AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, AUGUST 23, 2021, 6:30 P.M.

PUBLIC LIBRARY ANNEX, CIVIC CENTER

404 NORTH MAIN STREET

1. CALL TO ORDER

2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

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

3. NEW BUSINESS

3.I. Project #202101477: A Time Extension For "Brickston Phase 1" Approved Preliminary Plat Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 248187, Located At The Intersection Of Albert Voelker Rd And U.S. Highway 290, On The Northside Of U.S. Highway 290.

Documents:

BRICKSTON PRELIMINARY PLAT EXTENSION COMBINED PACKET.PDF

3.II. Project # 202101422: 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 Land From "R-2" Single Family And Duplex Dwelling District" To "C-2" General Commercial District Located At 301 S. Main St (AWAD ADDITION, LOT 2, ACRES 0.332), Being More Described In Exhibit "A"; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

Documents:

COMBINED PACKET FOR 301 S. MAIN ST. REZONING.PDF

4. WORKSHOP

4.I. Review And Discuss TXDOT Realignment Of FM 1100 Intersection With County Line Road.

Documents:

STAFF REPORT.PDF
FM1100_SCHEMATIC_ROLL2_EMAIL.PDF

4.II. Review And Discuss TXDOT Improvements To FM 1100 From SR 95 To County Line Road.

Documents:

STAFF REPORT.PDF
FM1100_SCHEMATIC_ROLL1_EMAIL.PDF

4.III. Review, Discuss, And Provide Input For Future PDD Rezoning For Larson Tract.

Documents:

COMBINED PACKET FOR LARSON TRACT WORKSHOP.PDF

5. ANNOUNCEMENTS

6. ADJOURNMENT

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

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

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

Development Services Department

STAFF REPORT

Brickston Subdivision Phase 1

Preliminary Plat Time Extension

File Number: 202101477

Date:	August 13, 2021
Applicant:	Texas Bridal Trails, LLC
Representative:	Chris Reed c/o Doucet & Associates.
Hearing Dates:	Planning & Zoning Commission – August 23, 2021
Location:	Travis Co. Appraisal District PIN # 248187 (At and West of intersection of Albert Voelker Rd and U.S. Hwy 290 on northside of U.S. Hwy 290).

APPLICATION SUMMARY
Consideration of a time extension for Brickston Subdivision Phase 1.

DEPARTMENT COMMENTS
This Preliminary Plat was approved on Sept. 23, 2019 under the old (pre-December 2019) Subdivision Code. Because the Plat was approved under an older code it is vested from the current Subdivision Code in accordance with State Law (Ch. 245, TLGC). The old Code allowed for a three (3) year life to the Plat (September 23, 2022) with the option to seek an extension of up to a maximum of one (1) additional year (up to September 23, 2023). The applicant has made the request for an extension of this Plat, with no desired maximum timeframe. The Commission may approve the maximum timeframe, a portion of time within that timeframe, or not approve the extension.

STAFF ANALYSIS
In review of the documentation provided with the packet, Staff has no issues or concerns with this request.

ATTACHMENTS
Additional information is provided through attached exhibits.

1. Staff Vesting Letter.
2. Approved Preliminary Plat.

Attachment 1
Applicant Request

Texas Bridal Trails, LLC
6475 Camden Avenue, Suite 202
San Jose, CA 95120
(408) 591-4953

July 30, 2021

David Harrell, Director
Development Services Department
City of Elgin, Texas
310 North Main Street
Elgin, Texas 78621

Re: Brickston Preliminary Plat

Mr. Harrell:

Please accept this letter as our request to extend approval of the Preliminary Plat for the referenced project. We believe the Plat expires on September 23, 2021, which represents two (2) years from the date of its approval by the Commission.

We trust that you will find this extension request as a reasonable one, and request we be placed on agenda for the August meeting of the Commission. If you should have any questions, or need additional information regarding Brickston, please let us know.

Sincerely,

Garrett Rajkovich
Managing Member

Attachment 2

Approved PZC Minutes from Sept. 2019

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
PUBLIC HEARING-REGULAR MEETING
MONDAY, SEPTEMBER 23, 2019

CALL TO ORDER: The Vice-Chair called the meeting to order at 6:30 P.M.

PRESENT: Jason Tatum, Ronnie Creppon (Vice-Chair), Brian Lundgren, Dorothy McCarther, David Lanford, and Gilbert Rangel

ABSENT: Antonio Prete (Chair).

STAFF: David Harrell, Planning & Development Director; Melissa Lipiec, Administrator; Beau Perry, City Engineer; Mylan Shaunfield, City Attorney

PUBLIC COMMENT: Opened at 6:31 P.M., there were no public comments.

CONSENT AGENDA: On a motion from Jason Tatum, seconded by Brian Lundgren, the Commission unanimously approved the Minutes from the August 26, 2019 Regular Meeting and the September 9, 2019 Special Meeting.

NEW BUSINESS / PUBLIC HEARING

1. REVIEW AND TAKE ACTION ON A PRELIMINARY PLAT THAT HAS BEEN SUBMITTED BY DOUCET & ASSOCIATES ON PROPERTY IDENTIFIED BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248187 (BEING A TRACT OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAID 648.3 ACRE TRACT BEING ALL OF THAT CALLED 10.00 ACRE TRACT AND ALL OF THAT CALLED 315.26 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2008035688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T], AND BEING ALL OF THAT CALLED 127.535 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2008035687 [O.P.R.T.C.T], AND BEING ALL OF THAT CALLED 195.5 ACRE TRACT DESCRIBED TO TEXAS BRIDAL TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2019016081 [O.P.R.T.C.T]) BEING +/- 648.3 ACRES IN SIZE AS LOCATED IN THE CITY OF ELGIN EXTRATERRITORAL JURISDICTION, COUNTY OF TRAVIS, TO DIVIDE THEIR PROPERTY INTO 301 LOTS TO BE KNOW AS "BRICKSTON PHASE 1". The Vice-Chair opened the item and David Harrell read the staff report into the record. The applicants did not speak on the item. No members of the public spoke to this item. The Board had brief discussion with the City Engineer on the traffic impact analysis report. On a motion from David Lanford, seconded by Jason Tatum, the Commission unanimously approved the item.

2. REVIEW AND TAKE ACTION ON A SPECIFIC USE PERMIT REQUEST THAT HAS BEEN SUBMITTED BY STEVE WOODY ON BEHALF OF TILLMAN INFRASTRUCTURE, AGENT FOR CHARLES SWAIN, COMMANDER OF THE VETERANS OF FOREIGN WARS (VFW) POST #6115 OWNER OF THE PROPERTY LOCATED AT 176 VFW ROAD, 0.2296 ACRE TRACT IN THE THOMAS GARRETSON SURVEY, LOT A-178, CITY OF ELGIN, COUNTY OF BASTROP, TX, TO CONSTRUCT A 220 FOOT SELF SUPPORTING TOWER (224 FOOT TO HIGHEST APPURTENANCE) A 100 FOOT BY 100 FOOT FENCED COMPOUND, ACCESS ROAD, AND NECESSARY UTILITY INFRASTRUCTURE. The Vice-Chair opened the item and David Harrell read the staff report into the record. Steve Woody, the applicant, presented information on Tillman Infrastructure and the proposed tower. Several members of the public spoke on the item, in particular Chuck Swain of 115 Bandera Woods, representing the Veterans of Foreign Wars Post #6115 spoke briefly stating that the income from the property rental of the proposed tower would be used to pay for two softball/little league fields. William Francis, Attorney representing SBA Monarch Towers III, LLC presented information and spoke in opposition to the proposed tower. Beth Martindale, Site Development Director for SBA Monarch Towers III, LLC spoke briefly regarding the company's willingness to accommodate AT&T's equipment requests. Micah King, Attorney for AT&T Mobility Services, Inc. spoke briefly regarding the open records request submitted by William Francis. David Deckert, a representative of AT&T spoke briefly explaining how the proposed tower will not interfere with the existing tower due to the fact that each carrier has a licensed spectrum that will prevent other carriers from operating in each other's spectrum. The Vice-Chair

then closed public comments and then read a letter received from Gena Carter, President of the Elgin Chamber of Commerce in support of the item into the record. On a motion from Brian Lundgren, seconded by Dorothy McCarther, the Commission unanimously voted to recommend approval of the Specific Use Permit for a period of five (5) years to the Elgin City Council.

3. REVIEW AND TAKE ACTION ON ORDINANCE AMENDING CHAPTER 46, ARTICLE II, DIVISION 3, SECTION 46-85 (BOARD OF ADJUSTMENT) MEMBERSHIP, APPOINTMENTS, GENERAL POWERS, ETC. IN ORDER TO REDUCE MEMBERSHIP FROM SEVEN (7) REGULAR MEMBERS TO FIVE (5) REGULAR MEMBERS PLUS ONE (1) SENIOR ALTERNATE MEMBER AND ONE (1) JUNIOR ALTERNATE MEMBER, PRESCRIBE ORDER OF AUTOMATIC ELEVATION, AND WHEN THE REGULAR, JUNIOR, AND SENIOR ALTERNATE MEMBERS CAN AND CANNOT VOTE FOR AN ITEM BEFORE THE BOARD OF ADJUSTMENT; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE. The Vice-Chair opened the item and David Harrell read the staff report into the record. No members of the public spoke to this item. Staff had brief discussion with the Commission concerning the basis of the Commission hearing the item, appointments of Board of Adjustment members by Council, and precisely how the proposed Ordinance would work. On a motion from Jason Tatum, seconded by Brian Lundgren, the Commission unanimously approved recommendation of the item to the Elgin City Council.

ANNOUNCEMENTS: David Harrell announced two workshops have been scheduled for October 21st and 22nd to review and discuss the proposed changes to the subdivision ordinance.

ADJOURN: The Vice-Chair adjourned the meeting at 7:47 P.M.

Antonio Prete, Chair

ATTEST: Melissa Lipiec
Melissa Lipiec, Secretary

Attachment 3
Approved Preliminary Plat

TABLE 1 (PHASE I)								
STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
BRICKSTON PKWY	100'	24'/48'	40 MPH	LAYDOWN/C&G	RES. MAJOR	PUBLIC	2,116
GIESE BLVD	100'	24'/48'	40 MPH	LAYDOWN/C&G	RES. MAJ./ COLLR	PUBLIC	2,556
SILVER BULLET LN	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	519
SEAPINE CT	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	594
METEORITE DR	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	2,088
CAMP SWIFT RD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	841
SEAPINE DR	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	798
MAREK WAY	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,095
CASTLETONE DR	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	2,169
GRAPHITE AVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,000
PERRYVILLE DR	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	969
						TOTAL LF	14,745

EASEMENT KEY NOTES:
1. WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN DOCUMENT NUMBER 2006030775, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN DOCUMENT NUMBER 2006058501, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SIDEWALK NOTE:
1. SIDEWALKS TO FRONT ALL RESIDENTIAL LOTS WILL BE PROVIDED BY HOME BUILDERS. ALL OTHER SIDEWALKS WILL BE PROVIDED BY DEVELOPER.

