase 1, a subdivision according to the plat recorded in Document No. 200400192 of the Official Public Records of Travis County, Texas for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 27°07'49" W, with the west right-of-way line of said County Line Road, same being the east line of said 100.518 acre tract, at a distance of 674.67 feet passing an iron rod with cap marked "RPLS 1753" found at the northeast corner of said 60.259 acre tract, continuing with the west right-of-way line of said County Line Road, same being the east line of said 60.259 acre tract for a total distance of **1343.73 feet** to an iron rod with cap marked "Property Corner" found in the west right-of-way line of said County Line Road, at the southeast corner of said 60.259 acre tract, same being the northeast corner of a called 93.465 acre tract conveyed to the Elgin Independent School District recorded in Volume 9331, Page 902 of the Real Property Records of Travis County, Texas for the southeast corner hereof;

THENCE N 62°44'28" W, departing the west right-of-way line of said County Line Road, with the south line of said 60.259 acre tract, same being the north line of said 93.465 acre tract and in part with the north line of a called 39.216 acre tract of land conveyed to Chester Charles Nelle recorded in Volume 12687, Page 1932 of the Real Property Records of Travis County, Texas, at a distance of 3253.37 feet passing a ½" iron rod found, continuing for a total distance of **3920.49 feet** to a 5/8" iron rod found at the southwest corner of said 60.259 acre tract, same being a point in the north line of said 39.216 acre tract, also being the southeast corner of a called 75.710 acre

TBPE Firm Registration #470 | TBPLS Firm Registration #100288-01
Austin | San Antonio | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
10801 N MoPac Expy., Bldg. 3, Suite 200, Austin, TX 78759 512.454.8711 www.Pape-Dawson.com

tract conveyed to Chester C. and Barbara K. Nelle recorded in Volume 12531, Page 1372 of the Real Property Records of Travis County, Texas for the southwest corner hereof;

THENCE N 26°38'17" E, departing the north line of said 39.216 acre tract, with the east line of said 75.710 acre tract, same being the west line of said 60.259 acre tract, at a distance of 669.70 feet passing an iron rod with cap marked "RPLS 1753" found, continuing with the east line of said 75.710 acre tract, same being the west line of said 20.000 acre tract for a total distance of **1304.79 feet** to an iron rod with cap marked "Property Corner" found at the northwest corner of said 20.000 acre tract, same being the northeast corner of said 75.710 acre tract, also being a point in the south line of said called 34.715 acre tract conveyed to Larry H. Axelson and Mary Jo Bengtson recorded in Volume 13334, Page 50 of the Real Property Records of Travis County, Texas for the northwest corner hereof;

THENCE S 63°12'19" E, with the north line of said 20.000 acre tract, same being the south line of said 34.715 acre tract, a distance of **667.84 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the southeast corner of said 34.715 acre tract, same being the northeast corner of said 20.000 acre tract, also being a point in the west line of said 100.518 acre tract for a northwest ell corner hereof, from which a 60D nail in a fence post found disturbed bears S 12°09'39" E, 3.40 feet;

THENCE N 26°38'06" E, with the west line of said 100.518 acre tract, same being the east line of said 34.715 acre tract, a distance of **34.70 feet** to an iron rod with illegible cap found at the northwest corner of said 100.518 acre tract, same being a point in the east line of said 34.715 acre tract, also being the southwest corner of the Remnant Portion of a called 95 acre tract conveyed to Barbara J. Hagn recorded in Volume 3865, Page 971 of the Deed Records of Travis County, Texas for the northernmost corner hereof;

THENCE S 62°43'18" E, with the north line of said 100.518 acre tract, same being the south line of said 95 acre tract, in part with the south line of a called 27.510 acre tract conveyed to SREF Eagles Landing LP recorded in Document No. 2008015271 of the Official Public Records of Travis County, Texas, and with the south line of said Eagles Landing Phase One, at a distance of 2139.41 feet passing an iron rod with cap marked "Carter & Burgess" found, continuing for a distance of **3264.17 feet** to the **POINT OF BEGINNING** and containing 120.601 acres in Travis County, Texas. Said tract being described in accordance with a survey prepared under Job No. 59011-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 11, 2018
REVISED: June 1, 2018
JOB No.: 59011-18
DOC.ID.: H:\survey\SURVEY\1818-59011\Word\59011-18_120.601Ac_FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

STATE OF TEXAS · REGISTERED · VALERIE CURCHER · 6222 · LAND SURVEYOR · 06/01/2018

PAPE-DAWSON ENGINEERS

ADJACENT OWNERS:

1. R358752
KANAK, EUGENE R. & JUDY A. LIVING THE LIVING TRUST
2007 LATHAN LANE
TAYLOR, TEXAS 76574-1474

2. R358761
BOYD, RUSSELL FRANKLIN
11508 CHURCH CANYON DRIVE
AUSTIN, TEXAS 78754-5902

3. R557534
MARTINEZ, FAUSTO & SAUCEDO, MARIA
14209 COUNTY LINE ROAD
ELGIN, TEXAS 78621-4158

4. R557533
GONZALEZ, ISMAEL
14205 COUNTY LINE ROAD
ELGIN, TEXAS 78621-4158

5. R557532
BENITEZ, ERASMO & ORALIA
14125 COUNTY LINE ROAD
ELGIN, TEXAS 78621-4158

6. R557531
BENITEZ, ERASMO & ORALIA
14125 COUNTY LINE ROAD
ELGIN, TEXAS 78621-4158

7. R557530
GUERRERO, MARIA L.
14121 COUNTY LINE ROAD
ELGIN, TEXAS 78621-4158

8. R567529
JOHNSON, KRIEG CYNTHIA & SHELDON RAY
600 COUNTY ROAD 464
ELGIN, TEXAS 78621-5309

9. R358741
ELGIN INDEPENDENT SCHOOL DISTRICT
PO BOX 351
ELGIN, TEXAS 78621-0351

10. R377721
NELLE, CHESTER CHARLES (VLB)
17902 FM 1100
ELGIN, TEXAS 78621-3806

11. R259299
NELLE, CHESTER C. & BARBARA K.
17902 FM 1100
ELGIN, TEXAS 78621-3806

12. R467330
AXELSON, LARRY H. & BENGTSON, MARY JO
112 DUMBECK DRIVE
ELGIN, TEXAS 78621-3219

13. R358804
HAGN, BRENDA J.
2912 CEDAR CREST COURT
ROUND ROCK, TEXAS 78665-6271

14. R576926
SREF EAGLES LANDING LP
2944 NORTH 44TH STREET SUITE 250
PHOENIX, ARIZONA 85018-7290

15. R588761
QUINCY, SIMON
116 GLACIER COVE
ROUND ROCK, TEXAS 78664-4054

16. R588762
ROCHA, ROCKY & ANGELA
14408 MARTIAL EAGLE
ELGIN, TEXAS 78621-4230

17. R588763
DELUNA, MARTIN R. & GLORIA
14404 MARTIAL EAGLE DRIVE
ELGIN, TEXAS 78621-4230

18. R588764
DK PARTNERSHIP LTD
PO BOX 460
HUTTO, TEXAS 78634-0460

19. R588765
GONZALEZ, ARTURO G. JR & ESVEIDA A.
14404 MARTIAL EAGLE DRIVE
ELGIN, TEXAS 78621-4230

20. R588766
OLIVER OSWALD SR LIVING TRUST
14405 MARTIAL EAGLE DRIVE
ELGIN, TEXAS 78621-4230

21. R588767
RIOS, ALEXANDRO GARCIA
144 BALCH ROAD
ELGIN, TEXAS 78621-5642

22. R588770
BARRS, ANGUS H. & TARA R.
14412 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4233

23. R588771
MOORE, LADONNA F.
14408 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4223

24. R588772
NEUROTH, MONICA & JOSHUA
14404 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4233

25. R588773
MANIRAKIZA, BERNARD & VERRA MAGERANO AND NARAGUMA, JOSEPH
14400 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4233

26. R588774
THAMES, TERRENCE & CASEY
14401 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4233

27. R588775
GIPSON, LISA
14405 LITTLE EAGLE COURT
ELGIN, TEXAS 78621-4233

28. R588776
AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
SUITE 200-AM
280 PILOT ROAD
LAS VEGAS, NEVADA 89119-3532

