AGENDA

PLANNING & ZONING COMMISSION

SPECIAL MEETING

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

PUBLIC LIBRARY ANNEX, CIVIC CENTER

404 NORTH MAIN STREET

1. CALL TO ORDER

2. WORKSHOP

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

Documents:

WORKSHOP 1.PDF

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

Documents:

WORKSHOP 2.PDF

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

Documents:

WORKSHOP 3.PDF

3. 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

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

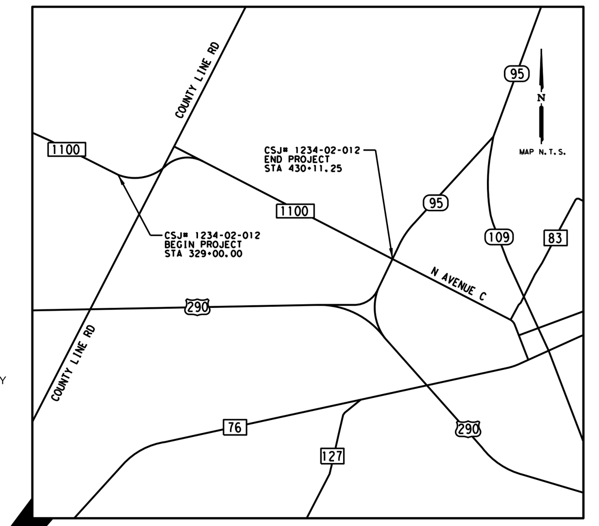
AUSTIN DISTRICT
TERRY McCOY, DISTRICT ENGINEER
TRAVIS & BASTROP COUNTY

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



BENCHMARK INFORMATION

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T.B.M. NO. 1 = CUT "BOX" ON TOP OF EXISTING INLET ON THE SOUTHEAST SIDE OF MILITARY DRIVE WEST APPROXIMATELY 242 FEET NORTHEAST FROM THE SOUTHEASTERLY INTERSECTION OF MILITARY DRIVE WEST AND HUNT LANE. ELEV. = 851.89'

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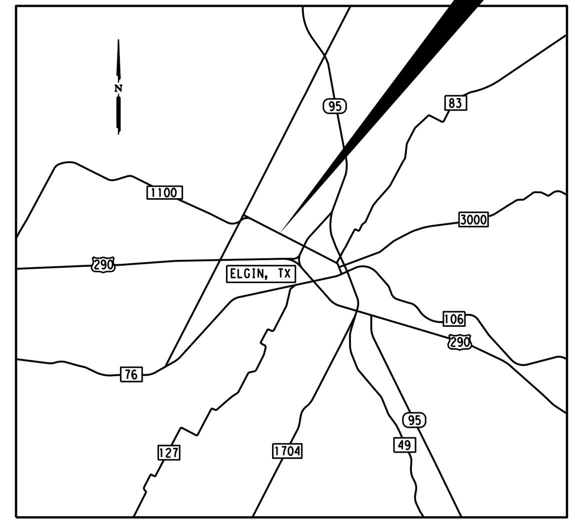
SURVEY COORDINATE SYSTEM

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. FOOT (NAD83).



TRAFFIC COUNTS LEGEND
1,000 - 2018 ADT
1,000 - 2038 ADT

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

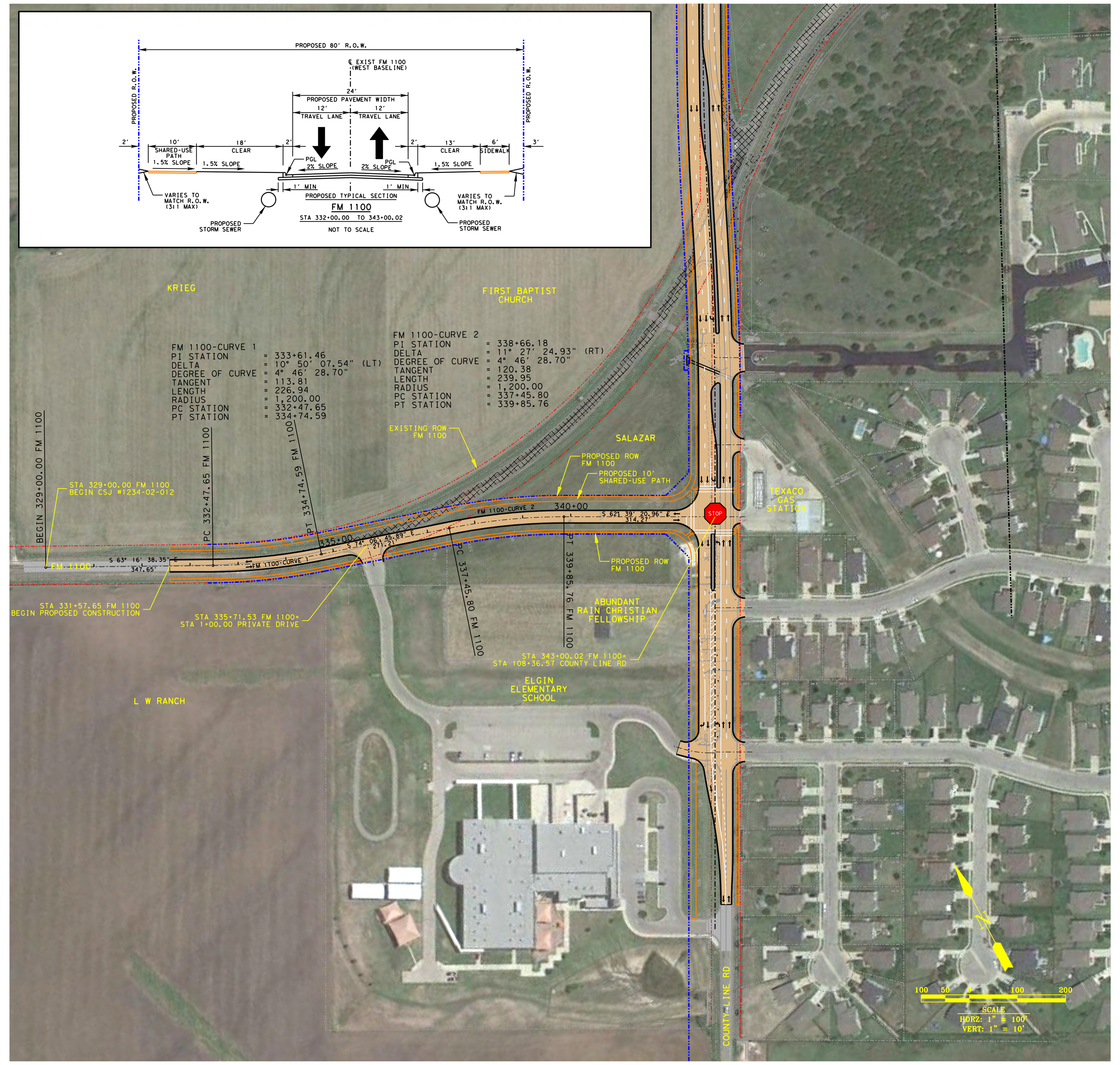
PLAN LEGEND	
(orange)	PROPOSED ASPHALT PAVEMENT
(gray)	PROPOSED MEDIAN
(hatched)	EXISTING ROAD TO BE REMOVED
(light blue)	EXISTING SIDEWALK