DETAIL "A"
NOTTO SCALE
1.10 | 56'3"A 88"E | 1.41'

NOTE: ALL THE STREET CROSS-SECTIONS WILL COMPLY WITH THE DEVELOPMENT AGREEMENT DATED FEBUARY 6, 2019 WITH THE CITY OF ELGIN.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.73'	2075.00'	1°30'41"	S11°40'38"W	54.73'
C2	265.58'	1927.76'	7°53'36"	N12°38'15"E	265.37'
C3	24.77'	480.00'	2°57'23"	S37°34'51"E	24.76'
C4	33.24'	420.00'	4°32'08"	S41°05'32"E	33.23'
C5	37.97'	25.00'	87°00'42"	S86°51'56"E	34.42'
C6	352.09'	970.00'	20°47'49"	S39°13'49"W	350.16'
C7	39.84'	25.00'	90°51'33"	S16°35'52"E	35.82'
C8	41.54'	25.00'	95°12'40"	S70°22'01"W	36.93'
C9	25.31'	970.00'	1°29'42"	S22°00'50"W	25.31'

TYPE	PRODUCT CATEGORY	DEVELOPMENT STANDARD
A	40' x 120' RESIDENTIAL	FRONT LOAD A
B	45' x 120' RESIDENTIAL	FRONT LOAD A
C	50' x 120' RESIDENTIAL	FRONT LOAD B
D	60' x 120' RESIDENTIAL	FRONT LOAD B

Table G.1 Residential Development Standards			
	ALLEY LOADED	FRONT LOAD A	FRONT LOAD B
Lot Width Minimum	30 ft.	35 ft.	50 ft.
Setbacks			
Front	10 ft.	15 ft.*	20 ft.
Rear	5 ft.	10 ft.	15 ft.
Side	5 ft.	5 ft.	5 ft.
Corner Side	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.
Minimum Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,500 sq. ft.

*Garage facade must be setback at minimum of 20ft. from right-of way.

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

LOT BREAKDOWN PHASE 1	
SECTION 16	
RESIDENTIAL LOTS (40' X 120')	0
RESIDENTIAL LOTS (45' X 120')	65
RESIDENTIAL LOTS (50' X 120')	47
RESIDENTIAL LOTS (60' X 120')	0
TOTAL SF RESIDENTIAL LOTS	112
SECTION 17	
RESIDENTIAL LOTS (40' X 120')	74
RESIDENTIAL LOTS (45' X 120')	95
RESIDENTIAL LOTS (50' X 120')	9
RESIDENTIAL LOTS (60' X 120')	5
TOTAL SF RESIDENTIAL LOTS	183
OVERALL SF RESIDENTIAL LOTS	295
OVERALL MF RESIDENTIAL LOTS	3
OVERALL COMMERCIAL LOTS	2
AMENITY CENTER	1
OPEN SPACE LOTS	7
PUBLIC PARKLAND	2
PRIVATE NEIGHBORHOOD PARKLAND	1
EMERGENCY SERVICE	1
OVERALL LOTS	312

LEGEND

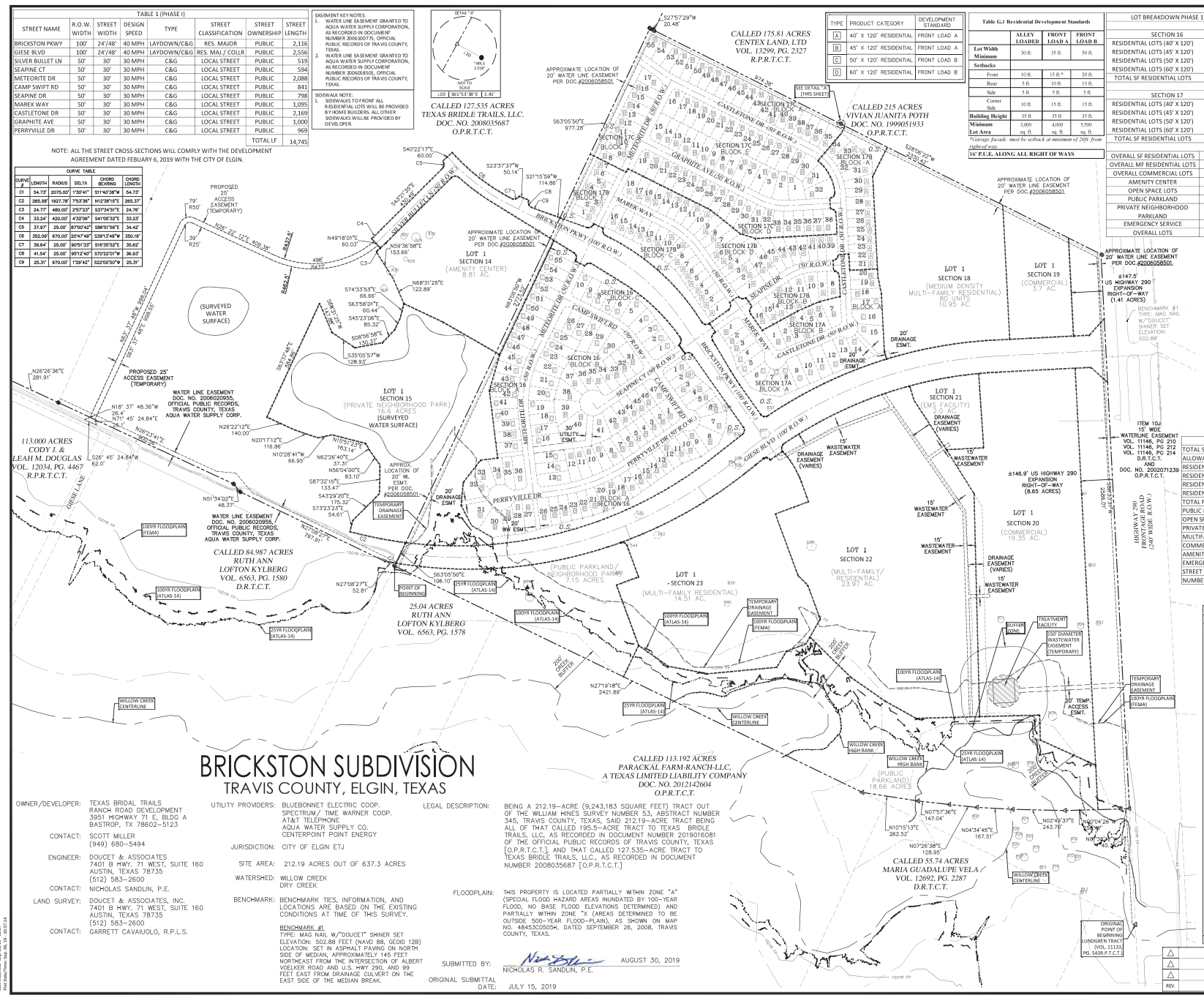
- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SET-BACK
- EASEMENTS
- 25YR FLOODPLAIN (ATLAS 14)
- 100YR FLOODPLAIN (ATLAS 14)
- 100YR FP — 100YR FLOODPLAIN (FEMA)

VICINITY MAP

SITE DATA TABLE PHASE 1			
TOTAL SITE AREA	# OF LOT(S)		AC
ALLOWABLE IMPERVIOS COVER	N/A	50	%
RESIDENTIAL LOTS (40' X 120')(TYPE A)	74	9.96	AC
RESIDENTIAL LOTS (45' X 120')(TYPE B)	160	24.89	AC
RESIDENTIAL LOTS (50' X 120')(TYPE C)	56	8.91	AC
RESIDENTIAL LOTS (60' X 120')(TYPE D)	5	1.01	AC
TOTAL RESIDENTIAL LOTS	295	44.77	AC
PUBLIC PARKLAND	2	25.81	AC
OPEN SPACE	7	8.70	AC
PRIVATE NEIGHBORHOOD PARKLAND	1	16.60	AC
MULTIFAMILY	3	49.43	AC
COMMERCIAL	2	23.05	AC
AMENITY CENTER	1	8.81	AC
EMERGENCY SERVICE	1	2.00	AC
STREET R.O.W.	N/A	14,745	LF
NUMBER OF BLOCKS	9		

TREE LIST (PHASE 1)				
NUMBER	SIZE(IN)	SPECIES	CANOPY(FT)	MULTI. (IN)
501	17"	MESQUITE	12'	13 10
502	35"	MESQUITE	13'	9 10
503	20"	MESQUITE	20'	
504	20"	MESQUITE	30'	
505	19"	MESQUITE	40'	14 10
506	12"	MESQUITE	30'	
507	16"	CEDAR ELM	30'	
508	13"	CEDAR ELM	25'	
509	18"	CEDAR ELM	25'	
510	12"	CEDAR ELM	25'	
511	12"	MESQUITE	30'	
512	13"	MESQUITE	15'	
513	12"	CEDAR ELM	15'	
514	20"	MESQUITE	30'	
515	21"	MESQUITE	15'	
516	16"	MESQUITE	25'	
517	22"	MESQUITE	35'	
518	14"	MESQUITE	20'	
519	18"	CEDAR ELM	30'	12 12
520	14"	MESQUITE	25'	
521	16"	MESQUITE	25'	
522	28"	ASH	40'	10 10 10 8 8
523	18"	MESQUITE	30'	
524	26"	CEDAR ELM	30'	
525	17"	MESQUITE	25'	
** 526	18"	MESQUITE	30'	
** 527	19"	MESQUITE	35'	
** 528	36"	MESQUITE	45'	15 18
** 529	13"	MESQUITE	30'	
** 530	17"	MESQUITE	35'	
** 531	17"	MESQUITE	20'	
** 532	12"	MESQUITE	20'	
** 533	16"	MESQUITE	20'	
** 534	16"	CEDAR ELM	25'	12 8
** 535	12"	CEDAR ELM	25'	
** 536	19"	CEDAR ELM	45'	
** 537	24"	MESQUITE	45'	
** 538	22"	MESQUITE	45'	16 9 13
** 539	12"	MESQUITE	10'	
** 540	26"	MESQUITE	25'	17 6 6
** 541	26"	MESQUITE	25'	17 6 6
** 542	28"	MESQUITE	35'	16 7 6 8 4 7
543	13"	MESQUITE	15'	
** 544	13"	MESQUITE	15'	
** 545	27"	MESQUITE	35'	16 10 7 5
827	14"	ELM	30'	CEDAR
828	27"	ELM	40'	15 14 9 CEDAR
829	16"	ELM	20'	12 7 CEDAR
830	25"	ELM	45'	CEDAR
831	14"	ELM	30'	CEDAR
832	14"	ELM	35'	CEDAR
833	18"	ELM	40'	CEDAR
834	26"	ELM	40'	20 12 CEDAR
835	12"	ASH	20'	

TREE TO BE REMOVED



BRICKSTON SUBDIVISION

TRAVIS COUNTY, ELGIN, TEXAS

OWNER/DEVELOPER: TEXAS BRIDAL TRAILS
RANCH ROAD DEVELOPMENT
3951 HIGHWAY 71 E, BLDG A
BASTROP, TX 78602-5123

CONTACT: SCOTT MILLER
(949) 680-5494

ENGINEER: DOUCET & ASSOCIATES
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: NICHOLAS SANDLIN, P.E.