29. R588779
MEYERS, LORRAINE
14412 GURNEYS EAGLE DRIVE
ELGIN, TEXAS 78621-4226

30. R588780
HOWARD, CHRISTINA
14408 GURNEYS EAGLE DRIVE
ELGIN, TEXAS 78621-4226

31. R588781
PEYTON, NICOLA L.
14404 GURNEYS EAGLE DRIVE
ELGIN, TEXAS 78621-4226

32. R588782
FOZZIE B VENTURES, LLC
1306 ROMERIA DRIVE
AUSTIN, TEXAS 78757-3442

33. R588783
GISHI, WAYNE I.
2595 OAK ROAD UNIT D
WALNUT CREEK, CALIFORNIA 94597-7892

34. R588784
HERNANDEZ, JOAQUIN & DOROTHY
14405 GURNEYS EAGLE DRIVE
ELGIN, TEXAS 78621-4226

35. R588785
SEEGER, TISHA DESIREE
14409 GURNEYS EAGLE DRIVE
ELGIN, TEXAS 78621-4226

36. R588788
LANDRUM, CHRISTOPHER & MELISSA
18837 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

37. R588789
DYE, JASON E.
18841 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

38. R588790
SHELBY, ETTA F.
18845 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

39. R588791
BARAK, MARILYN
12037 RIPARIAN ROAD
MANOR, TEXAS 78653-2056

40. R588792
BONNER, WILLIAM R. III & ELIZABETH A.
18844 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

41. R588793
MIX, NICHOLE
18840 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

42. R588794
KRAUS, CORY & ASHLEE
18836 IMPERIAL EAGLE LANE
ELGIN, TEXAS 78621-4225

NO. | REVISION | DATE

STATE OF TEXAS · REGISTERED · MICHAEL B. FISHER · 87704 · LICENSED · PROFESSIONAL · LAND SURVEYOR · 06/01/2018

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288-01

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 4 OF 4

CITY NO. ____
JOB NO. 51057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 4 OF 4

NO. | REVISION | DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288-01

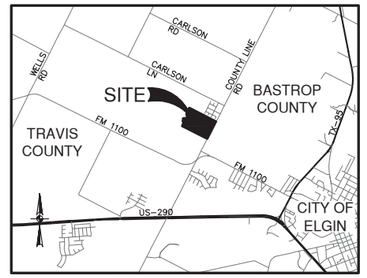
HOMESTEAD ESTATES - UNIT 1
ELGIN, TEXAS
PRELIMINARY PLAT 4 OF 4

PLAT NO. ____
JOB NO. 51057-00
DATE MAY 2019
DESIGNER SW
CHECKED JF DRAWN SW
SHEET 5 OF 85

Date: Jun 14, 2019, 12:13pm User ID: CErickson
File: H:\Projects\510\57\00\301 Construction Documents\Civil\PS51057-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Attachment 3
Final Plat



LOCATION MAP

NOT-TO-SCALE

0' 100' 200' 300'

SCALE: 1"= 100'

FINAL PLAT OF HOMESTEAD ESTATES, UNIT 1

A 62.168 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

LEGEND

DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF TRAVIS COUNTY, TEXAS
OR	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING

OWNER: LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998 P
(800) 989-4671 F

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SUBMITTAL DATE: DECEMBER 26, 2019

LOT SUMMARY

TOTAL ACREAGE:	62.168 ACRES
TOTAL NUMBER OF BLOCKS:	10
HOA/PARKLAND LOTS:	1
OPEN SPACE/DRAINAGE/WW LOTS:	1
LANDSCAPE LOTS:	2
OPEN SPACE/DRAINAGE LOTS:	2
OPEN SPACE LOTS:	3
R.O.W. DEDICATION LOTS:	3
RESIDENTIAL DISTRICT LOTS:	240
TOTAL LOTS:	252

LINEAR FEET OF NEW STREET

BOOTED EAGLE PASS:	165 LF
ANGIE VASTANO DRIVE:	204 LF
PROSPERITY WAY:	435 LF
OPEN SKY TRAIL:	493 LF
ALLEN WELCH DRIVE:	1200 LF
BOOMTOWN WAY:	1349 LF
PRAIRIE SOD WAY:	1386 LF
SPECULATOR LANE:	2234 LF
QUIET RANGE DRIVE:	2486 LF

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99988

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 12B

BENCHMARK No. 100
SET SQUARE ON TOP OF CURB
GRID N: 10110726.9'
GRID E: 3221141.5'
ELEV: 539.79'

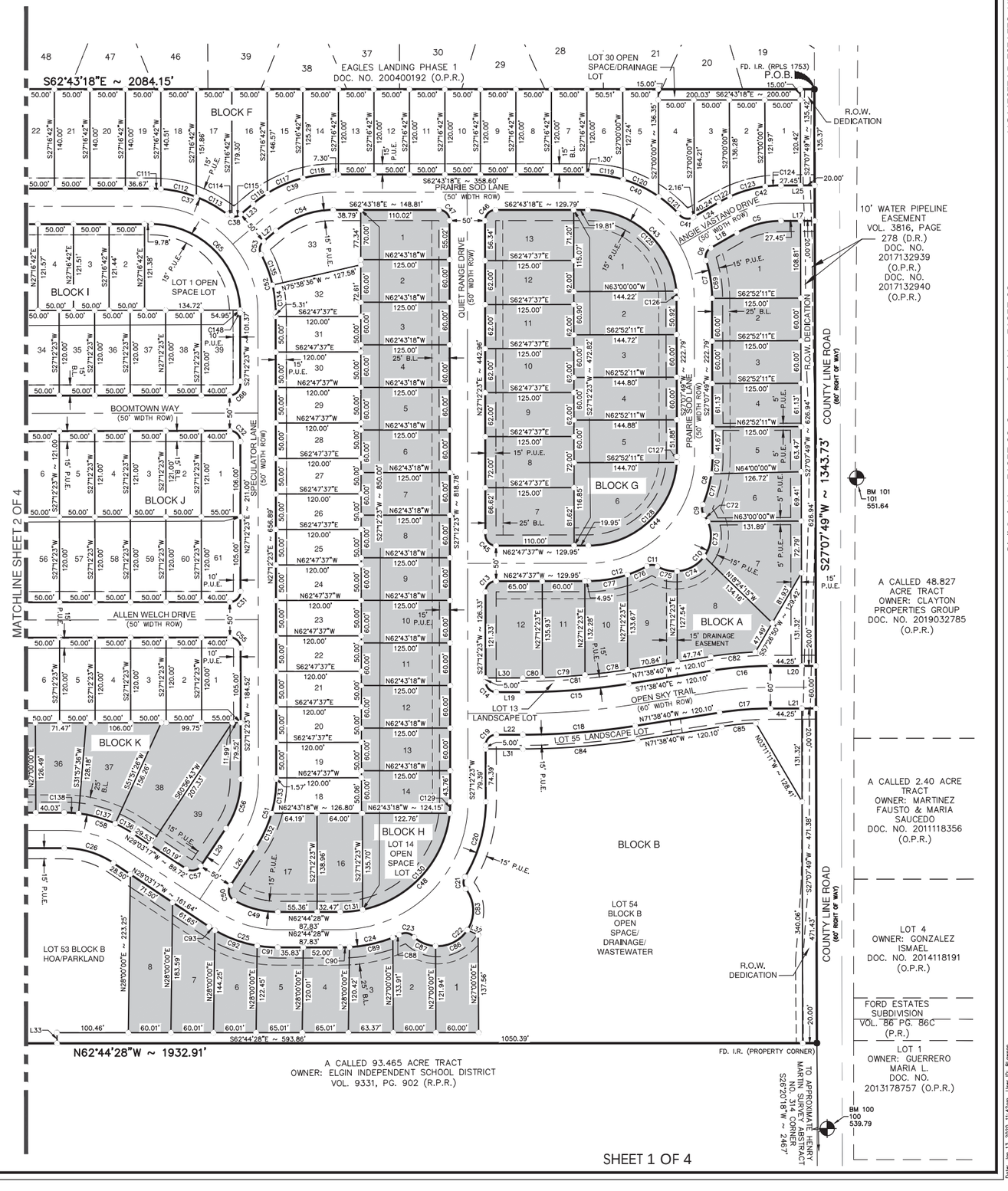
BENCHMARK No. 101
SET COTTON SPINDLE IN BASE OF UTILITY POLE
GRID N: 10111522.4'
GRID E: 3221598.4'
ELEV: 551.64'

SHEET INDEX

SHEET 1: FINAL PLAT SHEET 1
SHEET 2: FINAL PLAT SHEET 2
SHEET 3: LEGAL DESCRIPTIONS & PLAT NOTES
SHEET 4: LEGAL

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801



Civil Job No. 51057-00; Survey Job No. 51057-00

HOMESTEAD ESTATES, UNIT 1

Date: Jan 13, 2020, 11:42am User ID: BLawson
File: H:\Survey\CIVIL\51057-00\Plat\PP51057-00_East.dwg

