AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, JULY 25, 2022, 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. CONSENT AGENDA

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

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

3.I. June 27, 2022 Minutes.

Documents:

JUNE 27, 2022 MINUTES.PDF

4. NEW BUSINESS

4.I. Project #: 202200090: A Replat For “Replat Of Lot 6A, Elgin Business Park”, Located On A Parcel Of Land Known By The Bastrop County Appraisal District As Parcel 84631, To Remove A Buffer Note On An Existing Plat.

Documents:

COMBINED PACKET.PDF

5. ANNOUNCEMENTS

6. ADJOURNMENT

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

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, JUNE 27, 2022

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Scott Mackay, Jason Tatum, and David Lanford.

COMMISSION ABSENT: Dorothy McCarther

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry, TRC Engineers (3rd Party City Engineers).

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

III. CONSENT AGENDA

1. May 23, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, David Lanford seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202200066: 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 from R-3 to C-2 on Lot 1, Block J, Saratoga Farms Subdivision Section 6 (1.026 acres); and providing for a savings clause and repealing conflicting ordinances and resolutions.
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Matt Synatschk, applicant, was present and conducted a presentation. He indicated the site is designated commercial on the plat and the idea was to allow for commercial that the surrounding residences can use.

    C. Open Public Hearing – The public hearing was opened at 6:41 P.M. with two (2) members of the public present and they offered the following public comments:

        i. Lauren Hinds, 110 Insider Loop, spoke in opposition to the item.

        ii. Tania Cruz, 104 Travers Stakes Trail, spoke in opposition to the item.

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

    E. Discussion – There was discussion between the Commission and Staff regarding 200 notifications, history associated with surrounding zoning, potential development on the proposed rezoned lot, lot access onto Lee Dildy Dr., and original Saratoga Farms Plats.

F. Consideration – Jason Tatum made a motion to recommend denial of the item; seconded by David Lanford. The motion passed by a vote of three (3) to two (2).

V. WORKSHOP

1. Review, discuss, and provide input for Eagles Landing Phase 5 PDD Rezoning.

   David Harrell conducted a power point presentation of the staff report. Beau Perry presented maps of the development and provided additional information regarding the project. City Staff and Commission discussed proposed north-south arterial and this portion of it through the development and development standards for project and neighboring areas.

   Some of the Commission individual members expressed concerns with the small size of the lots and some spoke in favor of the extension of the north-south arterial roadway from Carlson Ln.

VI.ANNOUNCEMENTS

David Harrell announced that the quarterly State law requirements would begin sometime in August, which gives the Council more time to fill the vacant position.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 7:34 P.M.

_____

Antonio Prete, Chair

ATTEST:_____

Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this 25th day of July 2022.

Development Services Department

STAFF REPORT

Lot 6A-Ace Hardware Re-plat

File Number: 202200090

Date: July 14, 2022

Applicant: Derek Klenke c/o TRC Companies

Representative: SAME

Hearing Dates: Planning & Zoning Commission – July 25, 2022

Location: BCAD Parcel 84631; SW corner of Lee Dildy Dr. and Central Ave.

APPLICATION SUMMARY
Consideration of a re-plat for Elgin Business Park Ph. 1 Lot 6A to remove the buffer note on the existing plat.

DEPARTMENT COMMENTS
Originally this lot was approved as Lot 6 in the original Elgin Business Park Ph 1 plat. Later this lot was replated to make Lot 6A, 6B, and 6C. Lot 6A was created to be a 100-foot buffer lot from the existing residential to the north. This proposal would replat Lot 6A to remove the 100-foot buffer and allow for development on the lot.

The General Industrial District zoning requires a 25 foot building setback and since the lot is adjacent to a residential property a 6 foot masonry wall will need to be constructed if developed into another use.

STAFF ANALYSIS
Based on the information provided by the applicant which is included with the packet, staff believes there are no issues or concerns with approving the request. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS
Additional information is provided through attached exhibits.