LAND SURVEY: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: GARRETT CAVAIUOLO, R.P.L.S.

UTILITY PROVIDERS: BLUEBONNET ELECTRIC COOP.
SPECTRUM/ TIME WARNER COOP.
AT&T TELEPHONE
AQUA WATER SUPPLY CO.
CENTERPOINT POINT ENERGY

JURISDICTION: CITY OF ELGIN ETJ

SITE AREA: 212.19 ACRES OUT OF 637.3 ACRES

WATERSHED: WILLOW CREEK
DRY CREEK

BENCHMARK: BENCHMARK TIES, INFORMATION, AND LOCATIONS ARE BASED ON THE EXISTING CONDITIONS AT TIME OF THIS SURVEY.

BENCHMARK #1
TYPE: MAG NAIL W/"DOUCET" SHINER SET
ELEVATION: 502.88 FEET (NAVD 88, GEOID 12B)
LOCATION: SET IN ASPHALT PAVING ON NORTH SIDE OF MEDIAN, APPROXIMATELY 145 FEET NORTHEAST FROM THE INTERSECTION OF ALBERT VOELKER ROAD AND U.S. HWY 290, AND 99 FEET EAST FROM DRAINAGE CULVERT ON THE EAST SIDE OF THE MEDIAN BREAK.

LEGAL DESCRIPTION: BEING A 212.19-ACRE (9,243,183 SQUARE FEET) TRACT OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAID 212.19-ACRE TRACT BEING ALL OF THAT CALLED 195.5-ACRE TRACT TO TEXAS BRIDLE TRAILS, LLC, AS RECORDED IN DOCUMENT NUMBER 2019016081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], AND THAT CALLED 127.535-ACRE TRACT TO TEXAS BRIDLE TRAILS, LLC., AS RECORDED IN DOCUMENT NUMBER 2008035687 [O.P.R.T.C.T.]

FLOODPLAIN: THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY WITHIN ZONE "X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

SUBMITTED BY: AUGUST 30, 2019
NICHOLAS R. SANDLIN, P.E.

ORIGINAL SUBMITTAL DATE: JULY 15, 2019

REV.	DESCRIPTION	DATE	APR.
△			
△			
△			

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

PHASE 1
OVERALL PRELIMINARY PLAT
(200 SCALE)

BRICKSTON ELGIN, TEXAS
RANCH ROAD DEVELOPMENT

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
8/30/2019

Designed: SK/RP/NS
Drawn: SC/RP
Reviewed: NS/KY
Date: 7-18-2019

SHEET
2
OF 15

Project No.:
1028-004

Drawing: X:\Branches\Austin\Projects\1028-004\CADD\dwg\working_drawings\submittal\PRELIM PLAT\1028-004-PP-SP.dwg
User: SCRANDON
Last Modified: Sep. 05, 19 10:17
Plot Date/Time: Sep. 05, 19 10:27
Plotted By: Stephen Crandon

Development Service Department

STAFF REPORT

Rezoning from R-2 to C-2

Project #: 202101422

Date: August 13, 2021

Applicant: Jason D. Shibley

Representative: SAME

Hearing Dates: Planning & Zoning Commission – August 23, 2021
City Council – September 7, 2021

Location: 301 S. Main St. (BCAD Parcel #95213)

APPLICATION SUMMARY

Recommendation of a rezoning of 0.332 acres of land located at 301 S. Main St. (a change to the official zoning map). The proposal is to change the zoning from "R-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District.

DEPARTMENT COMMENTS

The current R-2 zoning doesn't allow for a commercial retail business at the location, although the site has existed as this use since 2003 and records indicate this site has been used for commercial related uses longer than this point. This would make the present use non-conforming to the current zoning. If the business were ever shut down for more than six (6) months, it could not reopen at this location. This rezoning request would make the present use conforming to the zoning category.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Elgin Main Street category. This category's primary land usage is commercial retail (see attachment 3) according to the provided map and associated land use language. The proposed zoning category will allow for commercial uses by right. When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. With the rezoning the residential uses will be subtracted, and many commercial uses will be added to the site.

R-2 District (Existing)	C-2 District (Proposed)
Detached single-family dwelling.	
Duplex	
Garage Apartments	
Churches, but not including revival tents or arbors.	
Public school offering general educational courses the same as ordinarily given in public schools and	

having no rooms regularly used for housing and sleeping.	
R-2 District (Existing)	**C-2 District (Proposed)**
Public park and playground.	
Library.	
Growing of farm products.	
Municipal use	
Telephone exchanges.	
Home occupations.	
Transportation and utility easements, alleys and rights-of-way	
Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.	Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.
	Advertising signs or structures.
	Antique shop.
	Ambulance service, office or garage.
	Amusement enterprises.
	Appliance shop.
	Arts school, gallery or museum.
	Artists materials, supply studio.
	Automobile parking lot.
	Automobile retail gasoline service station.
	Baby shop.
	Bakery goods store.
	Bank.
	Barbershop.
	Beauty shop.
	Bathhouse.
	Billiard hall.
	Boat sales.
	Book or stationery store.
	Bus terminal.
	Camera shop.
	Cafe
	Candy store.
	Catering establishment.
	Cleaning, pressing, laundry collection agency.
	Clothing or apparel store
	Commercial school or hall.
	Curio or gift shop.
	Drug store or fountain.
	Dry goods store.
	Dairy products or ice cream store.
	Delicatessen.

R-2 District (Existing)	C-2 District (Proposed)
	Department store.
	Dress shop.
	Feed and fuel store.
	Florist shop, greenhouse, nursery.
	Frozen food locker.
	Funeral parlor or mortuary.
	Furniture store.
	Golf course, miniature, or practice range.
	Grocery store or supermarket.
	Hardware store.
	Heating, ventilating or plumbing supplies, sales and service.
	Hospital for small animals.
	Hotel.
	Ice storage locker plant, or storage house for food.
	Interior decorating store.
	Key shop.
	Jewelry or notion store.
	Laboratories, testing and experimental.
	Laundry.
	Leather goods shop.
	Lodge hall.
	Meat market.
	Medical facility.
	Messenger or telegraph service.
	Museums.
	Musical instrument sales.
	Newspaper or magazine sales.
	Novelty club
	Novelty shop
	Nursery or garden supply store
	Office business.
	Outdoor advertising signs.
	Optometrists sales and service.
	Pawn shop.
	Pet shop.
	Photographer studio.
	Pharmacy.
	Printing plant.
	Radio and television sales and service.
	Recreation center.
	Research laboratories.
	Restaurant.
	Sale of beer for off-premises consumption.

R-2 District (Existing)	C-2 District (Proposed)
	Self-service laundry or dry cleaning.
	Sewing machine sales, instruction
	Sign painting shop.
	Sporting goods sales.
	Shoe repair shop.
	Stocks and bonds broker.
	Storage warehouse.
	Tailor shop.
	Theater.
	Toy store.
	Travel store.
	Travel trailer park.
	Used automobile sales.
	Variety store.
	Wholesale distributing center.

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

	R-1 (Existing)	C-2 (Proposed)
Height	2.5 stories or 35 feet	50 feet.
Front Setback	25 feet; garage at 25 feet	None.
Side Setback	5 feet for 1 story; 10 feet for more than 1 story	None or 10 feet if adjoining residential.
Rear Setback	10 feet	None or 10 feet if adjoining residential.
Lot Width	60 feet	None.
Lot Area	7,500 sq. ft.	None.
Impervious Cover on Lot (buildings only)	45% interior; 50% corner	None.

Based on the information within the packet, staff has no issues or concerns regarding the proposal. The zoning request to C-2 is similar to other lots in the general area (see attachment 3) and the underlying land use in the Comprehensive Plan of Elgin Main Street is supportive of commercial retail as the primary use of the category (see attachment 2).

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

Created: 1-20-2020

Elgin TEXAS

NON-PDD REZONING APPLICATION

Date: 6/28/2021

SITE INFORMATION

Project Address: 301 S. Main St. Ste B

Parcel Identification Number (if no address): _____

APPLICANT

Name: Jason D. Shibley

Postal Address: 301 S. Main St. Ste B
Elgin, TX 78621

E-Mail Address: 4northcrose@gmail.com **Phone Number:** 512-922-5743

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.

Signature	Printed Name	Date
Jason Shibley	Jason D. Shibley	6/28/2021

Project Description:

Jay Tire & Automotive request to have rezoned commercial C-2 from residential R-2. We have been in business since August 5th 2003. The zoning status was like this when we came into existance. We are requesting it be changed to commercial. We were not aware of the status of our zone label.

Attachment 2

Ordinance

ORDINANCE NO. 2021-09-07-??__

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 C-2 GENERAL COMMERCIAL DISTRICT, THE PROPERTY BEING APPROXIMATELY 0.332 ACRES OF LAND AND BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on August 23, 2021, following lawful publication of the notice of said public hearing, and

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

WHEREAS, on September 7, 2021, 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" is rezoned from R-2 Single Family and Duplex Dwelling District to C-2 General Commercial 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 7th day of September 2021.