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	625.00'	002°07'06"	N64°54'50"W	23.11'	23.11'
C2	15.00'	094°05'46"	N68°32'33"E	21.96'	24.63'
C3	15.00'	085°45'07"	S44°53'00"E	20.41'	22.45'
C4	175.00'	008°21'44"	S83°34'42"E	25.52'	25.54'
C5	125.00'	029°55'30"	N77°49'56"W	64.55'	65.29'
C6	15.00'	077°50'48"	S48°16'55"W	18.85'	20.38'
C7	175.00'	017°46'18"	S18°14'40"W	54.06'	54.28'
C8	175.00'	022°49'14"	S38°32'26"W	69.24'	69.70'
C9	15.00'	058°28'09"	S20°42'59"W	14.65'	15.31'
C10	50.00'	156°02'29"	S69°30'09"W	97.82'	136.17'
C11	15.00'	058°28'09"	N61°42'41"W	14.65'	15.31'
C12	175.00'	028°09'09"	N76°52'11"W	85.12'	85.99'
C13	15.00'	090°00'00"	S72°12'23"W	21.21'	23.56'
C14	15.00'	090°00'00"	S17°47'37"E	21.21'	23.56'
C15	970.00'	008°51'04"	S67°13'08"E	149.70'	149.84'
C16	530.00'	008°46'29"	S67°15'25"E	81.09'	81.17'
C17	470.00'	008°46'29"	N67°15'25"W	71.91'	71.98'
C18	1030.00'	008°51'04"	S67°13'08"E	158.95'	159.11'
C19	15.00'	090°00'00"	S72°12'23"W	21.21'	23.56'
C20	205.00'	031°03'30"	S42°44'08"W	109.77'	111.12'
C21	15.00'	068°46'48"	S23°52'29"W	16.94'	18.01'
C22	50.00'	171°50'23"	S75°24'17"W	99.75'	149.96'
C23	15.00'	068°46'48"	N53°03'56"W	16.94'	18.01'
C24	205.00'	024°42'52"	N75°05'54"W	87.74'	88.43'
C25	175.00'	033°41'11"	N45°53'52"W	101.41'	102.89'
C26	125.00'	033°40'57"	N45°53'45"W	72.43'	73.48'
C27	475.00'	020°35'47"	N73°02'07"W	169.83'	170.75'
C28	625.00'	017°21'37"	N74°39'12"W	188.65'	189.37'
C29	475.00'	025°16'05"	N08°51'38"E	207.79'	209.48'
C30	175.00'	016°36'06"	S71°05'47"E	50.53'	50.71'
C31	15.00'	090°00'00"	N72°12'23"E	21.21'	23.56'
C32	15.00'	090°00'00"	N17°47'37"W	21.21'	23.56'
C33	175.00'	090°00'00"	N17°47'37"W	247.49'	274.89'
C34	15.00'	089°55'41"	N17°45'27"W	21.20'	23.54'
C35	15.00'	090°01'09"	N72°16'07"E	21.22'	23.57'
C36	15.00'	089°58'51"	S17°43'53"E	21.21'	23.56'
C37	175.00'	037°38'29"	S43°54'04"E	112.91'	114.97'
C38	15.00'	077°50'48"	S64°00'13"E	18.85'	20.38'
C39	175.00'	040°12'19"	S82°49'28"E	120.36'	122.80'
C40	175.00'	047°46'26"	S38°50'05"E	141.73'	145.92'
C41	15.00'	077°50'48"	S53°52'16"E	18.85'	20.38'
C42	175.00'	029°55'30"	S77°49'56"E	90.37'	91.40'
C43	125.00'	089°51'07"	S17°47'44"E	176.55'	196.03'
C44	125.00'	090°04'34"	S72°10'06"W	176.89'	196.52'
C45	15.00'	090°00'00"	N17°47'37"W	21.21'	23.56'
C46	15.00'	090°04'19"	N72°14'33"E	21.23'	23.58'
C47	15.00'	089°55'41"	S17°45'27"E	21.20'	23.54'
C48	155.00'	090°03'09"	S72°13'58"W	219.30'	243.62'
C49	125.00'	029°28'27"	N48°00'14"W	63.60'	64.30'
C50	15.00'	094°12'44"	N13°50'21"E	21.98'	24.66'
C51	175.00'	033°44'20"	N44°04'33"E	101.57'	103.05'
C52	175.00'	027°58'49"	N13°12'59"E	84.61'	85.46'
C53	15.00'	077°50'48"	N38°08'58"E	18.85'	20.38'
C54	125.00'	040°12'19"	S82°49'28"E	85.93'	87.71'
C55	15.00'	090°00'00"	S17°47'37"E	21.21'	23.56'
C56	125.00'	033°44'20"	S44°04'33"W	72.55'	73.61'
C57	15.00'	090°00'00"	N74°03'17"W	21.21'	23.56'
C58	175.00'	033°40'57"	N45°53'45"W	101.40'	102.88'
C59	525.00'	020°35'47"	N73°02'07"W	187.71'	188.72'
C60	575.00'	010°43'55"	N77°58'03"W	107.54'	107.70'
C61	15.00'	094°05'46"	N25°33'13"W	21.96'	24.63'
C62	525.00'	015°00'21"	N13°59'30"E	137.11'	137.50'
C63	15.00'	085°45'07"	N49°21'53"E	20.41'	22.45'
C64	125.00'	024°57'57"	S75°16'35"E	54.04'	54.47'
C65	125.00'	089°55'41"	S17°45'27"E	176.67'	196.19'
C66	15.00'	090°00'00"	S72°12'23"W	21.21'	23.56'
C67	125.00'	090°00'00"	N17°47'37"W	176.78'	196.35'
C68	15.00'	090°04'19"	N72°14'33"E	21.23'	23.58'
C69	175.00'	017°46'18"	N18°14'40"E	54.06'	54.28'
C70	175.00'	007°59'02"	N31°07'20"E	24.37'	24.39'
C71	175.00'	014°50'12"	N42°31'57"E	45.19'	45.32'
C72	50.00'	012°00'14"	N02°30'59"W	10.46'	10.48'
C73	50.00'	059°22'06"	N33°10'11"E	49.52'	51.81'
C74	50.00'	051°22'52"	N88°32'39"E	43.35'	44.84'
C75	50.00'	033°17'18"	S49°07'16"E	28.64'	29.05'
C76	175.00'	009°49'04"	S86°02'14"E	29.95'	29.99'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C77	175.00'	018°20'05"	S71°57'39"E	55.76'	56.00'
C78	950.00'	003°33'21"	N69°52'00"W	58.95'	58.96'
C79	950.00'	003°37'34"	N66°16'32"W	60.11'	60.12'
C80	950.00'	001°40'09"	N63°37'41"W	27.67'	27.67'
C81	950.00'	003°37'34"	N66°16'32"W	60.11'	60.12'
C82	550.00'	006°34'44"	N68°21'18"W	63.12'	63.15'
C83	50.00'	071°04'21"	N25°01'16"E	58.12'	62.02'
C84	1050.00'	008°51'04"	N67°13'08"W	162.04'	162.20'
C85	450.00'	006°09'20"	N68°34'00"W	48.32'	48.35'
C86	50.00'	060°02'34"	S89°25'17"E	50.03'	52.40'
C87	50.00'	040°43'28"	S39°02'16"E	34.80'	35.54'
C88	205.00'	003°29'20"	S85°42'40"E	12.48'	12.48'
C89	205.00'	017°35'09"	S75°10'25"E	62.67'	62.92'
C90	205.00'	003°38'23"	S64°33'39"E	13.02'	13.02'
C91	175.00'	009°35'10"	S57°56'53"E	29.24'	29.28'
C92	175.00'	020°55'54"	S42°41'21"E	63.58'	63.93'
C93	175.00'	003°10'08"	S30°38'21"E	9.68'	9.68'
C94	475.00'	016°23'05"	S70°55'46"E	135.37'	135.84'
C95	475.00'	004°12'41"	S81°13'39"E	34.91'	34.91'
C96	625.00'	000°23'51"	S83°08'04"E	4.34'	4.34'
C97	625.00'	005°46'30"	S80°02'54"E	62.97'	63.00'
C98	625.00'	005°38'02"	S74°20'38"E	61.43'	61.46'
C99	625.00'	005°33'13"	S68°45'00"E	60.56'	60.58'
C100	475.00'	008°06'58"	S17°26'11"W	67.23'	67.29'
C101	475.00'	007°53'05"	S09°26'10"W	65.32'	65.37'
C102	475.00'	009°16'02"	S00°51'36"W	76.74'	76.83'
C103	175.00'	002°56'53"	N61°19'10"W	9.00'	9.00'
C104	175.00'	016°45'18"	N51°28'05"W	50.99'	51.18'
C105	175.00'	012°46'04"	N36°42'24"W	38.92'	39.00'
C106	175.00'	009°09'23"	N25°44'41"W	27.94'	27.97'
C107	175.00'	015°45'22"	N13°17'19"W	47.97'	48.12'
C108	175.00'	011°08'55"	N00°09'50"E	34.00'	34.05'
C109	175.00'	009°07'55"	N10°18'15"E	27.86'	27.89'
C110	175.00'	012°20'11"	N21°02'18"E	37.61'	37.68'
C111	175.00'	004°22'09"	S60°32'14"E	13.34'	13.34'
C112	175.00'	016°50'51"	S49°55'44"E	51.27'	51.46'
C113	175.00'	016°25'29"	S33°17'34"E	50.00'	50.17'
C114	15.00'	027°15'10"	S38°42'24"E	7.07'	7.13'
C115	15.00'	050°35'38"	S77°37'48"E	12.82'	13.25'
C116	175.00'	008°13'12"	N81°10'58"E	25.08'	25.11'
C117	175.00'	017°51'48"	S85°46'32"E	54.34'	54.56'
C118	175.00'	014°07'20"	S69°46'58"E	43.02'	43.13'
C119	175.00'	016°32'30"	S54°27'03"E	50.35'	50.52'
C120	175.00'	018°17'07"	S37°02'14"E	55.61'	55.85'
C121	175.00'	012°56'49"	S21°25'17"E	39.46'	39.54'
C122	175.00'	005°32'41"	N89°58'40"E	16.93'	16.94'
C123	175.00'	017°04'08"	S78°42'55"E	51.94'	52.13'
C124	175.00'	007°18'40"	S66°31'31"E	22.32'	22.33'
C125	125.00'	085°07'24"	N20°09'36"W	169.10'	185.71'
C126	125.00'	004°43'44"	N24°45'57"E	10.31'	10.32'
C127	125.00'	003°43'34"	N28°59'36"E	8.13'	8.13'
C128	125.00'	086°21'00"	N74°01'53"E	171.06'	188.39'
C129	155.00'	006°00'54"	N30°12'50"E	16.26'	16.27'
C130	155.00'	072°18'05"	N69°22'20"E	182.87'	195.59'
C131	155.00'	011°44'10"	S68°36'33"E	31.69'	31.75'
C132	175.00'	017°42'32"	S52°05'28"W	53.87'	54.09'
C133	175.00'	016°01'48"	S35°13'18"W	48.80'	48.96'
C134	175.00'	012°50'59"	S20°46'54"W	39.17'	39.25'
C135	175.00'	015°07'50"	S06°47'29"W	46.08'	46.21'
C136	175.00'	009°27'07"	S33°46'50"E	28.84'	28.87'
C137	175.00'	017°32'54"	S47°16'50"E	53.39'	53.60'
C138	175.00'	006°40'56"	S59°23'45"E	20.40'	20.41'
C139	525.00'	002°27'09"	S63°57'48"E	22.47'	22.47'
C140	525.00'	007°01'47"	S68°42'15"E	64.37'	64.41'
C141	525.00'	006°09'57"	S75°18'07"E	56.47'	56.50'
C142	525.00'	004°56'55"	S80°51'33"E	45.33'	45.34'
C143	575.00'	001°38'55"	S82°30'33"E	16.54'	16.54'
C144	575.00'	009°05'00"	S77°08'35"E	91.06'	91.16'
C145	525.00'	005°00'45"	S18°59'18"W	45.91'	45.93'
C146	525.00'	005°20'45"	S13°48'33"W	48.97'	48.98'
C147	525.00'	004°38'51"	S08°48'45"W	42.57'	42.59'
C148	125.00'	001°39'55"	N26°22'26"E	3.63'	3.63'
C149	125.00'	004°21'31"	S60°36'51"E	9.51'	9.51'
C150	125.00'	083°20'56"	S16°45'37"E	166.22'	181.84'
C151	125.00'	002°17'33"	S26°03'37"W	5.00'	5.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N27°00'00"E	136.00'
L2	N26°08'43"E	50.00'
L3	S64°07'55"E	5.57'
L4	N21°29'40"E	108.81'
L5	N62°44'28"W	126.57'
L6	N26°46'27"E	56.51'
L7	N09°06'04"E	71.52'
L8	N06°01'25"E	62.35'
L9	N07°55'28"W	10.97'
L10	N87°11'04"E	50.00'
L11	S02°52'07"E	15.35'
L12	S87°45'34"E	65.81'
L13	N27°12'23"E	135.04'
L14	N53°59'22"W	72.42'
L15	N19°29'56"W	102.87'
L16	N09°09'41"W	124.74'
L17	S62°52'11"E	47.45'
L18	S87°12'19"W	42.40'
L19	S62°47'37"E	37.33'
L20	S62°52'11"E	64.25'
L21	N62°52'11"W	64.25'
L22	N62°47'37"W	37.33'
L23	N77°04'22"E	22.71'
L24	N87°12'19"E	42.40'
L25	S62°52'11"E	47.45'
L26	N60°56'43"E	63.14'
L27	N77°04'22"E	22.71'
L28	S87°45'34"E	65.81'
L29	S60°56'43"W	63.43'
L30	N62°47'37"W	52.33'
L31	N62°47'37"W	52.33'
L32	N38°31'33"W	16.69'
L33	S27°15'32"W	15.00'
L34	N20°24'04"E	50.20'
L35	N53°59'22"W	50.60'