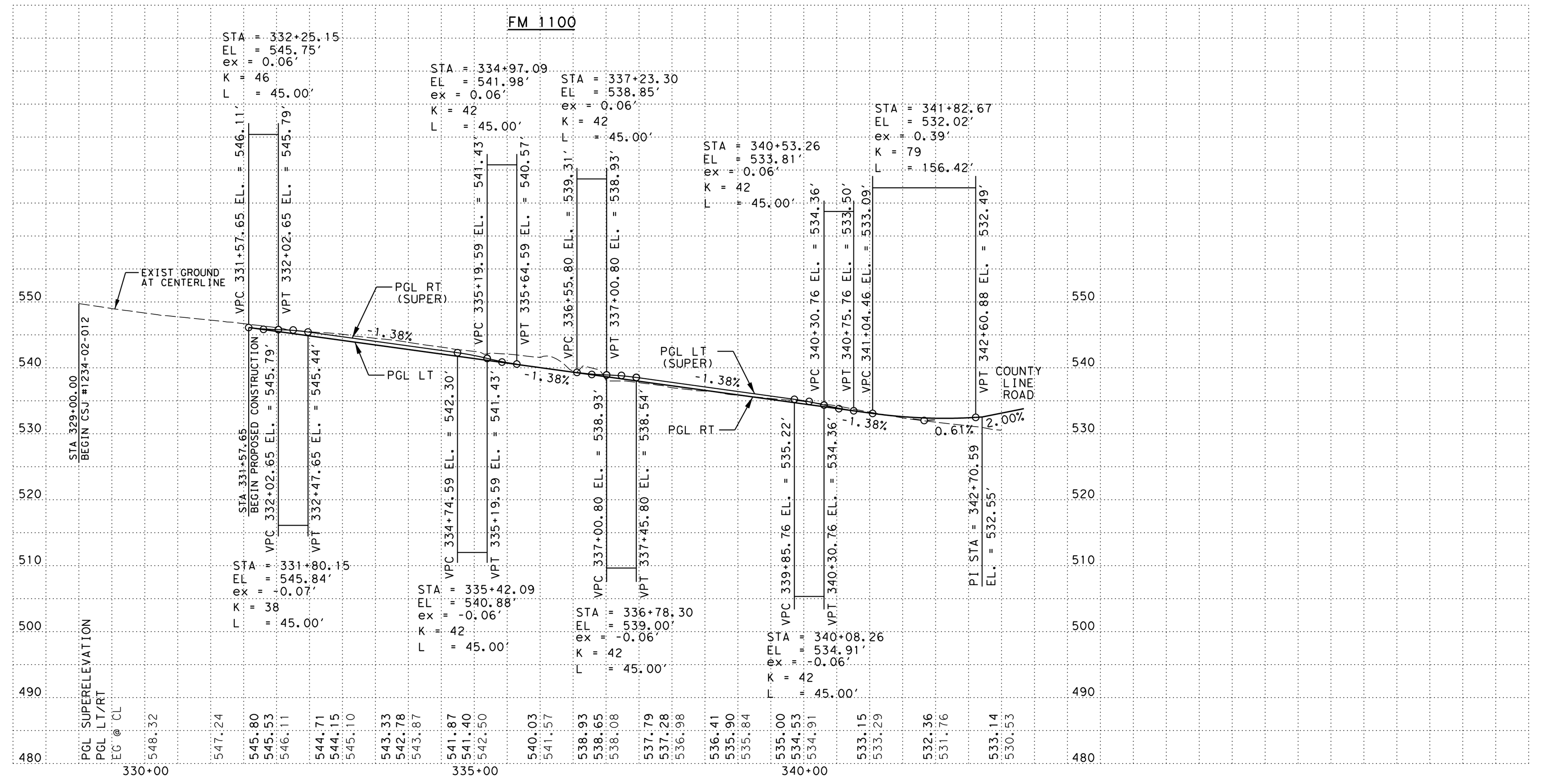
PROFILE LEGEND	
- - - - -	NG @ CL
———	PROPOSED OUTSIDE GUTTER OF MAIN LANES

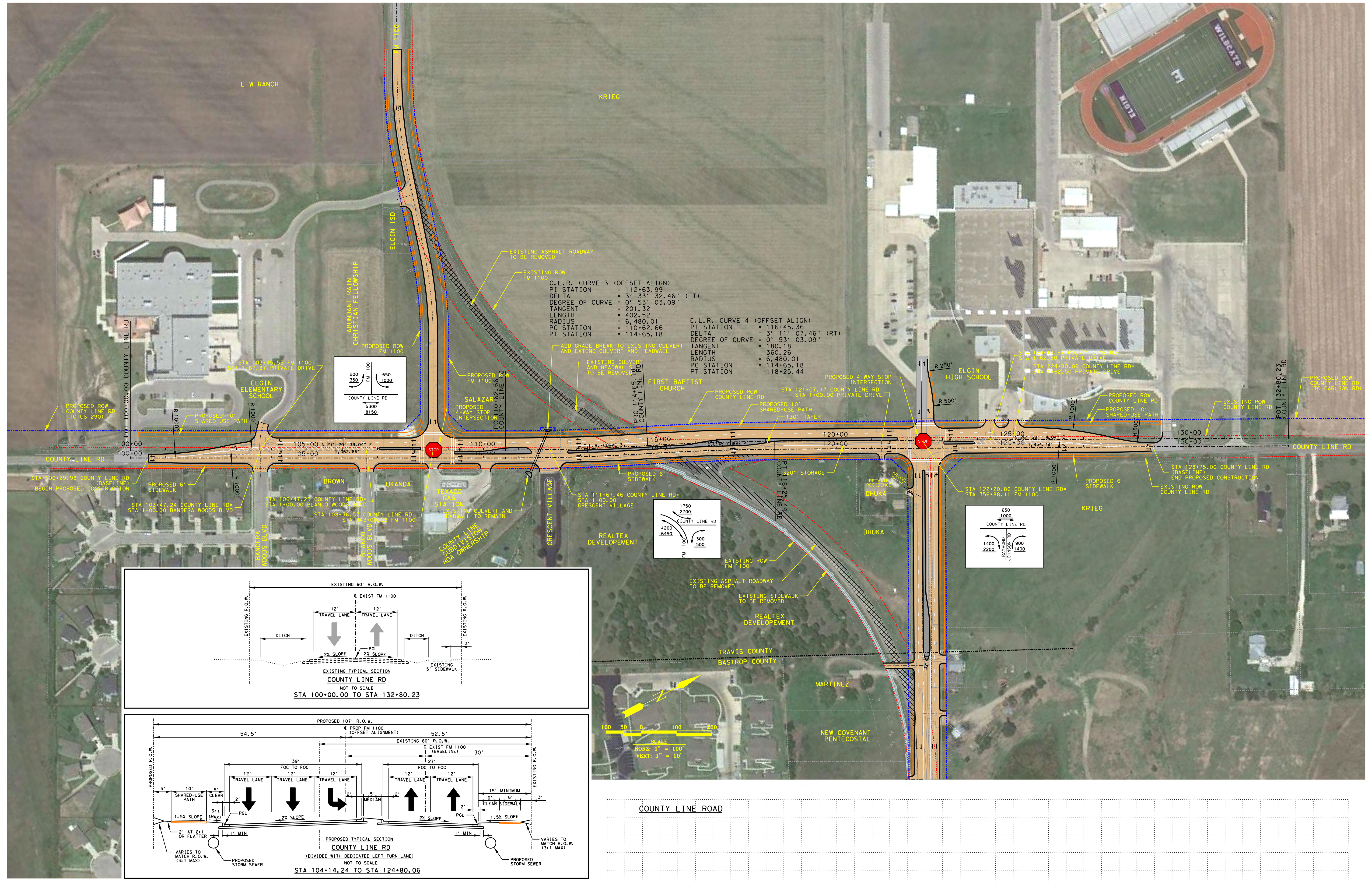
INTERIM REVIEW DOCUMENTS
NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES
K. BEAU PERRY, P.E.
TX LIC. # 98450
MAY 31, 2018

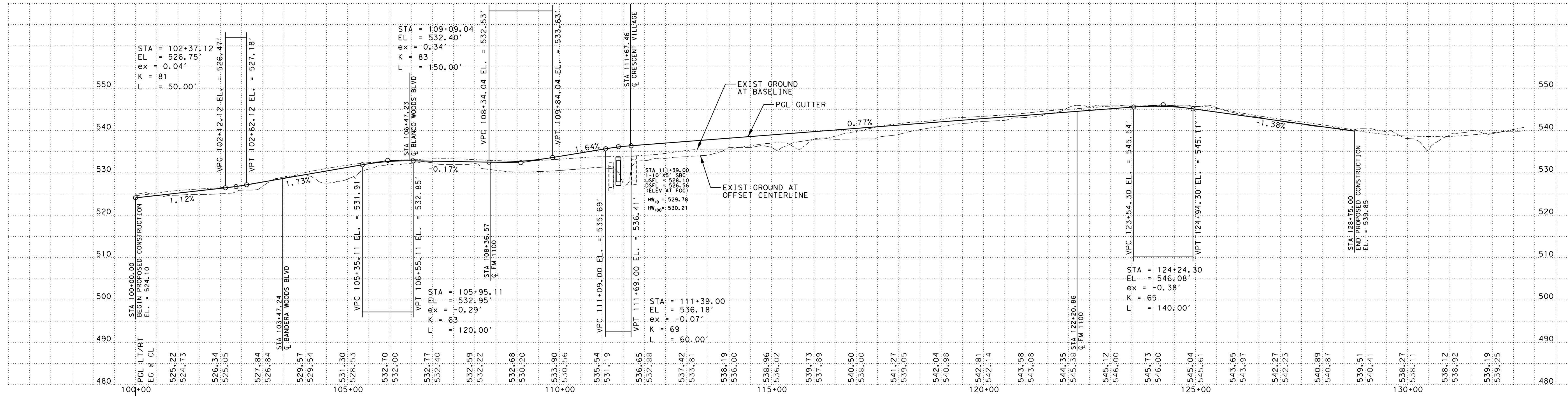
TRC
TRC ENGINEERS, INC.
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752
T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454 - 8716

