



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, FEBRUARY 24, 2020, 6:30 P.M.

CITY HALL ANNEX, COUNCIL CHAMBERS

310 NORTH MAIN STREET

1. CALL TO ORDER

2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

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

3. CONSENT AGENDA

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

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

3.1. January 27, 2020 Minutes.

Documents:

[JANUARY 27, 2020 MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. Project #202000016: A Rezoning From R-1 Single Family District To R-2 Single Family & Duplex Dwelling District For A Lot Located At 1130 N. Main St. (Known By Bastrop County Appraisal District As Parcel R12040).
- A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

Documents:

[COMBINED 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.

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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
REGULAR MEETING
MONDAY, JANUARY 27, 2020

CALL TO ORDER: Vice-Chair Brian Lundgren called the meeting to order at 6:30 P.M. with the following members present: Jason Tatum, Ronnie Creppon, Dorothy McCarther, David Lanford, and Gilbert Rangel. Staff present were David Harrell, Development Services Director; Melissa Lipiec, Planning Technician/Secretary; Amy Miller, Director of Community Development; Beau Perry, City Engineer and Donald Heisch of TRC Companies. Chair Antonio Prete was absent.

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public spoke on this item.

CONSENT AGENDA

1. Consider approval of the following Minutes:

A. May 29, 2019 Regular Meeting.

B. June 24, 2019 Regular Meeting.

C. October 28, 2019 Regular Meeting – David Lanford noted that on page 2, item 1. E., the word Chairman was misspelled and wording needed to be added concerning an item since a sentence stopped at “the Chair...”

D. November 18, 2019 Regular Meeting.

E. December 16, 2019 Regular Meeting.

On a motion by Jason Tatum to approve the minutes with the noted corrections, seconded by David Lanford; the minutes were approved with a vote of six (6) for and zero (0) against.

NEW BUSINESS

1. 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 - David Harrell read his staff report into the record.

B. Applicant Presentation – Applicant was present for the meeting and had no comments.

C. Open Public Hearing – The public hearing was opened at 6:44 P.M., no members of the public spoke at the hearing.

D. Close Public Hearing – The public hearing was closed at 6:44 P.M.

E. Discussion – Lanford, Rangel and Tatum had questions about drainage and traffic. City Engineer Beau Perry addressed their questions.

F. Consideration – On a motion by Jason Tatum, seconded by Gilbert Rangel, this item was approved unanimously with a vote of six (6) for and zero (0) against.

2. 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 – David Harrell read his staff report into the record citing four (4) corrections to the plat as follows:

1. Sheet 1 of 4 should be Lot 15 instead of Lot 14 for open space.
2. Sheet 2 of 4 should be Prospector Way instead of Prosperity Way for 911 addressing.
3. Sheet 3 of 4, note 9 shall state “Lot 13, Block A, Lots 53-55, Block B, Lot 11 Block E, Lot 30 Block F, Lot 15 Block H, Lot 1 Block I, and Lot 14 Block L shall be owned and maintained by the homeowners association”.
4. Sheet 3 of 4, note 10 shall state “ROW Dedication to the City of Elgin as shown on the plat.”).

He also read three (3) staff conditions for approval as listed in the Staff Analysis section of the Staff Report which are as follows:

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.

He also asked that the the Commission adopted these four (4) corrections and three (3) conditions as part of the approval.

- B. Applicant Presentation – Applicant was present for the meeting and had no comments.
- C. Open Public Hearing – The public hearing was opened at 6:51 P.M., no members of the public spoke at the meeting.
- D. Close Public Hearing – The public hearing was closed at 6:51 P.M.
- E. Discussion – The Commission discussed pedestrian access from this development to the High School as well as increased traffic impact on County Line Road.
- F. Consideration – On a motion by Ronnie Creppon, seconded by David Lanford, this item along with the four (4) corrections and three (3) conditions as denoted in subsection A was approved by a vote of six (6) for and zero (0) against.

3. 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 – David Harrell read his staff report into the record.
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 - D. Discussion – The Commission had a brief discussion regarding the definition of the terms Industrialized Housing and Manufactured Homes. It was noted that Industrialized housing would be allowed under Specific Use Permits in all residential zoning.
 - E. Recommendation – On a motion by David Lanford, seconded by Jason Tatum, this item was recommended approval by a vote of six (6) for and zero (0) against.
4. 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 – David Harrell read his staff report into the record.
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 - D. Discussion – Amy Miller, Director of Community Development address the Commission on behalf of her department and the Main Street Board and spoke in support of the proposed change. She noted that there are two shared public parking lots to be utilized on nights and weekends in the downtown area.
 - E. Recommendation – On a motion by Jason Tatum, seconded by Dorothy McCarther, this item was recommended approval by a vote of six (6) for and zero (0) against.

5. 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.

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ANNOUNCEMENTS: David Harrell announced that there will be a re-zoning item and the Peppergrass Final Plat on the February meeting at this time.

ADJOURNMENT: The Vice-Chair adjourned the meeting at 7:49 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 _____, 2020.



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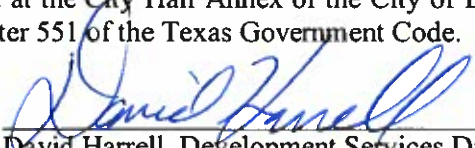
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ANNOUNCEMENTS

ADJOURNMENT

NOTICE

I, the undersigned, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before February 21, 2020 at 6:30 P.M. in accordance with Chapter 551 of the Texas Government Code.


David Harrell, Development Services Director

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ADJOURNMENT: The Vice-Chair adjourned the meeting at 7:49 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 _____, 2020.



Development Service Department

STAFF REPORT

Rezoning from R-1 to R-2

Date: February 13, 2020

Applicant: Judy Matetzschk-Campbell

Representative: SAME

Hearing Dates: Planning & Zoning Commission – February 24, 2020
City Council – March 3, 2020

Location: 1130 N. Main St.

