



AGENDA

PLANNING & ZONING COMMISSION

SPECIAL TELECONFERENCE MEETING

MONDAY, JANUARY 22, 2020, 6:30 P.M.

In accordance with social distancing guidelines, the meeting will not be open to the public. Commission members, the applicants, and City staff will attend by phone or internet. The meeting will be streamed live for attendance of the public. To access please do the following:

1. Go to www.youtube.com
2. Type in the words "City of Elgin, TX" into the top search feature
3. Then click on the dark blue icon that says "Elgin Texas Perfectly Situated"
4. Then look for the "City of Elgin, Texas Planning & Zoning Commission Meeting 6/22/20"
5. Then click on it for a live broadcast.

There will be an opportunity for the public to submit written comments prior to the meeting on agenda items. These comments must be submitted by emailing the Development Services Director at dharrell@ci.elgin.tx.us or by calling 512-229-3254 by 5:00 P.M. on June 22, 2020 and leaving a message. These will be read in full at the meeting during the agenda item.

1. CALL TO ORDER

2. NEW BUSINESS

- 2.I. Project #: 2020000304: A Final Plat For "Elm Creek North Phase 2" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 922752, Located At The Dead End Of Red Elm Pkwy.in Phase 1 Final Plat, For A Total Of 96 Lots On 36.536 Acres Of Land.
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - F. Consideration

Documents:

[FINAL PLAT PACKET.PDF](#)

- 2.II. Project #: 202000338: A Specific Use Permit To Allow For A Medical Facility Use

Within The R-1 Single Family Dwelling District Located At 902 W. 2nd St. (Bastrop Co. Appraisal District Parcel # 80107).

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

Documents:

[SPECIFIC USE PACKET.PDF](#)

3. ANNOUNCEMENTS

4. 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) 281-5724 Servicios de traduccion disponible en la reunion.



Development Services Department

STAFF REPORT

Final Plat for Elm Creek North Phase II

File Number: 2020000304

Date: June 14, 2020

Applicant: Timothy Holland c/o BGE

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 22, 2020

Location: Travis County Parcel ID#: 922572

APPLICATION SUMMARY

Consideration of a final plat for Elm Creek North Phase II which consists of 96 lots (94 single family lots, 1 water drainage, and 1 open space/drainage) within four (4) designated blocks. This site is north of Red Elm Pkwy and U.S. Hwy 290, immediately north and west of approved Phase 1.

DEPARTMENT COMMENTS

The Commission approved a preliminary plat and a final plat for Phase 1 on June 24, 2019. This plat matches that approved preliminary plat and meets applicable City Code. Subdivision construction plans are currently under review of the City. Since this plat is within the Travis County portion of the extraterritorial jurisdiction it and the subdivision construction plans will also be reviewed by the County.

STAFF ANALYSIS

Staff believes there are no other issues with approving the request. Therefore, staff would ask the Commission to approve the Plat.

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

Date: 4/21/2020

Project Address: Red Elm Parkway @ US 290

Parcel Identification Number (if no address): 922752

Name: Timothy Holland

Postal Address: 1701 Directors Blvd. #1000
Austin, TX 78744

E-Mail Address: tholland@bgeinc.com; **Phone Number:** (512) 879-0433

Timothy J. Loh

Timothy M. Holland

4/21/2020

Date _____

Final Plat for 96 single family lots at Elm Creek North

Attachment 2
Approved Preliminary Plat

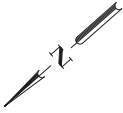
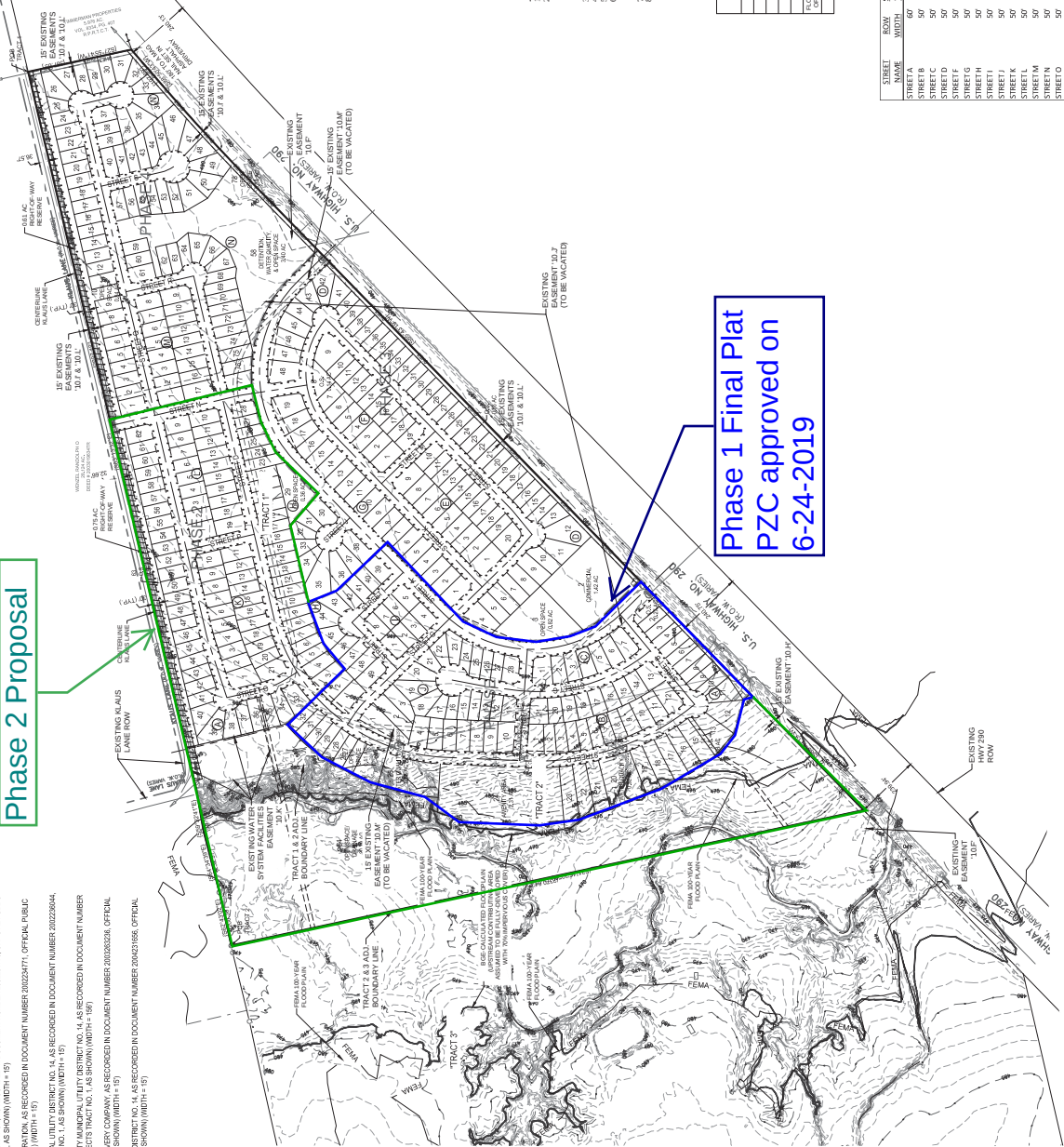
ELM CREEK NORTH

PRELIMINARY PLAT

Phase 2 Proposal

Phase 1 Final Plat
PZC approved on
6-24-2019

- ESSENTIAL NOTES:
10. F CHANNEL EASEMENTS GRANTED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 622, PAGE 166 AND VOLUME 631, PAGE 21, DEED RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS ALL THREE TRACTS, AS SHOWN (WIDTH = 150')
 10. G BLANKET WATER LINE EASEMENTS GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN VOLUME 11301, PAGE 196, VOLUME 11146, PAGE 226, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS ALL THREE TRACTS
 10. H WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN DOCUMENT NUMBER 202224770, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACTS NO. 2 AND NO. 3, AS SHOWN (WIDTH = 15')
 10. I WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN DOCUMENT NUMBER 202224771, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 5')
 10. J WATER SYSTEM EASEMENT GRANTED TO TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14, AS RECORDED IN DOCUMENT NUMBER 202226044, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 150')
 10. K WATER SYSTEM EASEMENT GRANTED TO TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14, AS RECORDED IN DOCUMENT NUMBER 202226044, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 150')
 10. L ELECTRIC SUPPLY EASEMENT GRANTED TO OROCH ELECTRIC DELIVERY COMPANY, AS RECORDED IN DOCUMENT NUMBER 202226028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 15')
 10. M WATER LINE EASEMENT GRANTED TO TRAVIS COUNTY MUNICIPAL DISTRICT NO. 14, AS RECORDED IN DOCUMENT NUMBER 202226155, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 3, AS SHOWN (WIDTH = 15')



0 100' 200' 400'
SCALE: 1" = 200'



- LEGEND
- PROPERTY BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MINOR ELEV. CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED SIDEWALK
 - FEMA 100-YEAR FLOOD PLAIN
 - PHASE LINE
 - EXISTING EASEMENT
 - ADJUSTED WATERWAY SETBACK
 - WATERWAY CENTERLINE
 - RIGHT-OF-WAY RESERVE AREA

NOTE:
FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO THE MAJOR ADJACENT BASE FLOOD ELEVATION.