_____

Ron M. Ramirez, Mayor

ATTEST:

_____

Jennifer Stubbs, City Secretary

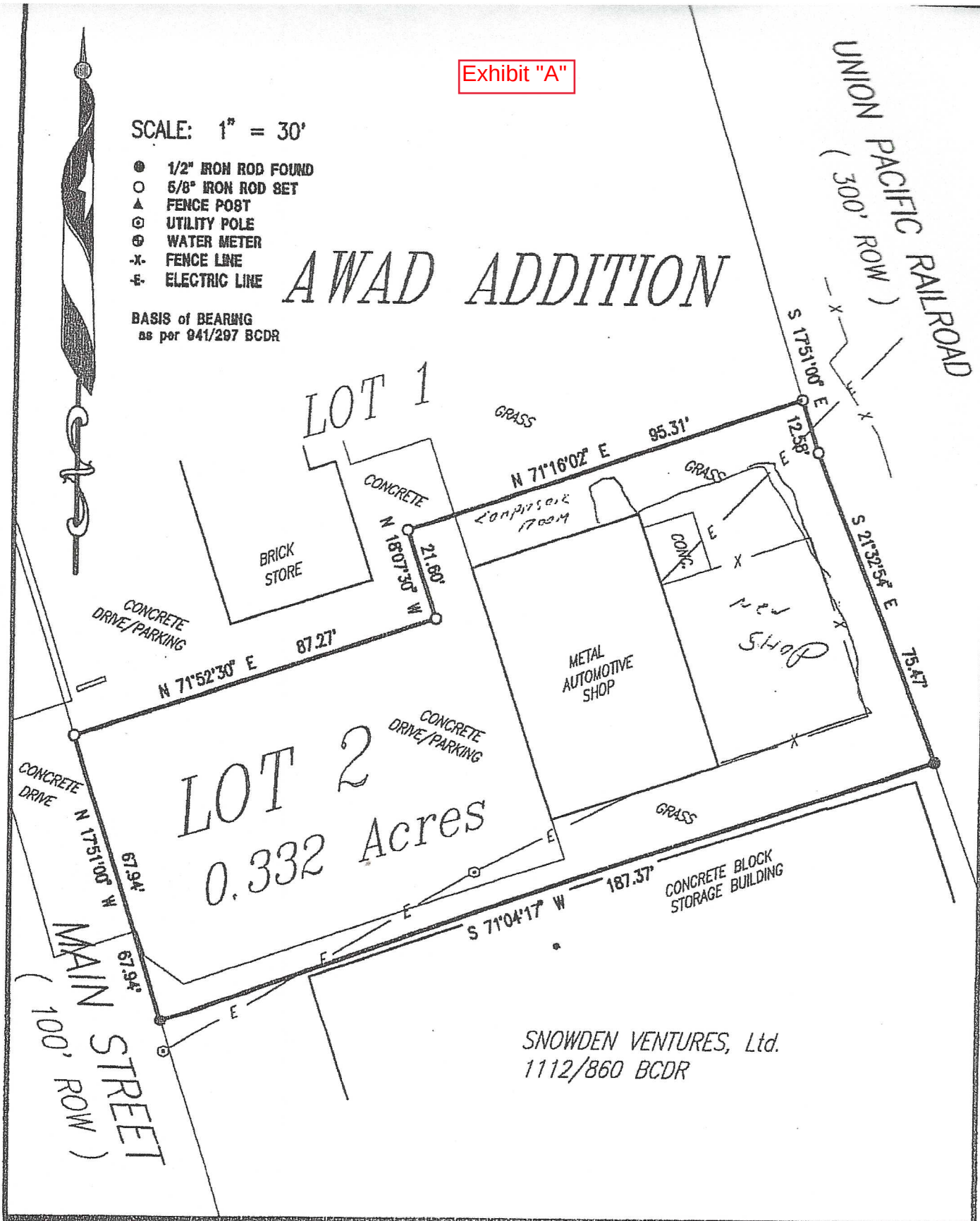
Exhibit "A"

SCALE: 1" = 30'

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET
- FENCE POST
- UTILITY POLE
- WATER METER
- FENCE LINE
- ELECTRIC LINE

BASIS of BEARING
as per 941/297 BCDR

AWAD ADDITION



No portion of this tract appears to be in a Federally designated FLOOD PRONE AREA according to FIRM No. 48021C 0075 C for BASTROP COUNTY, TEXAS.
Effective Date 09/19/91
This Tract lies in Zone(s) X.
Base Flood Elevation: N/A

WARNING:
This Flood Statement, as determined by a FIRM, DOES NOT IMPLY that the Property or improvements

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated road way, except as shown hereon.

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of LOT 2, AWAD ADDITION, to the City of Elain, as recorded in Plat Cabinet 4.

Attachment 3

Staff Added Comprehensive Plan Exhibit 4.4

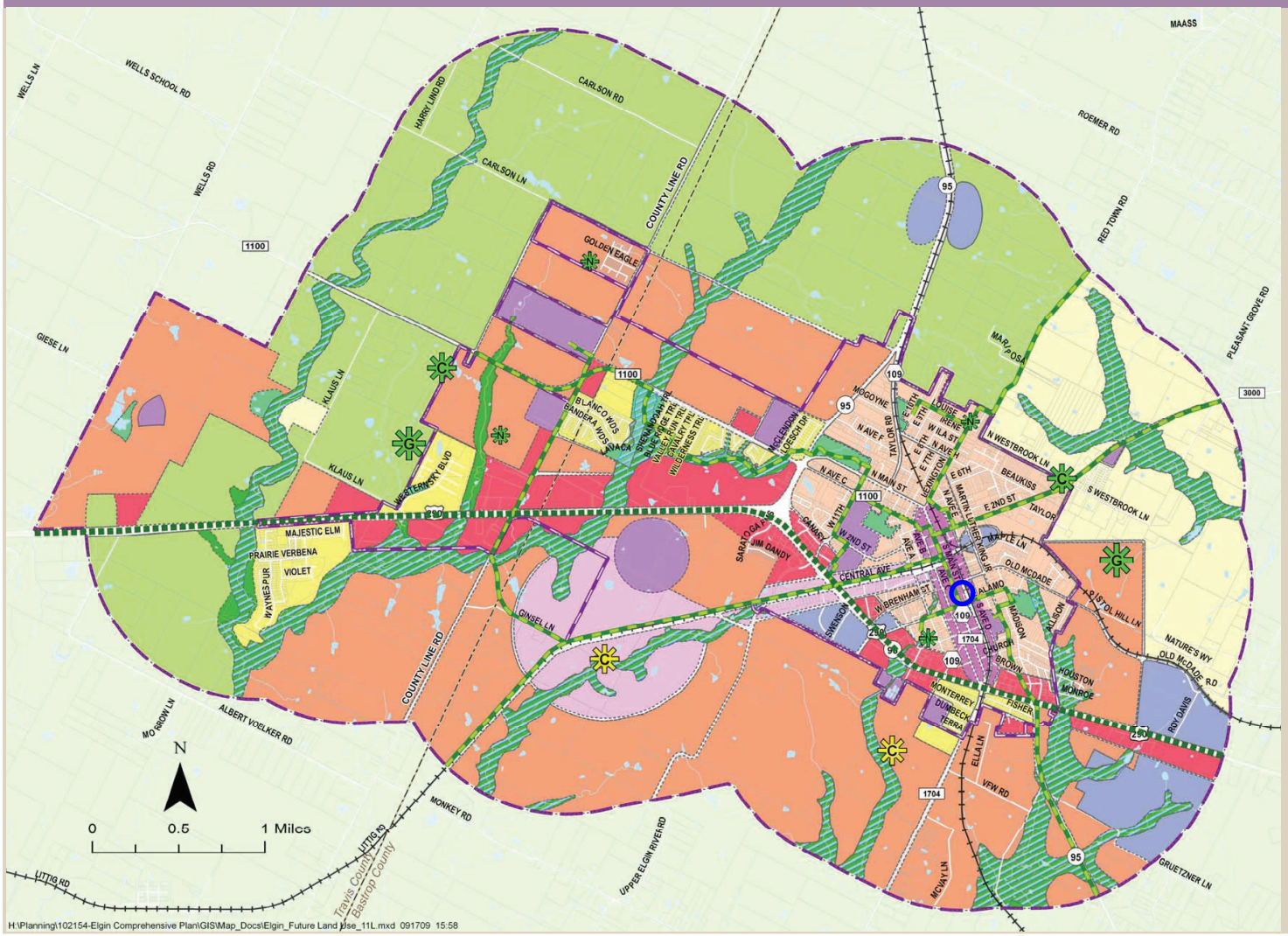


Exhibit 4.4: Future Land Use and Development Plan

- 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.

Source: Wilbur Smith Associates, Inc., 2009.

Main Street

General Description: As the heart of Elgin and the community's historic town center, the Main Street area is an important district to preserve and revitalize as Elgin develops. Many of the buildings along Main Street were constructed with local Elgin brick from the late 1800s to the mid 1900s, and as a result, are a true representation of Elgin's local history. This area continues to be a center for retail, business, local government, community festivals, and art. It is an area that Elgin residents treasure and many community members have worked to preserve and promote through efforts such as the Main Street Program, the Historic Review Board, and Elgin Art Walks.

Transect Zone: Urban Center (T5)

Primary Land Use: Commercial retail and office

Supporting Land Uses: Multi-family residential (apartments and condos typically above retail storefronts), single family residential, public, semi-public, light industrial, and industrial.

Residential Densities: Approximately 7 units per acre.

Form and Character: The core of Historic Main Street is mainly comprised of historic two-story brick buildings built between 1872 and 1947. Many of these buildings support an integrated mix of retail, office, and residential uses in a walkable environment. The official Main Street Historic District is subject to design guidelines that aim to maintain the historic integrity of the district. As such, all development and restoration should conform to the design standards. Areas immediately surrounding the District may not be subject to the specific design guidelines, but should be developed with sensitivity to the surrounding context. Infill development should be encouraged in the area to attract additional residents to support Main Street businesses. Additionally, Main Street should remain a focus for promoting small-scale retail, restaurant, entertainment, and arts venues to provide a draw for Elgin residents as well as visitors.

Parks and Open Space: Open space is primarily provided in small pocket parks and plazas such as Veterans' Memorial Park. Additional streetscaping and landscaping should be encouraged along public frontages with bike and pedestrian connections to surrounding areas.