APPLICATION SUMMARY

Recommendation of a rezoning of 0.34 acres of land located at 1130 N. Main St. The proposal is to change the zoning from R-1 Single Family District to R-2 Single Family and Garage Apartment District in order to develop a proposed garage apartment.

DEPARTMENT COMMENTS

Presently a single-family home exists on the property. The owner proposes to build a two (2) story accessory building with a garage on the first floor and an 800 square foot apartment on the second floor. These plans have been provided within the packet. Be aware the building plans are being provided as information only and cannot be considered as part of the rezoning request. The applicant has provided pictures as evidence of pre-existing garage apartments within the area. Since the area is zoned R-1 and doesn't allow garage apartments, these uses could have legally existed under the R-1 zoning category at an earlier point in time and be grandfathered into that zoning category.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan (see attachment 4) the parcel is located within the Central Elgin Neighborhood Land Use category. Supporting land uses include accessory dwelling units which should be allowed within this category. Also, it acknowledges the form and character of the neighborhood have garages at the rear and side of the homes along with some accessory dwelling units on the properties.

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. There are no subtracted uses but an addition in permitted uses with the proposed rezoning request as shown in **green lettering**.

R-1 District	R-2 District
Detached single-family dwelling.	Detached single-family dwelling.
Churches, but not including revival tents or arbors.	Churches, but not including revival tents or arbors.
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
Public park and playground.	Public park and playground.
Library.	Library.
Growing of farm products.	Growing of farm products.
Municipal use	Municipal use
Telephone exchanges.	Telephone exchanges.
Home occupations.	Home occupations.
Transportation and utility easements, alleys and rights-of-way	Transportation and utility easements, alleys and rights-of-way
Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.	Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.
Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.	Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.
	Garage Apartments

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	R-1 (exist. zoning)	R-2 (proposed zoning)
Height	2.5 stories or 35 feet	2 stories and 35 feet.
Front Setback	25 feet; garage at 25 feet	25 feet, garage at 25 feet.
Side Setback	7.5 feet for 1 story; 10 feet for more than 1 story	5 feet for 1 story; 7.5 feet for more than 1 story
Rear Setback	10 feet	10 feet
Lot Width	75 feet; street abut for	60 feet; street abut for

	45 feet	35 feet
Lot Area	9,000 sq. ft.	7,500 sq. ft.
Impervious Cover on Lot #	45% interior; 50% corner; 10% accessory	45% interior; 50% corner; 10% accessory
Accessory Buildings #	25 feet front yard, 5 feet side yard, 0 feet rear yard.	25 feet front yard, 5 feet side yard, 0 feet rear yard.

These categories reflect the additional proposed use of the property.

Rezoning of this parcel is regarded as spot zoning. Typically spot zoning is viewed unfavorably and case law exists regarding it. In consultation with the City Attorney, there are several findings from the Texas Supreme Court that should be considered when making your decision:

1. Whether the City has disregarded the zoning ordinance or long-range master plans and maps that have been adopted by ordinance;
2. The nature and degree of an adverse impact on surrounding properties; i.e. is the change substantially inconsistent with surrounding properties;
3. Whether the use of the property as presently zoned is suitable or unsuitable; and,
4. Whether the rezoning ordinance bears a substantial relationship to the public health, safety, morals or general welfare or protect and preserve historical and cultural places and areas.

Based on the information within the packet, staff has no issues or concerns regarding the proposal. The Elgin Comprehensive Plan (long-range master plan) is being complied with because the Central Elgin Neighborhood Land Use category indicates accessory dwelling units should be allowed within this category (see attachment 4) and this zoning would allow for the accessory dwelling unit (garage apartment). With the zoning change the only permitted use being added is garage apartments. This should not be an issue since the neighborhood has existing legally non-conforming garage apartments in the area (see attachments 3 & 7). The use of the property is suitable for a garage apartment due to the size and the openness of the parcel (see attachment 1, survey). Also, since the zoning will only allow for garage apartments and they exist within the area (see attachments 3 & 7)

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Ordinance.
2. Application.
3. Applicant Pictures of Surrounding Area.
4. Staff Added Comprehensive Plan Exhibit 4.4.
5. Staff Added Zoning Map.
6. Applicant Proposed Building.
7. Applicant Letters of Support.

Attachment 1

Ordinance

ORDINANCE NO. 2020-03-??

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE AS R-2 SINGLE FAMILY AND GARAGE APARTMENT DISTRICT ON PROPERTY BEING APPROXIMATELY 0.34 ACRES OF LAND AND LOCATED IN MARTINSON, BLOCK 2, LOT 30 (FR) & 31 AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated herein, from R-1 Single Family Dwelling District to R-2 Single Family and Garage Apartment District, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on February 24, 2020, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is R-2 Single Family and Garage Apartment District, and

WHEREAS, on March 3, 2020, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determines that the zoning provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property located in Martinson, Block 2, Lot 30 (FR) & 31 is rezoned from R-1 Single Family Dwelling District to R-2 Single Family and Garage Apartment District.

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.

READ, PASSED, and ADOPTED on first reading this the 3rd day of March 2020.