LAND USE TABLE

1. TOTAL ACRES	102.939 AC.
2. TOTAL LOTS	438
3. OPEN SPACE DE A.W.Q. LOTS	14
4. COMMERCIAL LOTS	1
5. RESIDENTIAL LOTS	14
6. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE	
7. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE	
8. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
9. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
10. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
11. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
12. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
13. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
14. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	
15. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,400 SF	

Phase 1 Final Plat
PZC approved on
6-24-2019

PHASING TABLE					
ROW	STREET	DESIGN	TYPE	RESIDENTIAL LOTS	COMMERCIAL LOTS
PH 1	STREET	30' 30 MPH	C&G	1	0
PH 2	STREET	30' 30 MPH	C&G	0	1
PH 3	STREET	30' 30 MPH	C&G	0	0
PH 4	STREET	30' 30 MPH	C&G	0	0
PH 5	STREET	30' 30 MPH	C&G	0	0
PH 6	STREET	30' 30 MPH	C&G	0	0
PH 7	STREET	30' 30 MPH	C&G	0	0
PH 8	STREET	30' 30 MPH	C&G	0	0
PH 9	STREET	30' 30 MPH	C&G	0	0
PH 10	STREET	30' 30 MPH	C&G	0	0
PH 11	STREET	30' 30 MPH	C&G	0	0
PH 12	STREET	30' 30 MPH	C&G	0	0
PH 13	STREET	30' 30 MPH	C&G	0	0
PH 14	STREET	30' 30 MPH	C&G	0	0
PH 15	STREET	30' 30 MPH	C&G	0	0
PH 16	STREET	30' 30 MPH	C&G	0	0
PH 17	STREET	30' 30 MPH	C&G	0	0
PH 18	STREET	30' 30 MPH	C&G	0	0
PH 19	STREET	30' 30 MPH	C&G	0	0
PH 20	STREET	30' 30 MPH	C&G	0	0
PH 21	STREET	30' 30 MPH	C&G	0	0
PH 22	STREET	30' 30 MPH	C&G	0	0
PH 23	STREET	30' 30 MPH	C&G	0	0
PH 24	STREET	30' 30 MPH	C&G	0	0
PH 25	STREET	30' 30 MPH	C&G	0	0
PH 26	STREET	30' 30 MPH	C&G	0	0
PH 27	STREET	30' 30 MPH	C&G	0	0
PH 28	STREET	30' 30 MPH	C&G	0	0
PH 29	STREET	30' 30 MPH	C&G	0	0
PH 30	STREET	30' 30 MPH	C&G	0	0
PH 31	STREET	30' 30 MPH	C&G	0	0
PH 32	STREET	30' 30 MPH	C&G	0	0
PH 33	STREET	30' 30 MPH	C&G	0	0
PH 34	STREET	30' 30 MPH	C&G	0	0
PH 35	STREET	30' 30 MPH	C&G	0	0
PH 36	STREET	30' 30 MPH	C&G	0	0
PH 37	STREET	30' 30 MPH	C&G	0	0
PH 38	STREET	30' 30 MPH	C&G	0	0
PH 39	STREET	30' 30 MPH	C&G	0	0
PH 40	STREET	30' 30 MPH	C&G	0	0
PH 41	STREET	30' 30 MPH	C&G	0	0
PH 42	STREET	30' 30 MPH	C&G	0	0
PH 43	STREET	30' 30 MPH	C&G	0	0
PH 44	STREET	30' 30 MPH	C&G	0	0
PH 45	STREET	30' 30 MPH	C&G	0	0
PH 46	STREET	30' 30 MPH	C&G	0	0
PH 47	STREET	30' 30 MPH	C&G	0	0
PH 48	STREET	30' 30 MPH	C&G	0	0
PH 49	STREET	30' 30 MPH	C&G	0	0
PH 50	STREET	30' 30 MPH	C&G	0	0
PH 51	STREET	30' 30 MPH	C&G	0	0
PH 52	STREET	30' 30 MPH	C&G	0	0
PH 53	STREET	30' 30 MPH	C&G	0	0
PH 54	STREET	30' 30 MPH	C&G	0	0
PH 55	STREET	30' 30 MPH	C&G	0	0
PH 56	STREET	30' 30 MPH	C&G	0	0
PH 57	STREET	30' 30 MPH	C&G	0	0
PH 58	STREET	30' 30 MPH	C&G	0	0
PH 59	STREET	30' 30 MPH	C&G	0	0
PH 60	STREET	30' 30 MPH	C&G	0	0
PH 61	STREET	30' 30 MPH	C&G	0	0
PH 62	STREET	30' 30 MPH	C&G	0	0
PH 63	STREET	30' 30 MPH	C&G	0	0
PH 64	STREET	30' 30 MPH	C&G	0	0
PH 65	STREET	30' 30 MPH	C&G	0	0
PH 66	STREET	30' 30 MPH	C&G	0	0
PH 67	STREET	30' 30 MPH	C&G	0	0
PH 68	STREET	30' 30 MPH	C&G	0	0
PH 69	STREET	30' 30 MPH	C&G	0	0
PH 70	STREET	30' 30 MPH	C&G	0	0
PH 71	STREET	30' 30 MPH	C&G	0	0
PH 72	STREET	30' 30 MPH	C&G	0	0
PH 73	STREET	30' 30 MPH	C&G	0	0
PH 74	STREET	30' 30 MPH	C&G	0	0
PH 75	STREET	30' 30 MPH	C&G	0	0
PH 76	STREET	30' 30 MPH	C&G	0	0
PH 77	STREET	30' 30 MPH	C&G	0	0
PH 78	STREET	30' 30 MPH	C&G	0	0
PH 79	STREET	30' 30 MPH	C&G	0	0
PH 80	STREET	30' 30 MPH	C&G	0	0
PH 81	STREET	30' 30 MPH	C&G	0	0
PH 82	STREET	30' 30 MPH	C&G	0	0
PH 83	STREET	30' 30 MPH	C&G	0	0
PH 84	STREET	30' 30 MPH	C&G	0	0
PH 85	STREET	30' 30 MPH	C&G	0	0
PH 86	STREET	30' 30 MPH	C&G	0	0
PH 87	STREET	30' 30 MPH	C&G	0	0
PH 88	STREET	30' 30 MPH	C&G	0	0
PH 89	STREET	30' 30 MPH	C&G	0	0
PH 90	STREET	30' 30 MPH	C&G	0	0
PH 91	STREET	30' 30 MPH	C&G	0	0
PH 92	STREET	30' 30 MPH	C&G	0	0
PH 93	STREET	30' 30 MPH	C&G	0	0
PH 94	STREET	30' 30 MPH	C&G	0	0
PH 95	STREET	30' 30 MPH	C&G	0	0
PH 96	STREET	30' 30 MPH	C&G	0	0
PH 97	STREET	30' 30 MPH	C&G	0	0
PH 98	STREET	30' 30 MPH	C&G	0	0
PH 99	STREET	30' 30 MPH	C&G	0	0
PH 100	STREET	30' 30 MPH	C&G	0	0



Attachment 3
Proposed Final Plat



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

May 26, 2020

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

RE: Elm Creek North Phase II – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted by BGE, Inc. (BGE):

1. Final Plat Elm Creek North Phase II.
2. Other supporting documents submitted with the final plat: Comment Response Letter.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances.

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,

A handwritten signature in blue ink, appearing to read "K. Beau Perry".

K. Beau Perry, P.E.
Vice President

cc: Mr. Timothy M. Holland, P.E., BGE, Inc.