Attachment 4
Staff Added Zoning Map

ArcGIS Web Map

8/13/2021, 8:43:28 AM

Zoning

- C1 - Neighborhood Shopping District
- C2 - General Commercial District
- I - General Industrial District
- R2 - Single Family & Garage Apartment District
- <all other values>
- Bastrop Parcels July 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Ga
OpenStreetMap contributors, and the GIS user community, Source: Esr
Earthstar Geographics, and the GIS User Community

Web AppBuilder fo

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors | TRC GIS, City

Development Services Department

STAFF REPORT

Review and discuss TXDOT realignment of FM 1100 Intersection with County Line Rd.

Date: August 13, 2021

WORKSHOP SUMMARY: This workshop will provide a chance for the Commission to review and discuss the realignment of FM 1100 Intersection with County Line Rd. Due to the size of the preliminary design, City Staff cannot print a large set for review nor can City Staff print a smaller document as it would not be legible. City staff will be providing a large scale print at the workshop for review and discussion. If you desire to review this item before the workshop, a digital preliminary plan has been placed in the online version of the Commission packet.

Texas Department of Transportation

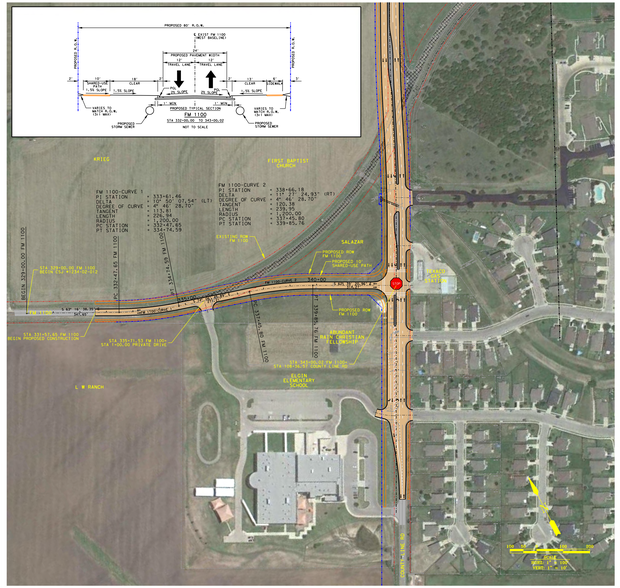
AUSTIN DISTRICT
TERRY McCOY, DISTRICT ENGINEER
TRAVIS & BASTROP COUNTY

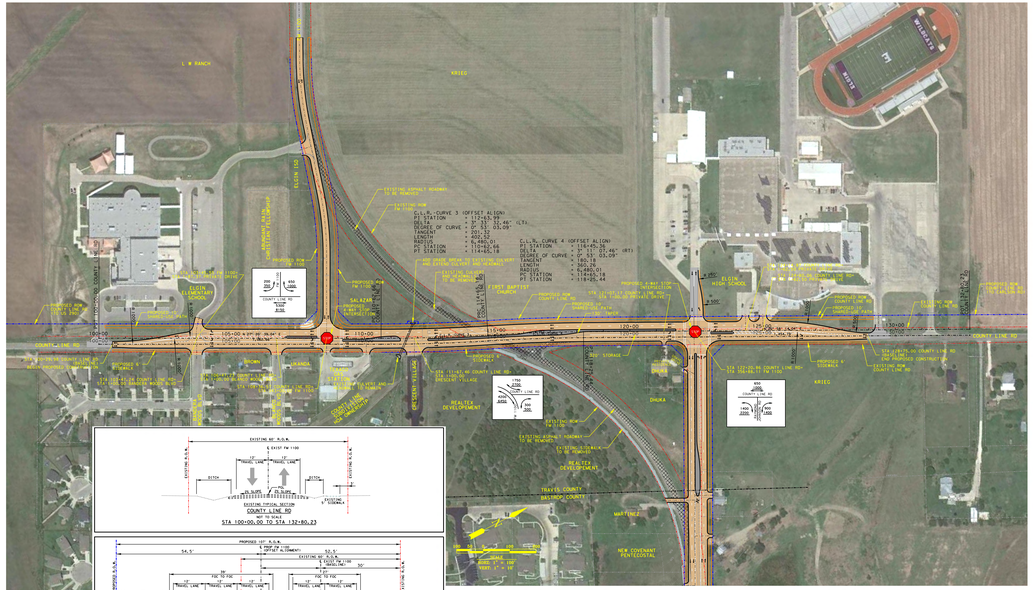
PRELIMINARY DESIGN SCHEMATIC

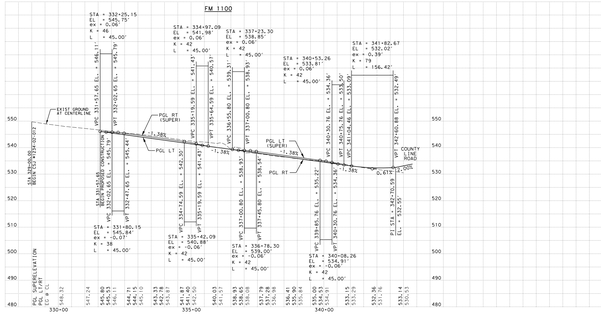
FM 1100
ELGIN, TEXAS
TRAVIS AND BASTROP COUNTIES
FROM: WEST OF COUNTY LINE RD TO: SH 95
PROJECT LENGTH = 1.86 MILES

CSJ #: 1234-02-012

DESIGN SPEED: 45 mph (eMAX 6%)
FUNCTIONAL CLASS: URBAN MINOR ARTERIAL
ROLL 2 OF 2
SCALE: HORZ: 1"=100' VERT: 1"=10'
MAY 2018






FM 1100
EXIST GROUND AT BASELINE
PGL RT (SUPER)
PGL LT (SUPER)
PGL RT
PGL LT
COUNTY LINE ROAD
PGL LT (SUPER)
PGL RT (SUPER)
PGL LT (SUPER)
PGL RT
PGL LT
PGL LT (SUPER)
PGL RT (SUPER)
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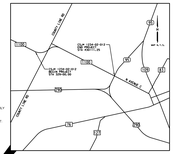


BENCHMARK INFORMATION:

ALL ELEVATIONS SHOWN WITHIN MINUTES ARE BASED ON NGS MONUMENT FARM. FIRST ORDER BENCH MARKS ERECTED BY NGS WERE ESTABLISHED BY THE CONSTRUCTION OF THE ELGIN SCHOOL. AT THE SOUTHWEST BELL TELEPHONE PIT, 0.5 MILES W OF THE INTERSECTION OF FM 1100 AND FM 1704, 0.4 MILES S OF FM 1100, 0.3 MILES W OF THE CENTERLINE OF FM 1704, 0.3 MILES SOUTHEAST FT OF SH 95 AT HORSE BARN IN ELEVATION = 503.0 FT (NAVD 88)

1.8 MI. NO. 1 H 503.4 IN BETWEETEN THE WORD "BASELOPP" ON FIRE HYDRANT. LOCATED APPROXIMATELY 1 SKATT WEST FROM A POWER POLE ON MAIN HERSCHEL ELEV. = 504.00'

SURVEY COORDINATE SYSTEM

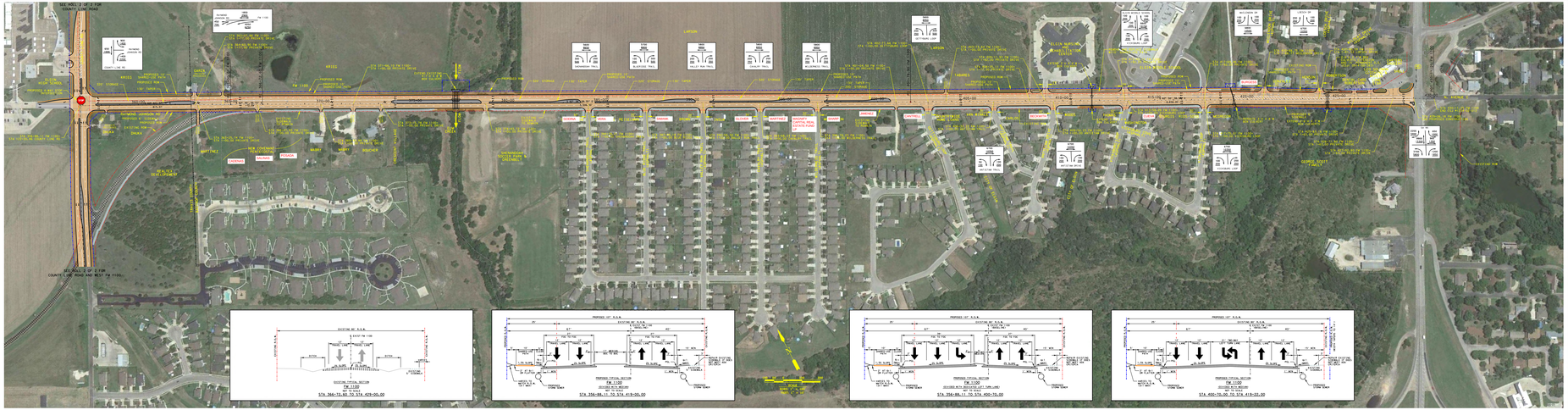
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. FOOT (NAVD83).

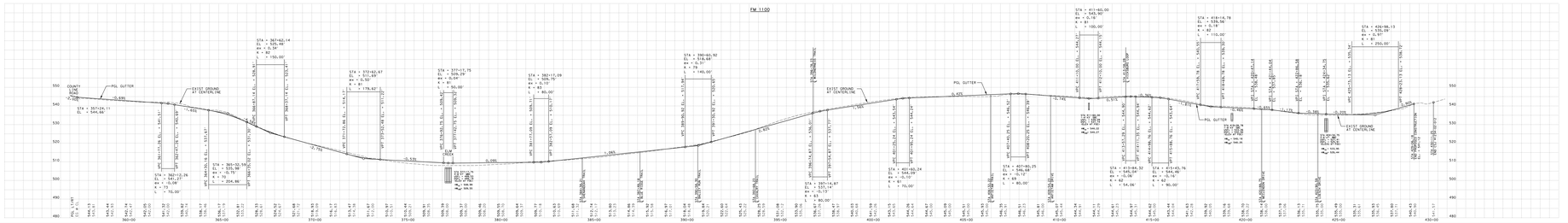
TRAFFIC COUNTS
1,000 - 2015 AST
1,000 - 2038 AST

TRAFFIC ANALYSIS FOR ASSUMED DESIGN FOR FM 1100 FROM COUNTY LINE RD TO SH 95, TRANSPORTATION PLANNING AND PROGRAMMING DIVISION, MAR 5, 2015

PLAN LEGEND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED MEDIAN
- EXISTING ROAD TO BE REMOVED
- EXISTING SIDEWALK

PROFILE LEGEND
- NG @ CL
- PROPOSED OUTSIDE GUTTER OF MAIN LANES




FM 1100
PGL GUTTER
EXIST GROUND AT CENTERLINE
PROPOSED GUTTER
PROPOSED GUTTER
PROPOSED GUTTER

Development Services Department

STAFF REPORT

Larson Tract PDD Workshop Staff Report

Date: August 13, 2021

WORKSHOP SUMMARY: This is a workshop of an upcoming item that has requested a PDD rezoning. Eventually the item will come before you for a recommendation for rezoning. However, the purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. Please be aware City Staff has removed some of the pages to shorten the packet size, however the Development Plan with Exhibits have been retained for this meeting. Staff has also provided an aerial, subdivision map, zoning map, City Limits-ETJ map to assist. The area inside the blue outlines on these maps are the proposed development.