1. Application.
2. Proposed Re-Plat.

Attachment 1
Application

Revised: 5-13-2022

RE-PLAT APPLICATION

Date: June 14, 2022

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 84631

APPLICANT

Name: Derek Klenke (Owner's Agent)

Postal Address: 505 East Huntland Drive, Ste. 250

Austin, TX 78752

E-Mail Address: DKlenke@trccompanies.com; **Phone Number:** 734-274-1828

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 Derek Klenke
Date: 2022.06.14 12:35:06-05'00'

Signature	Printed Name	Date
	Derek Klenke	6/14/2022

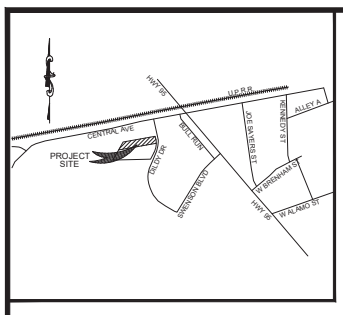
Project Description:

This project consists of removing a 100' buffer zone from Lot 6a within the Elgin Business Par

802 N. Ave. C.
P.O. Box 591
Elgin, Texas, 78621
(512) 281-0119
www.elgintx.com

Attachment 2
Proposed Re-Plat

REPLAT TO REMOVE 100' BUFFER ZONE OF
LOT 6A - ELGIN BUSINESS PARK
RECORDED IN CABINET 5, SLIDE 4B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, ESTABLISHING LOT 6-AR



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BASTROP:

KNOW ALL MEN BY THESE PRESENTS: THAT, OWEN ROCK, DIRECTOR OF ECONOMIC DEVELOPMENT, BEING OWNER OF THAT CERTAIN 1.157 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 6-A, REPLAT OF LOT 6, ELGIN BUSINESS PARK, SUBDIVISION OF RECORD IN CABINET 5, SLIDE 4B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS. DOES HEREBY SUBDIVIDE 1.157 ACRE OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS:

REPLAT OF LOT 6A - ELGIN BUSINESS PARK

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

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

OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST.
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIENHOLDER: _____ DATE:_____

BY:_____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS _____

DAY OF _____, 20_____, A.D.

PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

_____ _____
CHAIRPERSON SECRETARY

STATE OF TEXAS
COUNTY OF BASTROP

I, ROSE PIETSCH , CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____, 20_____ , A.D., AT _____ O'CLOCK _____ .M. AND DULY RECORDED ON THE _____

DAY OF _____, 20_____ , A.D., AT _____O'CLOCK _____ .M. IN THE PLAT RECORDS OF

SAID COUNTY AND STATE IN DOCUMENT NUMBER_____

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

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____M., THIS THE _____ DAY OF _____, 20____, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD A. GOODWIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY:_____ DATE:_____
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4069
SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

STATE OF TEXAS
COUNTY OF BASTROP

I, _____ DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

ENGINEERING BY:_____ DATE: _____
DEREK KLENKE, P.E
505 E. HUNTLAND DR., SUITE 250
AUSTIN, TX 78752

NOTES:

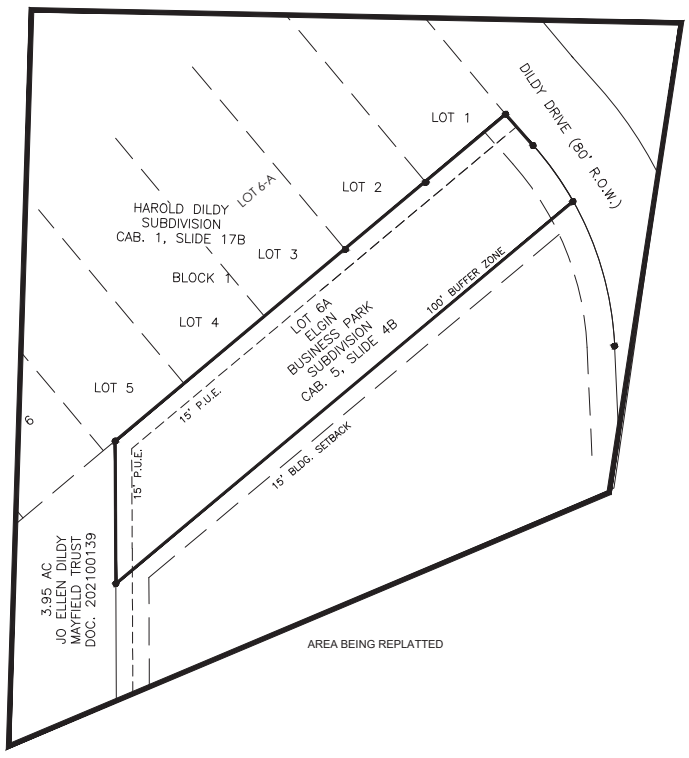
1. SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ROY RIVERS RD.