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

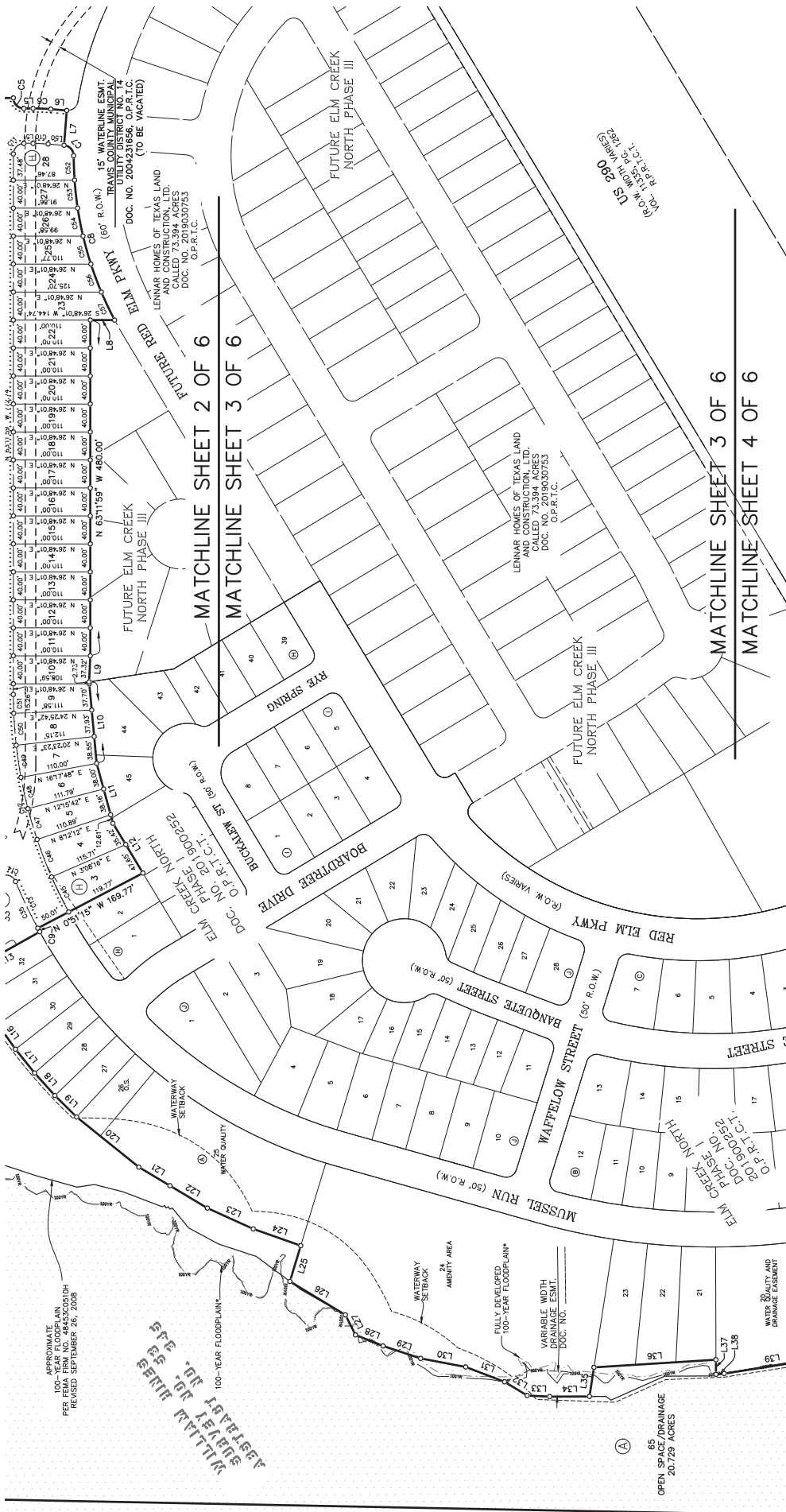


FINAL PLAT
ELM CREEK NORTH PHASE II

A SUBDIVISION OF 36.536 ACRES OF LAND
LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



BGE, INC.
8901 Highway 12
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	96	10,698 AC.
OPEN SPACE/WATER EASEMENT	1	0.044 AC.
OPEN SPACE/DRAINAGE	2	21.136 AC.
RIGHT-OF-WAY RESERVE	1	0.924 AC.
RIGHT-OF-WAY	-	3.731 AC.
TOTAL	100	36,536 AC.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ZACATE STREET	50 FT.	277 FT.
MUSSEL RUN	50 FT.	1189 FT.
EARMWOOD DRIVE	50 FT.	520 FT.
PANOLA PASS	50 FT.	255 FT.
TORRILLO DRIVE	50 FT.	1108 FT.
TOTAL LINEAR FEET		3,349 FT.

FINAL PLAT

ELM CREEK NORTH PHASE II

A SUBDIVISION OF 36,536 ACRES OF LAND
LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

LEGEND

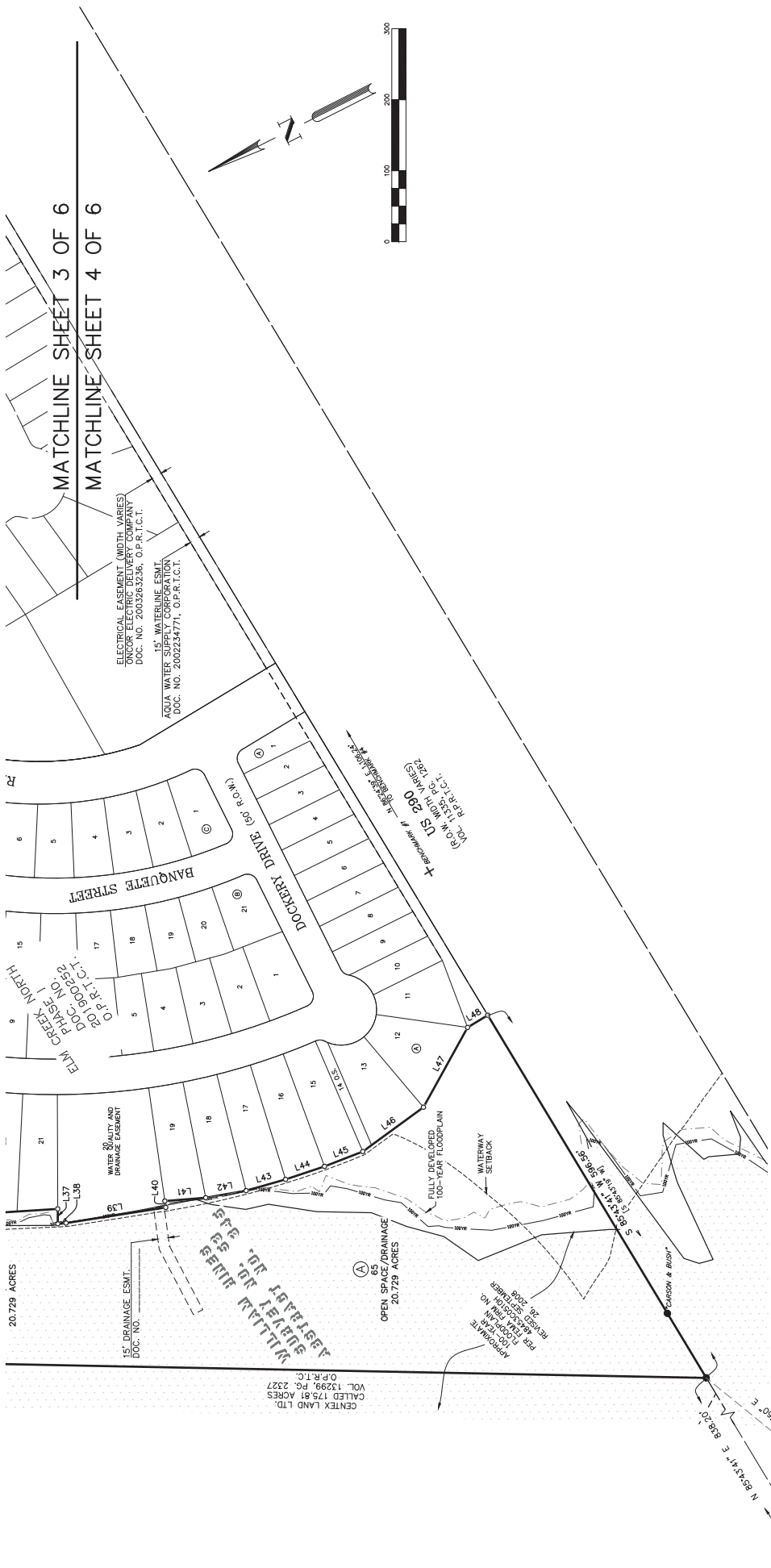
DOC. DEED RECORDS OF TRAVIS COUNTY
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
E.S.M.T. EASEMENT
F.F.E. FINISHED FLOOR ELEVATION
MIN. MINIMUM
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
RECORD INFORMATION "BSE INC" CAP
FOUND 1/2" IRON ROD W/ "BSE INC" CAP IN CONCRETE
CALCULATED POINT
BENCHMARK
PROPOSED SIDEWALK
BREAK LINE
SIGHT LINE EASEMENT, SEE DETAIL
FEMA 100-YEAR FLOODPLAIN
WATERWAY SETBACK
100-YEAR FLOODPLAIN*
FULLY DEVELOPED 100-YEAR FLOODPLAIN

DOC. DEED RECORDS OF TRAVIS COUNTY
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
E.S.M.T. EASEMENT
F.F.E. FINISHED FLOOR ELEVATION
MIN. MINIMUM
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
RECORD INFORMATION "BSE INC" CAP
FOUND 1/2" IRON ROD W/ "BSE INC" CAP IN CONCRETE
CALCULATED POINT
BENCHMARK
PROPOSED SIDEWALK
BREAK LINE
SIGHT LINE EASEMENT, SEE DETAIL
FEMA 100-YEAR FLOODPLAIN
WATERWAY SETBACK
100-YEAR FLOODPLAIN*
FULLY DEVELOPED 100-YEAR FLOODPLAIN

*FLOODPLAINS WERE CALCULATED USING
THE NOAA ATLAS 14 VOLUME 11, VERSION
2.0. THE FLOODPLAIN ELEVATION OF 100-YEAR
DEVELOPED FLOODPLAIN ASSUMES 70%
IMPERVIOUS COVER IN THE CONTRIBUTING
DRAINAGE AREA.



BGE, INC.
8144 H. Bldg. Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 4 OF 6

ELECTRICAL EASEMENT (WIDTH VARIES)
ONCOR ELECTRIC DELIVERY COMPANY
DOC. NO. 2003263236, O.P.R.T.C.T.
15' WATERLINE ESMT.
AQUA WATER SUPPLY CORPORATION
DOC. NO. 2002234771, O.P.R.T.C.T.

CENTER LAND LTD.
VOL. 13299, PG. 2327
O.P.R.T.C.T.
CALLED 175.81 ACRES

OPEN SPACE/DRAINAGE
20.729 ACRES

US 390
R.O.W. WITH VARIETIES
R.P.R.T.C.T.
+ easement # 1-862382-1-100-000

A.C. CALDWELL
SURVEY SEC. 52 A-169
WILLIAM HINES SURVEY
NO. 53, ABSTRACT NO. 345
AMOS ALEXANDER
SURVEY A-1

FINAL PLAT

ELM CREEK NORTH PHASE II

A SUBDIVISION OF 36.536 ACRES OF LAND
LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

- LEGEND
- DOC. DEED RECORDS OF TRAVIS COUNTY
 - D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
 - ESMT. EASEMENT
 - FFE FINISHED FLOOR ELEVATION
 - MIN MINIMUM
 - MAX MAXIMUM
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - R.O.W. RIGHT-OF-WAY
 - R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
 - [] RECORD INFORMATION "BSE INC" CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ "BSE INC" CAP IN CONCRETE
 - CALCULATED POINT
 - BENCHMARK
 - PROPOSED SIDEWALK
 - BREAK LINE
 - SIGHT LINE EASEMENT. SEE DETAIL
 - FEMA 100-YEAR FLOODPLAIN
 - WATERWAY SETBACK
 - 100-YEAR FLOODPLAIN*
 - FULLY DEVELOPED 100-YEAR FLOODPLAIN

*FLOODPLAINS WERE CALCULATED USING
THE NOAA ATLAS 14, VOLUME 11, VERSION
2.0. PREPARED BY THE U.S. ARMY
FOR 100-YR STORM EVENT. FULLY
DEVELOPED FLOODPLAIN ASSUMES 70%
IMPERVIOUS COVER IN THE CONTRIBUTING
DRAINAGE AREA.



