



AGENDA

PLANNING & ZONING COMMISSION

SPECIAL TELECONFERENCE MEETING

MONDAY, AUGUST 24, 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 8/24/20"
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 August 24, 2020 and leaving a message. These will be read in full at the meeting during the agenda item.

1. CALL TO ORDER
2. 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:

2.I. March 23, 2020 Minutes

Documents:

[MARCH 23, 2020 MINUTES.PDF](#)

2.II. May 18, 2020 Minutes

Documents:

[MAY 18, 2020 MINUTES.PDF](#)

2.III. June 22, 2020 Minutes

Documents:

[JUNE 22, 2020 MINUTES.PDF](#)

3. NEW BUSINESS

- 3.I. Project # 202000489: A Final Plat For "Elm Creek North Phase 3" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 922752, Located Generally Between U.S. Highway 290 And Red Elm Parkway And Adjacent To Phases I And II Final Plats, For A Total Of 115 Lots On 23.194 Acres Of Land.

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

Documents:

[STAFF PACKET FOR ELM CREEK NORTH PHASE III FINAL PLAT.PDF](#)

- 3.II. Project #: 202000557: A Final Plat For "Peppergrass Phase 1A" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 557529, Located At The Northeast Corner Of County Line Road And Raymond Johnson Road For A Total Of 44 Lots On 8.23 Acres Of Land.

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

Documents:

[STAFF PACKET FOR PEPPERGRASS PHASE 1A FINAL PLAT.PDF](#)

- 3.III. Project #: 202000606: A Final Plat For "Peppergrass Phase 1B" Located On A Parcel Of Land Known By The Bastrop County Appraisal District As Parcel 15615 Located Along Farm To Market (FM) 1100 And Contiguous To The Proposed Peppergrass Phase 1A Final Plat For A Total Of 31 Lots On 6.21 Acres Of Land.

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

Documents:

[STAFF PACKET FOR PEPPERGRASS PHASE 1B FINAL PLAT.PDF](#)

- 3.IV. An Ordinance Amending Chapter 46, Article IV, Code Of Ordinances, City Of Elgin, Texas By Amending Division 9, "I" General Industrial District; Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

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

Documents:

[STAFF PACKET FOR ORDINANCE CHANGE REGARDING I ZONING DISTRICT.PDF](#)

- 3.V. Project # 202000558: 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 Rezoning To "I" General Industrial District The Property Being Approximately 66.22 Acres In Elgin Business Park Part III, Block A, Lot 2 & The Property Being 14.73 Acres Out Of The A59 Elizabeth Standifer Survey, Said Tracts Being More Described In Exhibit "A" (Known As Bastrop Co. Parcels Number 8712052 & 47326); And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

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

Documents:

[STAFF PACKET FOR EOC REZONING.PDF](#)

4. ANNOUNCEMENTS

5. ADJOURNMENT

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

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the

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

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

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 23, 2020

CALL TO ORDER: Chair Antonio Prete called the meeting to order at 6:47 P.M. with the following members present in person: Antonio Prete, Ronnie Creppon, Gilbert Rangel, Dorothy McCarther, and David Lanford. Other members present by teleconference call per Governors Executive Order for Open Meetings were Jason Tatum and Brian Lundgren. Staff present in the Chambers were David Harrell, Development Services Director/Acting Secretary and Beau Perry, City Engineer.

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. February 24, 2020 Regular Meeting.

On a motion by Brian Lundgren, seconded by Ronnie Creppon; the Minutes were unanimously approved by the Commission.

NEW BUSINESS

1. Project #201900704: A concept plan for "Stone Creek Ranch" located on a parcel of land known by the Travis County Appraisal District as Parcel 839520, located along the northside of Farm to Market (FM) 1100 for a total of 293 lots on 68.99 acres of land.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – Michael Bowen Sr. addressed the Commission regarding their request via teleconference call. He reiterated the items within the City Staff report and thanked the Commission for reviewing the item.
 - C. Open Public Hearing – The public hearing was opened at 6:54 P.M., no members of the public spoke at the hearing.
 - D. Close Public Hearing – The public hearing was closed at 6:55 P.M.
 - E. Discussion – The Commission had questions in regard to the design of the drainage, environmental buffers, wastewater access to site, lift stations, sight issues along FM 1100, access to the site, vesting of the project regarding the traffic impact analysis. All questions were answered by City Staff or the applicants.
 - F. Consideration – On a motion by Ronnie Creppon, seconded by Dorothy McCarther, this item was unanimously approved by the Commission.

ANNOUNCEMENTS: David Harrell announced that due to an Executive Order from the Governor modifying requirements of the Open Meetings Act, phone conferencing will remain an option to attend meetings so long as this Order is active. Also, so far there are no items on next month's meeting date.

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

Antonio Prete, Chair

ATTEST: _____
David Harrell, Acting Secretary

On a motion by _____, seconded by _____

the foregoing instrument was passed and approved this _____ day of _____, 2020.

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, MAY 18, 2020

CALL TO ORDER: The Chair called the meeting to order at 6:30 P.M. with the following members present via teleconference: Tony Prete, Ronnie Creppon, Gilbert Rangel, Brian Lundgren, Dorothy McCarther, and Jason Tatum (he joined at 7:20 P.M.).

ABSENT: David Lanford

STAFF: Staff present via teleconference were David Harrell - Development Services Director, Michael Gonzales – Public Works Director, Melissa Lipiec – Secretary, and Beau Perry - City Engineer.

NEW BUSINESS

1. Project #: 202000159: A re-plat for “Lots 2 and 3, Block A, Elgin Veterinary Clinic Addition” located on a parcel of land known by the Bastrop County Appraisal District as Parcels 11909, 14889, & 122457 located along the northside of U.S. Highway 290 just west of the intersection of U.S. Highway 290 & Roy Rivers Rd. for a total of four (4) lots on 7.983 acres of land.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation Vincent Musat of Foresite Group addressed the Commission and stated that they did not have a presentation but were present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:36 P.M., no members of the public spoke at the hearing. David Harrell informed the commission that he had received a phone call on Friday, May 15th requesting information on the project. They were not opposed to the project.
 - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
 - E. Discussion – The Commission had questions in regard to water, wastewater, access and drainage for lot 2B. It was decided that a note would be added to the plat for lot 2A creating a public utility easement for lot 2B specific to water, wastewater, access and drainage. In addition, Tony Prete pointed out that the contour lines needed to be removed from the final plat and references to Bastrop County Commissioners removed from the notes.
 - F. Consideration – On a motion by Brian Lundgren to approve the plat with the noted changes discussed in subsection E, seconded by Dorothy McCarther, this item was unanimously approved by the Commission.
 2. Project #: 202000274: A subdivision variance from Section 36-172(a) to allow for the creation of a new commercial lot without street frontage along U.S. Highway 290 on Bastrop County Appraisal District Parcel 47892 located along the westside of U.S. Highway 290 at the railroad tracks.
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – There was no applicant presentation.
 - C. Open Public Hearing – The public hearing was opened at 7:07 P.M., David Harrell indicated no members of the public contacted him to give public input.
 - D. Close Public Hearing – The public hearing was closed at 7:08 P.M.
 - E. Discussion – The Commission had questions regarding the variance request which they needed answered before they could decide whether to grant the variance. Consent to table (continue) the item was requested from and granted by the applicant.
- Jason Tatum joined the teleconference at 7:20 P.M.
- Gary Jones of Binkley & Barfield joined the teleconference at 7:22 P.M.
- F. Consideration – Ronnie Creppon made a motion to table (continue) the item to May 26, 2020 at 6:30 P.M. Gilbert Rangel seconded the motion and a vote was taken. The motion passed unanimously.

3. Project #: 202000277: A time extension for Eagles Landing Phase II approved preliminary plat located on a parcel of land known by the Travis County Appraisal District as Parcel 576925, located at the dead end of Golden Eagle Way.
- A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – There was no applicant presentation, but Blake Reed was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:34 P.M., David Harrell indicated no members of the public contacted him to give public input.
 - D. Close Public Hearing – The public hearing was closed at 7:35 P.M.
 - E. Discussion – The Commission discussed the length of the extension (one year from February 27, 2020) in relation to the current code. It was determined that once the extension expired on February 27, 2021; the applicant would be required to submit a new preliminary plat if no final plat had been approved.
 - F. Consideration – On a motion by Jason Tatum, seconded by Dorothy McCarther, the motion passed unanimously.

ANNOUNCEMENTS: David Harrell announced that the May 26, 2020 Special Meeting and the June 22, 2020 Regular Meeting would be via teleconference.

ADJOURN: The Chair adjourned the meeting at 7:42 P.M.

Antonio Prete, Chair

ATTEST: _____
Melissa Lipiec, Secretary

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

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

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

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

ABSENT: Brian Lundgren and Gilbert Rangel

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

NEW BUSINESS

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

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

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

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

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

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



Development Services Department

STAFF REPORT

Final Plat for Elm Creek North Phase III

File Number: 2020000489

Date: August 4, 2020

Applicant: Timothy Holland c/o BGE

Representative: SAME

Hearing Dates: Planning & Zoning Commission – August 24, 2020

Location: Travis County Parcel ID#: 922572

APPLICATION SUMMARY

Consideration of a final plat for Elm Creek North Phase III which consists of 115 lots (109 single family lots, 1 commercial, 1 right-of-way, and 4 open space/drainage) within five (5) designated blocks. This site is located generally between U.S. Highway 290 and Red Elm Parkway and adjacent to Phases I and II final plats (see attachment 2).

DEPARTMENT COMMENTS

The Commission approved a preliminary plat and a final plat for Phase 1 on June 24, 2019 and approved Phase II Final Plat on June 22, 2020. This plat matches that approved preliminary plat, meets applicable City Code, and the approved development agreement. 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

FINAL PLAT APPLICATION

Date: 7/6/2020

SITE INFORMATION

Project Address: Red Elm Parkway @ US 290

Parcel Identification Number (if no address): 922752

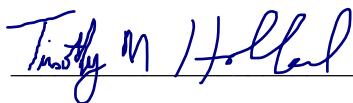
APPLICANT

Name: Timothy Holland

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

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

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.