CHRIS CANNON, MAYOR

ATTEST:

Amelia Sanchez, City Secretary

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

October 20, 2017

LEGAL DESCRIPTION: BEING 0.342 ACRE OF LAND LYING IN AND BEING WEST 20' OF LOT 30 AND ALL OF LOT 31, BLOCK 2; MARTINSON ADDITION TO THE CITY OF ELGIN, TEXAS AS SHOWN ON MAP OR PLAT RECORDED IN CABINET 1, PAGE 8-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO JUANITA OWEN BY DEED RECORDED IN VOLUME 210, PAGE 458 DEED RECORDS, BASTROP COUNTY, TEXAS; SAID 0.342 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2017:

BEGINNING at a 3/4" iron pipe found on the southerly line of North Main Street for the common corner of Lots 31 and 32, Block 2 of said Martinson Addition and the northwest corner hereof;

THENCE S 60°02'46" E a distance of 70.20 feet along North Main Street to a 1/2" iron rod found for the northeast corner hereof;

THENCE S 30°24'24" W a distance of 212.96 feet, crossing Lot 30, to a 1/2" iron rod found on the north line of a 20' alley for the southeast corner hereof;

THENCE N 59°32'16" W a distance of 70.01 feet along said alley to a 3/4" iron pipe found for the common corner of Lots 31 and 32 for the southwest corner hereof;

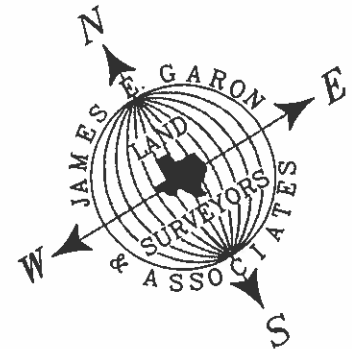
THENCE N 30°21'21" E a distance of 212.34 feet to the **POINT OF BEGINNING**, containing 0.342 acre of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon
Registered Professional Land Surveyor
Server; co\Bastrop\City of Elgin\Martinson Addn\70217

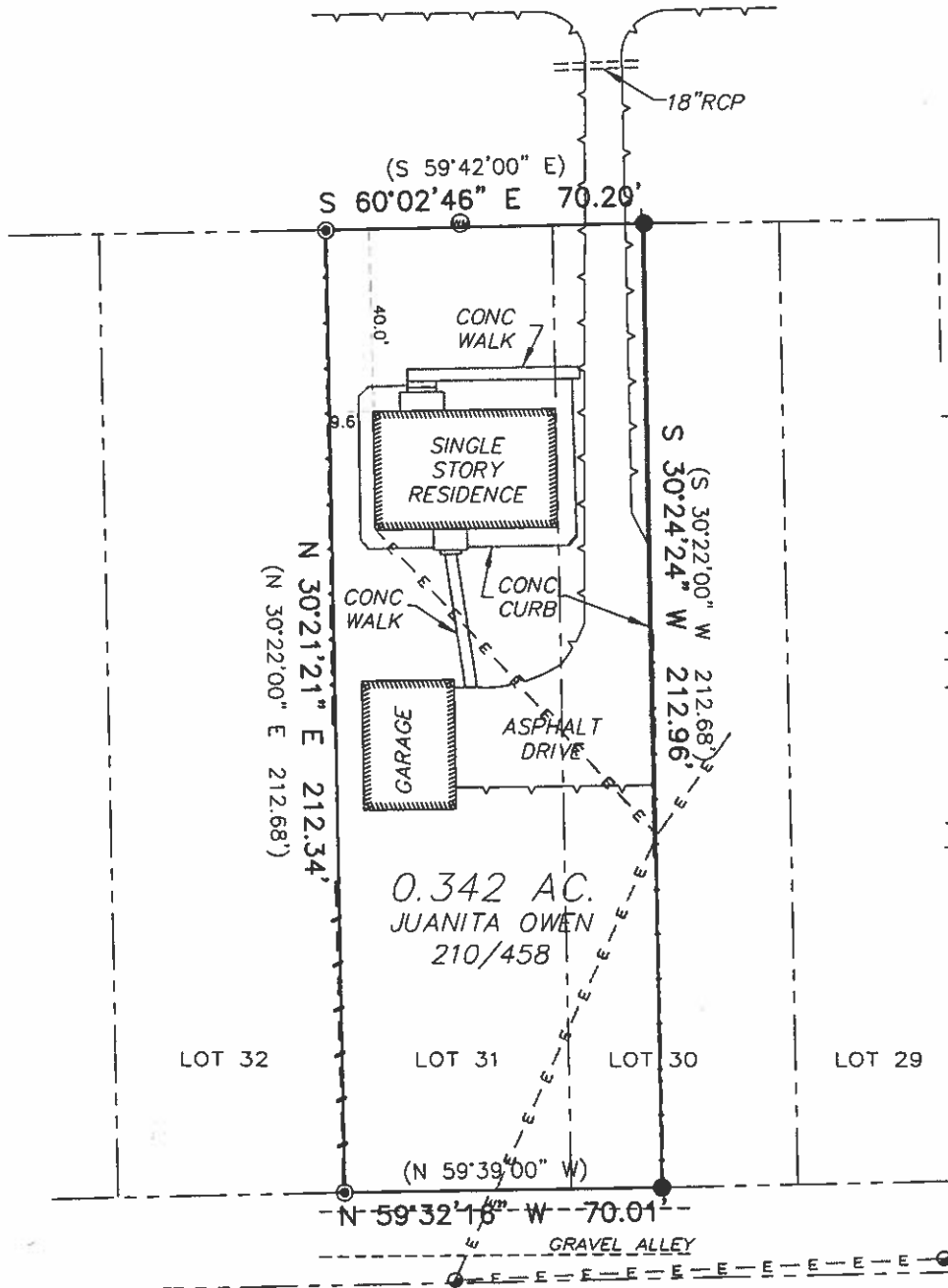
NORTH MAIN STREET



SCALE: 1" = 40'