ROLL 2 OF 2









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TERRY McCOY, DISTRICT ENGINEER
TRAVIS & BASTROP COUNTY
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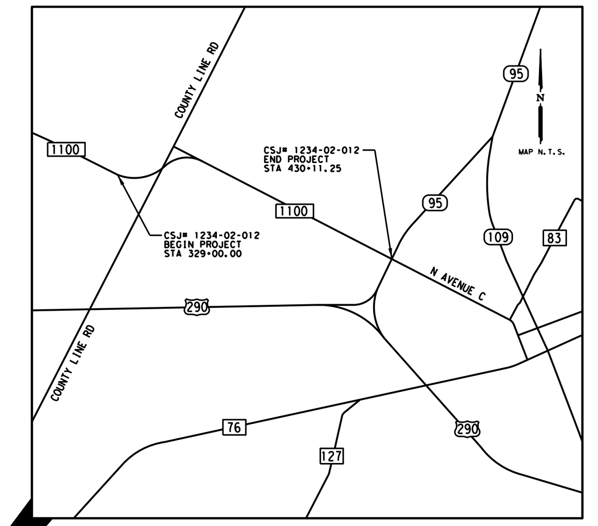

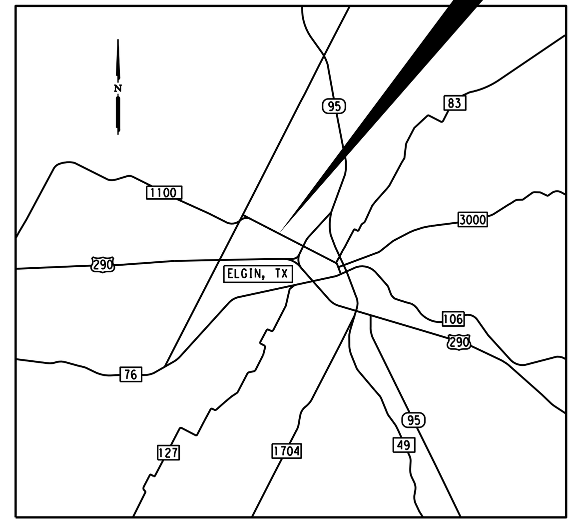

Development Services Department

STAFF REPORT

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Date: August 13, 2021

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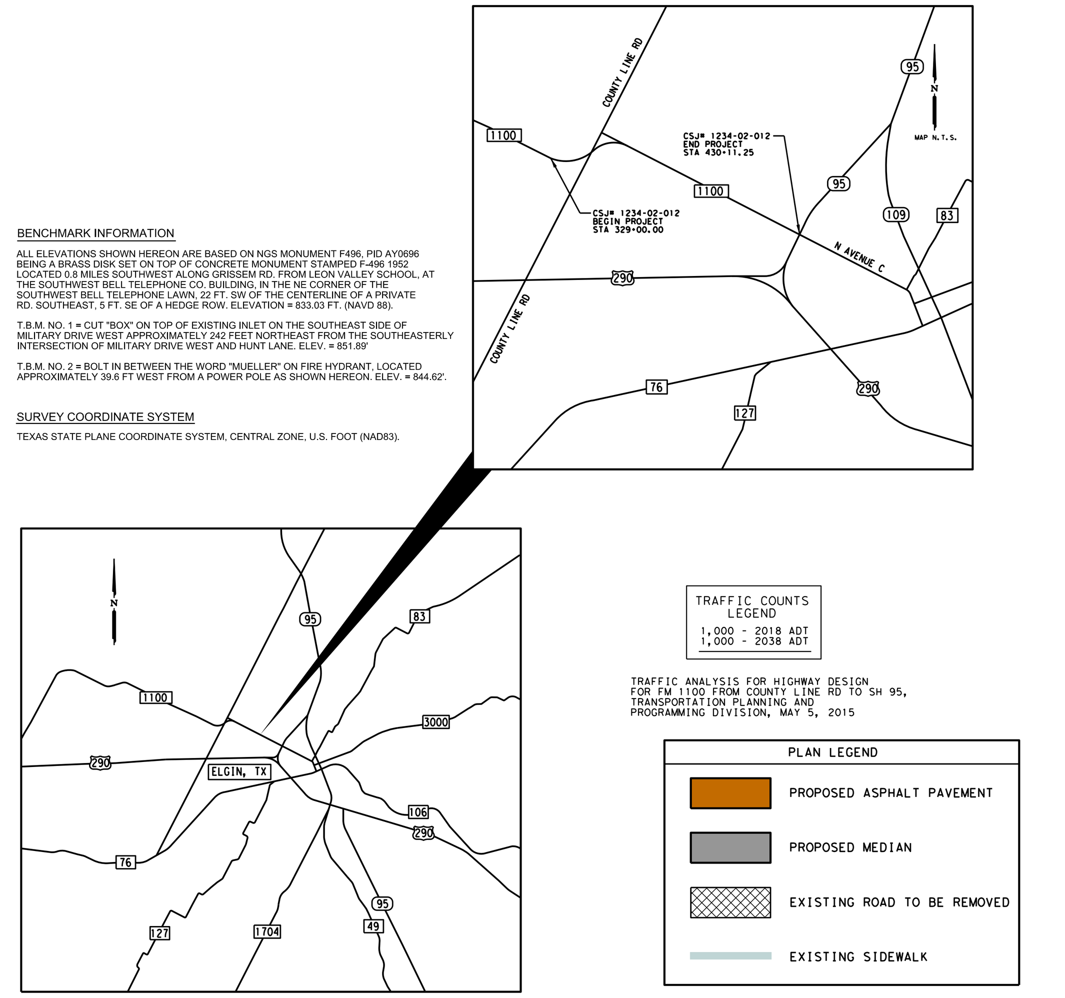