City staff will also be providing a large scale print at the workshop consisting of the development pattern for the newer developments (i.e. Harvest Ridge, Peppergrass) in relation to this development pattern. Also a large scale version of the Concept Plan will be provided at the meeting.

LARSON TRACT PDD: The proposed development will consist of 852 lots, with a minimum lot width of 45 feet and minimum lot area of 5,000 sq. ft. lots. A collector sized road system will run through the development with multiple connections to the north, south, and east. Staff can provide more updates regarding the development at the workshop meeting.

ArcGIS Web Map

8/13/2021, 1:59:25 PM

1:18,056

0 0.13 0.25 0.5 mi

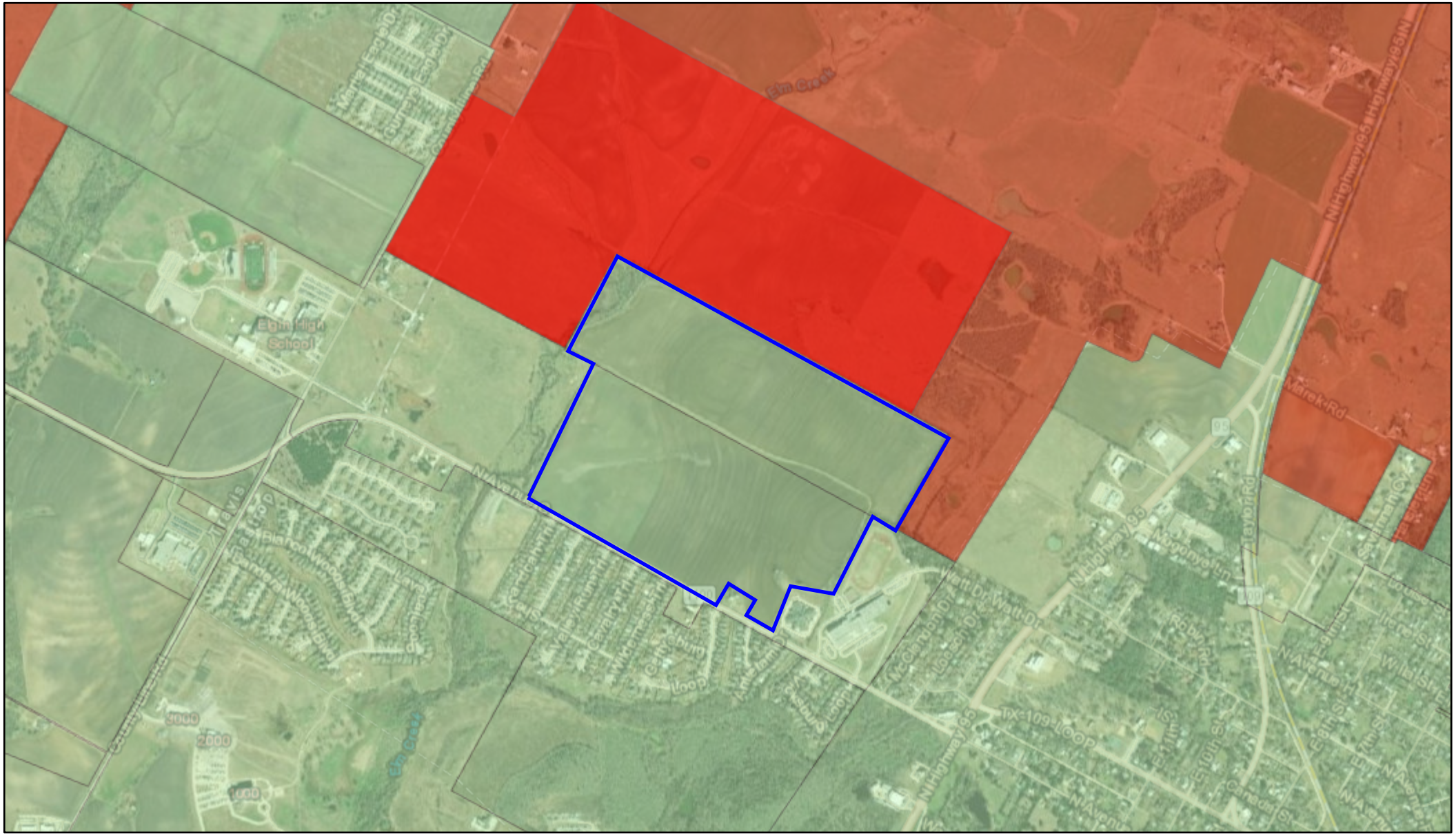
0 0.2 0.4 0.8 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors | TRC GIS, City of Elgin |

ArcGIS Web Map



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Elgin ETJ

FULL PURPOSE

Elgin City Limits

LIMITED PURPOSE

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Web AppBuilder for ArcGIS

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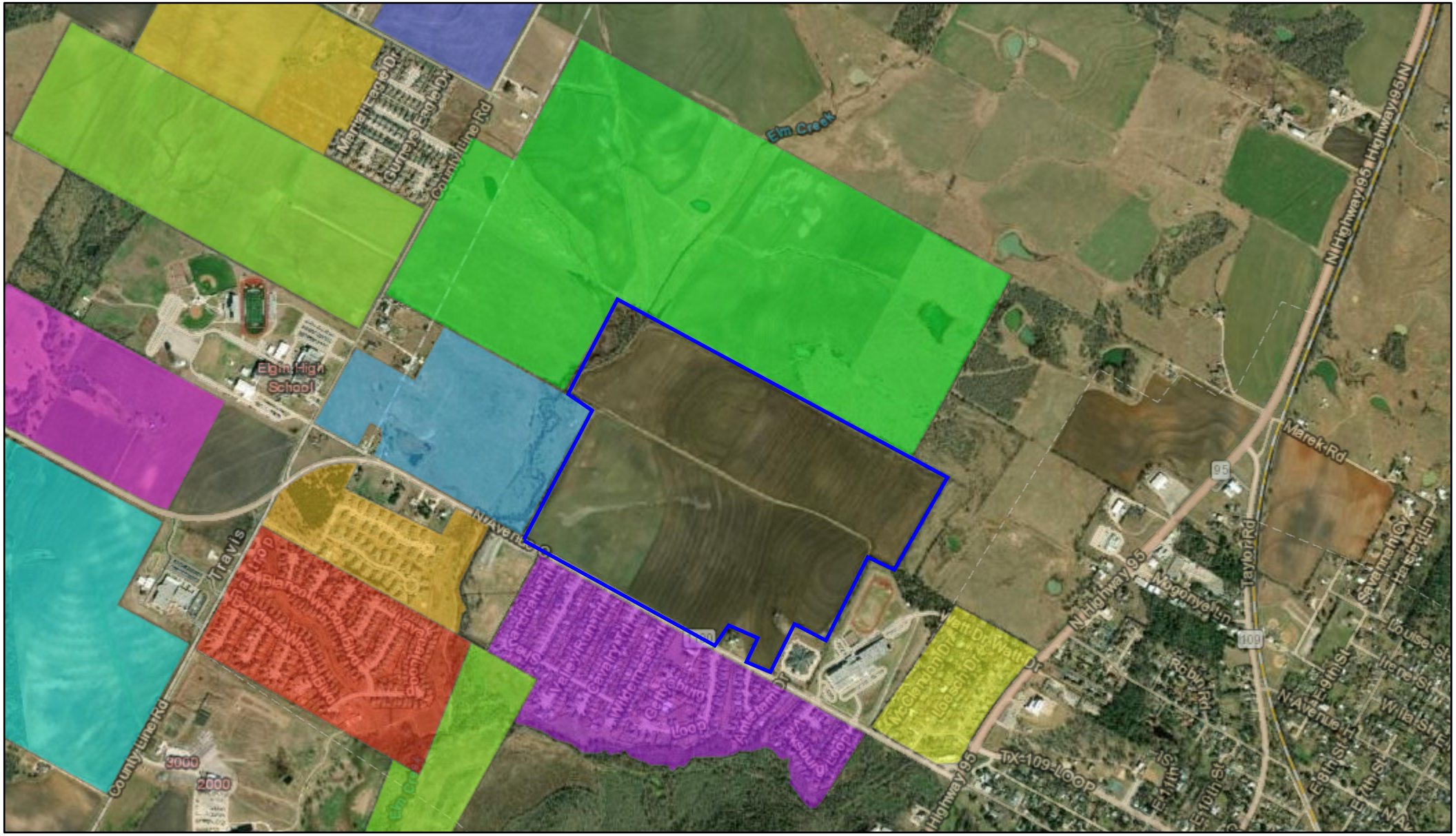
ArcGIS Web Map



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Subdivision

- COUNTY LINE
- CRESCENT VILLAGE
- EAGLE'S LANDING
- ELGIN MEADOWS
- ELM CREEK CENTER
- HARVEST RIDGE
- HOMESTEAD
- LONE WILLOW
- PEPPERGRASS
- ROLLING MEADOWS
- SHENANDOAH
- STONE CREEK RANCH