BGE, INC.
BGE Energy Services, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
BGE Energy Services, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
BGE Energy Services, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
BGE Energy Services, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com

STATE OF TEXAS §
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT LENAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BEING THE OWNER OF A 29.556 ACRE TRACT OF LAND AND A 73.394 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345 OF COUNTY OF TRAVIS, TEXAS, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY KATHLEEN M. HINES, SPOUSE OF WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345 OF COUNTY OF TRAVIS, TEXAS, IN WITNESS WHEREOF, SHE HAS SIGNED AND DATED THESE PRESENTS AT THE CITY OF AUSTIN, TEXAS, THIS 20TH DAY OF SEPTEMBER, 2020.

ELM CREEK NORTH PHASE II

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

KEVIN PAPE, VICE PRESIDENT
LENAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
(512)418-0258

STATE OF TEXAS §
COUNTY OF TRAVIS

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

THE 500+-YEAR FLOOD PLAN IS CONTAINED WITHIN THE 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 (FIRM) #4845300-510H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008, COMMUNITY #481026.

FINISHED FLOOR ELEVATION FOR ALL ELEVATED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500+-YEAR FLOOD PLAN AS SHOWN HEREON-VARIABLES 477.32' M.S.L. - 478.79' M.S.L. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED FLOOD RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAS). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. HOME OWNERS OF ELEVATED STRUCTURES ARE RESPONSIBLE FOR OBTAINING FLOOD INSURANCE THROUGH HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED MATTER'S REQUIREMENTS, AND THAT THIS PLAT IS FEASIBLE FOR CONSTRUCTION OF THE PROJECT. I HAVE REVIEWED THE PLAT AND THE INSTRUMENT, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED FOR ANY PURPOSE UNLESS IT IS A FINAL SURVEY DOCUMENT

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BSE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE _____

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED MATTER'S REQUIREMENTS, AND THAT THIS PLAT IS FEASIBLE FOR CONSTRUCTION OF THE PROJECT. I HAVE REVIEWED THE PLAT AND THE INSTRUMENT, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS, AND I AM NOT PROVIDING ANY OPINION ON THE MATTER'S REQUIREMENTS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED FOR ANY PURPOSE UNLESS IT IS A FINAL SURVEY DOCUMENT

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BSE, INC.
101 WEST LOUISIANA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE _____

FINAL PLAT

ELM CREEK NORTH PHASE II

A SUBDIVISION OF 36.536 ACRES OF LAND

LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999922575
- ALL STREETS IN DEDICATED PUBLIC RIGHT-OF-WAY WILL BE CURB AND GUTTER.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY M.U.D. NO. 14.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF ELGIN AND TRAVIS COUNTY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON, RIMROCK FEATURE, WETLAND, AND OTHER CRITICAL ENVIRONMENTAL FEATURES, SHALL BE MAINTAINED AND PROTECTED. ANY EASEMENT MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT EROSION, SEDIMENTATION, AND POLLUTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, APPLICABLE, ACCORDING TO SEC. 16.014 OF THE TEXAS WATER CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR ELGIN WATER QUALITY CONTROL IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- PROPERTY OWNER AND/OR INSURER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- PARKLAND HAS BEEN SATISFIED PER THE DEVELOPMENT AGREEMENT EXTENDED IN DOCUMENT 2017123467 AND THE CITY OF ELGIN.
- ALL NON-RESIDENTIAL LOTS (LOTS 36, 64, AND 65 BLOCK A) SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT #14.
- A PORTION OF THIS TRACT IS SUBJECT TO A BLANKET WATER SYSTEM EASEMENT BY TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT 14, AS RECORDED IN DOCUMENT NUMBER 2002236044, O.P.R.T.C.1., TO BE VACATED.
- WITHIN A DRAINAGE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCES, EARTHWORK, BUILDINGS, SIGNS, OR OTHER OBJECTS WHICH IS DETERMINED CAUSE TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS AND A FIVE FOOT PUBLIC UTILITY EASEMENT ALONG EACH SIDE LOT LINE IS HEREBY DEDICATED.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND STREET IN THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THIS PLAT IS AFFECTED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2019192775 AS AMENDED, OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

ETU NOTE:

THIS SUBDIVISION IS LOCATED IN TRAVIS COUNTY AND THE ETU OF THE CITY OF ELGIN.

BY: _____
DEVELOPMENT SERVICES DIRECTOR, CITY OF ELGIN

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 20____.

_____, CHAIR

_____, SECRETARY

TRAVIS COUNTY COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT IMPROVEMENTS TO THE COUNTY STANDARDS AND TO FURNISH THE FISCAL SECURITY SHALL BE SOLELY THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE RESPONSIBILITY OF THE COUNTY. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERMANENT TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO CONSTRUCT OR MAINTAIN THE IMPROVEMENTS. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERMANENT TO COUNTY STANDARDS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



BGE, INC.
6011 H Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



Development Services Department

STAFF REPORT

Application for Specific Use Permit

File Number: 202000338

Date: June 14, 2020

Applicant: Ramtech Building Systems c/o Gary Davenport

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 22, 2020
City Council – July 7, 2020

Location: 902 W. 2nd St.

APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission and consideration (action) for City Council of a Specific Use Permit to allow for a medical facility use within the R-1 Single Family Dwelling District.

DEPARTMENT COMMENTS

The Elgin ISD is desiring to bring in a 6,536 square foot industrialized (prefabricated) building to allow for additional space for a medical facility use (see attachment 3-4) to serve the community. This would be an expansion of an existing principal use at the site. Because of the principal use expansion, it would require a specific use to be granted for the site based on the R-1 Zoning standard. A site plan has been attached which indicate the current principal uses and parking for the site (see attachment 3).

All the proposed uses on the site plan meet City Code regarding minimum parking standards except for the main school building and portable school building parking. These standards are not covered under City Code and the minimum parking standards must be decided by the Commission and Council through this site plan. The applicant has proposed a total of a minimum of twenty-seven (27) spaces based on assembly and office space for the 76,366 square foot main school building. The 1 per 300 standards for the office space and associated storage meet zoning code standards but the assembly is not recognized standards in the zoning code. The portable school buildings are requiring six (6) spaces through the 4,775 square feet of modular space. This calculation is not a recognized standard in the City Zoning Code. The Commission and Council will need to decide whether the parking minimum for these two (2) uses are sufficient for the site.

Under Section 46-138 a medical facility use must receive a specific use permit to be placed within this zoning district. As part of that request the Commission/Council may pass any requirements, conditions, or safeguards as needed to protect adjacent property in accordance with Section 46-138, City Code.

STAFF ANALYSIS

Staff has concerns with the required parking for the entire site in relation to the calculation of the main school building and portable school buildings. This should be increased in nature to allow for the maximum number of minimum parking spaces for all site uses. If the Commission and Council would approve a condition requiring an increase in parking for the entire site from 155 to the provided 177 spaces this would address the Staff concern. Staff would work with the applicant to revise the minimum parking standards of the main school building and portable school building.

Regarding the extension of the medical facility use, Staff has no concerns since the site accommodates other principal uses that are regarded as commercial or industrial in nature and the site is close to other commercial uses along U.S. Hwy 290.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Site Plan.
3. Zoning Map.
4. Proposed Medical Building.

Attachment 1

Application

SPECIFIC USE APPLICATION

Date: May 15, 2015 ; amended June 11, 2020

SITE INFORMATION

Project Address: 902 W 2nd Street, Elgin, Texas

Parcel Identification Number (if no address): _____

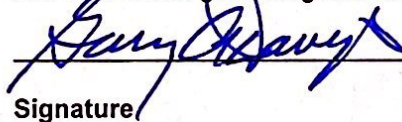
APPLICANT

Name: Ramtech Building Systems, Inc.; Gary A. Davenport AIA, VP of Architecture

Postal Address: 1400 US 287 South, Mansfield TX 76063

E-Mail Address: gdavenport@ramtechgroup.com; Phone Number: 817-473-9376

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not.



Gary A. Davenport

May 15, 2020

Signature

Printed Name

Date

Project Description:

New Modular Office Medical Building for Community Health on Elgin ISD property

in accordance with current operation relocating on the current Phoenix High School

campus. The Specific Use will provide much needed medical exam, minor procedure,

dentistry vaccination and medical provider services greatly benefitting the Elgin, TX

community. This Application includes additional parking space approvals, including

existing buildings on the property that supply services to the entire Elgin school

community. The existing clinic is already in operation within the existing school and

this S.U.P. request is required as a result of relocating the services into a new building

be placed where two portable classrooms were previously removed. This new facility provides medical and dental services for the community whose absence would deny much needed health services and facilities for community citizens which is contrary to the public interest. Approval of this requested S.U.P. will enhance community services and is an

essential protection of the life, safety and welfare of the individuals using the facility meeting the spirit of the Zoning Ordinance.