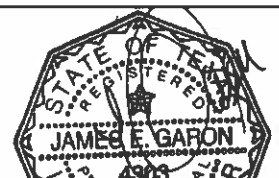
LEGEND

⊕	CALCULATED POINT
●	1/2" REBAR FOUND
○	1/2" REBAR SET W/CAP
⊙	STAMPED J.E. GARON RPLS 4303
⊗	IRON ROD W/CAP FOUND
⊙	1/2" PIPE FOUND (UNLESS NOTED)
✱	FENCE POST FOUND
—	WOOD FENCE
—X—	WIRE FENCE
—+—+—	CHAIN LINK FENCE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
⦿	POWER POLE
—E—	OVERHEAD ELECTRIC LINE
—G—	DOWN GUY
(BRG.-DIST.)	RECORD CALL



TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY EXCEPT AS



Attachment 2

Application

City of Elgin
Application to appear before the Planning and Zoning Commission

Date of Application: 12/10/19

REQUEST FOR: (check one)

 X
ZONING

SPECIAL USE

Volume and page of deed(s) to property and size of tract(s):

Shown on map or plat recorded in Cabinet 1, Page 8-B of the Plat records of Bastrop County, volume 210, page 458 Deed Records, Bastrop County Being .342 acres of land lying in and being west 20' of Lot 30 and all of Lot 31.

(If property is described as acreage, three copies of metes and bounds are to accompany this application)

LEGAL DESCRIPTION

31 & 30 (Fraction)	2	Martinson Addition	N/a
Lot	Block	Subdivision	Section Phase

1130 N. Main St, Elgin, TX 78621

Street Address

Zone

DIMENSIONS OF LOT:

70.2	212.96	14,949.79
Frontage	Depth	Square Feet

Present use of property:

personal use/weekend home

Proposed use of property:

creation of garage apartment for family use and potential rental property by expanding existing garage

Date of purchase of property:

11/22/17

Existing Building On Property?: xxx Yes No

APPLICATION CONTINUED

OWNER'S NAME (printed) Judy Matetzschk-Campbell	AGENT'S NAME (IF APPLICABLE) (printed)
ADDRESS 13813 Field Spar Dr.	ADDRESS
CITY Manor ZIP 78653	CITY ZIP
PHONE (512) 394-6962 FAX n/a	PHONE FAX
OWNER'S SIGNATURE 	AGENT'S SIGNATURE

Officers or principals and positions held (if applicable)

n/a

Note: Copies of all correspondence from to or to the Building Official of the City of Elgin related to this appeal will be submitted with this application form at the time of filing.

Attachment 3

Applicant Pictures of Surrounding Area

1116 B N. Main St.



1129 N. Ave. C



1208 N Main St.



Attachment 4

Staff Added Comprehensive Plan Exhibit 4.4



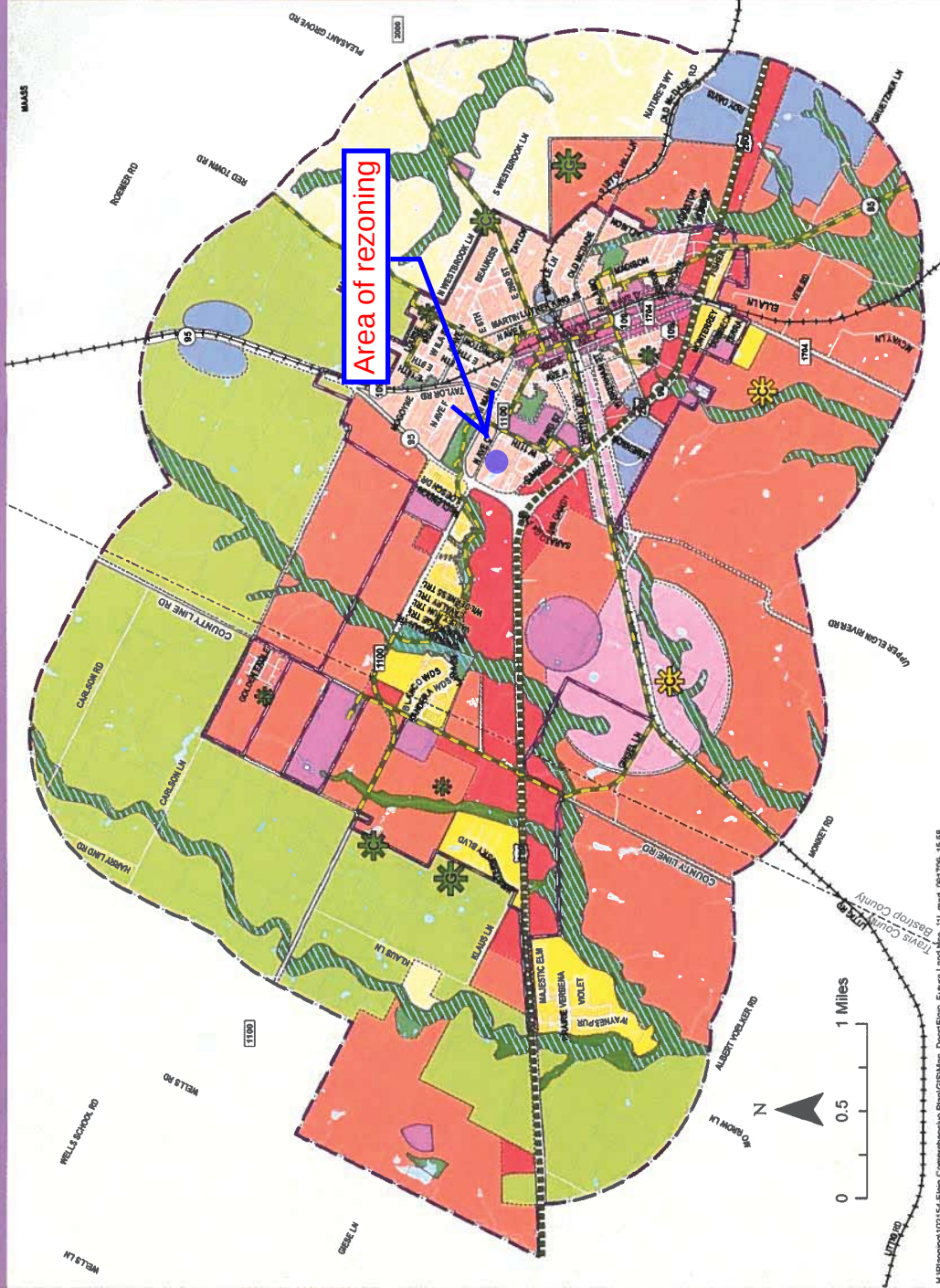
Exhibit 4.4: Future Land Use and Development Plan