1:18,056

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0 0.2 0.4 0.8 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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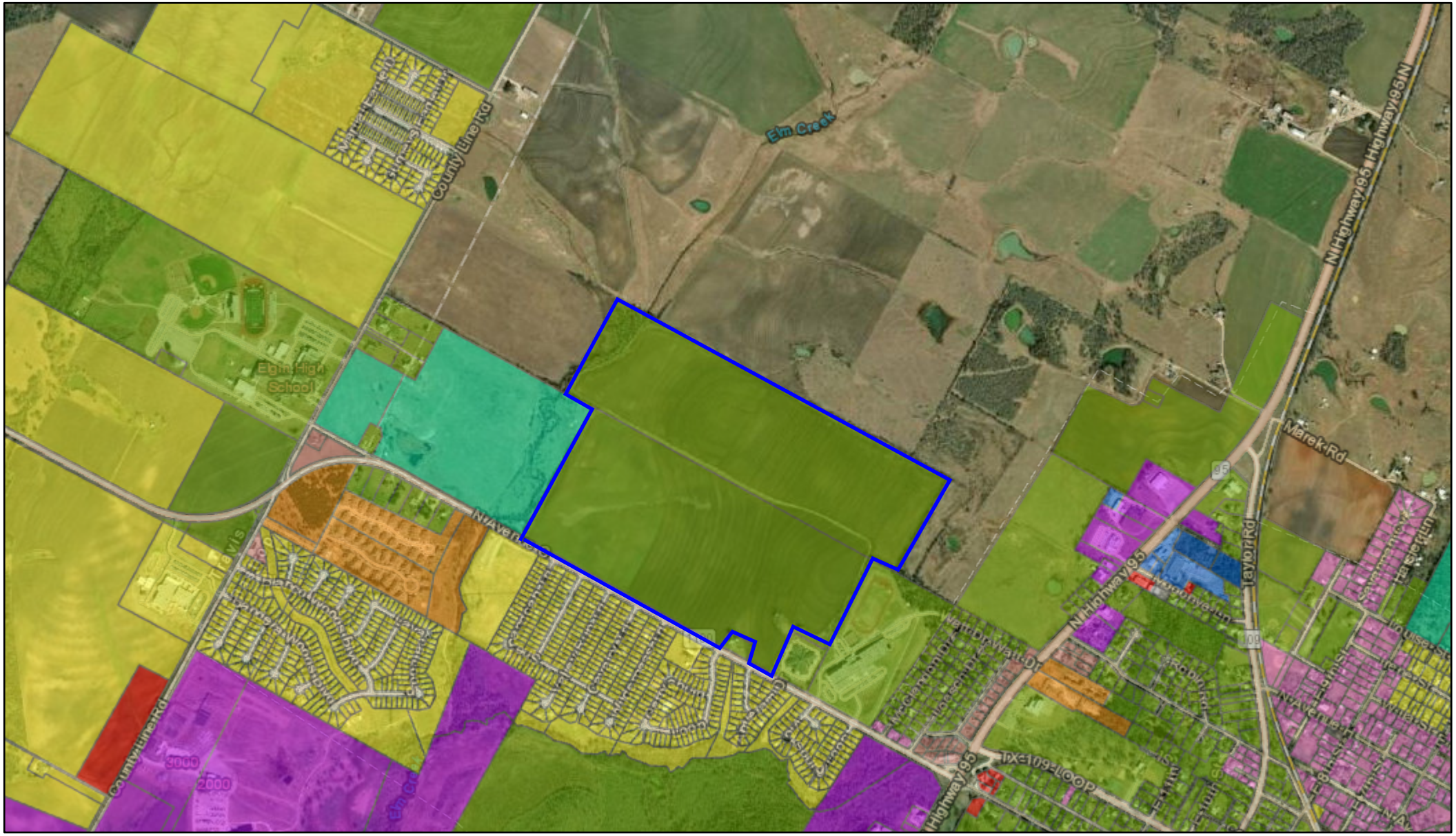
ArcGIS Web Map



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Zoning

- A - Multiple Family Residential District
- C1 - Neighborhood Shopping District
- C2 - General Commercial District
- C3 - Highway Commercial District
- I - General Industrial District
- PDD - Planned Development District
- R1 - Single Family

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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II

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as “Plan”) covers approximately 188.7 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. This PDD serves to augment and/or modify the standards for development for R-1, Single Family, zoning district development outlined in the Code to implement the vision for the Property and ensure a quality development not otherwise achieved solely by the underlying base zoning district. Refer to **Exhibit “C”, Development Standards,** for additional design standards set forth in the PDD document. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code. If there is a conflict between this Agreement and Exhibit “C”, this Agreement shall supersede the specific conflicting provisions of the Exhibit “C”.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed as shown in the Concept Plan, **Exhibit "B"** attached hereto and incorporated herein. The Concept Plan may be altered to accommodate the inclusion of that certain out-parcel along FM 1100/Ave C, noted on the Concept Plan, with written consent from the City Manager, which such consent shall not be unreasonably withheld, conditioned or delayed.

Exhibit "C", Development Standards, depicts the development standards for the Residential parcels within the Property.

6. UNDERGROUND UTILITY SERVICE

All on-site utility lines must be underground to connection points provided by the utility service provider.

7. ROADWAY IMPACT

7.1 City Participation

City agrees to pay for all costs associated related to the design and construction of adjacent roadway improvements, including, but not limited to improvements to County Line Road and FM 1100 ("Adjacent Roadway Project" or "Adjacent Roadway Project Costs") in accordance with the design plans as approved by the City, which shall include curbed and guttered roadway and associated storm sewer. City shall award contract(s) fully complying with the Texas Competitive Bidding Act as soon as funding is available, but in any event no later than December 31, 2024.

7.2 Developer Participation

The Developer shall not be subject to an impact fee for the Adjacent Roadway Project or any other City roadway projects in mitigation of project generated traffic. Developer agrees to pay for all design and construction costs of all roadway improvements within the Project, which includes a new Major Collector with a Right of Way dedication not greater than ninety feet (90') (the "Boulevard Project") interior to the Project identified in the City's current Comprehensive Plan dated May 2016. The Boulevard Project shall be constructed in not less than 5 phases consistent with the development of the Project.

7.3 Developer Participation Schedule

As noted above, as consideration for the Boulevard Project, Developer shall not be required to participate in the Adjacent Roadway Project or required to pay any impact fees for offsite roadway projects.

8. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing fee-in-lieu parkland dedication in the amount of $500 per residential lot, as required by City ordinance.

8.1 Open Space Plan

In addition to parkland dedication fees, the Project will provide approximately 18.48 acres of public open space and public floodplain, as shown on **Exhibit "D", Public Open Space Plan**. The open space, floodplain lands and associated improvements shall be accessible to the public. Improvements to the public open space and floodplain shall include approximately 1,708 linear feet of six foot (6') wide mulch trail along Elm Creek (see Exhibit "D" for trail details). Park improvements shall include a minimum of three (3) sets of public tables/benches, trash cans and pet waste stations, which shall be installed along the trail. The location of the park improvements shall be field located at the discretion of the Developer, based on site conditions during construction of the mulch trail.

Ownership and maintenance of the public open space and floodplain shall be the responsibility of the private Homeowner's Association ("HOA").

9. SIGNS

The Project shall incorporate the Development Standards for signage as depicted on **Exhibit "C"**.

10. WATER AND WASTEWATER

The existing 12" water line located within the FM 1100/Avenue C right of way and the 24" wastewater line currently under construction, are located at the Project boundary and no additional off-site extensions are required by the City. The City represents that the 12" water line and 24" wastewater line are of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in Exhibit B, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure.

11. WATER QUALITY AND DETENTION

The Project will not be required to provide water quality or detention facilities.

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

This Project will not provide mutual access agreements on parking lots, driveways and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances.

13. STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, AND SETBACKS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS

13.1 Development Standards

The Project shall incorporate the Development Standards as depicted on **Exhibit "C"**.

13.2 Buffer Zones

The City required buffer zones per Sec. 36-312(b)(2) are hereby removed where Single Family lots are located per the Concept Plan and Preliminary Plan.

13.3 Sidewalk-In-Lieu Fees

The Project shall not be required to construct sidewalks, nor be required to pay Sidewalk-In-Lieu Fees for frontage along FM1100/Avenue C, as this portion of sidewalk is included in the scope of the FM1100 roadway improvements, and, as noted below, Developer will dedicate 1.35 acres of right of way for the future widening of FM 1100 as shown on Exhibit D. Pedestrian access to Elgin Middle School will be provided within the interior of the Project.

13.4 Traffic Impact Analysis

The Owner shall not be required to perform a Traffic Impact Analysis for the Project.

14. PERIMETER IMPROVEMENTS

As noted above, the Project will dedicate 1.35 acres of Right of Way for the future widening of FM 1100/Avenue C to TXDOT. The HOA will maintain these areas until the widening work commences. The perimeter fencing shall be six (6) foot stained enhanced wood fence with metal posts per City requirements for which the HOA will be responsible to maintain the exterior appearance.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially alter the proposed street circulation, increase the lot count above the limit set in Exhibit "C" or alter the Residential Development Standards in Exhibit "B", may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

15.2 <u>Major Changes</u>

All changes not permitted under section 15.1 above, shall be submitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) if such change only applies to the land of the Rezoning Owner.

15.3 <u>Deed Restrictions and Creation of a Homeowner's Association</u>

The Owner shall create a Homeowner's Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created and deed restrictions recorded before the issuance of building permits for residential building construction on the Property. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and developers of land within the Property. Any deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of Bastrop County, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are expressly subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern.

OWNER:

PRIMA VESTA LAND COMPANY, LLC

By: _____
Garrett Rajkovich, Managing Member

STATE OF _____

_____ COUNTY

Sworn and subscribed before me this the ___ day of _____, 2021 by Garrett Rajkovich, as Managing Member of Prima Vesta Land Company, LLC, a Texas limited liability company, on behalf of said limited liability company.

SEAL

_____
Signature of Notary

EXHIBIT "B"

CONCEPT PLAN

EXHIBIT "C"

DEVELOPMENT STANDARDS

A. Applicability and Base Zoning

All aspects regarding the development of this Property shall comply with the City of Elgin Code of Ordinances in effect on (THE EFFECTIVE DATE) except as established in this exhibit, titled **Exhibit "C"**.

The base district zoning of R-1, Single Family, has been established for this Property.

All development within the Property will comply with the modified development standards of **Exhibit "C"**. In the case that this exhibit does not address a specific City requirements, the Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the identified base zoning district as defined in the Code of Ordinance on (THE EFFECTIVE DATE), this exhibit shall control.

B. Single Family Residential Lot Design Standards

The development of the Property will not exceed 842 single-family residential units. The potential product shall be developed in compliance with Table B.1

In addition to the design standards outlined in Table B.1, the following standards shall also apply:

1. Residential lot widths shall be measured from the front setback building line as established below.

2. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.