310 North Main Street

P.O. Box 591

Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

Attachment 2

Plans

Attachment 3

Zoning Map

Zoning Map



6/14/2020, 4:21:26 PM

Bastrop County Parcels

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 Residential District

C-1 Neighborhood Shopping District

1:4,163

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

TRC GIS, City of Elgin

Attachment 4
Proposed Medical Building

[illegible]

9. FRAME NONE PROVIDED, BUILDING IS CONSTRUCTED IN TRUE MODULAR FASHION.

10. FLOOR

2. ANSULATION: 1-3/8" MINI FACED PERIGLAS BATT.

3. JOIST: 2X10 @ 22" O/C.

4. PERIMETER RAILS: DOUBLE 2X10 @ 22" O/C.

5. DECKING: SINGLE LAYER 3/4" TONGUE AND GROOVE UNDERLAYMENT GRADE PLYWOOD DECKING INSTALLED PERPENDICULAR TO FLOOR JOISTS.

6. COVERING: 1/2" FLOORING SHALL BE INSTALLED THROUGHOUT THE ENTIRE FLOORING. COLOR SHALL BE "TBD".

7. EXTERIOR WALLS

1. TYPE: 18C FRAMING.

2. STUDS: 2X6 @ 22" @ 16" O.C.

3. BOTTOM PLATE: SINGLE 2X6 @ 16" O.C.

4. TOP PLATE: DOUBLE 2X10 @ 22" O/C.

5. FILLER: 2X6 @ 22" O/C.

6. WALL HEIGHT: THE EXTERIOR WALLS NOTED ON THE ELEVATIONS SHALL BE 8'0" HIGH. 1" TYPE AND 1/2" TYPE TO CORRELATE THE ROOF LINE.

7. INTERIOR BLOCKS: 2X6 INSTALLED @ CEILING LINE IN ALL WALLS.

8. INTERIOR FINISH: 3/8" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

9. INSULATION: 1-1/2" UNFACED PERIGLAS BATT'S INSTALLED TO ROOF LINE. SHEDDING SHALL BE INSTALLED EXTERIOR PERIMETER.

10. SHEDDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

11. SIDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

12. FASCIA BAND: 2X6 GAUGE, 1/8" HBI COMMERCIAL STEEL WITH "R" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

13. TRIM: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

14. GUTTERS: 2X6 GAUGE PAINTED STEEL SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

15. DOWNSPOUTS: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

16. PARAPET WALL: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

17. THE DOWN: JACK STUD HURRICANE STRAPS AND EARTH ANCHORS, PER GAUGE STEEL CAP WITH RANDED ON ENAMEL FINISH. COLOR SHALL BE "TBD".

18. SHROTING: RAFT AS EXTERIOR SIDING AND SHALL BE VENTED AS REQUIRED AND PROVIDED WITH ACCESS DOOR. COLOR SHALL BE "TBD".

19. INTERIOR WALLS

1. TYPE: 18C FRAMING.

2. STUDS: 2X6 @ 22" @ 16" O.C.

3. BOTTOM PLATE: SINGLE 2X6 @ 16" O.C.

4. TOP PLATE: DOUBLE 2X10 @ 22" O/C.

5. FILLER: 2X6 @ 22" O/C.

6. WALL HEIGHT: 1" TYPE "V" VINYL COVERED GYPSUM WALLBOARD 8'0".

7. INTERIOR FINISH: 3/8" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

8. INSULATION: 1-1/2" UNFACED PERIGLAS BATT'S IN ALL WALLS OF OFFICES/CONSULTATION AND EXAM ROOM WALLS SHALL BE 8'0" HIGH. 1" TYPE AND 1/2" TYPE TO CORRELATE THE ROOF LINE. SHEDDING SHALL BE INSTALLED EXTERIOR PERIMETER.

9. SHEDDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

10. SIDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

11. FASCIA BAND: 2X6 GAUGE, 1/8" HBI COMMERCIAL STEEL WITH "R" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

12. TRIM: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

13. GUTTERS: 2X6 GAUGE PAINTED STEEL SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

14. DOWNSPOUTS: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

15. PARAPET WALL: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

16. THE DOWN: JACK STUD HURRICANE STRAPS AND EARTH ANCHORS, PER GAUGE STEEL CAP WITH RANDED ON ENAMEL FINISH. COLOR SHALL BE "TBD".

17. SHROTING: RAFT AS EXTERIOR SIDING AND SHALL BE VENTED AS REQUIRED AND PROVIDED WITH ACCESS DOOR. COLOR SHALL BE "TBD".

18. INTERIOR WALLS

1. TYPE: 18C FRAMING.

2. STUDS: 2X6 @ 22" @ 16" O.C.

3. BOTTOM PLATE: SINGLE 2X6 @ 16" O.C.

4. TOP PLATE: DOUBLE 2X10 @ 22" O/C.

5. FILLER: 2X6 @ 22" O/C.

6. WALL HEIGHT: 1" TYPE "V" VINYL COVERED GYPSUM WALLBOARD 8'0".

7. INTERIOR FINISH: 3/8" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

8. INSULATION: 1-1/2" UNFACED PERIGLAS BATT'S IN ALL WALLS OF OFFICES/CONSULTATION AND EXAM ROOM WALLS SHALL BE 8'0" HIGH. 1" TYPE AND 1/2" TYPE TO CORRELATE THE ROOF LINE. SHEDDING SHALL BE INSTALLED EXTERIOR PERIMETER.

9. SHEDDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

10. SIDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

11. FASCIA BAND: 2X6 GAUGE, 1/8" HBI COMMERCIAL STEEL WITH "R" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

12. TRIM: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

13. GUTTERS: 2X6 GAUGE PAINTED STEEL SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

14. DOWNSPOUTS: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

15. PARAPET WALL: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

16. THE DOWN: JACK STUD HURRICANE STRAPS AND EARTH ANCHORS, PER GAUGE STEEL CAP WITH RANDED ON ENAMEL FINISH. COLOR SHALL BE "TBD".

17. SHROTING: RAFT AS EXTERIOR SIDING AND SHALL BE VENTED AS REQUIRED AND PROVIDED WITH ACCESS DOOR. COLOR SHALL BE "TBD".

18. INTERIOR WALLS

1. TYPE: 18C FRAMING.

2. STUDS: 2X6 @ 22" @ 16" O.C.

3. BOTTOM PLATE: SINGLE 2X6 @ 16" O.C.

4. TOP PLATE: DOUBLE 2X10 @ 22" O/C.

5. FILLER: 2X6 @ 22" O/C.

6. WALL HEIGHT: 1" TYPE "V" VINYL COVERED GYPSUM WALLBOARD 8'0".

7. INTERIOR FINISH: 3/8" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

8. INSULATION: 1-1/2" UNFACED PERIGLAS BATT'S IN ALL WALLS OF OFFICES/CONSULTATION AND EXAM ROOM WALLS SHALL BE 8'0" HIGH. 1" TYPE AND 1/2" TYPE TO CORRELATE THE ROOF LINE. SHEDDING SHALL BE INSTALLED EXTERIOR PERIMETER.

9. SHEDDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

10. SIDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

11. FASCIA BAND: 2X6 GAUGE, 1/8" HBI COMMERCIAL STEEL WITH "R" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

12. TRIM: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

13. GUTTERS: 2X6 GAUGE PAINTED STEEL SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

14. DOWNSPOUTS: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

15. PARAPET WALL: 2X6 GAUGE PAINTED STEEL DOWNSPOUTS SHALL BE INSTALLED ON EACH END. COLOR SHALL BE "TBD".

16. THE DOWN: JACK STUD HURRICANE STRAPS AND EARTH ANCHORS, PER GAUGE STEEL CAP WITH RANDED ON ENAMEL FINISH. COLOR SHALL BE "TBD".

17. SHROTING: RAFT AS EXTERIOR SIDING AND SHALL BE VENTED AS REQUIRED AND PROVIDED WITH ACCESS DOOR. COLOR SHALL BE "TBD".

18. INTERIOR WALLS

1. TYPE: 18C FRAMING.

2. STUDS: 2X6 @ 22" @ 16" O.C.

3. BOTTOM PLATE: SINGLE 2X6 @ 16" O.C.

4. TOP PLATE: DOUBLE 2X10 @ 22" O/C.

5. FILLER: 2X6 @ 22" O/C.

6. WALL HEIGHT: 1" TYPE "V" VINYL COVERED GYPSUM WALLBOARD 8'0".

7. INTERIOR FINISH: 3/8" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

8. INSULATION: 1-1/2" UNFACED PERIGLAS BATT'S IN ALL WALLS OF OFFICES/CONSULTATION AND EXAM ROOM WALLS SHALL BE 8'0" HIGH. 1" TYPE AND 1/2" TYPE TO CORRELATE THE ROOF LINE. SHEDDING SHALL BE INSTALLED EXTERIOR PERIMETER.

9. SHEDDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

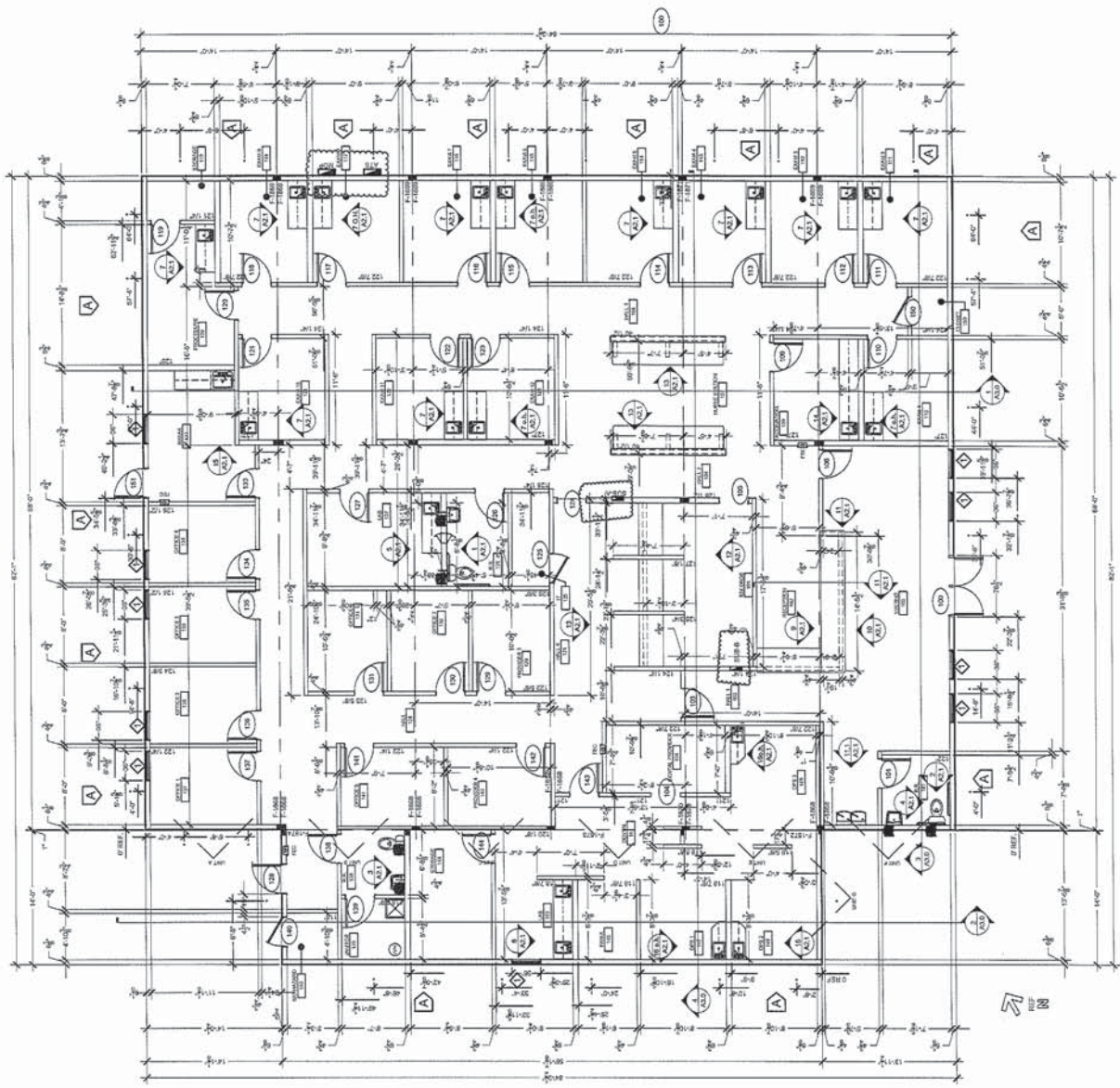
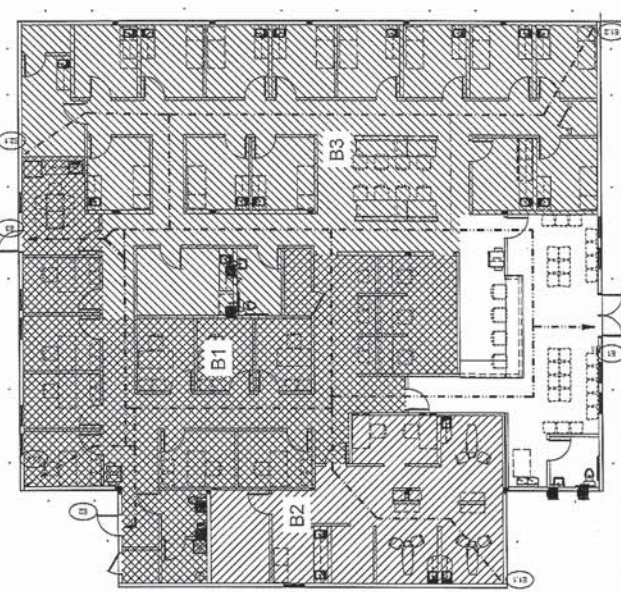
10. SIDING: 1/2" TYPE "V" VINYL COVERED GYPSUM WALLBOARD REINFORCED CLASS "T" PANEL LAMINATED TO 1/8" TYPE "X" GYPSUM IN RESTROOMS AND JANITORS CLOSET. COLOR SHALL BE "WHITE".

11.

[illegible]

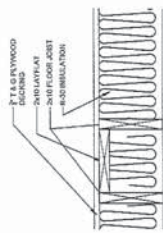
Egress Path Length (LF)				
PATH	E1	E2	E3	
E1.1	87	50	NR	
E1.2	76	NR	105	
E2.1	111	NR	59	
E2.2	NR	30	58	
E3.1	71	70	53	
NR Not Required				
ALL PATHS COMPLY WITH A non-Sprinklered Building per 2015 IBC 11017.2: Outbreak Use (Maximum distance permitted 201 Ft)				

OCCUPANCY DICHOTOMY			
AREA	SF	CALCULATED	ACTUAL
B1	1963	20	0
B2	829	0	0
B3	2164	28	28
	507	10	19
	6515	67	68

[illegible]

1 FLOOR PLAN

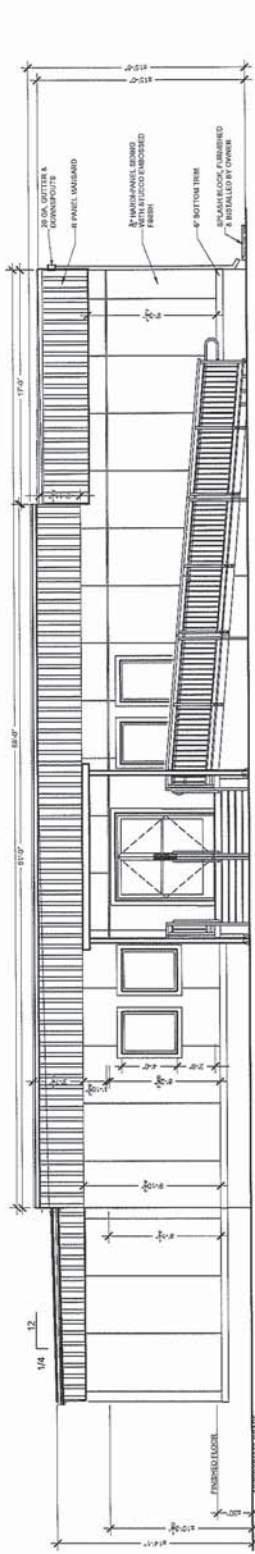
2 EGRESS PLAN



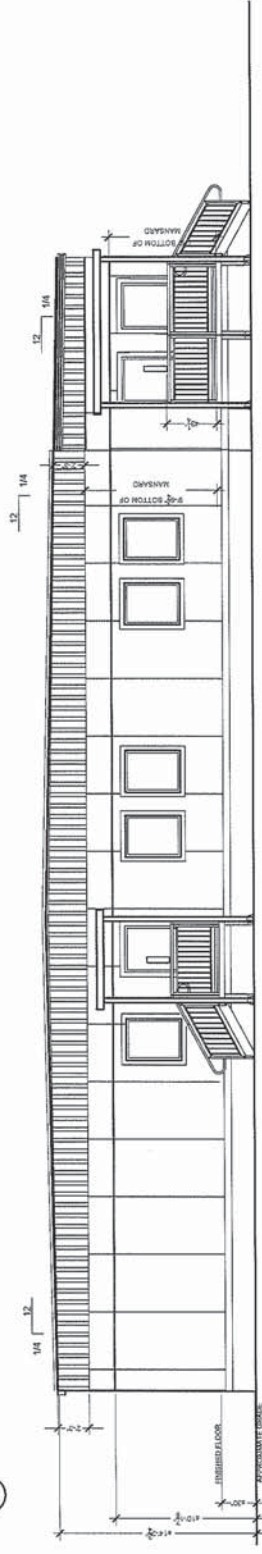
2 LAYFLAT DETAIL



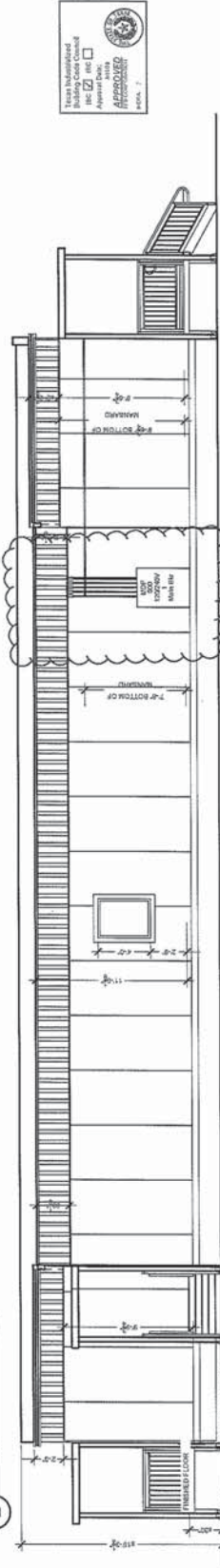
Boettis Engineering Services, Inc.
Tucson
Registration Number: F-15458
Expiry: 06/02/2020
Mar 10, 2020 - BASES-CHC_EQUH