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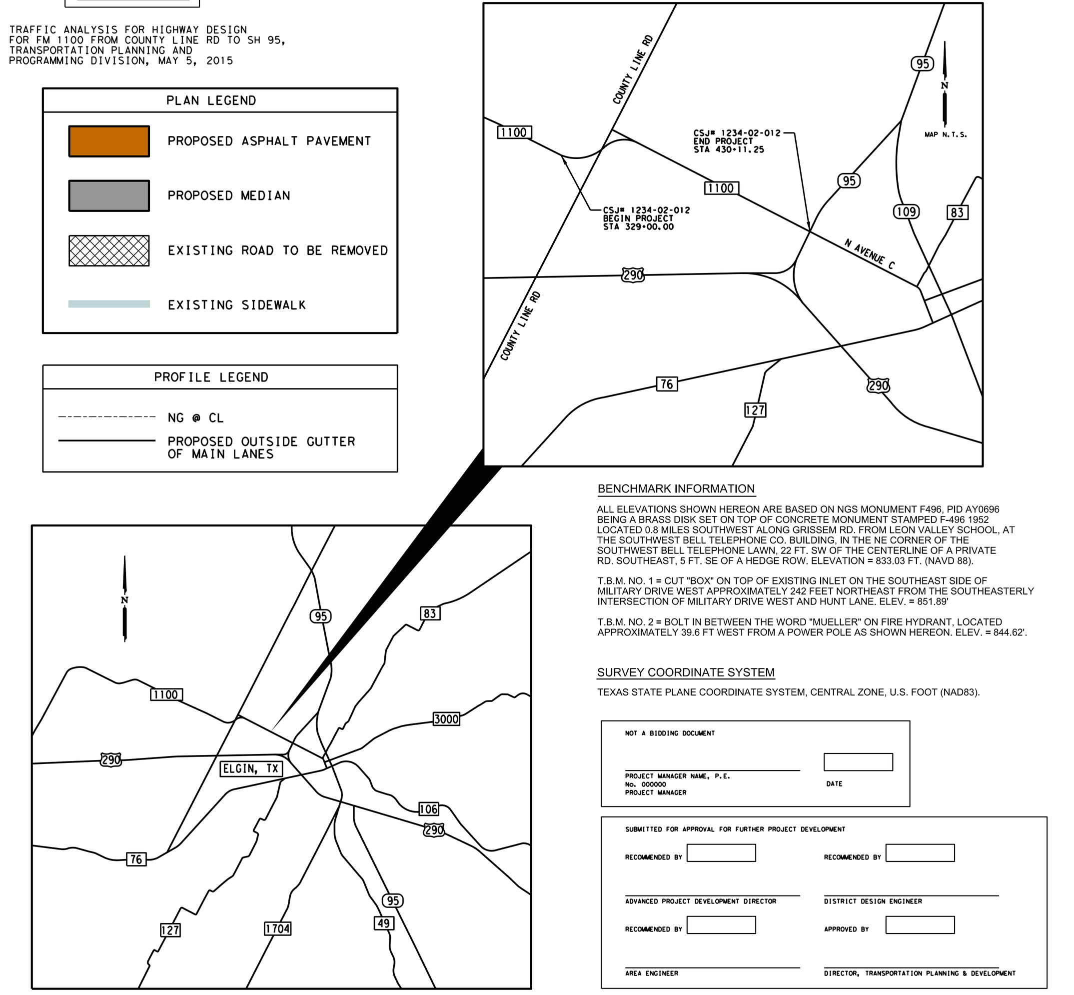