Timothy M. Holland

7/6/2020

Signature

Printed Name

Date

Project Description:

Final Plat for 109 single family lots at Elm Creek North



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-5724



www.elgintx.com

Attachment 2
Approved Preliminary Plat

ELM CREEK NORTH

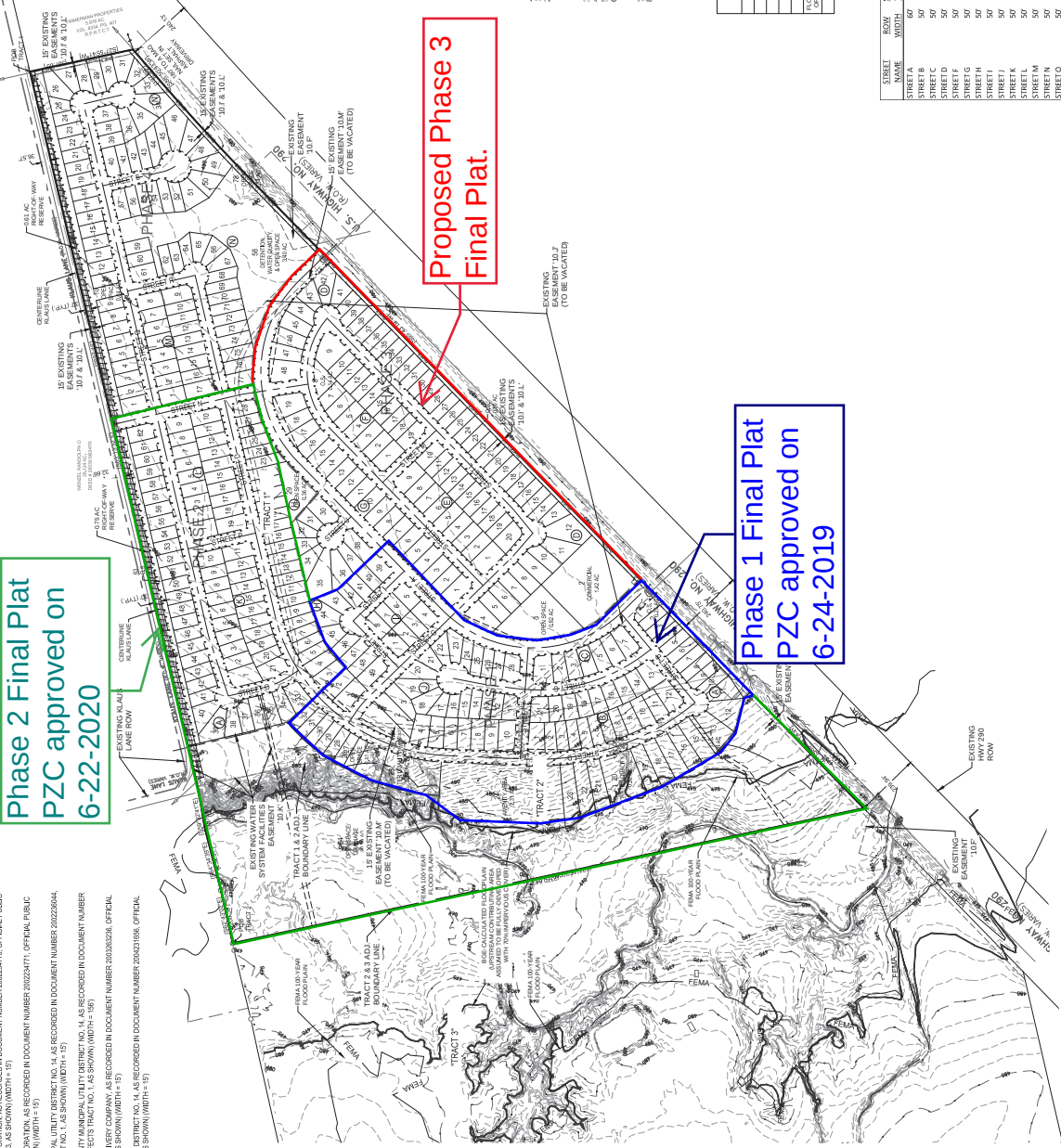
PRELIMINARY PLAT

Phase 2 Final Plat
PZC approved on
6-22-2020

Proposed Phase 3
Final Plat.

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 198, 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 20222470, 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 20222471, 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. 4, AS RECORDED IN DOCUMENT NUMBER 202226044, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 15')
 10. K WATER SYSTEM EASEMENT GRANTED TO TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14, AS RECORDED IN DOCUMENT NUMBER 202226045, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 1, AS SHOWN (WIDTH = 150')
 10. L ELECTRIC SUPPLY EASEMENT GRANTED TO OROCH ELECTRIC 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 202421655, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS TRACT NO. 3, AS SHOWN (WIDTH = 15')



LAND USE TABLE

1. TOTAL ACRES: 102.939 AC
2. TOTAL LOTS: 438
3. OPEN SPACE (E.A.W.Q. LOTS): 14
4. COMMERCIAL LOTS: 1
5. RESIDENTIAL LOTS: 14
6. LINEAR FEET OF STREETS (1573 L.F.): SEE TABLE 1
7. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE
8. NO 48450205 SH DATE: SEPTEMBER 26, 2020
9. 48450205 SH DATE: SEPTEMBER 26, 2020
10. STREET NAMES, WIDTHS AND R.O.W. WIDTHS: SEE PLAN
11. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 4,700 SF:
 - 6,000 - 7,500 SF: 50
 - 7,500 - 10,000 SF: 25
 - 10,000 - 15,000 SF: 14
 - 15,000 - 20,000 SF: 25

PHASING TABLE

AC	RES LOTS	COMMERCIAL LOTS	C.S.E. LOTS
PH 1	14,280	100	0
PH 2	1,000	0	0
PH 3	22,847	0	0
PH 4	1,000	0	0
OVERALL	20,127	0	0
TOTAL	102,939	402	1

STREET	ROW	STREET	DESIGN	TYPE	STREET	STREET
STREET A	50'	STREET B	30'	30 MPH	STREET C	30'
STREET D	50'	STREET E	30'	30 MPH	STREET F	30'
STREET G	50'	STREET H	30'	30 MPH	STREET I	30'
STREET J	50'	STREET K	30'	30 MPH	STREET L	30'
STREET M	50'	STREET N	30'	30 MPH	STREET O	30'
STREET P	50'	STREET Q	30'	30 MPH	STREET R	30'
STREET S	50'	STREET T	30'	30 MPH	STREET U	30'
STREET V	50'	STREET W	30'	30 MPH	STREET X	30'
STREET Y	50'	STREET Z	30'	30 MPH	STREET AA	30'
STREET BB	50'	STREET CC	30'	30 MPH	STREET DD	30'
STREET EE	50'	STREET FF	30'	30 MPH	STREET GG	30'
STREET HH	50'	STREET II	30'	30 MPH	STREET JJ	30'
STREET KK	50'	STREET LL	30'	30 MPH	STREET MM	30'
STREET NN	50'	STREET OO	30'	30 MPH	STREET PP	30'
STREET QQ	50'	STREET RR	30'	30 MPH	STREET SS	30'
STREET TT	50'	STREET UU	30'	30 MPH	STREET VV	30'
STREET WW	50'	STREET XX	30'	30 MPH	STREET YY	30'
STREET ZZ	50'	STREET AA	30'	30 MPH	STREET BB	30'
STREET CC	50'	STREET DD	30'	30 MPH	STREET EE	30'
STREET FF	50'	STREET GG	30'	30 MPH	STREET HH	30'
STREET II	50'	STREET JJ	30'	30 MPH	STREET KK	30'
STREET LL	50'	STREET MM	30'	30 MPH	STREET NN	30'
STREET OO	50'	STREET PP	30'	30 MPH	STREET QQ	30'
STREET RR	50'	STREET SS	30'	30 MPH	STREET TT	30'
STREET UU	50'	STREET VV	30'	30 MPH	STREET WW	30'
STREET XX	50'	STREET YY	30'	30 MPH	STREET ZZ	30'
STREET AA	50'	STREET BB	30'	30 MPH	STREET CC	30'
STREET DD	50'	STREET EE	30'	30 MPH	STREET FF	30'
STREET GG	50'	STREET HH	30'	30 MPH	STREET II	30'
STREET JJ	50'	STREET KK	30'	30 MPH	STREET LL	30'
STREET MM	50'	STREET NN	30'	30 MPH	STREET OO	30'
STREET PP	50'	STREET QQ	30'	30 MPH	STREET RR	30'
STREET SS	50'	STREET TT	30'	30 MPH	STREET UU	30'
STREET VV	50'	STREET WW	30'	30 MPH	STREET XX	30'
STREET YY	50'	STREET ZZ	30'	30 MPH	STREET AA	30'
STREET BB	50'	STREET CC	30'	30 MPH	STREET DD	30'
STREET EE	50'	STREET FF	30'	30 MPH	STREET GG	30'
STREET HH	50'	STREET II	30'	30 MPH	STREET JJ	30'
STREET KK	50'	STREET LL	30'	30 MPH	STREET MM	30'
STREET NN	50'	STREET OO	30'	30 MPH	STREET PP	30'
STREET QQ	50'	STREET RR	30'	30 MPH	STREET SS	30'
STREET TT	50'	STREET UU	30'	30 MPH	STREET VV	30'
STREET WW	50'	STREET XX	30'	30 MPH	STREET YY	30'
STREET ZZ	50'	STREET AA	30'	30 MPH	STREET BB	30'
STREET CC	50'	STREET DD	30'	30 MPH	STREET EE	30'
STREET FF	50'	STREET GG	30'	30 MPH	STREET HH	30'
STREET II	50'	STREET JJ	30'	30 MPH	STREET KK	30'
STREET LL	50'	STREET MM	30'	30 MPH	STREET NN	30'
STREET OO	50'	STREET PP	30'	30 MPH	STREET QQ	30'
STREET RR	50'	STREET SS	30'	30 MPH	STREET TT	30'
STREET UU	50'	STREET VV	30'	30 MPH	STREET WW	30'
STREET XX	50'	STREET YY	30'	30 MPH	STREET ZZ	30'
STREET AA	50'	STREET BB	30'	30 MPH	STREET CC	30'
STREET DD	50'	STREET EE	30'	30 MPH	STREET FF	30'
STREET GG	50'	STREET HH	30'	30 MPH	STREET II	30'
STREET JJ	50'	STREET KK	30'	30 MPH	STREET LL	30'
STREET MM	50'	STREET NN	30'	30 MPH	STREET OO	30'
STREET PP	50'	STREET QQ	30'	30 MPH	STREET RR	30'
STREET SS	50'	STREET TT	30'	30 MPH	STREET UU	30'
STREET VV	50'	STREET WW	30'	30 MPH	STREET XX	30'
STREET YY	50'	STREET ZZ	30'	30 MPH	STREET AA	30'
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STREET VV	50'	STREET WW	30'	30 MPH	STREET XX	30

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

July 31, 2020

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

RE: Elm Creek North Phase III – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on July 24, 2020 by BGE, Inc. (BGE):

1. Elm Creek North Phase III Final Plat dated July 21, 2020.
2. Other supporting documents submitted with the final plat: BGE Comment Response Letter and street name approval email thread.