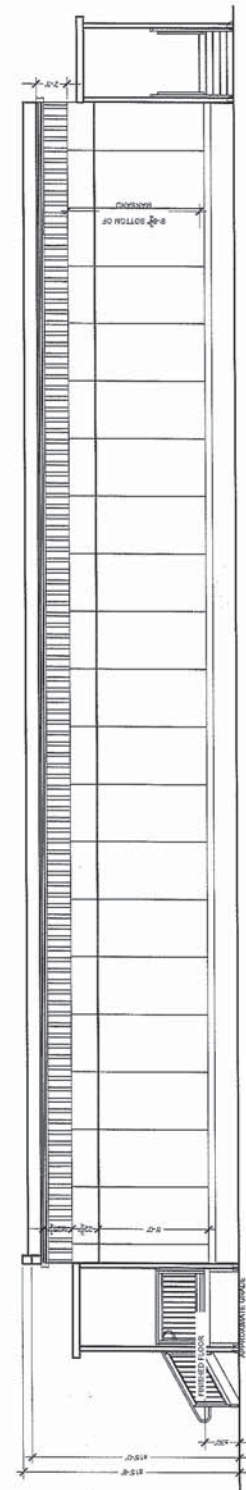
1 FRONT ELEVATION



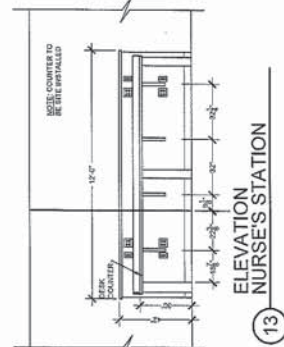
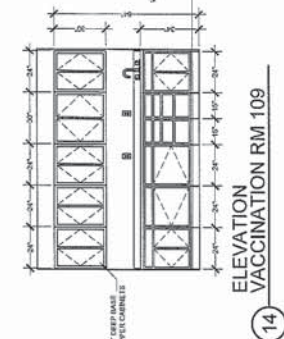
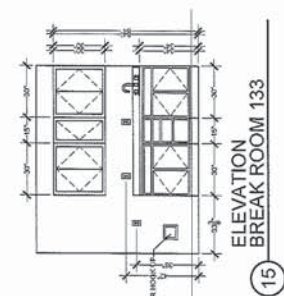
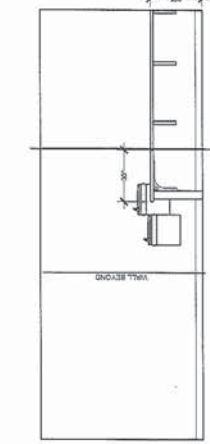
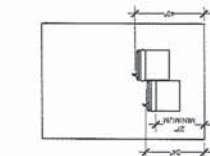
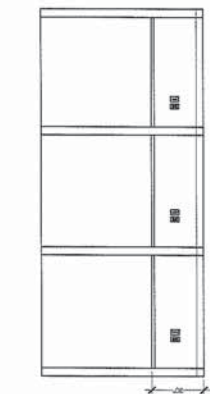
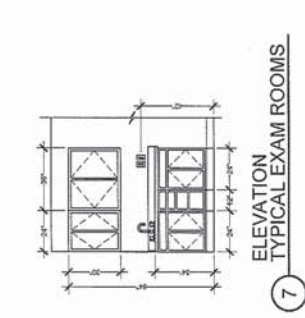
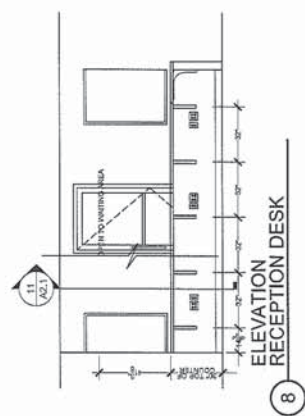
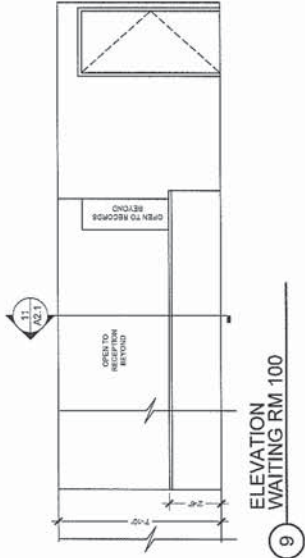
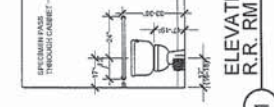
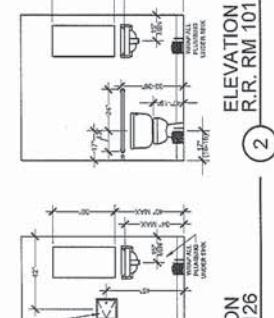
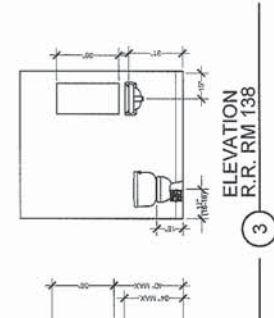
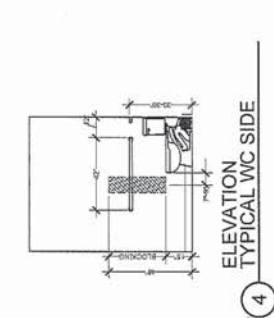
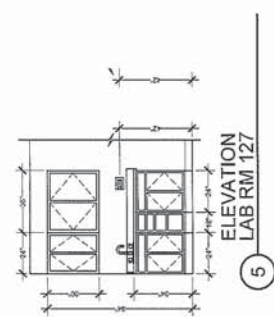
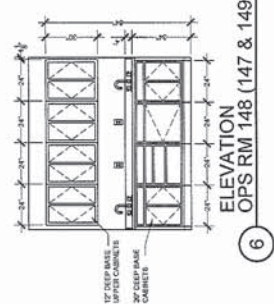
2 REAR ELEVATION



3 LEFT ELEVATION



4 RIGHT ELEVATION



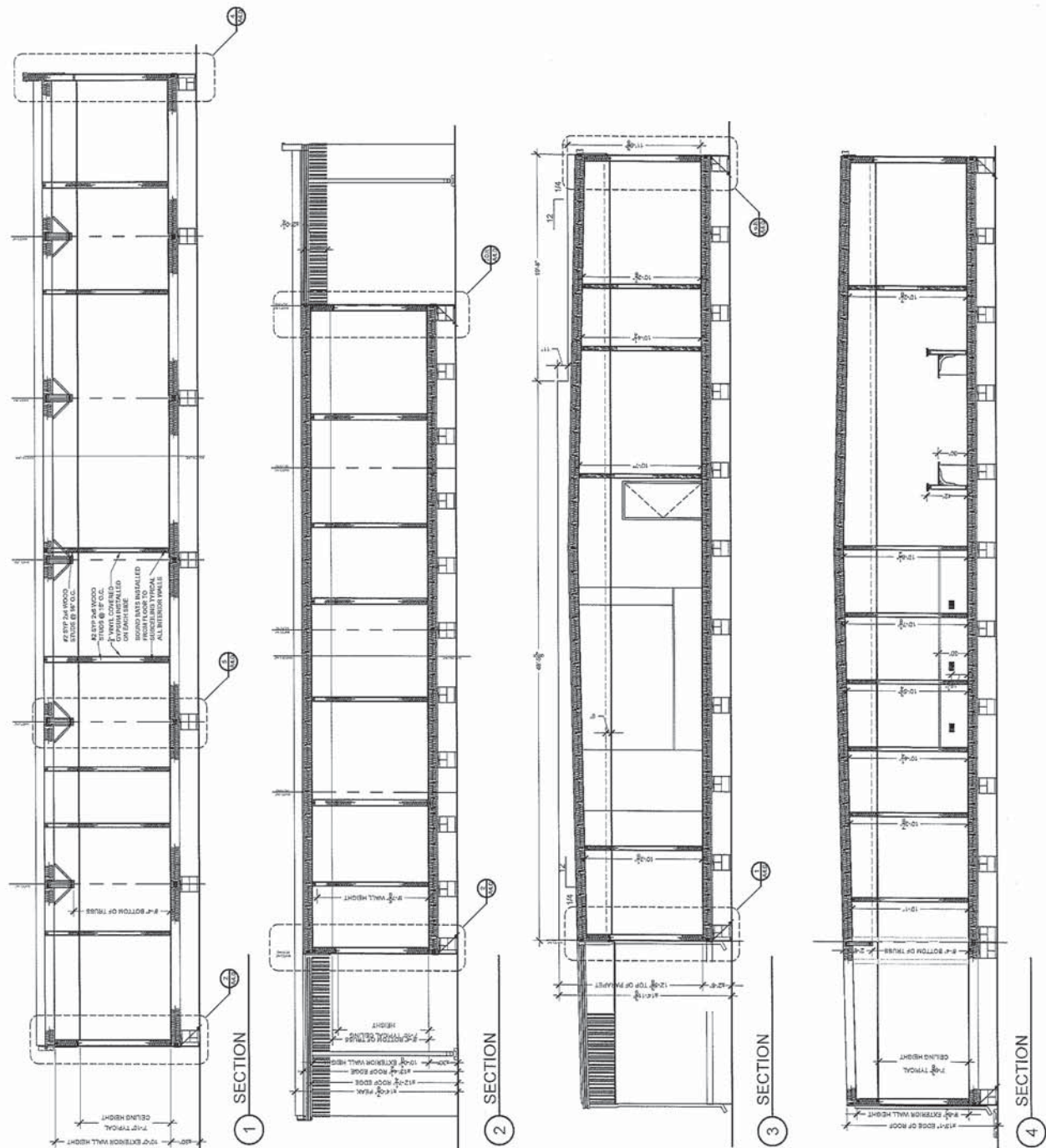
RamTech Building Systems, Inc.
 Professional Engineer
 Registration Number: F-13499
 Expires: 06/30/2020
 06/30/2020 - 06/30/2023
 06/30/2020 - 06/30/2023