FINAL PLAT
OF
HOMESTEAD ESTATES, UNIT 1

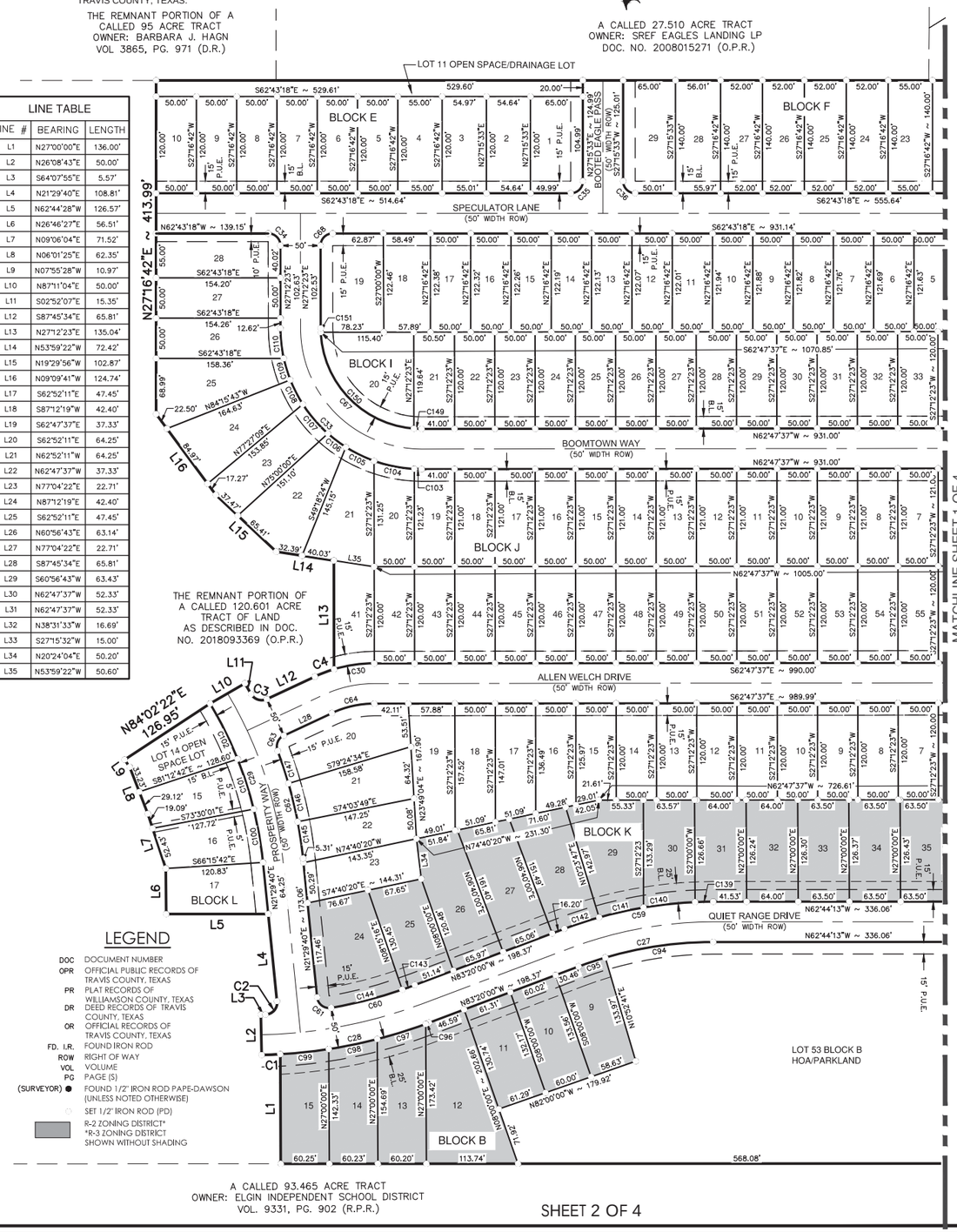
A 62.168 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

THE REMNANT PORTION OF A CALLED 95 ACRE TRACT
OWNER: BARBARA J. HAGN
VOL 3865, PG. 971 (D.R.)

A CALLED 27.510 ACRE TRACT
OWNER: SREF EAGLES LANDING LP
DOC. NO. 2008015271 (O.P.R.)