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

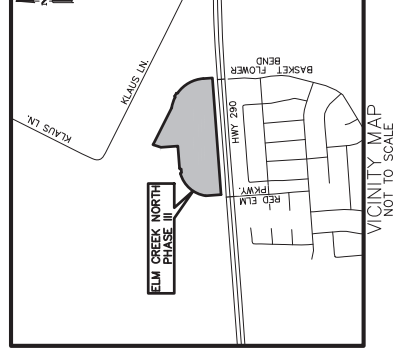
cc: Mr. Timothy M. Holland, P.E., BGE, Inc.

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.

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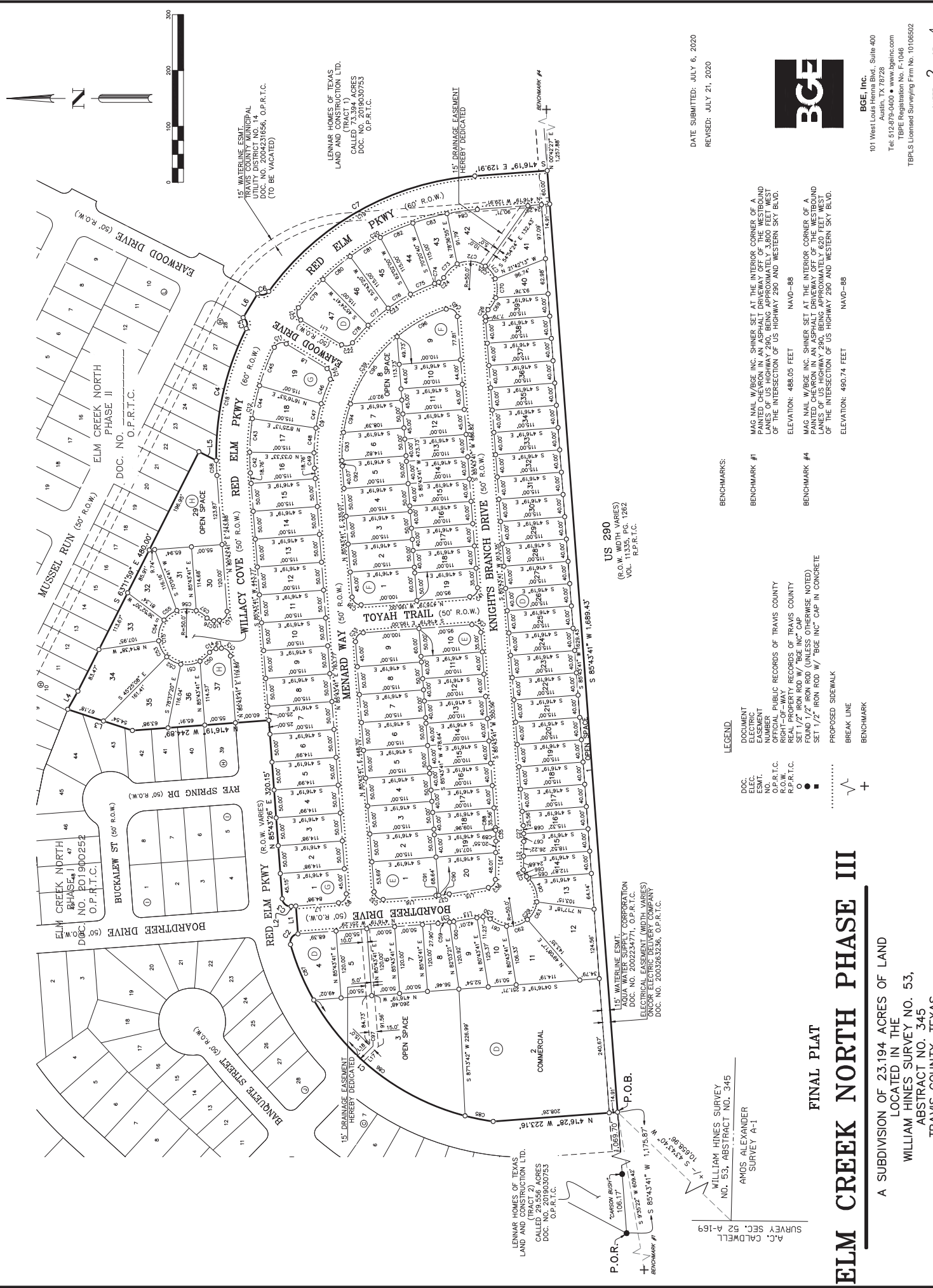
FINAL PLAT

ELM CREEK NORTH PHASE III

A SUBDIVISION OF 23.194 ACRES OF LAND
LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



BGE, INC.
6914 Hays Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502



DATE SUBMITTED: JULY 6, 2020
REVISED: JULY 21, 2020



BCE, INC.
9141 E. 11th Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bceinc.com
TBPB Registration No. F-1048
TBPB Licensed Surveying Firm No. 10106502

LEGEND:

- DOC. NO. 201902052 O.P.R.T.C.
- ELM CREEK NORTH PHASE II
- EASMENT
- NUMBER
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- REAL PROPERTY RECORDS OF TRAVIS COUNTY
- SET 1/2" FROM ROAD W/ "BCE INC" CAP
- SET 1/2" FROM ROAD W/ "BCE INC" CAP IN CONCRETE
- PROPOSED SIDEWALK
- BREAK LINE
- BENCHMARK

BENCHMARKS:

- BENCHMARK #1
- BENCHMARK #4

FINAL PLAT

ELM CREEK NORTH PHASE III

A SUBDIVISION OF 23.194 ACRES OF LAND
LOCATED IN THE
WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 85°33'41"E	50.00'
L2	N 04°16'19"W	8.43'
L3	N 180°17'11"E	17.32'
L4	S 60°39'08"E	37.32'
L5	S 26°48'01"W	34.74'
L6	S 58°43'19"E	50.00'
L7	S 04°16'19"E	76.55'
L8	N 31°17'16"E	85.48'
L9	N 04°16'19"E	9.88'
L10	S 04°16'19"E	9.88'
L11	S 31°17'16"W	85.47'
L12	N 89°16'19"W	50.90'
L13	N 08°16'19"W	53.24'
L14	N 89°16'19"W	68.57'
L15	N 09°16'19"W	70.91'
L16	N 04°16'19"W	94.73'
L17	N 45°19'24"W	37.64'
L18	N 45°19'24"W	33'

STREET NAMES

LAND USE SCHEDULE

FINAL PLAT

ELM CREEK NORTH PHASE III

CURVE TABLE

CURVE TABLE

FIELD NOTES FOR A 23.194 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, TRANS COUNTY, TEXAS; BEING OUT OF A CALED 73.394 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED UPON LENNAR HOMES OF TEXAS, LAND AND CONSTRUCTION LTD. IN DOCUMENT NUMBER 2019030753 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, SAID 23.194 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BUE INC." set on the northerly right-of-way line U.S. Highway 290 (R.O.W. varies) as described in Volume 1335, Page 1262 of the Real Property Records of Travis County, Texas; thence S 85°43'41" W, 175.87 feet to the southwest corner of the herein described tract; thence S 85°43'41" W, 175.87 feet to the southwest corner of the herein described tract; thence S 85°43'41" W, 175.87 feet to the southwest corner of a called 29.556 acre tract of land (Tract 5) as conveyed unto the Junior Homestead of Texas Land and Construction Ltd., in said document 20190302573, (Book 5 8543341" W, coincident with the common line of said 73.394 acre tract, said 29.556 acre tract, and said right-of-way line, a distance of 1,175.87 feet);

THENCE, departing said common line, over and across the 73.394 acre tract, coincident with the easterly lines of said Elm Creek North Phase 1, the following Nine (9) courses:

- 1) N 04° 16' 28" W, a distance of 223.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve;
- 2) Curving with a radius of 440.00 feet, an arc length of 509.30 feet, a central angle of 66° 10' 19", a chord bearing of N 41° 07' 27" E, and a chord distance of 481.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 3) Curving to the right with a radius of 15.00 feet, an arc length of 26.56 feet, a central angle of 101° 26' 38", a chord bearing of S 54° 59' 38" E, and a chord distance of 23.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 4) N 85° 43' 26" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 5) N 04° 16' 19" W, a distance of 8.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 6) Curving to the right with a radius of 15.00 feet, an arc length of 23.41 feet, a central angle of 89° 25' 01", a chord bearing of N 40° 26' 11" E, and a chord distance of 21.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 7) N 85° 43' 26" E, a distance of 320.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 8) N 04° 16' 19" W, a distance of 244.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 9) N 18° 07' 17" E, a distance of 121.72 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the most easterly corner of Elm Creek (North Phase 1), for the most northerly corner of the herein described tract;

THENCE, departing the easterly lines of Elm Creek North Phase 1, continuing over and across the 73.394 acre tract, the following Nine (9) courses:

- 1) S 60° 39' 08" E, a distance of 37.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of the herein described tract;
- 2) S 63° 11' 50" E, a distance of 480.00 feet, on arc length of a cap stamped "BGE INC" set for a northerly corner of the herein described tract;
- 3) S 26° 48' 01" W, a distance of 34.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 4) Curving to the right with a radius of 500.00 feet, on arc length of 244.49 feet, a central angle of 28° 00' 58", a chord bearing of S 77° 10' 52" E, and a chord distance of 242.06 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 5) Curving to the left with a radius of 15.00 feet, on arc length of 22.39 feet, a central angle of 85° 32' 22", a chord bearing of N 74° 03' 27" E, and a chord distance of 20.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 6) S 58° 43' 19" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 7) Curving to the left with a radius of 15.00 feet, on arc length of 22.40 feet, a central angle of 86° 33' 05", a chord bearing of N 74° 03' 17" E, and a chord distance of 20.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 8) Curving to the right with a radius of 500.00 feet, on arc length of 436.26 feet, a central angle of 49° 59' 30", a chord bearing of S 77° 10' 52" E, and a chord distance of 436.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 9) S 04° 16' 19" E, a distance of 129.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the southeast corner of the herein described tract and the northerly right-of-way line of U.S. Highway 280 for the southeast corner of the herein described tract;

THENCE S 85° 43' 41" W, coincident with said common line, a distance of 1,689.43 feet to the POINT OF BEGINNING and containing 23.194 acre of land, more or less.