- Parcel Boundary
- Elgin City Limits
- Elgin Planning Area

Future Land Use

- Natural Area
- Agriculture
- Low Density Residential
- Existing Single-Family Residential
- Traditional Neighborhood Residential
- Central Elgin Neighborhoods
- Mixed Use
- Main Street Elgin
- Commercial
- Light Industrial
- Institutional
- Parks and Recreation
- 100-Year Flood Plain
- Proposed Park from Parks Master Plan
- Proposed Park from WSA
- Proposed Trail from Parks Master Plan
- US 290 Corridor Greenscaping

Note: A Comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



H:\Planning\102154-Elgin Comprehensive Plan\GISMap_Docs\Elgin_Future Land Use_11.mxd 09/17/09 15:58
Source: Wilbur Smith Associates, Inc., 2009.



Central Elgin Neighborhoods

General Description: This area includes Elgin’s existing historic neighborhoods surrounding the Main Street area, which are characterized by a variety of housing styles built throughout the decades. This diversity of housing style and character, along with slight variations in lot size give these neighborhoods a unique feel not often found in newer subdivisions. As growth occurs in the area, older homes will likely be renovated and vacant lots will be developed. This should be encouraged provided that new development and renovations are sensitive to the surrounding context by maintaining a similar urban form, character, and neighborhood use.

Transect Zone: General Urban (T4)

Primary Land Use: Single family residential

Supporting Land Uses: Public and semi-public uses such as schools, churches, libraries, parks, and community centers are integrated with residential uses. Neighborhood-scale retail and home occupations are appropriate if the scale and character of the building fits with the surrounding area and negative impacts such as traffic, parking, lighting, and signage are mitigated through appropriate design and buffering. Accessory dwellings (also referred to as granny flats, garage apartments, carriage houses, etc.) should be allowed with appropriate regulations regarding lot coverage, height, and parking. These dwelling types provide an affordable option for renters as well as extra income for the homeowner.

Residential Densities: Approximately 4 units per acre.

Form and Character: The City’s traditional grid street pattern provides the basic foundation for this area’s urban form. As such, the area is very walkable with good connectivity. Homes generally have garages at the rear or side of the home rather than the front. Some existing homes have small accessory dwellings, or “granny flats”, over the garages that provide additional housing options in the neighborhood. Buildings are typically one or two stories tall with ample setbacks and landscaping to create a sense of space and privacy between buildings. Homes in these neighborhoods represent a variety of architectural styles, colors, and building materials. This diversity, along with variations in building and lot size add to the unique character in the area.

Parks and Open Space: Community and neighborhood parks, as well as school playgrounds exist throughout the area and most homes are within the service area of existing park facilities. Vacant lots in the area provide additional opportunities for pocket parks or community gardens.

Attachment 5
Staff Added Zoning Map

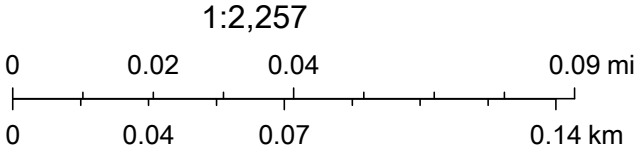
ArcGIS Web Map



2/13/2020, 10:51:35 AM

Zoning

-  R-1 Single Family
-  R-2 Single Family and Garage Apartment District
-  R-3 Single Family, Two-Family and Industrialized Housing District
-  PDD Planned Development District
-  A Multiple Family Residentail District
-  C-1 Neighborhood Shopping District
-  C-2 General Commercial District
-  C-3 Highway Commercial District
-  I General Industrial District
-  Bastrop County Parcels