PROJECT: COMMUNITY HEALTH CENTERS OF SOUTH
 CENTRAL TEXAS, INC. - SCHOOL BASE CLINIC
 ELGIN, TEXAS 78621

DATE: 2-17-2020
 DRAWN BY: LHM
 SHEET NO.: A3.0
 A-5038.04

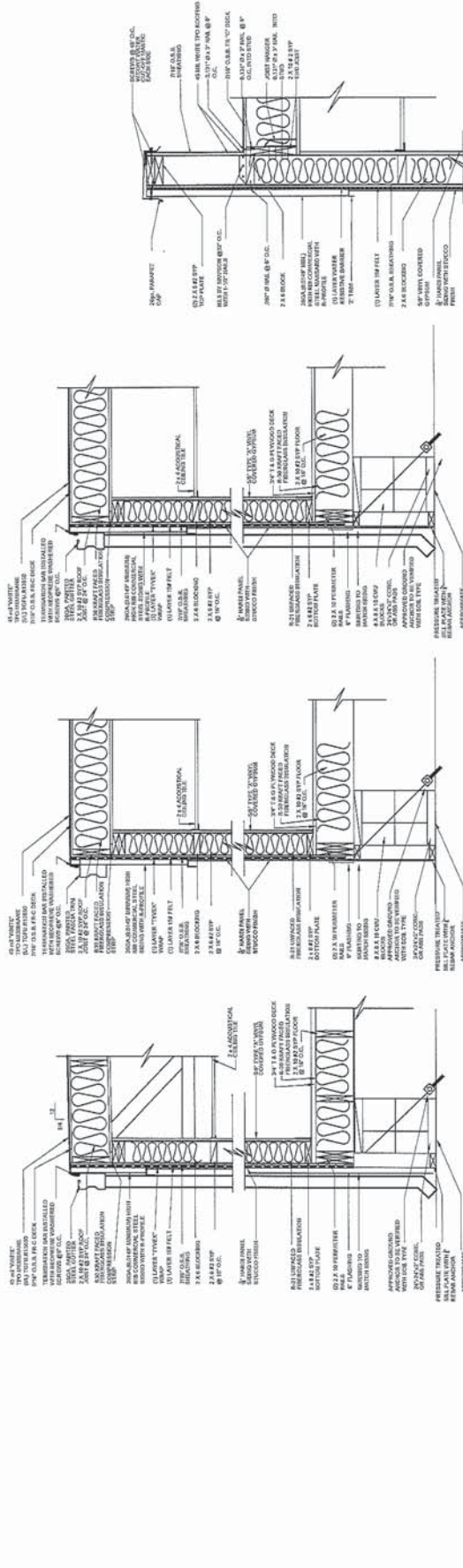
© COPYRIGHT
 NOTICE
 2-27-2020 DEVIATION

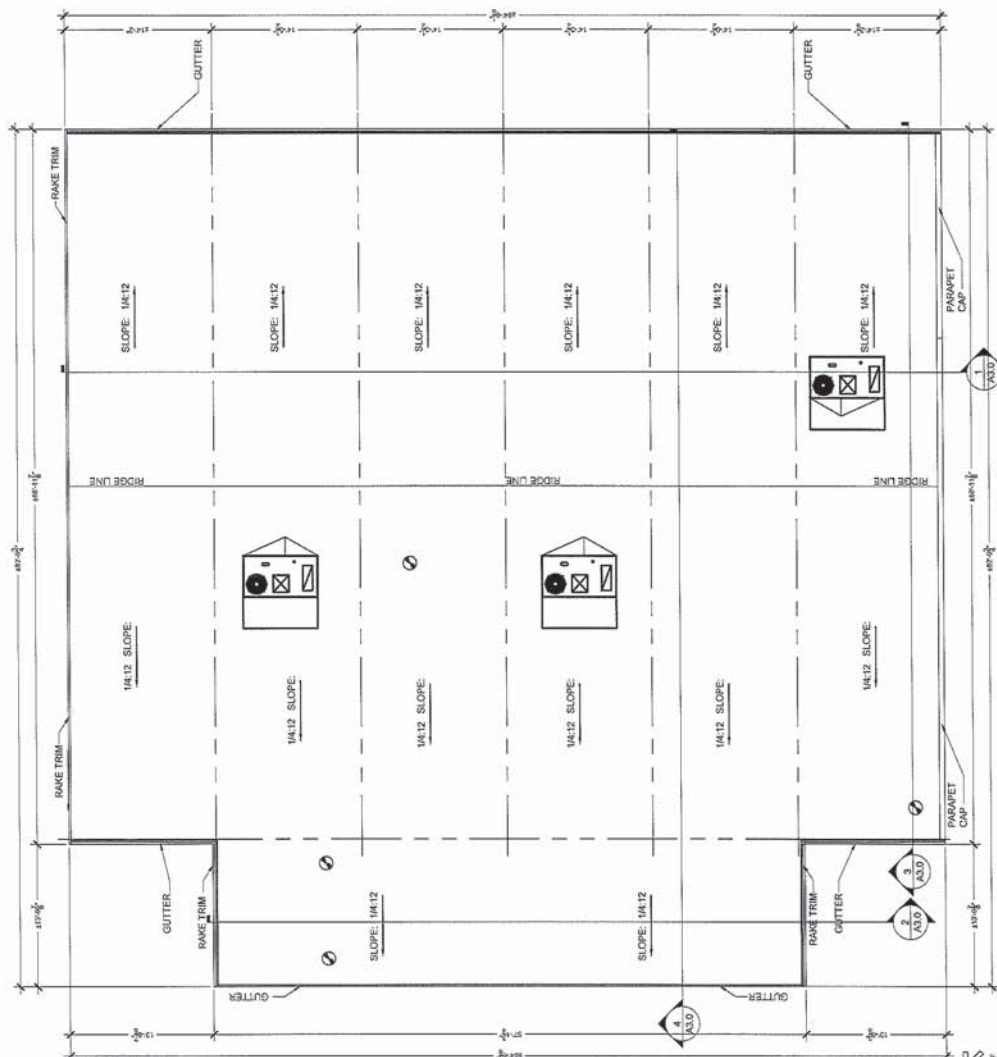
RAMTECH
 BUILDING INC.
 1405 W. 30TH STREET
 AUSTIN, TEXAS 78741



Robert E. Smith, Inc.
 Registered Professional Engineer
 State of Texas
 License No. 12345
 Exp. 06/30/2023

0 2 4
 FEET
 GRAPHIC SCALE
 Feb 27, 2020 - BMS/CHC/ELH/ang





ROOF PLAN



Bowser Engineering Services, Inc.
Texas
Registration Number: F-13409
Expires: 06/30/2008

[illegible]





VENTILATION CALCULATIONS
BASED ON:
INTERNATIONAL MECHANICAL CODE 2015 EDITION
TABLE 403.3.1 MINIMUM VENTILATION RATES

UNIT	CLASS	COUSANT CLASS	CLASS TYPE	AREA
R01	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R02	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R03	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R04	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R05	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R06	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R07	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R08	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R09	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R10	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R11	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R12	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R13	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R14	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R15	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R16	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R17	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R18	CH01	CH01	CH01	100
	CH02	CH02	CH02	100
	CH03	CH03	CH03	100
	CH04	CH04	CH04	100
R19	CH01	CH01	CH01	100
	CH02	CH02	CH02	100

Unit	Manufacturer	Size	Supply
Mark	Model #	Tons	
	LENOR		
RTU-1	12000BTU	5	2.0
RTU-2	12000BTU	4	3.0
RTU-3	12000BTU	4	3.0

REFERENCE NOTES:

1. PROVIDE WITH 7 DAY PROGRAMMABLE.
2. PROVIDE WITH MANUAL OUTDOOR AIR INTAKE.
3. CAPACITIES LISTED AT STANDARD AIR FLOW.
4. UNIT HAVE STANDARD PROTECTIVE FRESH

CVR	CVR CFM	Sample Size	Cooling			ARI	Elec. Heat Exp	Heat Type	Electrical Power	Circuit Breaker	Reference
			Total	Sens.	Lat. Anh.						
0.0	0.0	50,000	83.50	95	17.60	32.40	1	Elect	1	137	518
0.0	0.0	50,000	44.00	95	17.60	12.20	0.75	Elect	1	76	528
0.0	0.0	50,000	44.00	95	17.60	12.20	0.75	Elect	250	1	80

REFERENCE NOTES:
1. PROVIDED WITH 7 DAY PROGRAMMABLE THERMOSTAT (F1017769).
2. PROVIDED WITH MANUAL OUTSIDE AIR INTAKE KIT, SET AT 0% VOLUME INDICATED.
3. CAPACITIES LISTED AT STANDARD AIR CONDITIONS.
UNIT HAVE STANDARD BAROMETRIC FRESH AIR DAWNER.

Texas Industrialized
 Building Code Council
 IBC ☒ IRC ☐
 Approval Date: 2/1/98
 APPROVED
 PROFESSIONAL

 No. 7



Bowers Engineering Services, Inc.
Tomball
Registration Number: F-13438
Expires: 6/30/2006

THE NEW YORK PUBLIC LIBRARY

COMMUNITY HEALTH CENTERS OF SOUTH CENTRAL TEXAS, INC. - SCHOOL BASE CLINIC	82'-0" X 84'-0"	ELGIN, TEXAS 78621
PROJECT NUMBER	1911003	LOCATION
DATE	2/1/2000	
DRAWN BY		LN
SHEET NO.		
M1.0		A 108 CC

[illegible]

RAMTECH
Building Systems, Inc.
1403 U.S. HWY. 287 SOUTH
MARIETTA, TEXAS 77658

MECHANICAL PLAN

[illegible]