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502



Development Services Department

STAFF REPORT

Final Plat for Peppergrass Phase 1A

File Number: 202000557

Date: August 14, 2020

Applicant: Ranch Road Peppergrass, LLC

Representative: Doucet & Associates, Inc. c/o Christopher A. Reid, PE

Hearing Dates: Planning & Zoning Commission – August 24, 2020

Location: Travis County Parcel ID#: 557529

APPLICATION SUMMARY

Consideration of a final plat for Phase 1A of Peppergrass which consists of 44 lots (40 single family lots, 1 right-of-way, and 3 open space) within three (3) designated blocks. This site is generally located at the northeast corner of County Line Road and Raymond Johnson Road for a total of 44 lots on 8.23 acres of land (see attachment 2).

DEPARTMENT COMMENTS

The final platting for Phase 1 was divided into three (3) segments consisting of 1A – 1C, with 1A and 1B to be considered separate on this agenda. Phase 1C will be considered on a future agenda. The Commission approved a preliminary plat for all phases on January 27, 2020. Subdivision construction plans for phase 1A and 1B were approved on June 10, 2020 by City Staff and the site is currently under construction. This plat matches that approved preliminary plat, meets the development standards with the approved PDD zoning ordinance, and meets applicable City Codes.

Also, the applicant will be required to complete the following per the approved PDD Ordinance:

1. Contribute \$150,895.80 for County Line Roadway improvements for this phase before recording plat, and
2. Provide a deed to the City for dedication of the reserved ROW for County Line Road and FM 1100 to widen the roads before recording plat, and
3. Approval of an escrow agreement by City Council before recording plat. This is the mechanism necessary to provide a performance fiscal for the unfinished portions of any subdivision construction to record the plat before improvements are in place.

These outstanding above requirements will not affect any plat approval or require the Commission to impose these as conditions of the approval. Plat recording occurs after any approvals by the Commission. This has been provided as additional information.

STAFF ANALYSIS

Staff has no outstanding concerns or issues involving this project. The Commission can choose to approve, approve with conditions, continue this item with the applicant's permission, or deny the project.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Preliminary Plat.
3. Proposed Final Plat.

Attachment 1

Application

FINAL PLAT APPLICATION

Date: 7/14/20

SITE INFORMATION

Project Address: NE Corner of North Avenue C and County Line Road

Parcel Identification Number (if no address): Travis 557529, Bastrop 15615, 60651, 60653

APPLICANT

Name: Ranch Road Peppergrass, LLC c/o Doucet & Associates, Inc. (Christopher A. Reid, PE)

Postal Address: _____

E-Mail Address: creid@doucetengineers.com; Phone Number: (512) 583 - 7645

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.



Digitally signed by Chris Reid
DN: dc=com, dc=doucetandassociates,
dc=int, ou=Users-Austin Corp, cn=Chris
Reid
Date: 2020.07.14 11:10:13 -05'00'

Christopher A. Reid

7/14/20

Signature

Printed Name

Date

Project Description:

Final plat for Phase 1A of the Peppergrass Subdivision.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621

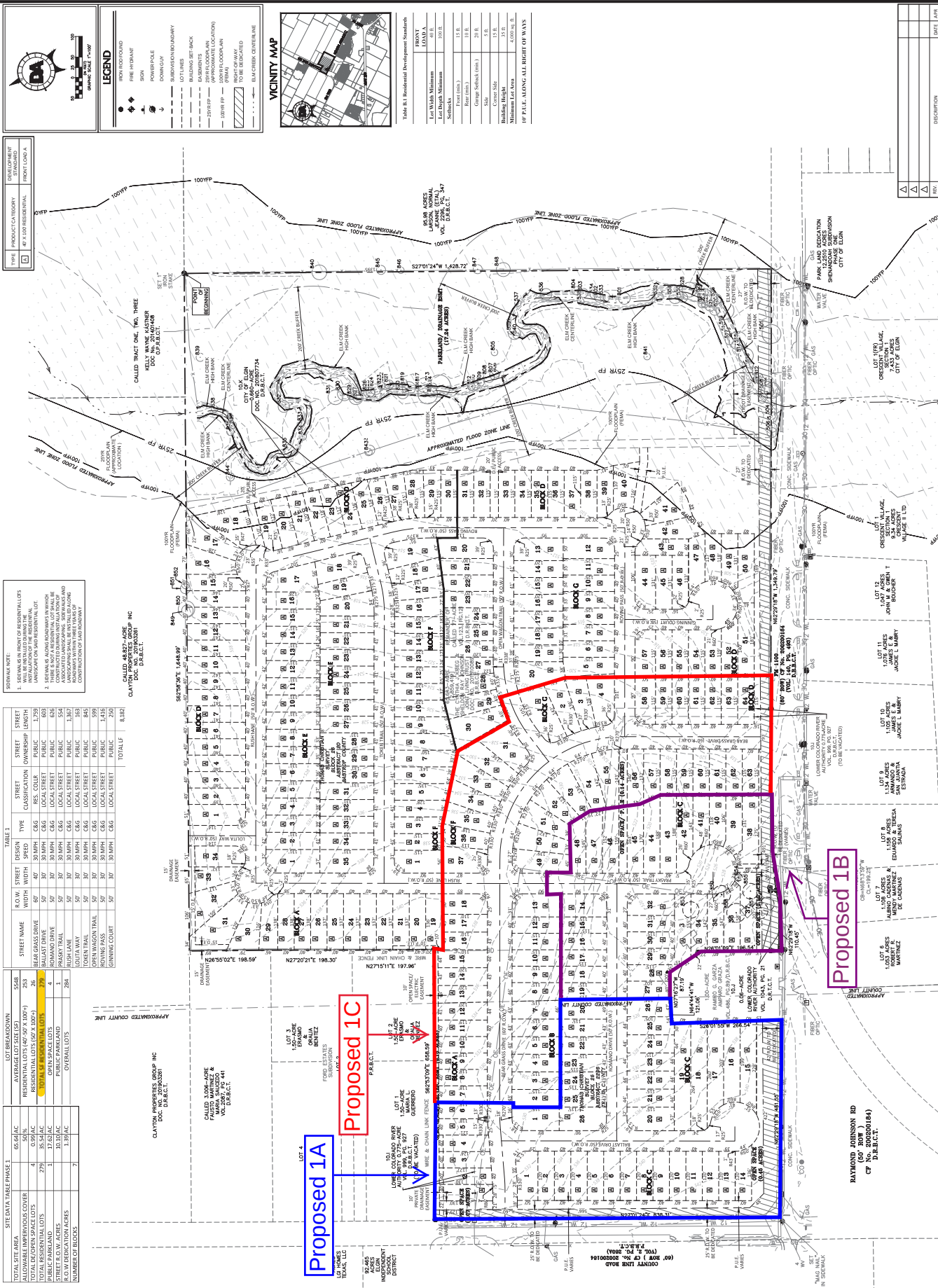


(512) 281-5724



www.elgintx.com

Attachment 2
Approved Preliminary Plat



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

August 14, 2020

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

RE: Peppergrass 1A – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 12, 2020 by Doucet and Associates (DA):

1. Final plat dated August 12, 2020.
2. Other supporting documents submitted with the final plat: Comment letter response.

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 Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design and submitted documents shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

The recordation of the final plat is contingent upon completion of the following items:

1. Provide \$150,895.80 before recording of the final plat for County Line Roadway Impact (Section 7.3), Ordinance 2020-01-07-03). **This comment remains unresolved.**
2. Provide a deed to the City for dedication of the reserved ROW for County Line Road and FM 1100. City must sign off deed to satisfy comment. **This comment remains unresolved.**

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. Christopher A. Reid, P.E., Doucet & Associates, Inc.



Development Services Department

STAFF REPORT

Final Plat for Peppergrass Phase 1B

File Number: 202000606

Date: August 14, 2020

Applicant: Ranch Road Peppergrass, LLC

Representative: Doucet & Associates, Inc. c/o Christopher A. Reid, PE

Hearing Dates: Planning & Zoning Commission – August 24, 2020

Location: Bastrop County Parcel ID#:15615

APPLICATION SUMMARY

Consideration of a final plat for Phase 1B of Peppergrass which consists of 31 lots (28 single family lots, 1 right-of-way, and 2 open space) within two (2) designated blocks. This site is generally located along Farm to Market (FM) 1100 and contiguous to the proposed Peppergrass Phase 1A Final Plat (see attachment 2).

DEPARTMENT COMMENTS

The final platting for Phase 1 was divided into three (3) segments consisting of 1A – 1C, with 1A and 1B to be considered separate on this agenda. Phase 1C will be considered on a future agenda. The Commission approved a preliminary plat for all phases on January 27, 2020. Subdivision construction plans for phase 1A and 1B were approved on June 10, 2020 by City Staff and the site is currently under construction. This plat matches that approved preliminary plat, meets the development standards with the approved PDD zoning ordinance, and meets applicable City Codes.

Also, the applicant will be required to complete the following per the approved PDD Ordinance:

1. Contribute \$150,895.80 for County Line Roadway improvements for this phase before recording plat, and
2. Provide a deed to the City for dedication of the reserved ROW for County Line Road and FM 1100 to widen the roads before recording plat, and
3. Approval of an escrow agreement by City Council before recording plat. This is the mechanism necessary to provide a performance fiscal for the unfinished portions of any subdivision construction to record the plat before improvements are in place.

These outstanding above requirements will not affect any plat approval or require the Commission to impose these as conditions of the approval. Plat recording occurs after any approvals by the Commission. This has been provided as additional information.

STAFF ANALYSIS

Staff has no outstanding concerns or issues involving this project. The Commission can choose to approve, approve with conditions, continue this item with the applicant's permission, or deny the project.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Preliminary Plat.
3. Proposed Final Plat.

Attachment 1

Application

FINAL PLAT APPLICATION

Date: 7/14/20

SITE INFORMATION

Project Address: NE Corner of North Avenue C and County Line Road

Parcel Identification Number (If no address): Travis 557529, Bastrop 15615, 60651, 60653

APPLICANT

Name: Ranch Road Peppergrass, LLC c/o Doucet & Associates, Inc. (Christopher A. Reid, PE)

Postal Address: _____

E-Mail Address: creid@doucetengineers.com; Phone Number: (512) 583 - 7645

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.