0' 100' 200' 300'

SCALE: 1"= 100'



LEGEND

DOC	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF TRAVIS COUNTY, TEXAS
OR	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING

A CALLED 93.465 ACRE TRACT
OWNER: ELGIN INDEPENDENT SCHOOL DISTRICT
VOL. 9331, PG. 902 (R.P.R.)

MATCHLINE SHEET 1 OF 4

HOMESTEAD ESTATES, UNIT 1

Civil Job No. 51057-00; Survey Job No. 51057-00

Date: Jan 10, 2020, 10:38am User ID: Bluewon
File: N:\Survey\CIVIL\51057-00\Plat\PP51057-00.dwg

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
HOMESTEAD ESTATES, UNIT 1

A 62.168 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

FIELD NOTES
FOR

A 62.168 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES–TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS. SAID 62.168 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron rod with cap marked "RPLS 1753" found in the west right–of–way line of County Line Road, a 60–foot right–of–way, same being the northeast corner of said Remnant Portion, also being the southeast corner of Eagles Landing Phase 1, a subdivision according to the plat recorded in Document No. 200400192 of the Official Public Records of Travis County, Texas for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 27°07'49" W, with the west right–of–way line of said County Line Road, same being the east line of said Remnant Portion, at a distance of 1343.73 feet to an iron rod with cap marked "Property Corner" found in the west right–of–way line of said County Line Road, at the southeast corner of said Remnant Portion, same being the northeast corner of a called 93.465 acre tract conveyed to the Elgin Independent School District recorded in Volume 9331, Page 902 of the Real Property Records of Travis County, Texas for the southeast corner hereof;

THENCE N 62°44'28" W, departing the west right–of–way line of said County Line Road, with the south line of said Remnant Portion, same being the north line of said 93.465 acre tract a distance of 1932.91 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for the southwest corner hereof;

THENCE departing the north line of said 93.465 acre tract, through the interior of said Remnant Portion, the following twenty–two (22) courses and distances:

1. N 27°00'00" E, a distance of 136.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
2. along the arc of a curve to the right, having a radius of 625.00 feet, a central angle of 02°07'06", a chord bearing and distance of N 64°54'50" W, 23.11 feet, an arc length of 23.11 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
3. N 26°08'43" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
4. S 64°07'55" E, a distance of 5.57 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
5. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 94°05'46", a chord bearing and distance of N 68°32'33" E, 21.96 feet, an arc length of 24.63 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
6. N 21°29'40" E, a distance of 108.81 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
7. N 62°44'28" W, a distance of 126.57 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
8. N 26°46'27" E, a distance of 56.51 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
9. N 09°06'04" E, a distance of 71.52 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
10. N 06°01'25" E, a distance of 62.35 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
11. N 07°55'28" W, a distance of 10.97 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
12. N 84°02'22" E, a distance of 126.95 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
13. N 87°11'04" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
14. S 02°52'07" E, a distance of 15.35 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
15. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of S 44°53'00" E, 20.41 feet, an arc length of 22.45 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
16. S 87°45'34" E, a distance of 65.81 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of curvature hereof,
17. along the arc curve to the right, having a radius of 175.00 feet, a central angle of 08°21'44", a chord bearing and distance of S 83°34'42" E, 25.52 feet, an arc length of 25.54 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
18. N 27°12'23" E, a distance of 135.04 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
19. N 53°59'22" W, a distance of 72.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
20. N 19°29'56" W, a distance of 102.87 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
21. N 09°09'41" W, a distance of 124.74 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof, and
22. N 27°16'42" E, a distance of 413.99 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set on the north line of said 120.601 acre tract, same being the south line of a Remnant Portion of a called 95 acre tract conveyed to Barbara J. Hagn, recorded in Vol. 3865, Pg. 971, of the Deed Records of Travis County Texas, for the northwest corner hereof,

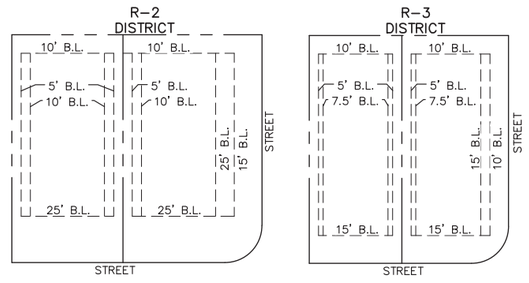
THENCE S 62°43'18" E, with the north line of said Remnant Portion of a 120.601 acre tract, same being the south line of said Remnant Portion of a 95 acre tract, in part with the south line of a called 27.510 acre tract conveyed to SREF Eagles Landing LP recorded in Document No. 2008015271 of the Official Public Records of Travis County, Texas, and with the south line of said Eagles Landing Phase One, a distance of 2084.15 feet to the POINT OF BEGINNING and containing 62.168 acres in Travis County, Texas. Said tract being described in accordance with a survey prepared under Job No. 51057–00 by Pape–Dawson Engineers, Inc.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48453C0510H, DATED SEPTEMBER 26, 2008.
2. SPECIAL CONDITIONS ZONING IS APPROVED FOR THE SITE AS FOLLOWS: 30% OF THE LOTS IN THE FINAL PLAT SHALL BE IN ACCORDANCE WITH R–2 ZONING AND 70% OF THE LOTS IN THE FINAL PLAT SHALL BE IN ACCORDANCE WITH R–3 ZONING.
3. UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR R–2 AND R–3 ZONING DISTRICT LOTS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ELGIN CODE OF ORDINANCES.
   - 3.1. A 5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH ONE STORY DWELLINGS WITHIN EITHER THE R–2 OR R–3 ZONING DISTRICTS.
   - 3.2. A 10' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R–2 ZONING DISTRICT.
   - 3.3. A 7.5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R–3 ZONING DISTRICT.
   - 3.4. THE EXTERIOR SIDE–YARD SETBACK SHALL BE 15' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 25' IN ALL OTHER CASES FOR R–2 ZONING DISTRICT.
   - 3.5. THE EXTERIOR SIDE–YARD SETBACK SHALL BE 10' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 15' IN ALL OTHER CASES FOR R–3 ZONING DISTRICT.
4. UNLESS OTHERWISE INDICATED, A 15' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET ROW AT THE FOLLOWING LOCATIONS:

BLOCK	LOT	ADJACENT STREET
I	39	SPECULATOR LANE
J	1	SPECULATOR LANE
J	28	SPECULATOR LANE
J	61	SPECULATOR LANE
K	1	SPECULATOR LANE

5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS ADJACENT TO PROPERTY ZONED FOR RESIDENTIAL OR COMMERCIAL USES, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ELGIN CODE OF ORDINANCES AND PER CURRENT ADA AND TEXAS ACCESSIBILITY STANDARDS.
6. CASH CONTRIBUTION IN LIEU OF PARKLAND DEDICATION HAS BEEN PROVIDED FOR THIS PROJECT AS ALLOWED BY THE CITY OF ELGIN DEVELOPMENT ORDINANCE SECTION 36–370 AND APPROVED BY THE CITY OF ELGIN PARKS AND RECREATION DEPARTMENT ON FEBRUARY 26, 2019.
7. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
8. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
9. LOT 14 BLOCK A, LOTS 53–54 AND 56 BLOCK B, LOT 11 BLOCK E, LOT 30 BLOCK F, LOT 14 BLOCK H, LOT 1 BLOCK I, AND LOT 14 BLOCK L SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOT 13 BLOCK A, LOT 55 BLOCK B, AND LOT 31 BLOCK F ARE RESERVED FOR FUTURE RIGHT–OF–WAY DEDICATION, TO BE USED FOR THE FUTURE EXPANSION OF COUNTY LINE ROAD.



TYPICAL BUILDING SETBACKS BY ZONING DISTRICT
(N.T.S.)

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES, UNIT 1
Civil Job No. 51057-00; Survey Job No. 51057-00
Date: Jan 10, 2020, 10:46am User ID: Blakeson
File: N:\Survey\Civil\51057-00\Plat\FP51057-00-Sht1.dwg

FINAL PLAT
OF
HOMESTEAD ESTATES, UNIT 1

A 62.168 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF _____

KNOW ALL MEN BY THE PRESENTS:

THAT LGI HOMES–TEXAS LLC, BEING THE OWNER OF A CALLED 120.601 ACRE TRACT RECORDED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN, SECTION 65, ABSTRACT NO. 518 IN TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 62.168 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

HOMESTEAD ESTATES, UNIT 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20_____ A.D.

BY: _____
LGI HOMES – TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
(281) 362–8998

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ___ DAY OF _____, 20_____, AD.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____
PRINTED NAME MY COMMISSION EXPIRES

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, THIS THE ____ DAY OF _____, 20_____, A.D.