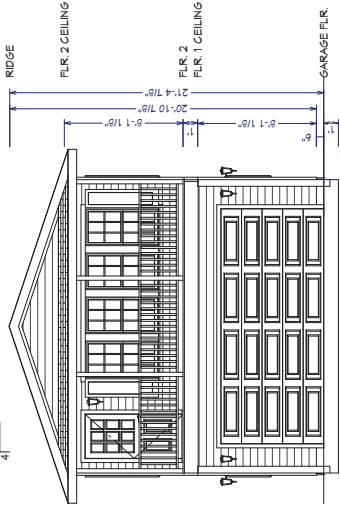


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, TRC GIS, City of Elgin

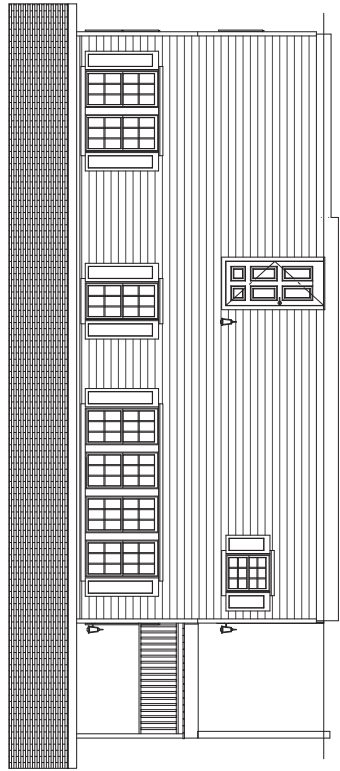
Attachment 6

Applicant Proposed Building Plans

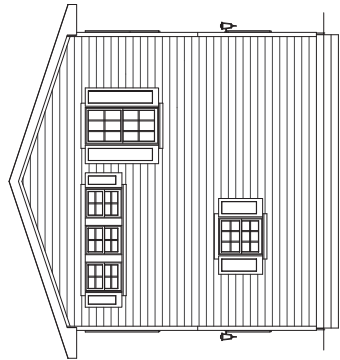
12
4



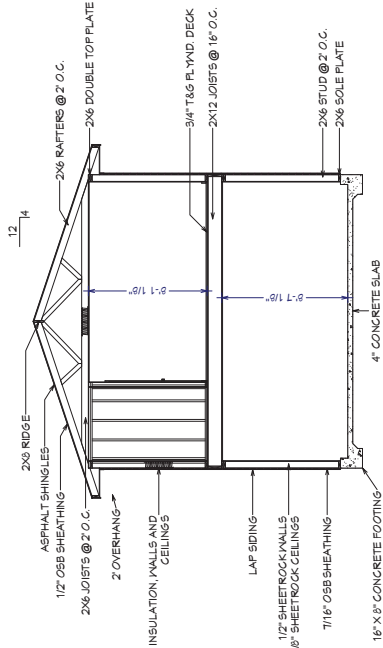
FRONT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



CROSS SECTION
SCALE: 1/4" = 1'

20x40 House #20X40H7G

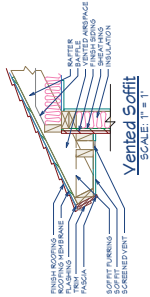
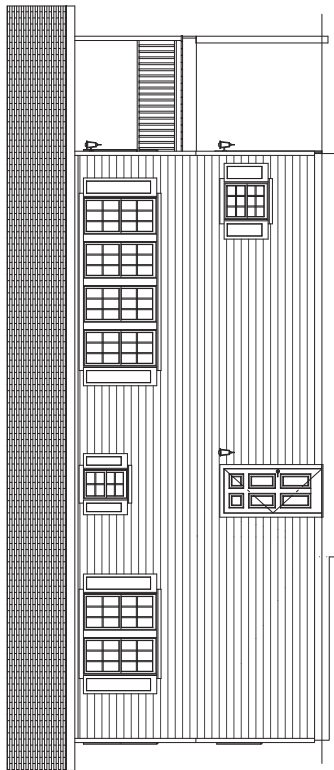
SQUARE FEET: 965 (219 1st (w.c., shop, storage), 746 2nd)
WIDTH: 20'
DEPTH: 48'
EXTERIOR WALL STRUCTURE: 2X6 STUDS

**BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
AND SPECS BEFORE CONSTRUCTION
BEGINS. BUILDING TO BE BUILT AS
PER LOCAL CODE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



LEFT ELEVATION
SCALE: 1/4" = 1'

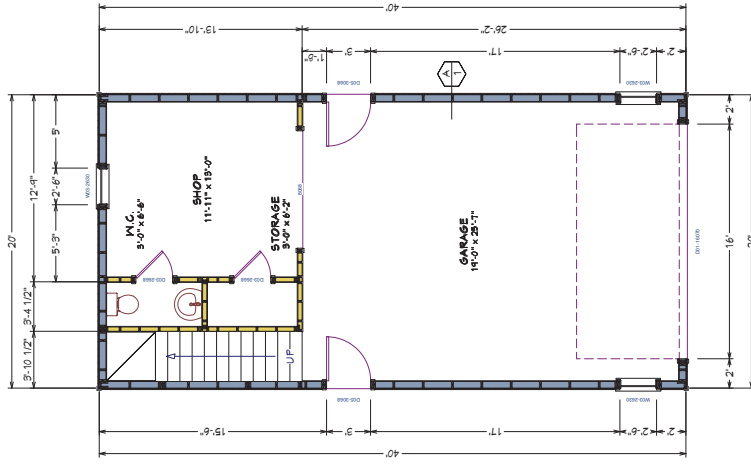


These plans were not prepared by nor checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or engineer. Replicate of these plans, in whole or part, is strictly prohibited.

Excellent Floor Plans

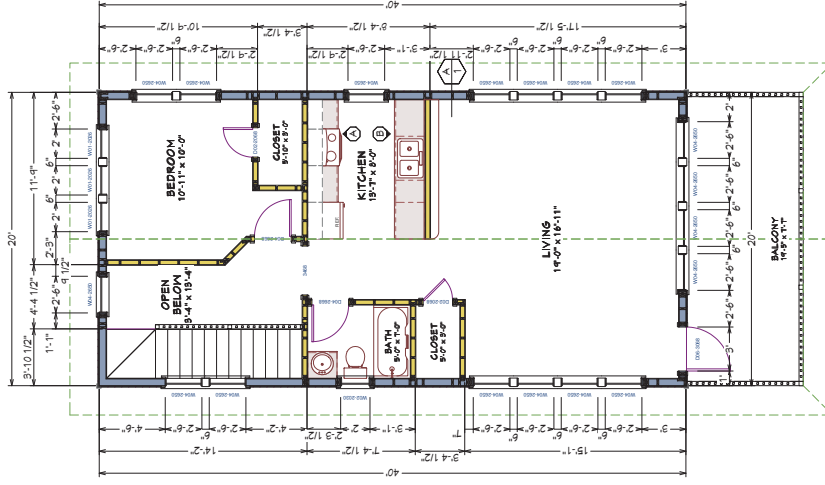
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Excellent Floor Plans