Digitally signed by Chris Reid
DN: dc=com, dc=doucetandassociates,
dc=int, ou=Users-Austin Corp, cn=Chris
Reid
Date: 2020.07.14 11:10:13 -0500

Christopher A. Reid

7/14/20

Signature

Printed Name

Date

Project Description:

Final plat for Phase 1B of the Peppergrass Subdivision.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621

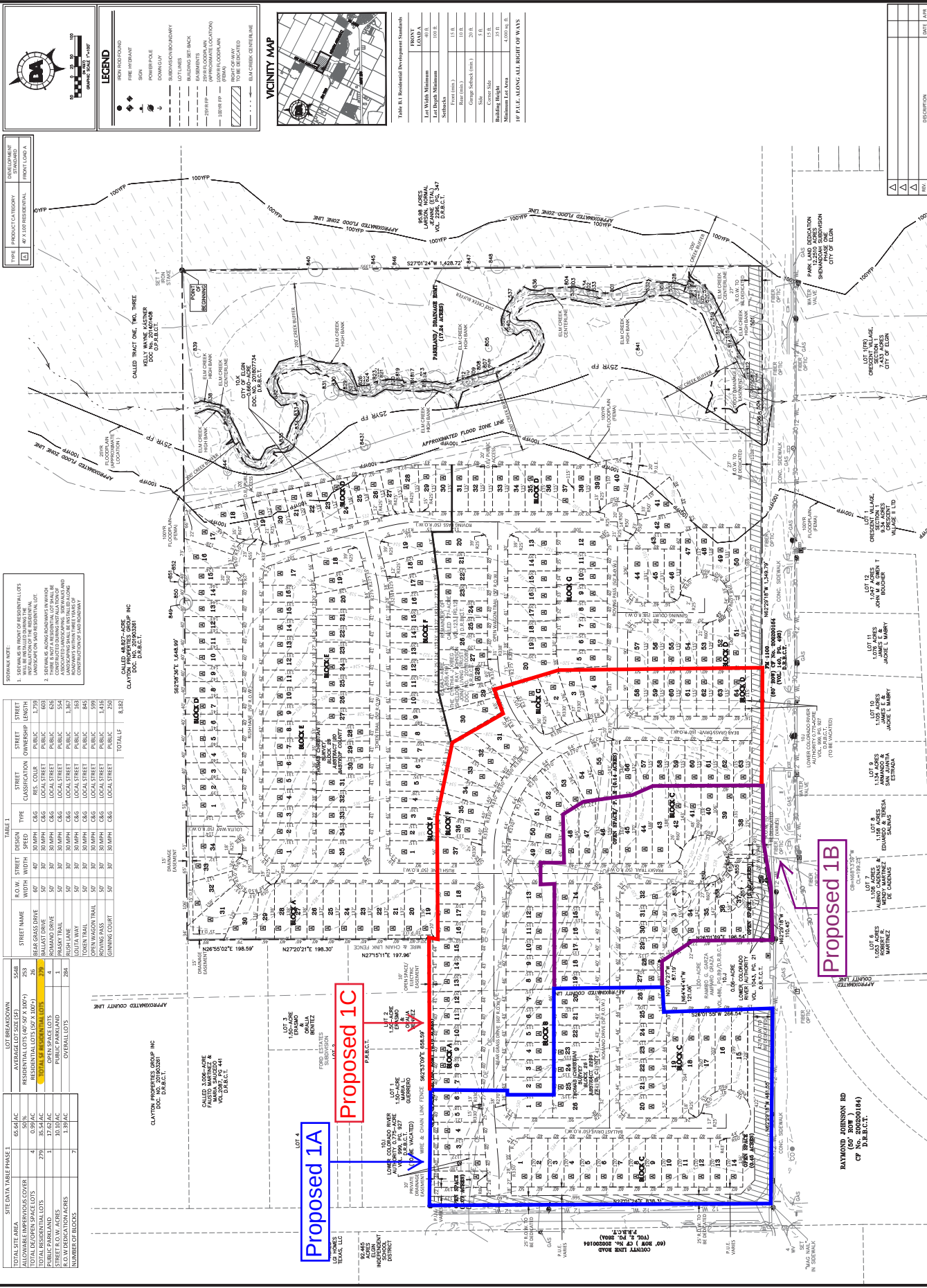


(512) 281-5724



www.elgintx.com

Attachment 2
Approved Preliminary Plat



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

August 14, 2020

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

RE: Peppergrass Phase 1B – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 12, 2020 by Doucet and Associates (DA):

1. Final plat dated August 12, 2020.
2. Other supporting documents submitted with the final plat: Comment Letter Response.

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 Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design and submitted documents shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

The recordation of the final plat is contingent upon completion of the following items:

1. Provide \$150,895.80 before recording of the final plat for County Line Roadway Impact (Section 7.1, Ordinance 2020-01-07-03). This is a pullover comment from Phase 1A. **This comment remains unresolved.**
2. An escrow agreement must be approved by the City Council before any plat can be recorded for this development (Section 7.4, Ordinance 2020-01-07-03). **This comment remains unresolved.**
3. Provide a deed to the City for dedication of the reserved ROW for FM 1100, this must be done before any plat recording. City must sign off deed to satisfy comment. **This comment remains unresolved.**

Mr. David Harrell, Development Services Director
City of Elgin
Page 2 of 2
August 14, 2020

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. Christopher A. Reid, P.E., Doucet & Associates, Inc.



Development Service Department

STAFF REPORT

Ordinance amending Chapter 46, Article IV, Code of Ordinances, City of Elgin, Texas by amending Division 9, "I" General Industrial District; providing for a savings clause and repealing conflicting ordinances and resolutions.

Date: August 14, 2020

Hearing Dates: Planning & Zoning Commission – August 24, 2020
City Council – September 1, 2020

REQUEST SUMMARY

City staff is requesting modification to the Zoning Code to remove sleeping facilities for caretakers and night watchman, bakery, and other C-2 commercial uses within the General Industrial "I" zoning category.

STAFF ANALYSIS

The removal of these uses from the General Industrial zoning category would allow for a more specialized zoning category dedicated to only industrial uses. At the present time, the only areas that are zoned industrial are near the railroad tracks around downtown, the industrial area on State Road 95 North, and the Elgin Business Park (see attachment 2). Most of these areas are already developed and few vacant parcels exist in the City. These areas are also very limited on the zoning map (see attachment 2). Meanwhile the commercial zoning is mostly located in the downtown area, along U.S. Hwy 290, and S.R. 95 North and accommodates a much larger footprint on the zoning map (see attachment 2, red areas). Large acreages are at present time are vacant and can allow for ample commercial development independent of the land within the industrial zoning.

Staff believes it is not in the best interest of the City's development pattern to continue to allow commercial uses within the industrial zoning district. Especially since the commercial zoned parcels are more undeveloped and accommodates a larger area of the overall zoning than the industrial zoning. In review of the zoned industrial areas, most of the land has industrial uses on it or is vacant and would be unaffected by this proposed change. In the case of any parcels with commercial uses, the commercial uses would not be affected by this change and would continue to operate as normal. However, should that use discontinue or the building be destroyed then only an industrial use can be placed back at this location unless the individual land is rezoned to allow for that specific or any commercial uses.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Ordinance.
2. Zoning Maps

Attachment 1

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 46, ARTICLE IV, CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, BY AMENDING DIVISION 9, "I" GENERAL INDUSTRIAL DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

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

I.

That Chapter 46, Article IV, Division 9, Code of Ordinances, City of Elgin, Texas, is hereby amended, which shall read as follows:

Sec. 46-440. - Uses permitted.

(a) Property and buildings in an I General Industrial District shall be used only for the following purposes:

~~(1) Any use, except a residential use, permitted in a C-2 General Commercial District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted;~~

~~(2) Bakery;~~

~~(31)~~ Bottling works;

~~(42)~~ Book bindery;

~~(53)~~ Candy manufacturing;

~~(64)~~ Engraving plant;

~~(75)~~ Electrical equipment assembly;

~~(86)~~ Electronic equipment assembly and manufacture;

~~(97)~~ Food products processing and packing;

~~(108)~~ Furniture manufacturing;

~~(119)~~ Instrument and meter manufacturing;

~~(120)~~ Jewelry and watch manufacturing;

~~(131)~~ Laundry and cleaning establishment;

~~(142)~~ Leather goods fabrication;

~~(153)~~ Optical goods manufacturing;

~~(164)~~ Paper products manufacturing wholesale or warehousing enterprise;

~~(175)~~ Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;

~~(186)~~ Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors;

~~(197)~~ Freight or trucking yard or terminal;

~~(2018)~~ Oil field equipment storage yard;

~~(219)~~ Public utility service yard or electrical receiving yard;

provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.

(b) The following uses when conducted within a completely enclosed building:

- (1) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;
- (2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;
- (3) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;
- (4) The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;
- (5) Manufacture of musical instruments, toys, novelties and rubber and metal stamps;
- (6) Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;
- (7) Machine shop;
- (8) Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;
- (9) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;
- (10) Buildings, structures and uses accessory and customarily incidental to any of the uses in this subsection.

(c) The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes or dust will be emitted beyond the property line of the lot on which the use is located.

II.

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

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

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

Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this ____ day of September 2020.