2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN THE ELGIN BUSINESS PARK DEVELOPMENT STANDARDS. SEE SECTION 4.2.1 SETBACK YARDS.

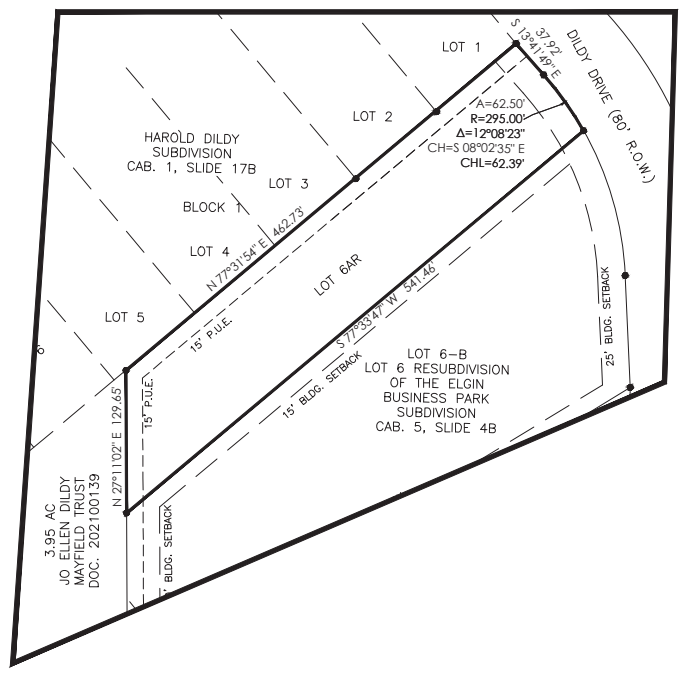
3. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO A 15' CITY OF ELGIN UTILITY EASEMENT AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.

4. THE REPLAT OF LOT 6A, ELGIN BUSINESS PARK, CONFORMS TO THE CITY OF ELGIN CODE OF ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.



0 40 80 160
SCALE (FEET)
1" = 80'



LEGEND

●	½" DIAMETER IRON PINS FOUND
○	½" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNNIG
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
	EASEMENT LINES

OWNER:
OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST.
ELGIN, TEXAS 78621

SURVEYOR:
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4069
SHERWOOD SURVEYING & SUE, LLC
6477 FM 311
SPRING BRANCH. TEXAS 78070
(830)228-5446

ENGINEER:
DEREK KLENKE, P.E.
TRC ENGINEERS INC.
505 E. HUNTLAND BLVD., SUITE 250
AUSTIN, TEXAS 78752
(512)329-6080

TOTAL ACREAGE: 1.157
SURVEY: ELIZABETH STANDIFER SURVEY, ABSTRACT 59

TOTAL NO. OF COMMERCIAL LOTS: 1
TOTAL NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C 0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

BEING A 1.157 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 6-A, REPLAT OF LOT 6, ELGIN BUSINESS PARK, SUBDIVISION OF RECORD IN CABINET 5, SLIDE 4B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX
78752 T.B.P.E. FIRM REGISTRATION # F-8632
(512) 329 – 6080

SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

JOB # : 22TRC004 DATE: MAY 23, 2022 SHEET 1 OF 1