_____ _____
CHAIR SECRETARY

AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION PURSUANT TO THE PROVISIONS OF AQUA'S TARIFF. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION , NOT AQUA WSC, TO INSTALL ALL WATER LINES WITHIN THE SUBDIVISION THAT ARE NECESSARY TO CONNECT AQUA'S SYSTEM AND PROVIDE WATER SERVICE TO INDIVIDUAL LOTS. IN THE EVENT THE DEVELOPER HAS NOT EITHER CONSTRUCTED THE INTERNAL WATER LINES OR PRESENTED A LETTER OF CREDIT TO AQUA TO ACCOMPLISH SAME, THE SUBDIVISION MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH RESTRICTIVE COVENANTS ARE CONTEMPORANEOUSLY FILED IN THE REAL PROPERTY RECORDS OF THE APPROPRIATE COUNTY. AQUA'S COMMITMENT TO SUPPLY WATER TO THIS SUBDIVISION IS SUBJECT TO THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS WHICH ARE CONTAINED IN ITS TARIFF. AFTER PURCHASING A LOT, THE OWNER OF THE LOT SHOULD ARRANGE WITH AQUA TO HAVE A METER SET, PAY ALL APPLICABLE FEES AT THAT TIME, AND BECOME A MEMBER OF AQUA.

_____
ALAN DAVID MCMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

DATE: _____

ENGINEER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, MICHAEL S. FISHER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

_____
MICHAEL S. FISHER, P.E. No. 87704
ENGINEERING BY:
PAPE–DAWSON ENGINEERS, INC.
10801 MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454–8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288–01

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

KNOW ALL MEN BY THE PRESENTS:

COUNTY OF TRAVIS

THAT I, PARKER J. GRAHAM, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

_____
PARKER J. GRAHAM, R.P.L.S. 5556
SURVEYING BY:
PAPE–DAWSON ENGINEERS, INC.
10801 MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454–8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288–01

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF, 20_____ A.D. AT _____ O'CLOCK _____M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20_____ A.D. AT _____ O'CLOCK _____ M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____
WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: _____
DANA DEBEAUVOIR,
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES, UNIT 1
Civil Job No. 51057-00; Survey Job No. 51057-00
Date: Jan 10, 2020, 10:49am User ID: Blawson
File: N:\Survey\Civil\51057-00\Plat\FP51057-00.dwg

Development Services Department

STAFF REPORT

Date: January 14, 2020

Hearing Dates: Planning & Zoning Commission – January 27, 2020
City Council – February 4, 2020

PURPOSES FOR PROPOSED CODE CHANGES:

At a December 3, 2019 public hearing concerning the rezoning of the Stone Creek Ranch development, the City Council expressed concerns that the R-3 zoning district allowed for HUD Manufactured Mobile Home Parks and Industrialized Housing as a use by right. The rezoning request was continued by City Council. At the subsequent January 7, 2020 meeting, the City Council requested that City staff institute changes to the R-3 zoning district that removed these two (2) uses as a use by right in that zoning category. The removal of these use categories would apply throughout the City where the zoning category exists.

These proposed code changes will remove the HUD Manufactured Mobile Home Parks and Industrialized Housing as a use by right in R-3 zoning, modify specific use requirements to remove R-1 and R-2 zoning as a use by permission for HUD Manufactured Mobile Home Parks. For industrialized housing this would remove it as a use by right and make it a use by permission through a specific use permit in all residential districts.

If these code changes are approved, the only area where HUD Manufactured Mobile Home Parks would be allowed is in the R-3 zoning category as a use by permission though the specific use permit. Also, industrialized housing would be a use by permission though the specific use permit in all residential districts.

This would be a tightening of the ability to allow for these uses.

ATTACHMENTS

Additional information is provided through attached items.

1. Ordinance

ORDINANCE NO. 2020-02-04-_____

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS:

I.

That Chapter 46, Article IV, Division 4, Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Section 46-301 et. seq. which shall read as follows:

Sec. 46-301. - Uses permitted.

The following uses are permitted in the R-3 Single-Family, Two-Family ~~Dwelling~~ & Industrialized District:

(1) Any use permitted in an R-2 Single-Family and Duplex Dwelling District.

(2) Zero lot line two-family dwelling.

~~(3) Industrialized housing.~~

~~(4) Manufactured home park.~~

II.

That Chapter 46, Article II, Division 5, Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Section 46-138 et. seq. which shall read as follows:

Sec. 46-138. - General description.

(a) A specific use permit for any of the following uses in any use district may be granted and may contain such requirements, conditions and safeguards as are needed to protect adjacent property, and in any case a site plan may be required by the planning and zoning commission or the city council which may be made a part of the regulations granting such specific use permit:

(1) College, university or private boarding school.

(2) Library, museum or art gallery.

(3) Golf course, driving range or putting course.

(4) Radio, microwave relay tower or television tower.

(5) Private aboveground water storage tank.

(6) Gas or petroleum drilling or storage.

(7) Rock quarries: sand, gravel or earth excavation for off-site use.

(8) Airports or landing fields for public or private use. A specific use permit will not become effective until the site is approved by the Civil Aeronautics Administration. When located in the R-1, R-2, R-3 or A residential districts, the site shall contain not less than 20 acres.

(9) Hospitals intended for the care of insane, liquor or narcotics patients. When located in the R-1, R-2, R-3 or A residential districts, the site shall contain not less than 20 acres.

(10) ~~Trailer court or mobile home park and individual mobile home sites~~ HUD Code Manufactured Home Park in ~~R-1, R-2 and~~ the R-3 ~~residential~~ zoning districts~~.~~

(11) Dry board storage.

(12) Dog kennels and veterinary hospitals.

(13) Greenhouses and nurseries.

(14) Private club, community or civic club.

(15) Day nursery or child care center.

(16) Kindergarten.

(17) Home beauty shop.

(18) Institutions of a religious, education, recreation or philanthropic nature which are not listed in this division.

(19) Sororities, fraternities and lodges.

(20) Medical facility.

(21) Off-street parking lot.

(22) Bait sales.

(23) Electric transmission station.

(24) Roller skating rink.

(25) Temporary structures for religious or public gatherings.

(26) Carnivals or amusement parks.

(27) Zoo.

(28) Temporary produce stand.

(29) Motor raceways.

(30) Feed lot.

(31) Athletic fields or stadiums.

(32) Christmas tree sales.

(33) Fireworks sales.

(34) Sewage collection and/or treatment utility installation, public or private, not listed in this division.

(35) Animal pound.

(36) Home tropical fish sales.

(37) Store selling beer.

(38) Bed and breakfast.

(39) Boardinghouse.

(40) Public stable.

(41) Private stable.

(42) Roominghouse.

(43) Tourist house.

(44) Industrialized housing.

(45) Industrialized building.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 4th day of February 2020

_____

Chris Cannon, Mayor
City of Elgin, Texas

ATTEST:

_____

Amelia Sanchez, City Secretary

Development Services Department

STAFF REPORT

Date: January 14, 2020

Hearing Dates: Planning & Zoning Commission – January 27, 2020
City Council – February 4, 2020

PURPOSES FOR PROPOSED CODE CHANGES:

The off-street parking standards in Chapter 46 (Zoning) are minimum standards for on-site parking throughout the entire City. This includes areas of the City where it is difficult to place these spaces and is counterintuitive to the development pattern such as in the historic district within the downtown core. These parking standards are indicative to a suburban style layout where vehicles dominate. The parking lot is easily located and buildings are setback from the roadway. Within the historic district the development pattern consists of an urban style layout where pedestrians dominate. This doesn't favor large onsite parking and the building uses the majority or all of the lot.

Loading zones are also a concern within the historic district as traditionally these are associated with suburban style layout as well. Most suburban style developments have at least one (1) on-site zone. Within the historic district urban core it is difficult to place a loading zone on-site due to the smaller lot sizes and a development pattern that existed before large vehicles made deliveries. Typically in an urban core, loading zones are placed on the street and are shared between different businesses.

These proposed code changes will remove the minimum parking requirements associated with the land use and will set a maximum parking requirement of six (6) spaces. This maximum is being placed to stop the placement of large on-site parking if an owner chooses to voluntarily build a parking lot. It will also not allow for on-site loading zones to be built by a property owner. The only exemption to these standards would be any governmental or transit authority created parking lots or loading zones.

ATTACHMENTS

Additional information is provided through attached items.

1. Ordinance
2. Staff Input

Attachment 1
Ordinance

ORDINANCE NO. 2020-02-04-_____

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS:

I.

That Chapter 46, Article V, Division 4, Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Section 46-635 et. seq. which shall read as follows:

Sec. 46-635. - Amount of off-street parking and loading required.

(a) Off-street parking and loading facilities shall be provided in all zoning districts, except within the downtown historic district, in accordance with the following schedule:

(1) Dwelling, single-family or two-family: Two parking spaces for each separate dwelling unit within the structure and a two-car garage either attached or detached for each unit within the structure.