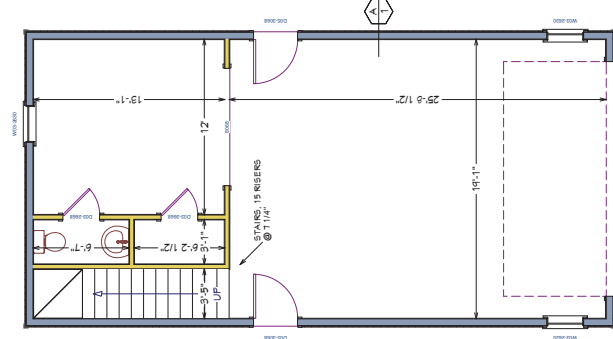
MAIN FLOOR PLAN

SCALE: 1/4" = 1'



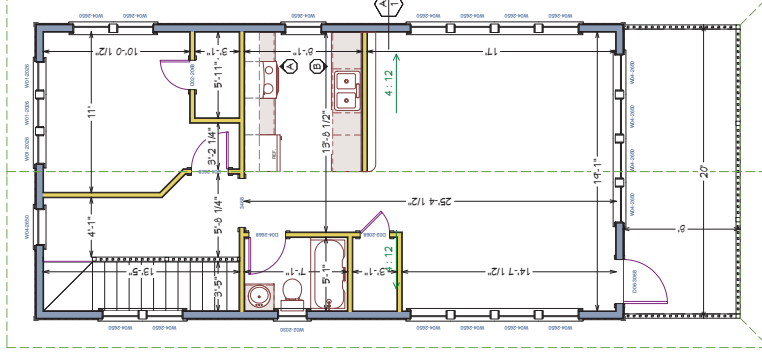
2ND FLOOR PLAN

SCALE: 1/4" = 1'



MAIN FLOOR PLAN

SCALE: 1/4" = 1'

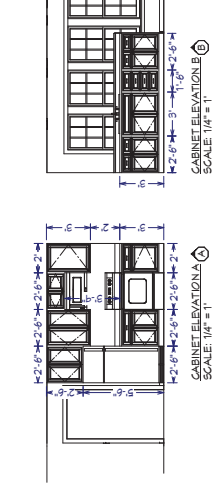


2ND FLOOR PLAN

SCALE: 1/4" = 1'

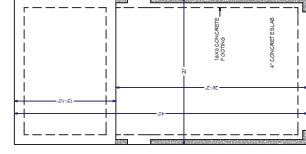
DOOR SCHEDULE		
NUMBER	LABEL	QTY FLOOR SIZE COMMENTS
D01	D01-2635	2 2635
D02	D02-2635	2 2635
D03	D03-2635	2 2635
D04	D04-2635	2 2635
D05	D05-2635	2 2635
D06	D06-3035	1 3035

KINDOXT SCHEDULE		
NUMBER	LABEL	QTY FLOOR SIZE COMMENTS
K01	K01-2635	1 2635
K02	K02-2635	1 2635
K03	K03-2635	3 2635
K04	K04-2635	1 2635



CABINET ELEVATION A

SCALE: 1/4" = 1'



CABINET ELEVATION B

SCALE: 1/4" = 1'

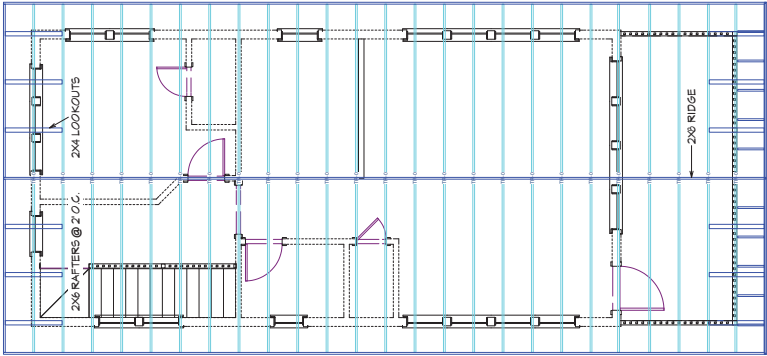
FOUNDATION PLAN

SCALE: 1/4" = 1'

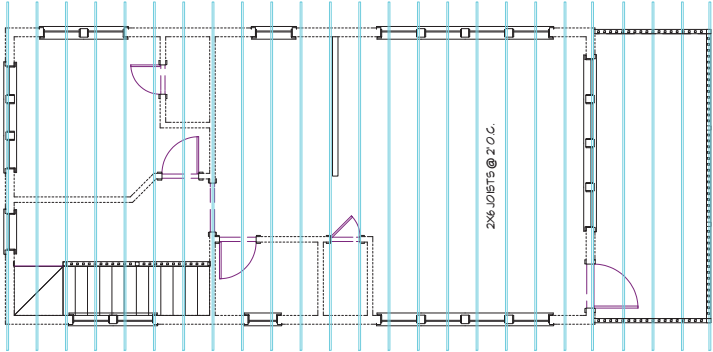
20x40 House
#20X40H7G

These plans were not prepared by nor checked by a licensed architect and/or engineer.
E.P.F. does not represent or imply itself to be a licensed architect and/or engineer.
Resale of these plans, in whole or part, is strictly prohibited.