ATTEST:

Chris Cannon, Mayor
City of Elgin, Texas

Lucretia Alvarez, City Secretary

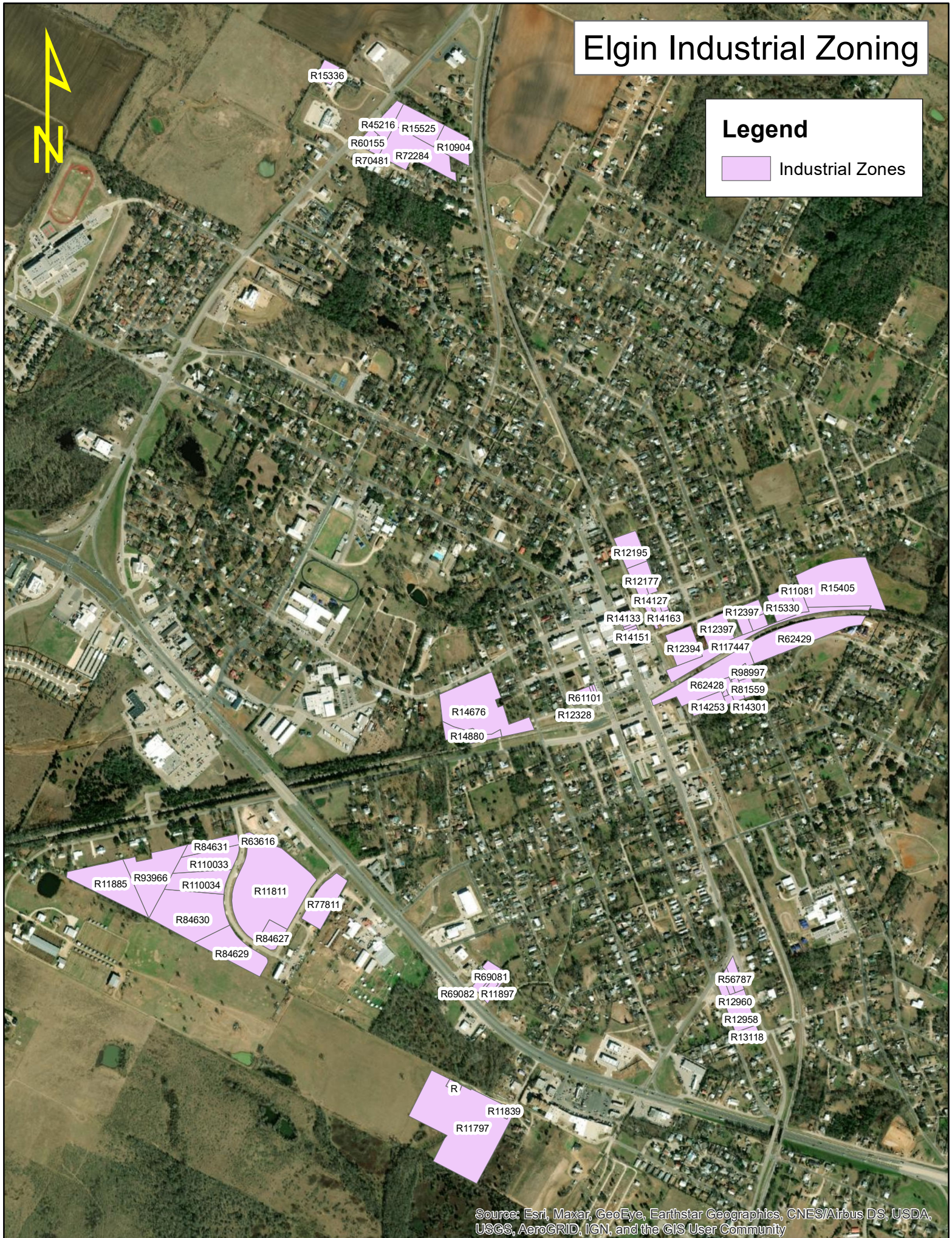
Attachment 2

Zoning Maps

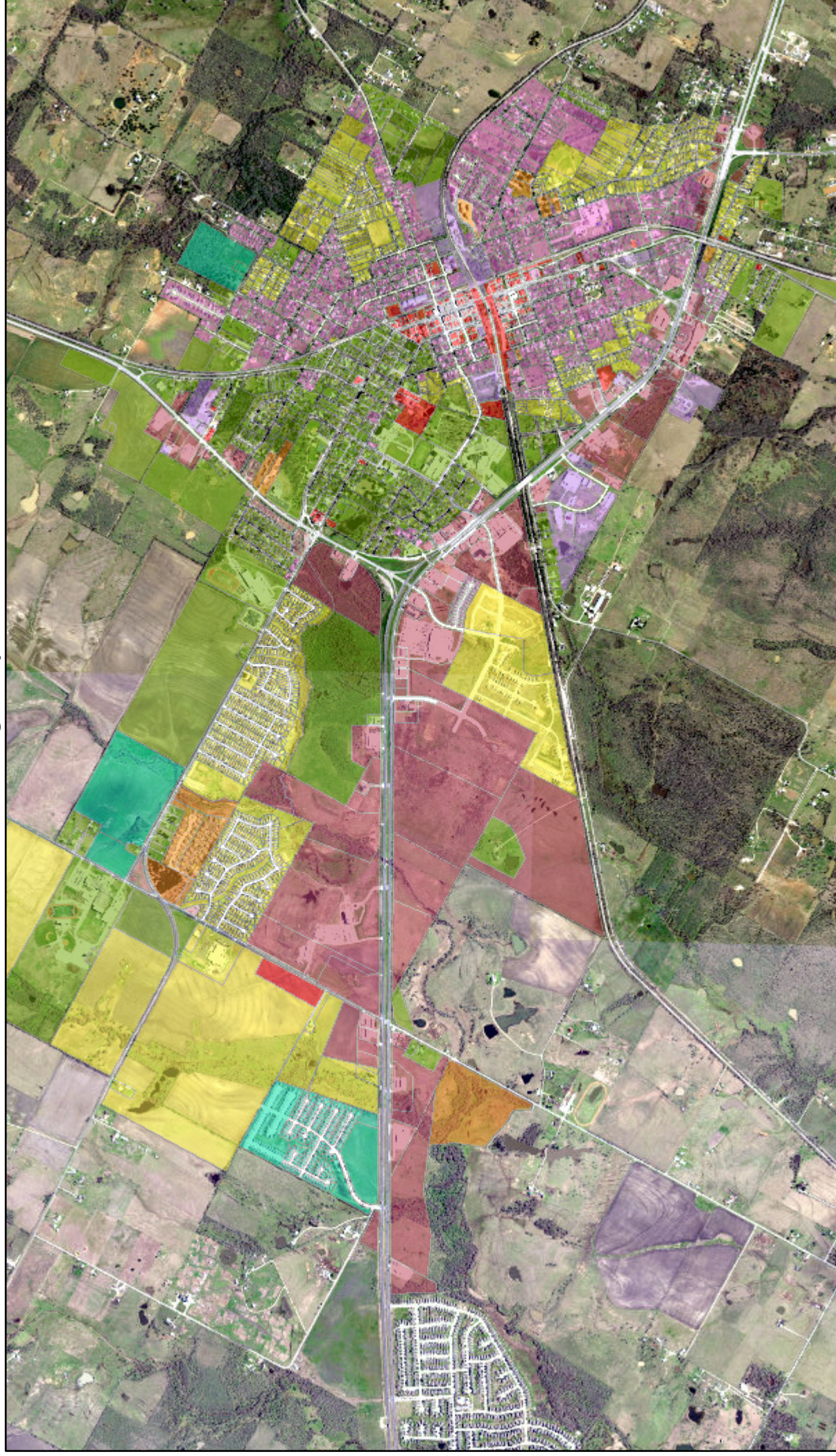
Elgin Industrial Zoning

Legend

 Industrial Zones



Zoning Map



8/14/2020, 2:27:50 PM

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

C-2 General Commercial District

1:33,761

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

TRC GIS, City of Elgin



Development Service Department

STAFF REPORT

Project#202000558: 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 rezoning to "I" General Industrial District the property being approximately 66.22 acres in Elgin Business Park Part III, Block A, Lot 2 & the property being 14.73 acres out of the A59 Elizabeth in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Date: August 24, 2020

Applicant: City of Elgin Economic Development Corporation

Representative: Owen Rock, Economic Development Director

Hearing Dates: Planning & Zoning Commission – August 24, 2020
City Council – September 1, 2020

Location: Bastrop Co. Appraisal District Parcels 47326 & 8712052

APPLICATION SUMMARY

Recommendation of a rezoning of 80.95 acres of land located generally along the railroad right-of-way and Littig Rd. and the end of Roy Rivers Road. The proposal is to change the zoning from a mixture of C-3 (Highway Commercial District) & I (General Industrial District) to I (General Industrial District) on the large parcel (red color) and rezone another parcel from R-1 (Single Family District) to I (General Industrial District) on the small parcel (green color) (see attachment 4). The rezoning will remove the C-3 zoning (red color) and retain the I zoning as presently exists on the larger parcel and rezone the smaller parcel (green color) to the I zoning (see attachment 4).

DEPARTMENT COMMENTS

The current zoning of the larger parcel (red color) was rezoned from R-1 (Single Family District) to the current mixture of C-3 (Highway Commercial District) & I (General Industrial District) to I (General Industrial District) on April 17, 2018. This was part of a larger rezoning which included the parcel now east of Roy Rivers Road which now abuts the Saratoga Farms single-family residential development. This current mixture of C-3 and I exists within the area. The smaller parcel (green color) retained its R-1 zoning when this was annexed into the City.

STAFF ANALYSIS

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Subtraction of uses are indicated in **red** and addition of uses are indicated in **green** for the small parcel.

R-1 District	I District
Detached single-family dwelling.	Any use, except a residential use, permitted in a C-2 General Commercial District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted;
Churches, but not including revival tents or arbors.	Bakery;
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Bottling works;
Public park and playground.	Book bindery;
Library.	Candy manufacturing;
Growing of farm products.	Engraving plant;
Municipal use	Electrical equipment assembly;
Telephone exchanges.	Electronic equipment assembly and manufacture;
Home occupations.	Food products processing and packing;
Transportation and utility easements, alleys and rights-of-way	Furniture manufacturing;
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.	Instrument and meter manufacturing;
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.	Jewelry and watch manufacturing;
	Laundry and cleaning establishment;
	Leather goods fabrication;
	Optical goods manufacturing;
	Paper products manufacturing

	wholesale or warehousing enterprise;
R-1 District	I District
	Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
	Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors;
	Freighting or trucking yard or terminal;
	Oil field equipment storage yard;
	Public utility service yard or electrical receiving yard; provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.
	The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;
	The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;
	The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;
	The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and

	ventilating ducts and equipment, cornices, eaves and the like;
R-1 District	I District
	Manufacture of musical instruments, toys, novelties and rubber and metal stamps;
	Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;
	Machine shop;
	Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;
	Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;

STAFF ANALYSIS (Cont.)

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Subtraction of uses are indicated in **red**, uses remaining the same are indicated in **black** for the larger parcel.