(2) Dwelling, multiple-family: Two parking spaces shall be provided upon the lot for each dwelling unit. No parking shall be permitted in the required front yard. No parking shall be allowed within four feet of any building, nor closer than two feet to the side yard lines. No parking space shall be used for storage of any trucks, truck-trailer or van, except panel and pickup trucks not exceeding one-ton capacity and boat and travel trailers may be parked in a required parking space when the operator or owner of such vehicle resides upon the premises. All parking spaces shall be so arranged as to permit vehicles to be parked and removed without moving one car to facilitate the movement of the other. All parking areas shall be paved according to the city's standard specifications. Travel trailers, recreational vehicles and other trailers as defined in this section shall not exceed eight feet in width or 40 feet in length. At no time shall any such vehicle, recreational vehicle, motor home or trailer be parked so as to block a sidewalk.

(3) Boardinghouse, roominghouse, tourist home, bed and breakfast or hotel: One parking space for each two guests provided overnight accommodations.

(4) Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each staff or visiting doctor, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.

(5) Medical or dental clinics or offices: Six spaces per doctor plus one space for each two employees.

(6) Sanatoriums, convalescent or nursing homes: One space for each six patient beds, plus one space for each staff or visiting doctor plus one space for each two employees including nurses.

(7) Community center, theater, auditorium, church sanctuary: One parking space for each four seats, based on maximum seating capacity.

(8) Convention hall, lodge, club, library, museum, place of amusement or recreations: One parking space for each 50 square feet of floor area used for assembly or recreation in the building.

(9) Office building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service.

(10) Restaurants, cafes, dinners, clubs, bars and other establishments which provide tables and or bar seating: One parking space for each four seats and one space for each two employees.

(11) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.

(12) Industrial establishments: Adequate area to park all employees and customers' vehicles at all times and adequate space for loading, unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

(b) For all uses not covered by the uses listed in subsection (a) of this section, the planning and zoning commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.

(c) Zoning districts located within the downtown historic district shall not have any minimum parking requirements or loading zone requirements as denoted in subsections (a) or (b). Any off-street parking constructed voluntarily within the downtown historic district shall be limited to a maximum of six (6) parking spaces, this standard shall not be applicable to any government or transit authority created off-street parking spaces. Creation of voluntary on-site loading zones shall also be prohibited within the downtown historic district, however this standard shall not be applicable to any government or transit authority created on site loading zones.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 4th day of February 2020

Chris Cannon, Mayor
City of Elgin, Texas

ATTEST:

Amelia Sanchez, City Secretary

Attachment 2
Staff Input

David Harrell

To: Amy Miller
Subject: RE: Proposed Code Change for parking in historic district

From: Amy Miller <amiller@ci.elgin.tx.us>
Sent: Friday, January 3, 2020 11:30 AM
To: David Harrell <dharrell@ci.elgin.tx.us>
Subject: RE: Proposed Code Change for parking in historic district

David
Thank you for addressing the parking requirements in the downtown area. The draft ordinance has been provided to both Historic Review Board and Main Street board by email. Several members responded positively about the adjustment. Both boards will review it at their meetings in January (January 16 for MSB and January 28 for HRB) The Main Street Board and HRB supported two variance requests last year to reduce parking requirements. This ordinance should effectively address parking in the downtown district overall.

Amy Miller
Director of Community Services
City of Elgin
512-229-3213

From: David Harrell <dharrell@ci.elgin.tx.us>
Sent: Wednesday, December 18, 2019 10:06 AM
To: Amy Miller <amiller@ci.elgin.tx.us>
Subject: Proposed Code Change for parking in historic district
Importance: High

Amy,

Per yesterdays phone call, please review and let me know. Thanks.

David Harrell, AICP
Planning & Community Development Director
City of Elgin, TX
Direct: 512-229-3254

Development Services Department

STAFF REPORT

Date: January 14, 2020

Hearing Dates: Planning & Zoning Commission – January 27, 2020
City Council – February 4, 2020

PURPOSES FOR PROPOSED CODE CHANGES:

Currently the City requires all wireless communication facilities (WCF) to be approved through the specific use permit process with no regulatory framework associated with the WCF. This change would allow for WCF's as a use by right (with one exception) within a strong regulatory framework. This regulatory framework would set standards such as location, height, screening, irrigation, types of poles and antenna, colors, setbacks, signage, minimum acreage for placement, and mandatory antenna co-location. These proposed code changes will allow for several changes, in which staff will summarize below:

1. Creates new definitions for WCF's.

2. Exempt government organizations from these standards.

3. Prohibit WCF's within any locally designated historic districts or on signs.

4. Set standards for removal and non-conforming standards.

5. Prescribes only monopoles, self-enclosed monopoles, attached, and stealth as the allowed design of WCF's.

6. On monopoles and self-enclosed monopoles this also includes location, design, maximum height, setbacks, colors, lighting, screening, minimum numbers of antennas, minimum acreage, and mandatory co-location. For self-enclosed monopoles the specific use permit requirements are retained for residential districts which set a lower maximum height and standards for approval of specific use.

7. On attached WCF's and stealth WCF's this also includes location, heights, mounting, setbacks and screening.

8. Sets signage standards for WCF's.

ATTACHMENTS

Additional information is provided through attached items.

1. Ordinance

ORDINANCE NO. 2020-02-04-_____

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, TEXAS:

I.

That Chapter 46, Article I, Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Section 46-1, et. seq. to add the following definitions, which shall read as follows:

Wireless communication facility (WCF) means an antenna and associated equipment intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone or similar forms of electronic communication.

Wireless communication facility, attached means a wireless communication facility that is attached to a building or other permanent structure.

Wireless communication facility, co-location means locating of wireless communications equipment from more than one (1) provider on a single mount or support structure.

Wireless communication facility, monopole means a wireless communication facility constructed as a freestanding structure which consists of a single vertical pole, fixed into the ground and/or attached to a foundation with no guy wires, containing one (1) or more antennas and associated equipment at any given point with externally mounted or visible antennae.

Wireless communication facility, self-enclosed monopole means a wireless communication facility constructed as a freestanding structure which consists of a single vertical pole, fixed into the ground and/or attached to a foundation with no guy wires, containing one (1) or more antennas and associated equipment no larger than thirty-six (36) inches in diameter at any given point with no externally mounted or visible antennae.

Wireless communication facility, stealth means a wireless communication facility that is screened, disguised, concealed or otherwise camouflaged as a natural structure, or part of a structure, such that the WCF is indistinguishable from other natural structures, or the structure that it is attached to or within.

II.

That Chapter 46, Article V, Division 8, Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Secs 46-718 – 46-747, which shall read as follows:

Secs. 46-718 – 46.74737. – Reserved

III.

That Chapter 46, Article V, Code of Ordinances, City of Elgin, Texas, is hereby amended by adding Division 9 Wireless Communication Facilities (WCF), which shall read as follows:

Sec. 46-738. – General Standards.

(a) *Public government exemption.* A public governmental entity shall be exempt from the requirements of this Division.

(b) *Prohibited in historic districts and placement on signs.* Any WCF's shall be prohibited in any local designated historic district and on placement of any signs.

(c) *Automation.* Except as provided in subsection (d) and during construction or an emergency, a WCF shall be fully automated and unattended on a daily basis and shall be visited only for periodic and necessary maintenance.

(d) *Maintenance and repair.* All WCFs and associated equipment shall at all times be kept and maintained in good condition, order, and repair so that the same shall not menace or endanger the life or property of any person. Routine testing and maintenance shall be limited to weekdays between sunrise and sunset. Emergency repairs shall be allowed at all times.

(e) *Removal.* Any WCF that is not operated for a continuous period of six (6) months shall be considered abandoned and shall be removed within sixty (60) days of receipt of notice from the City of such abandonment. Each property owner and person in control of the site is responsible for removal, jointly and severally. If such facility is not removed within said sixty (60) days, the City may remove such facility at their expense. If there are two (2) or more users of a single WCF, then this provision shall not become effective until all users cease operations on the facility housing the users.

(f) *Improvement and replacement.* An existing WCF may be improved or replaced with a new WCF provided the improvements or replacement comply with the provisions of this Section.

(g) *Easements and approvals.* The applicant shall present documentation that the owner of the property has granted an easement or entered into a lease for the WCF and that access is provided to the facility or the owner of the building or structure to which the WCF will be attached has granted permission for the proposed facility to be attached and maintained.

(h) *Engineer's certification for roof-mounted WCF and/or equipment.* Any WCF mounted to a roof must receive engineer's certification that the roof will support the proposed WCF and associated roof-mounted equipment.

(i) *Landscaping and irrigation for WCF's.* Any required landscaping must be shown on a landscape plan and an irrigation plan must be concurrently provided which shows an underground or above ground drip irrigation system adequate enough to water landscaping. Any irrigation system shall be required to have rain sensor.

(j) *Application.* An application packet will need to be completed by an applicant and approved by the City. Information shall be provided as indicated within the application packet and this Division. The applicant is responsible for full completion of the application packet.

(k) *As-built letter.* After the WCF has been constructed the project engineer or project architect, as applicable, shall provide a letter certifying that the WCF was constructed in accordance with the approved plans.

Sec. 46-739. – Wireless Communication Facilities (WCF)

(a) *Exemption.* WCF's associated with a television or radio stations shall be exempt from this Section.