Table B.1 Residential Development Standards	
	FRONT LOAD A
Lot Width Minimum	45 ft.
Lot Depth Minimum	110 ft

Setbacks	
Front (min.)	15 ft.
Rear (min.)	10 ft.
Garage Setback (min.)	20 ft.
Side (min.)	5 ft.
Corner (min.)	15 ft.
Building Height	35 ft.
Minimum Lot Area	5,000 sq. ft.

C. Roadway Standards

1. Collector streets shall have a minimum centerline radius of 300 feet (300').

2. Minor streets shall not have a maximum centerline radius.

3. Residential streets may be designed with a six-inch (6") rollover curb consistent with the Typical Cross Section exhibits within this Agreement.

4. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot.

5. Sidewalks along roadways in which there is not a residential lot shall be constructed during installation of associated landscaping. Sidewalks and landscaping shall be installed along roadways within three years of construction of said roadway.

D. Drainage and Grading

1. Drainage collection facilities may be constructed with a mix of open channel and underground storm sewers.

2. All cut and fill land balancing shall be limited to a maximum of twelve feet (12'), except when filling of the existing stock tanks.

E. Signage

The control and placement of all signs is especially important to the aesthetic harmony of the Project. A critical component of a cohesive community is the sense of place and identity.

A Master Sign Plan has been prepared as a component of the Development Agreement. **Exhibit "E"** identifies the sign types, quantities and approximate locations of signs that may be constructed within the Project. Approval of these development standards is intended to permit the number and locations for the community signs as indicated and allow a consistent signage package within the community.

Approval of the development standards shall permit signage at the indicated locations on **Exhibit "E"** but shall not be interpreted as approval of a sign permit. Each proposed sign within these development standards must be submitted to the inspection department for review and permit.

The Master Sign Plan shall include the following type of signs. The sign face area, sizes and quantities of signs shall be governed by the standards identified on **Exhibit "E"** and **Exhibit "E-1"**. The graphics included in **Exhibit "E-1"** do not depict actual sign form, but rather the scale and massing that may be constructed.

Sign face area shall be defined as the area included within the smallest rectangle that can encompass the sign letters. The sign face area does not apply to logos, which will be considered a design feature separate from the sign face area.

1. **Primary Community Entry Signs**

   Primary community entry signs (total not to exceed two (2)) may be located at each entrance into the Project.

2. **Special Signs**

   The Directional/Lifestyle Signs category includes a series of signs (total not to exceed six (6)) used to create a strong sense of place and guide people within the Project.

F. <u>Sign Lighting</u>

All signs constructed within the Project may be illuminated in order to increase visibility and/or enhance the aesthetics of the sign design. Sign lighting shall adhere to the following standards:

1. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties.

2. Illumination may include lighted cabinet, halo lighting, wall wash up-lighting, landscape up-lighting, and under cap lighting.

3. Illumination may be white or colored.

4. Illumination must be steady. Flashing, moving, and intermittent lights are prohibited.

PARKLAND SUMMARY

Residential	832 units	
ROW Dedication	1.35 acres	
Mulch Trail	1,708 lf	

	Area	Calculation
Required Parkland Area*:	14.00 acres	6 x (DUs) x (2.8 Residents per DU)/1,000

Parkland Credit Summary	Area	Credit	Dedication
Private Open Space	1.36 acres	0% credit	0 acres
Total Private Parkland Credits:	1.36 acres		0 acres
Public Parkland	4.68 acres	100% credit	4.68 acres
Public Open Space	11.13 acres	100% credit	11.13 acres
Public Floodplain	14.70 acres	50% credit	7.35 acres
Total Public Parkland Credits:	30.51 acres		23.16 acres

Total Private and Public Parkland Credits:	23.16 acres
Required Parkland Dedication:	14.00 acres
Delta:	+9.16 acres

Exhibit "D"
Public Open Space Plan

0 300 600 900

North

Scale: 1" = 600'
Date: June 24, 2021

LARSON PROPERTY

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

SIGN TYPES SUMMARY

COMMUNITY SIGNS

E-P # Primary Community Entry (2)
To be located along County Line Road and North Avenue C at Owner's discretion. Detailed location plan to be submitted at time of sign permit application.
Sign not to encroach into R.O.W.'s or P.U.E.'s.

SPECIAL SIGNS

S-D # Directional/Lifestyle Sign (8)
Detailed location plan to be submitted at time of sign permit application.
Signs not to encroach into P.U.E.'s.

FACILITY SIGNS

F-1 # Facility Sign (2)
Detailed location plan to be submitted at time of sign permit application.
Signs not to encroach into P.U.E.'s.

Exhibit "E"
Master Sign Plan

0 300 600 900

North

Scale: 1" = 600'
Date: June 3, 2021

LARSON PROPERTY

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AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

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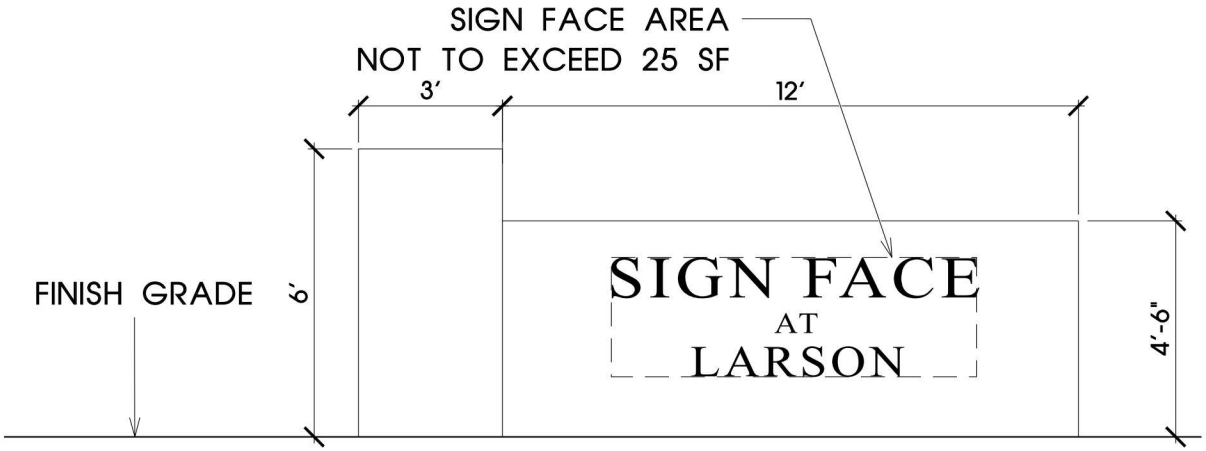
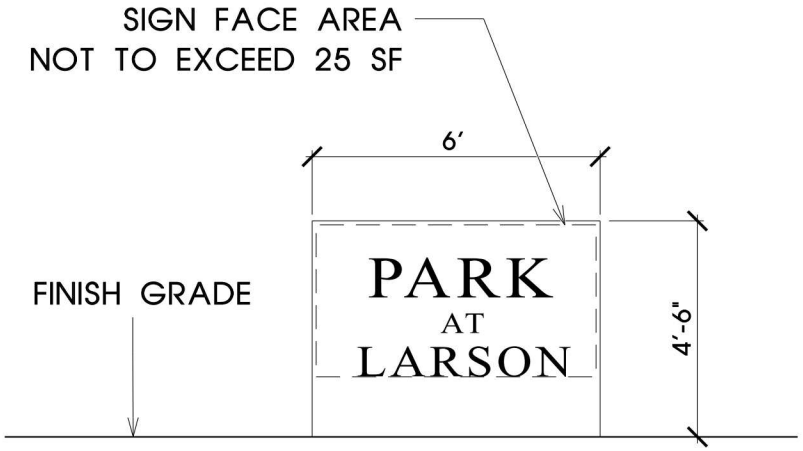
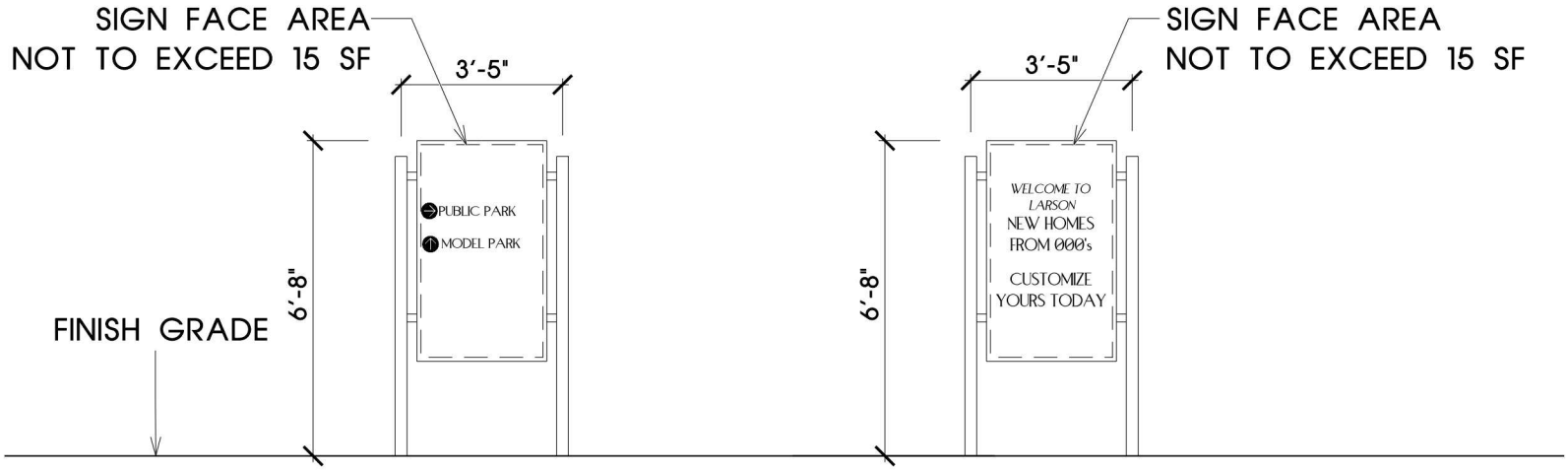
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



PRIMARY COMMUNITY ENTRY SIGN



FACILITY SIGN



DIRECTIONAL / LIFESTYLE SIGN

LARSON PROPERTY

Exhibit E-1
Community Signage

Scale: 1" = 4'
Date: June 3, 2021

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