ROLL 1 OF 2

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 |

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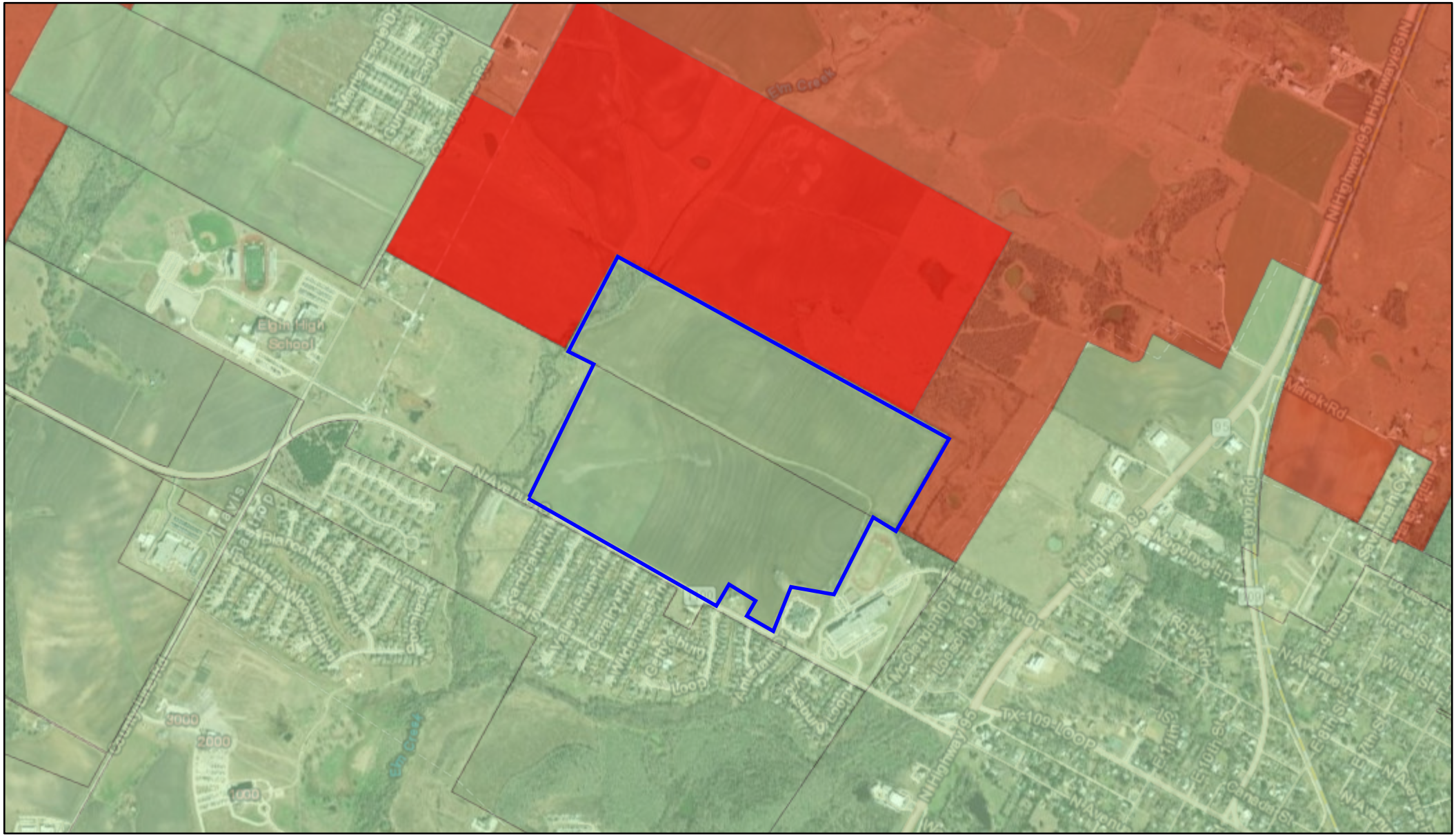

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Elgin ETJ

FULL PURPOSE

Elgin City Limits

LIMITED PURPOSE

1:18,056

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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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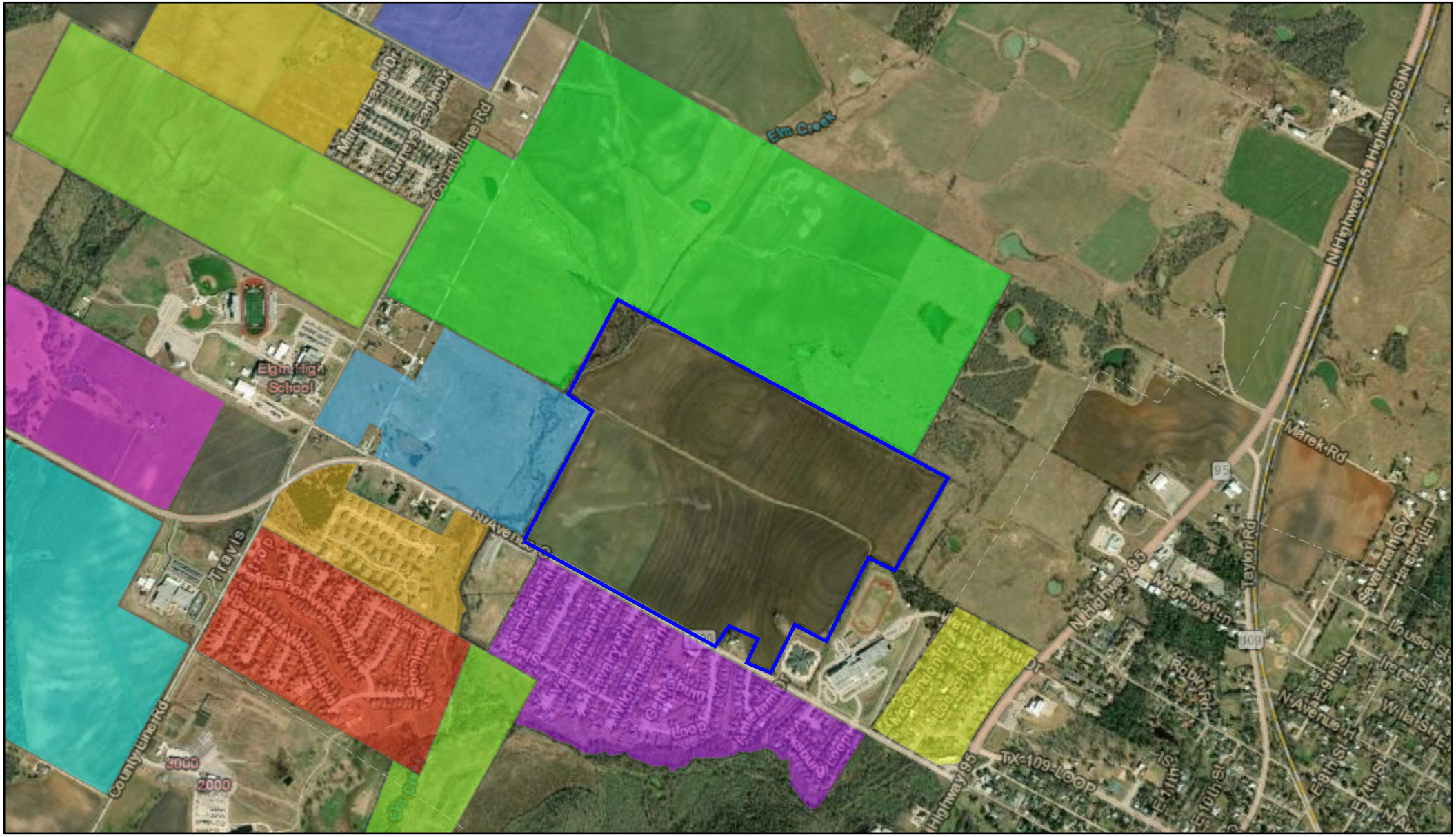