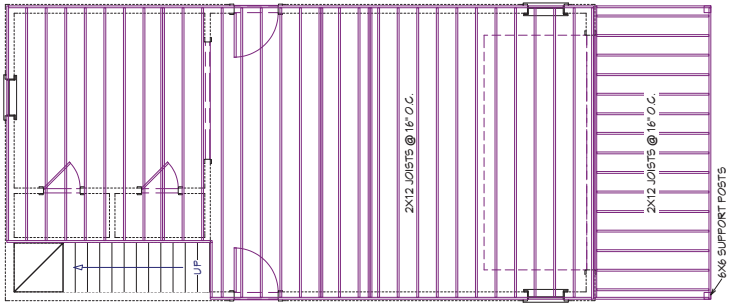
Excellent Floor Plans



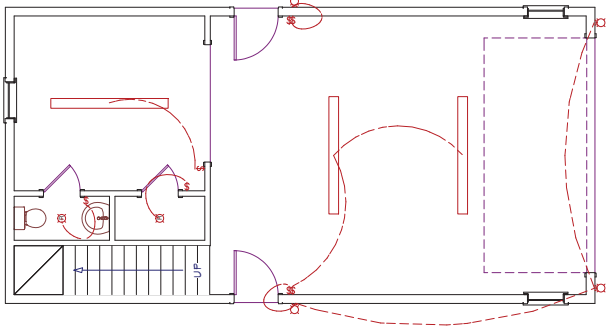
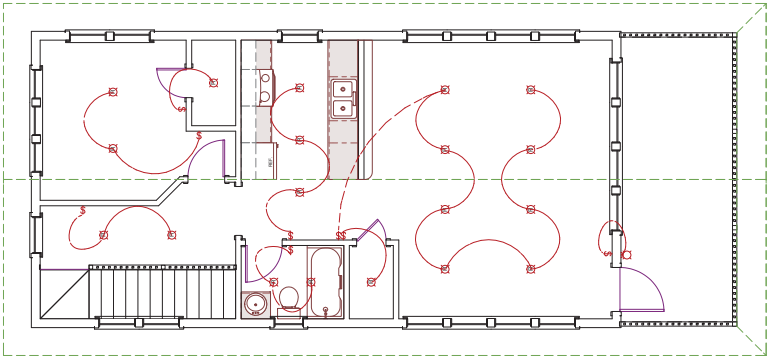
ROOF FRAMING PLAN
SCALE: 1/4" = 1'



CEILING FRAMING PLAN
SCALE: 1/4" = 1'



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'

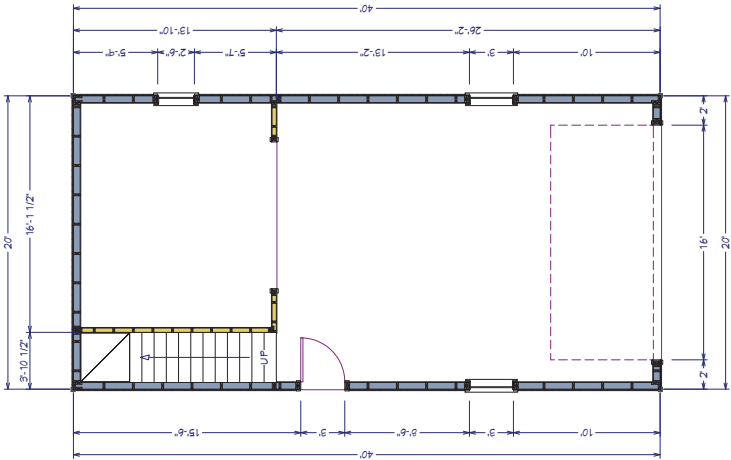
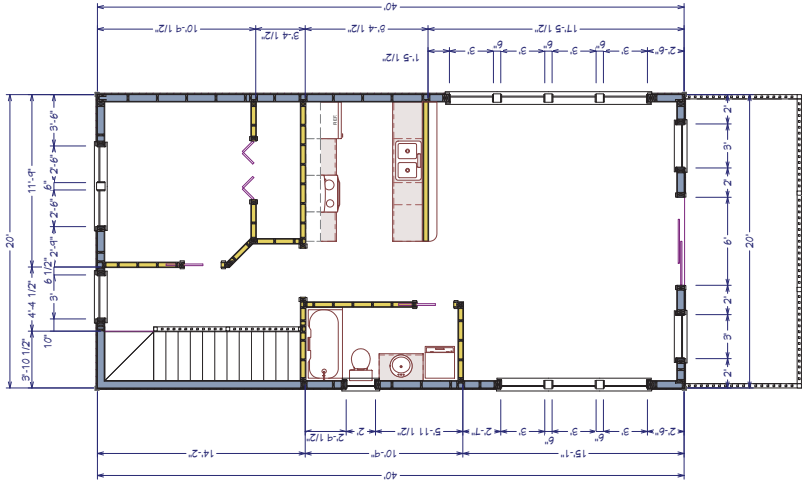


ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS. ELECTRICAL CODE AND HOMEOWNER OR CONTRACTOR'S JUDGMENT SHALL GOVERN THE LOCATION AND PLACEMENT OF LIGHTING AND SWITCHES AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

- RECESSED DOWN LIGHT
- PORCH LANTERN
- 48" FLUORESCENT LIGHT

20x40 House
#20X40H7G

IDEAS
20x40 House
#20X40HTG



Attachment 7
Applicant Letters of Support

December 5, 2019

To Whom It May Concern:

We have lived at 1128 N. Main St in Elgin, Tx since Oct 2016. Judy Matetzschk-Campbell, who owns the property next to us at 1130 N Main St, has plans to create a garage apartment on her property.

Please know that we are in full support of this plan and we believe that it would be beneficial to our community.

Please feel free to reach out if you have any questions.

Thank you,

Two handwritten signatures in blue ink. The first signature is a stylized 'JP' for Jennifer Phillips, and the second is a stylized 'JM' for Janice Montalvo.

**Jennifer Phillips
Janice Montalvo
(602)318-2373**

To the City of Elgin Zoning Commission ,

January 1,2020,

We live at 1132 N Main St, Elgin TX 78621. My house is next door to "Juanita's House", 1130 N Main, now owned by Judy M. and Frank Cambell. They have talked with us about planning to create a garage apartment on the property . We have no problem with the idea. There is another garage apartment behind us, that has been there for years with no incidents. This structure will be a benefit to the community, offering another available, reasonably priced rental property in Elgin.

Respectfully,

Clay and Debbie Gaston

A handwritten signature in black ink, appearing to be "Clay and Debbie Gaston", written over the printed name.