I and C-3 District Combined	I District
Any use, except a residential use, permitted in a C-2 General Commercial District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted;	Any use, except a residential use, permitted in a C-2 General Commercial District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted;
Bakery;	Bakery;
Bottling works;	Bottling works;
Book bindery;	Book bindery;
Candy manufacturing;	Candy manufacturing;
Engraving plant;	Engraving plant;
Electrical equipment assembly;	Electrical equipment assembly;
Electronic equipment assembly and manufacture;	Electronic equipment assembly and manufacture;
Food products processing and packing;	Food products processing and packing;
Furniture manufacturing;	Furniture manufacturing;
Instrument and meter manufacturing;	Instrument and meter manufacturing;
Jewelry and watch manufacturing;	Jewelry and watch manufacturing;
Laundry and cleaning establishment;	Laundry and cleaning establishment;

I and C-3 District Combined	I District
Leather goods fabrication;	Leather goods fabrication;
Optical goods manufacturing;	Optical goods manufacturing;
Paper products manufacturing wholesale or warehousing enterprise;	Paper products manufacturing wholesale or warehousing enterprise;
Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;	Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors;	Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors;
Freighting or trucking yard or terminal;	Freighting or trucking yard or terminal;
Oil field equipment storage yard;	Oil field equipment storage yard;
Public utility service yard or electrical receiving yard; provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.	Public utility service yard or electrical receiving yard; provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.
The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;	The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;
The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;	The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;
The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;	The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;

The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;	The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;
I and C-3 District Combined	I District
Manufacture of musical instruments, toys, novelties and rubber and metal stamps;	Manufacture of musical instruments, toys, novelties and rubber and metal stamps;
Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;	Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;
Machine shop;	Machine shop;
Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;	Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;
Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;	Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;

STAFF ANALYSIS (Cont.)

Subtraction of uses are indicated in **red**, uses remaining the same are indicated in **black** for the larger parcel.

C-3 District	C-3 District	C-3 District
Advertising signs or structures.	Drug store or fountain.	Office business.
Ambulance service, office or garage.	Dry goods store.	Optometrists sales and service.
Amusement enterprises.	Hotel.	Outdoor advertising signs.
Antique shop.	Feed and fuel store.	Pawn shop.
Appliance shop.	Florist shop, greenhouse, nursery.	Pet shop.
Artists materials, supply studio. Arts school, gallery or museum.	Frozen food locker.	Pharmacy
Automobile parking lot.	Furniture repair and upholstery.	Photographer studio.
Automobile retail	Furniture store.	Printing plant.

gasoline service station.		
Baby shop.	Funeral parlor or mortuary.	Radio and television sales and service.
Bakery.	Golf course, miniature or practice range.	Recreation center.
Bank.	Grocery store or supermarket.	Research laboratories.
Barbershop.	Hardware store.	Restaurant.
Bathhouse.	Heating, ventilating or plumbing supplies, sales and service.	Self-service laundry or dry cleaning.
Beauty shop.	Interior decorating store.	Sewing machine sales, instruction. 37
Boat sales.	Ice storage locker plant, or storage house for food.	Shoe repair shop.
Book or stationery store.	Jewelry or notion store	Sporting goods sales.
Billiard hall.	Key shop.	Sign painting shop.
Bus terminal.	Laboratories, testing and experimental.	Hospital for small animals.
Camera shop.	Laundry.	Sporting goods store.
Candy store.	Leather goods shop.	Stocks and bonds broker.
Cleaning, pressing, laundry collection agency.	Lodge hall.	Storage warehouse.
Cleaning plant, commercial laundry or dry cleaning.	Meat market.	Sale of beer for off-premises consumption.
Clothing or apparel store.	Medical facility.	Tailor shop.
Commercial school or hall.	Messenger or telegraph service.	Theater.
Curio or gift shop.	Museums.	Toy store.
Cafe.	Musical instrument sales.	Travel store.
Dairy products or ice cream store.	Newspaper or magazine sales.	Travel trailer park.
Delicatessen.	Novelty club.	Used automobile sales.
Department store.	Novelty shop.	Variety store.
Dress shop.	Nursery or garden supply store.	Wholesale distributing center.
C-3 District	C-3 District	C-3 District

STAFF ANALYSIS (Cont.)

In review of the Elgin Comprehensive Plan the parcel is located within the Traditional Neighborhood Development Land Use category. This categories primary land usage is single family residential and secondary uses include attached residential (townhomes, rowhouses), small apartment buildings, neighborhood-scale retail and office, schools, parks, and community facilities according to the provided map and associated land use language (see attachment 3).

The proposed zoning categories for both parcels do not match the underlying Land Use Category. However, the parcels to the immediate north (i.e. Ascension Seton) were rezoned to commercial in the past and the land use was in conflict at that time. The original 2009 Land Use Map matches the present 2016 Land Use Map incorporated in attachment 3. It is staff's opinion that the Comprehensive Plan does not properly address the growth in this area. Therefore, the Commission/Council should weigh this less against the proposed zoning changes.

It should be noted that the area consists of C-3 zoning (areas in red to the north of the parcels in attachment 4), which has the heaviest commercial uses. The I zoning category is also the heaviest use category as it currently allows all forms of industrial uses.

The area to the east consists of a mixture of C-3 and the I zoning category. This abuts up against the single-family residential and acts as a buffer, along with the roadway, from the proposed re-zoning. Therefore, there should no detrimental impact.

The large parcel already incorporates I zoning category uses and is buffered from the residential to the east the mixed C-3 and I zoning categories. To rezone the large parcel would keep its industrial uses which is no fundamental change in the heaviest uses which are industrial. Therefore there should no detrimental impact.

The small parcel is currently surrounded by the mixed C-3 and I zoning. At rezoning it would have I zoning on three (3) sides and C-3 zoning to the immediate north. Therefore, it would be best to have an I zoning. The separate I and C-3 zoning categories would have no serious detrimental effect on each other.

The area to the west is outside the City limits and under State law the County is prohibited from exercising zoning authority. Therefore, any use is allowed at the site since there is not a recorded plat or associated legal document that would limit land uses.

Based on the information within the packet and the analysis, staff has no issues or concerns regarding the rezoning request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Ordinance
3. Staff Added Comprehensive Plan Exhibit 4.4
4. Staff Added Zoning Map

Attachment 1

Application

NON-PDD REZONING APPLICATION

Date: 07-17-2020

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 47326 & 8712052; Bastrop Co.

APPLICANT

Name: City of Elgin Economic Development Corp. c/o Owen Rock, Economic Dev. Director

Postal Address: 310 N. Main St., Elgin, TX 78621

E-Mail Address: orock@ci.elgin.tx.us; Phone Number: 512-229-3226

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.



Owen Rock

07-17-2020

Signature

Printed Name

Date

Project Description:

Rezone two (2) parcels of land located within City Limits in Bastrop Co.:

1) Parcel 47326 from R-1 (Single Family District) to I (Gen. Industrial Dist.)

2) Parcel 8712052 from C-3/I combined (Highway Commercial District/Gen. Industrial Dist.)

to I (Gen. Industrial Dist.)



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

Attachment 2

Ordinance

ORDINANCE NO. 2020-09-01-??

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 TO "I" GENERAL INDUSTRIAL DISTRICT THE PROPERTY BEING APPROXIMATELY 66.22 ACRES IN ELGIN BUSINESS PARK PART III, BLOCK A, LOT 2 & THE PROPERTY BEING 14.73 ACRES OUT OF THE A59 ELIZABETH STANDIFER SURVEY, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" – "C"; 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 Exhibits "A" – "C" attached hereto and incorporated here in, from "R-1" Single Family District & "C-3" Highway Commercial District / "I" General Industrial District combined, 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 August 24, 2020, 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 Exhibits "A" – "C" is "I" General Industrial District, and

WHEREAS, on September 1, 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 described in Exhibit "A" – "C" is classified as "I" General Industrial 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 1st day of September 2020.

CHRIS CANNON, MAYOR

ATTEST:

Amelia Sanchez, City Secretary

STATE OF TEXAS

COUNTY OF BASTROP

LAND DESCRIPTION

Tract 2

Being 14.727 acres of land, a part of the Elizabeth Standifer Survey, Abstract 59, Bastrop County, Texas, and being part of a 94.482 acre tract conveyed to Bobby Joe Barnett et ux by deed recorded in volume 870, page 195 of the Official Records of Bastrop County, Texas. Said 14.727 acre Tract 2 being more particularly described as follows:

COMMENCING at a 1/2 inch rebar found in the Southwest line of a 60.000 acre tract conveyed to E. Roy Jones, Jr. by deed recorded in volume 790, page 139, for the East corner of a 211.8 acre tract conveyed to Roy Neidig et ux by deed recorded in volume 786, page 206, the North corner of said 94.482 acre Barnett tract, and the Westerly North corner of a 80.000 acre Tract 1 this day surveyed;

THENCE with the Southwest line of said 60.000 acre Jones tract, the Northeast line of said 94.482 acre Barnett tract, South 62 deg. 51 min. 43 sec. East 170.16 feet to a 5/8 inch rebar with cap marked "4428" set for the Westerly East corner of said 80.000 acre Tract 1 this day surveyed, the North corner and PLACE OF BEGINNING hereof;

THENCE continuing with the Southwest line of said 60.000 acre Jones tract, the Northeast line of said 94.482 acre Barnett tract, South 62 deg. 51 min. 43 sec. East - 820.02 feet to a 5/8 inch rebar with cap marked "4428" set for the Easterly North corner of said 80.000 acre Tract 1 this day surveyed, and the East corner hereof;

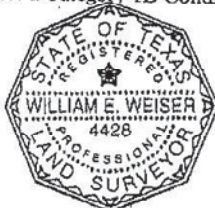
THENCE across said 94.482 acre Barnett tract, with the Easterly Northwest line of said 80.000 acre Tract 1 this day surveyed, South 27 deg. 08 min. 38 sec. West - 361.22 feet to a 5/8 inch rebar with cap marked "4428" set for an interior corner of said 80.000 acre Tract 1 this day surveyed, and an angle point hereof;

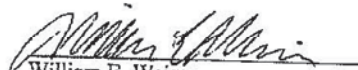
THENCE continuing across said 94.482 acre Barnett tract, with the North lines of said 80.000 acre Tract 1 this day surveyed, South 53 deg. 43 min. 08 sec. West - 191.26 feet to a 5/8 inch rebar with cap marked "4428" set, South 66 deg. 31 min. 47 sec. West at 16.35 feet pass the centerline of said 30 foot wide temporary easement this day surveyed, and continuing for a total distance of 473.83 feet to a 5/8 inch rebar with cap marked "4428" set, North 63 deg. 08 min. 20 sec. West - 429.35 feet to a 5/8 inch rebar with cap marked "4428" set for an interior corner of said 80.000 acre Tract 1 this day surveyed, and the West corner hereof;

THENCE continuing across said 94.482 acre Barnett tract, with the Westerly Southeast line of said 80.000 acre Tract 1 this day surveyed, North 26 deg. 51 min. 40 sec. East - 900.54 feet to the PLACE OF BEGINNING and containing 14.727 acres of land.