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Subdivision

- 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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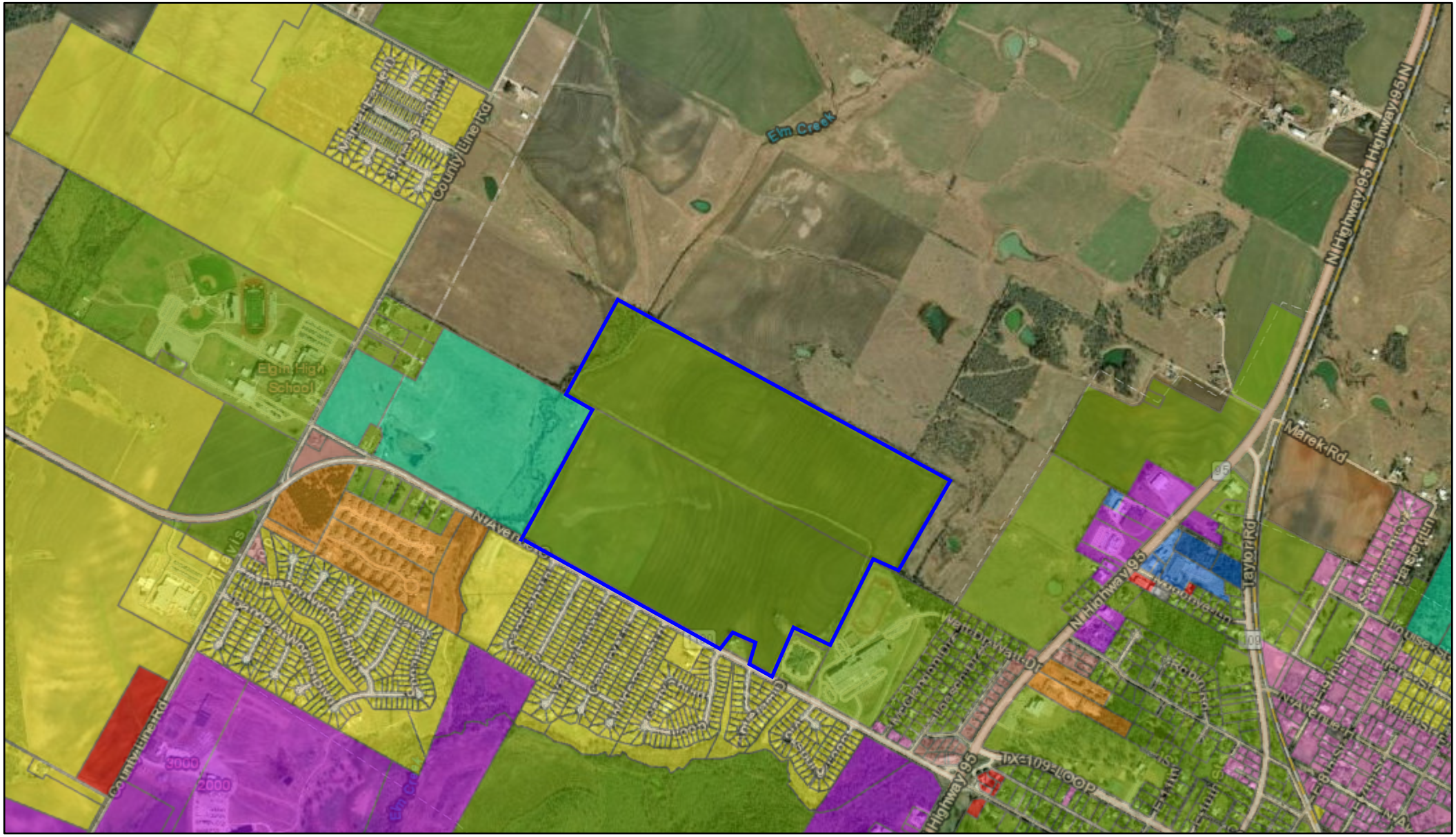

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Zoning

- 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

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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 Major Changes

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 Deed Restrictions and Creation of a Homeowner's Association

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. Sign Lighting

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

6 **MULCH TRAIL**
SCALE: NOT TO SCALE

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

LARSON PROPERTY

0 300 600 900

North

Scale: 1" = 600'