(b) *Monopoles and self-enclosed monopoles.*

(1) *Permitted locations.*

a. Monopoles may only be in any commercial zoning district, industrial zoning district, or in any Planned Development District (PDD) with commercial or industrial uses unless otherwise prohibited in the PDD provided the location of the monopole is at least 200 feet from any residential zoning district, residential land uses in a PDD, or a residential land use on five (5) acres of land or less for properties without a zoning category, or is at least 200 feet from the edge of the right of way of U.S. Hwy 290 or State Road 95, subject to the following conditions:

i. Only one (1) monopole is permitted for every ten (10) acres on the lot. Poles may be clustered together.

b. Self-enclosed monopoles may be in any commercial zoning district or industrial zoning districts or in any Planned Development District (PDD) with commercial or industrial uses unless otherwise prohibited in the PDD, subject to the following conditions:

i. Only one (1) self-enclosed monopole is permitted for every five (5) acres on the lot. Poles may be clustered together.

c. Self-enclosed monopoles may be in any residential zoning districts, excluding PDD's, in accordance with Sec. 46-138, subject to the following conditions:

i. WCF's must be separated by a distance of one-quarter (1/4) of a mile from each other.

ii. Documentation from an engineer that an attached WCF or stealth WCF cannot accommodate the proposed improvement.

(2) *Setbacks*. The standard setbacks for each zoning district, including setbacks within the Planned Development District (PDD), shall apply to the poles and any associated equipment.

(3) *Maximum height*.

a. *Commercial zoning districts, industrial zoning districts, or Planned Development Districts (PDD) with commercial or industrial uses.* The maximum height of a pole shall be 150 feet.

b. *Residential zoning districts or Planned Development Districts (PDD) with residential uses.*. The maximum height of a pole shall be eighty (80) feet.

c. The maximum height of associated equipment located at the base of a monopole or self-enclosed monopole shall be no more than ten (10) feet.

(4) *Color.* Monopoles and self-enclosed monopoles shall be painted a non-contrasting gray, beige or similar neutral color minimizing its visibility, unless otherwise required by the Federal Communications Commission or Federal Aviation Administration.

(5) *Lighting.* No pole shall be artificially lighted except as required by the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) or their predecessors. Security lighting around the equipment shelter is permitted provided it is not visible from neighboring properties. Lighting for maintenance purposes is permitted, provided the lights are not used at any other time.

(6) *Screening.* The equipment shelter at the base of a pole shall be screened from public view by an unpainted split-face decorative masonry wall with a minimum height of one (1) foot greater than the height of the equipment shelter.

(7) *Collocation requirements.* New monopoles and self-enclosed monopoles shall be designed to accommodate at a minimum three (3) antennae and any associated ground-mounted equipment, unless an engineer demonstrates that such a design is not feasible for technical or physical reasons. Service providers shall allow the collocation of antenna by competing service providers.

(8) *Mandatory co-location required.* An applicant shall be required to co-locate, as feasible, on an existing tower if it is within one quarter (1/4) mile of the proposed new monopole or self-enclosed monopole tower. The applicant shall inquire about potential collocation opportunities at all technically feasible locations.

(c) *Attached WCF.*

(1) *Permitted locations.*

a. An attached WCF may be placed on a building or structure in the residential zoning district that only allows for multi-family development, commercial zoning district, or industrial zoning districts

b. An attached WCF may be placed on a building or structure on a lot that has schools, religious institutions, facilities or buildings or structures owned by a utility, multi-family land uses, commercial land uses, or industrial land uses in a Planned Development District (PDD), unless otherwise prohibited in the PDD.

c. An attached WCF may also be attached to a building with non-residential uses that is in a residential zoning district. This includes schools, religious institutions, facilities or buildings or structures owned by a utility, subject to the conditions of this Section.

(2) *Mounting and setbacks.*

a. The support structure or equipment for an attached WCF that is mounted flush with the vertical exterior of the building or structure to which it is attached or shall project no more than twenty (24) inches from the surface of the building or structure to which it is attached, and shall not violate the building setback requirements of the zoning district in which the building or structure is located.

b. Support structure or equipment for an attached WCF may be placed on the roof of a building in accordance with this Section.

c. Support structure or equipment for an attached WCF must be placed underground if not located on the side of a building or on the roof. Placement on the ground may be allowed so long as it cannot be visible from the street in accordance with this Section.

(3) *Maximum height.* An attached WCF shall not extend more than ten (10) feet above the building or structure to which it is attached and shall not violate the maximum height restriction of the zoning district in which the building or structure is located.

(4) *Visibility.*

a. Equipment associated with roof-mounted WCFs shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure or building. If roof decks with mechanical equipment are visible from any level of adjacent buildings, the mechanical equipment must be painted to match the finished roof material.~~a.~~

b. Attached WCFs that are side-mounted shall blend with the existing building's architecture and shall be painted or shielded with material that is consistent with the design features and materials of the building.

c. All cabinets, boxes, and WCF associated equipment that is not roof-mounted or side-mounted shall be located underground, unless it is so designed and located that it is not visible from a street.

(d) *Stealth WCP.*

(1) *Permitted locations.*

a. A stealth WCF can be located in all zoning districts or all uses in a Planned Development District (PDD), unless otherwise prohibited by the PDD.

b. A stealth WCF can be attached to any building or structure or be freestanding.

(2) *Setbacks.* The standard setbacks for each zoning district or Planned Development District (PDD) shall apply to all stealth WCFs. To protect citizens in their homes, freestanding stealth WCFs shall be placed a minimum distance equal to the height of the freestanding stealth WCF away from any residential structure. No guy wires may be used.

(3) *Maximum height.* The maximum height of a stealth WCF shall be determined by the height limitations for the type of structure the WCF resembles, the zoning district maximum height, or the required setback distance whichever results in less height.

(4) *Visibility.* The antenna and associated equipment of a stealth WCF shall be screened, disguised, concealed or otherwise camouflaged as part of a structure such that the antenna and associated equipment of the WCF are indistinguishable from the structure that it is attached to or within. If freestanding it shall resemble natural elements such as a flagpole, tree, or shrub, including colors. If the City determines that the associated equipment cannot be feasibly or adequately camouflaged due to the unique circumstances of the proposed location, it shall be placed underground; or it may be screened from view from a street and adjacent properties by an unpainted decorative masonry wall with a minimum height of one (1) foot greater than the height of the equipment shelter. In residential zoning districts the

required masonry wall shall be screened by planting one (1) five-gallon or larger size shrub for every three (3) linear feet around the boundary of the wall.

IV.

That Chapter 46, Article II, Division 5 Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Section 46-138(a), et. seq., to add sub subsection (46) for a specific use permit which shall read as follows:

(46) Wireless Communication Facility, self-enclosed monopole within a residential zoning district.

V.

That Chapter 46, Article III Code of Ordinances, City of Elgin, Texas, is hereby amended by adding Sec. 46-183 and Sec. 46-184, et. seq. which shall read as follows:

Sec. 46-183. – Wireless communication facility (WCF) combination with nonconforming buildings, uses, and land.
A WCF is permitted on a nonconforming building, on a lot with an existing nonconforming use, or in combination with a nonconforming use of land, provided that the WCF shall cease to operate if and when nonconforming building, structure, use or use of land be removed, if the nonconforming use is not able to be brought into compliance with the required provisions of this Section.

Sec. 46-184. – Wireless communication facility (WCF) antenna on nonconforming towers.
Additional WCF antennas are permitted on a non-conforming tower.

VI.

That Chapter 32, Article I Code of Ordinances, City of Elgin, Texas, is hereby amended by amending Sec. 32-3, et. seq. to add the following definitions, which shall read as follows:

Wireless communication facility (WCF) identification sign. Means a sign identifying each service provider for the operation and maintenance of a WCF placed on-site of the facility and easily read from the outside of the perimeter of the WCF. It only provides the name, address, and emergency telephone number of the responsible service provider. Other signage as required by the Federal Communications Commission (FCC) shall be included in this definition.

VII.

That Chapter 32, Article III Code of Ordinances, City of Elgin, Texas, is hereby amended by adding Sec. 32-196 and Sec. 32-226, et. seq. which shall read as follows:

Sec. 32-196. – Wireless communication facility (WCF) identification sign.
Required at a WCF and sign shall not larger than two (2) square feet, unless otherwise required by the Federal Communications Commission (FCC) regulations.

Sec. 32-226. – Wireless communication facility (WCF) identification sign.
Required at a WCF and sign shall not larger than two (2) square feet, unless otherwise required by the Federal Communications Commission (FCC) regulations.

VIII.

That Chapter 32, Article III Code of Ordinances, City of Elgin, Texas, is hereby amended by adding Sec. 32-103, to add sub subsection (12) in order to place a sign without a sign permit which shall read as follows:

(12) Wireless communication facility (WCF) identification sign.

IX.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 4th day of February, 2020

Chris Cannon, Mayor

ATTEST:

Amelia Sanchez, City Secretary