Bearings are Grid NAD 83, Texas Coordinate System Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in April 2007 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 7-10-07

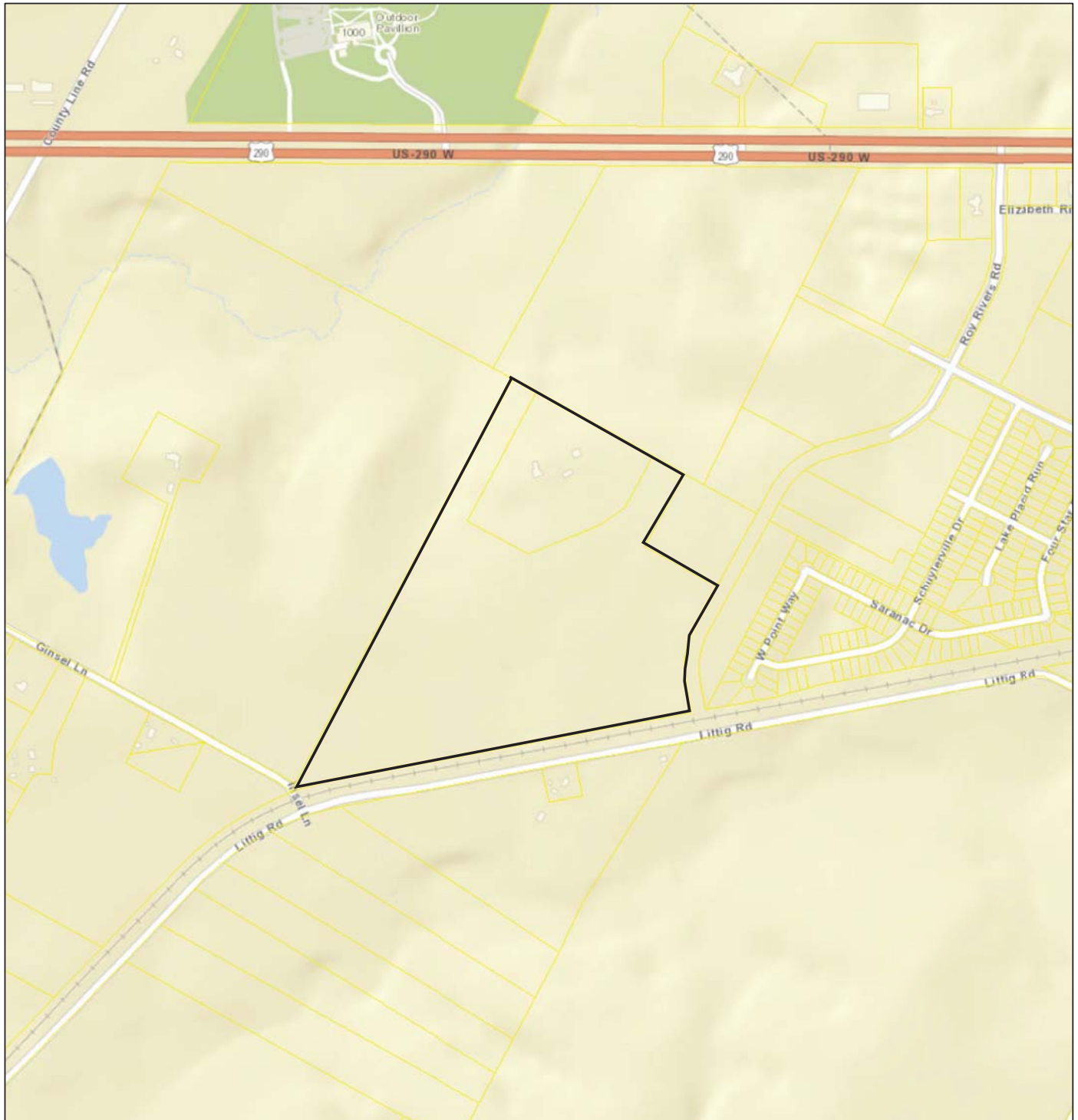
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EXHIBIT "A"

Exhibit “B”

ELGIN BUSINESS PARK PART III, BLOCK A, LOT 2

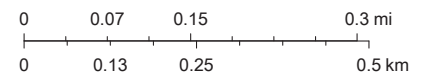
Exhibit "C"



8/5/2020, 8:57:56 AM

 Bastrop County Parcels

1:8,440



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, TRC GIS, City of Elgin

Attachment 3

Staff Added Comprehensive Plan Exhibit 4.4



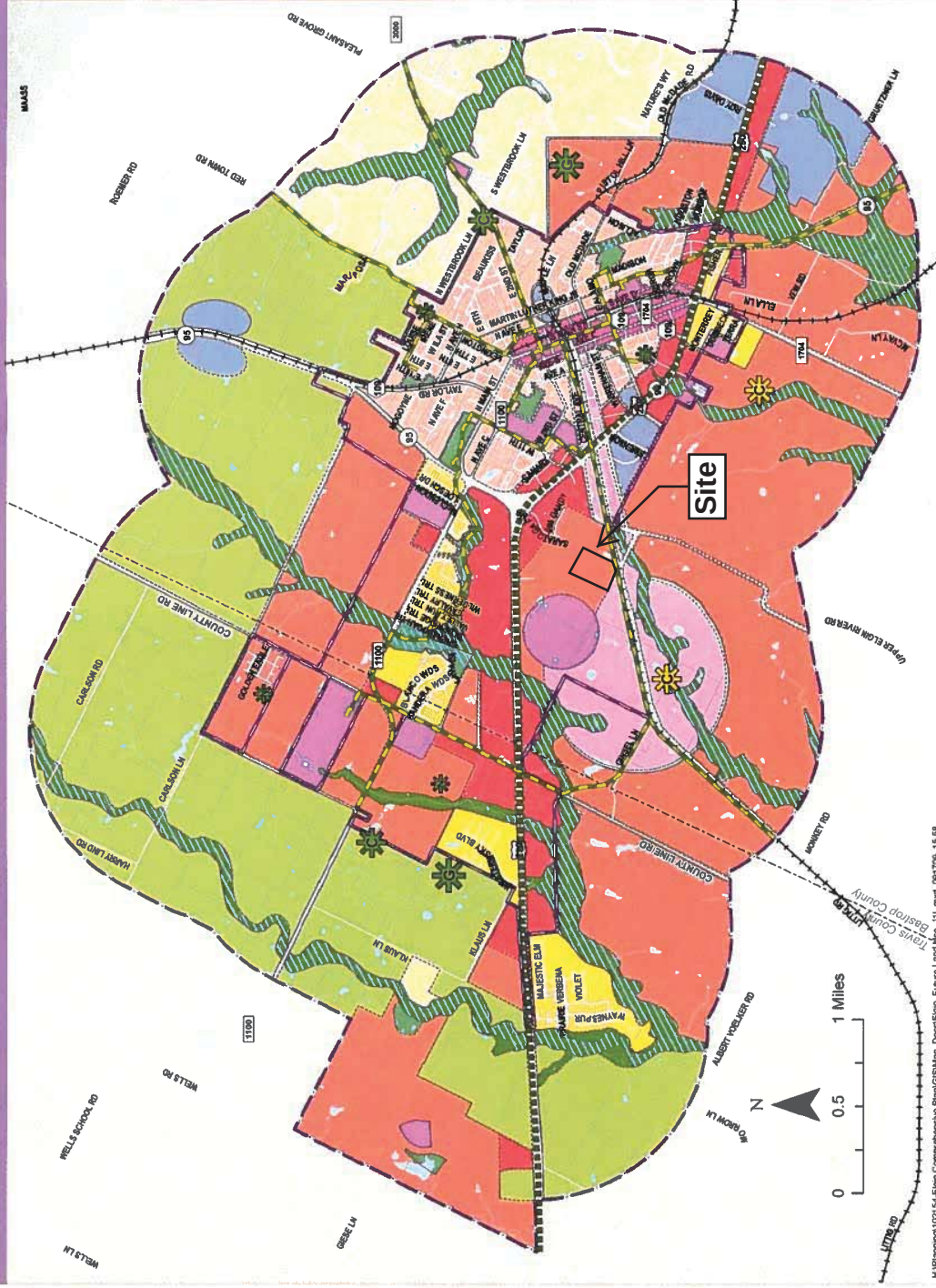
Exhibit 4.4: Future Land Use and Development Plan

- 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_Doc\Elgin_Future Land Use_11.mxd 09/17/09 15:58
Source: Wilbur Smith Associates, Inc., 2009.

Traditional Neighborhood Development

General Description: Traditional Neighborhood Development (TND) is intended to bring the character and form of Elgin's older neighborhoods (the Central Elgin Neighborhood category) to newly developing areas of the community. Key characteristics include a grid pattern of streets with pedestrian and bicycle amenities, homes that have front porches rather than front garages, a compatible mix of housing types and land uses, and high quality landscaping and building materials.

Transect Zone: General Urban (T4)

Primary Land Use: Single Family Residential

Supporting Land Uses: Attached residential (townhomes, rowhouses), small apartment buildings, neighborhood-scale retail and office, schools, parks, and community facilities. Accessory dwellings or "granny flats" are encouraged with appropriate regulations regarding lot coverage, height, and parking.

Residential Densities: Approximately 5 units per acre.

Form and Character: TND areas should be built according to a traditional grid or modified grid street pattern without the use of cul-de-sacs to promote connectivity and walkability. Homes should address the street directly with garages placed to the side or preferably the rear of the home with access from an alley or lane. Front porches should be incorporated into most homes to promote community and neighborly interaction. Buildings are typically two to three stories tall with shallow to medium setbacks that allow landscaping, while also maintaining a close connection to the street and sidewalk. Lot and home sizes vary to offer a wider range of housing choice and affordability than is typically provided in conventional subdivisions. High quality building materials and landscaping should be used to enhance the overall character of development.

Parks and Open Space: Neighborhood parks should be interspersed regularly to ensure all residents have access to park space. Smaller pocket parks, playgrounds, and greens may also be provided. Sidewalks and bike trails should provide connections to parks and playgrounds within or outside of the neighborhood. Floodplains and existing vegetated areas should be preserved and incorporated into neighborhoods as open space amenities and natural buffers from surrounding development. However, floodplains should not be used to meet the active recreation needs of the community because construction of park facilities is limited in these areas.



Attachment 4
Staff Added Zoning Map

ArcGIS Web Map



8/14/2020, 3:50:15 PM

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
- C-2 General Commercial District