Date: June 3, 2021

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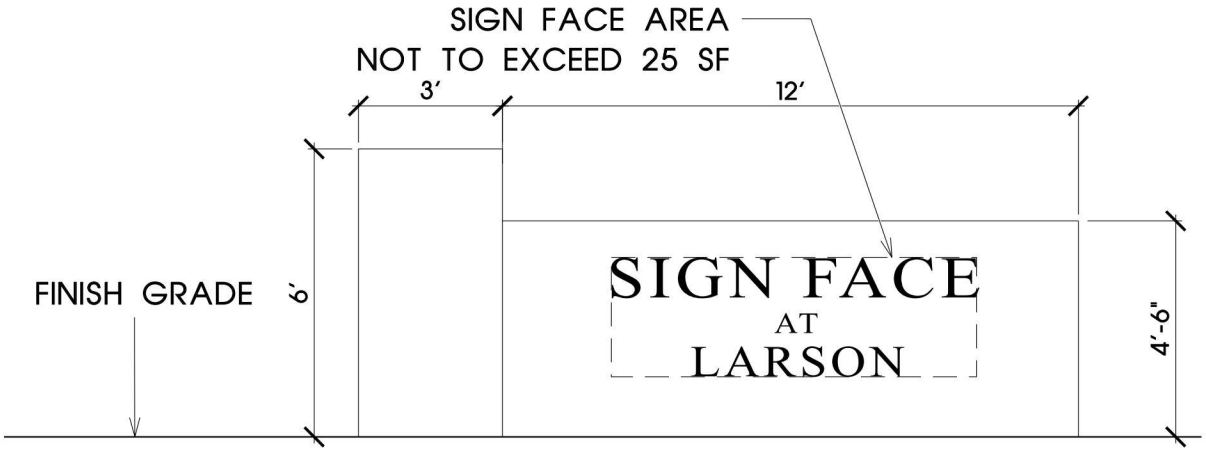
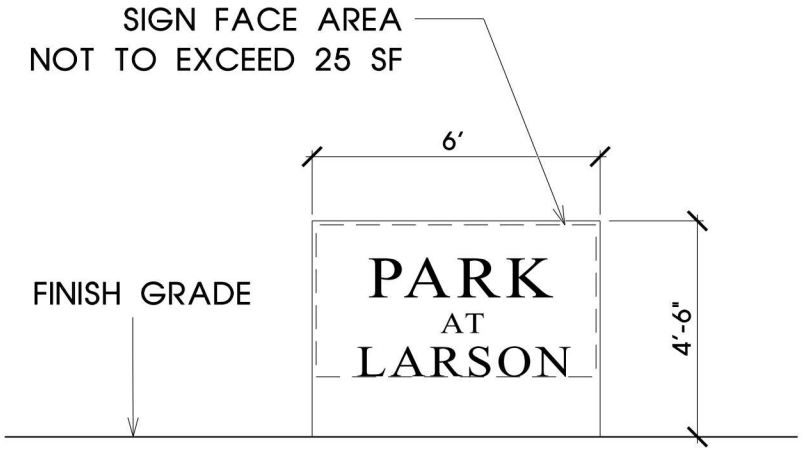
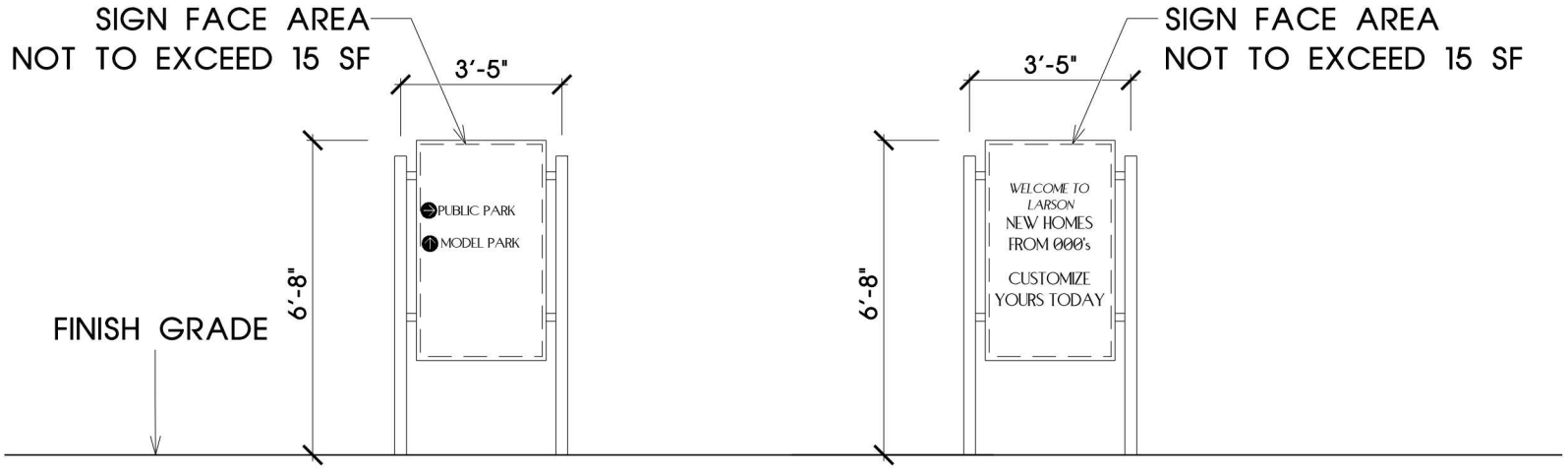
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



PRIMARY COMMUNITY ENTRY SIGN



FACILITY SIGN



DIRECTIONAL / LIFESTYLE SIGN

LARSON PROPERTY

Exhibit E-1
Community Signage

0 2 4 8

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

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