



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, AUGUST 22, 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. July 25, 2022 Minutes

Documents:

[JULY 25, 2022 MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. Project # 202200075: A Final Plat For "Eagles Landing Phase 3" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 358804, Located Adjacent To Eagles Landing Phase 2, And For A Total Of 107 Lots On 18.58 Acres Of Land.

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

Documents:

[COMBINED PACKET.PDF](#)

- 4.II. Project # 202200076: A Final Plat For "Eagles Landing Phase 4" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 358804, Located Adjacent To Eagles Landing Phase 3, And For A Total Of 105 Lots On 17.35 Acres Of Land.

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

Documents:

[COMBINED PACKET.PDF](#)

- 4.III. Project #: 202100071: A Replat Of "Nana's House Replat", Which Involves A Replat To Merge A Tract Of Land Known As ABS A18 Burleson, Jonathan, TRACT, ACRES 0.107; A Tract Of Land Known As A18 Burleson, Jonathan ACRES 0.179; A Tract Of Land

Known As ABS A18 Burleson, Jonathan, TRACT 2, ACRES 0.092; And Elgin City, Block 10, Lots 1-5, Into A Larger Lot & Dedicate 0.107 Acres To The City To Enlarge Right-Of-Way Along Central Ave.

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

Documents:

[COMBINED PACKET.PDF](#)

- 4.IV. Project #: 202200100: 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 C-3 To R-3 On Saratoga Farms Section 6, Blocks F & H, And Block G Lots 1 - 12; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions. A. Staff Presentation

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

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, JULY 25, 2022**

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:35 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, Dorothy McCarther, and David Lanford.

COMMISSION ABSENT: None.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Owen Rock, Economic Development Director; Derek Klenke, 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. June 27, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. 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.
 - A. Staff Presentation – David Harrell read the staff report to the Commission.
 - B. Applicant Presentation – Owen Rock, City Economic Development Director, was present and conducted a presentation. He indicated the reason for the replat was so the City could sell the property to Ace Hardware and it could expand the parking lot. He indicated that as part of the selling the property, the City Economic Development Commission (EDC) were to condition the property that only a parking lot could go there, a ten (10) foot buffer would be maintained with landscaping, height of light poles would be twenty (20) feet, and a masonry six (6) foot wall would be placed at the residential uses to the north along Central Ave. All conditions would be completed within eighteen (18) months and the property would be rezoned to commercial or the property would go back to the EDC. The EDC would record a contract with the land that would be binding to the future owners.
 - C. Open Public Hearing – The public hearing was opened at 6:49 P.M. with two (2) members of the public present and they offered the following public comments:
 - i. Jo Ellen Mayfield, 12322 Triple Creek Dr., Dripping Springs, TX spoke in opposition to the item.
 - ii. Terra L. Mackey, 839 Central Ave. spoke in opposition to the item.

IV. NEW BUSINESS (Cont.)

- D. Close Public Hearing – The public hearing was closed at 6:59 P.M.
- E. Discussion – There was discussion between the Commission, Applicant, and Staff regarding buffering, enforcement of conditions on land such as landscaping, surrounding development, existing landscaping on development in the Park, enforcement of Elgin Business Park Standards, keeping of the 100-foot buffer, & zoning.
- F. Consideration – Scott Mackay made a motion to deny the item; seconded by David Lanford. The motion passed unanimously by a vote of six (6) to zero (0).

V. ANNOUNCEMENTS

None.

VI. ADJOURNMENT

The meeting was adjourned by the Chair at 7:18 P.M.

Antonio Prete, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 22nd day of August 2022.



Development Services Department

STAFF REPORT

Eagles Landing Phase 3 Final Plat

File Number: 202200075

Date: August 11, 2022

Applicant: Tack WCR, LLC

Representative: SAME

Hearing Dates: Planning & Zoning Commission – August 22, 2022

Location: TCAD Parcel 358804 adjacent to the west of Eagles Landing Ph 2.

APPLICATION SUMMARY

Consideration of a final plat for Peppergrass Phase 3 which consists of 107 lots (105 single family lots, 1 ROW dedication lot, and 1 common area/HOA/drainage lot) on 4 blocks.

DEPARTMENT COMMENTS

A preliminary plat for Eagles Landing Phase 3 & 4 was approved March 28, 2022, for 217 lots. This final plat covers only Phase 3 which is roughly one-half of the number of lots in the approved preliminary plat and is the first one of two final plats. In review of the final plat layout, it matches the approved preliminary plat, except for the removal of Lots 20 – 26 in Block Q to expand the common area for the detention pond (see red circle in attachments 2 & 3).

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, including the proposed change between the preliminary and final plats. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

FINAL PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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

Project Description:



310 North Main Street

P.O. Box 591

Elgin, Texas, 78621

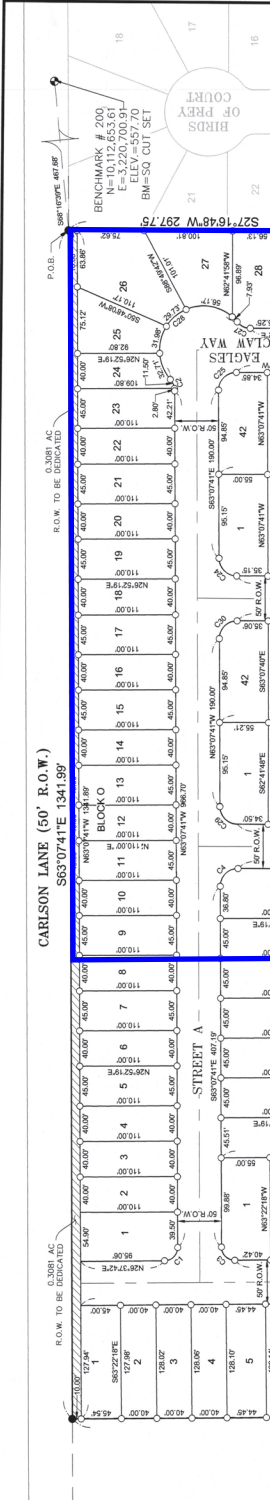


(512) 281-5724



www.elgintx.com

Attachment 2
Approved Preliminary Plat



BEING 35.93 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 35.94 ACRES OF LAND, MORE OR LESS, IN HENRY MARTIN PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2019007565, OFFICIAL PUBLIC RECORDS, COUNTY OF TRAVIS, STATE OF TEXAS, AND SAID ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON PAGE 2.

NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH DATUM.

2. NAVD83 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF MEANS CAN BE DETERMINED TO SURFACE VALUES BY USING THE SCALE FACTOR OF 1.00008.

3. MAY BE CONVEYED TO SURFACE VALUES BY USING THE SCALE FACTOR OF 1.00008.

UNITS: US SURVEY FEET.
BENCHMARK NOTE:
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GCOID 12B
BENCHMARK #200
ELEVATION: 557.70'
DESCRIPTION: SQUARE CUT IN CONCRETE CURB LOCATED WITHIN THE RIGHT-OF-WAY OF

CARLSON LANE. [SHOWN HEREON]

FLOODPLAIN NOTE:
THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADOWED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANELS NO. 48453C0320H AND NO. 48453C0510H, TRAVIS COUNTY, TEXAS BOTH DATED SEPTEMBER 26, 2008.

29.25	6.88	35.93	7	1	0	0
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
TOTAL LOT ACRES:	TOTAL LOT ACRES:	TOTAL LOT ACRES:	TOTAL LOT ACRES:	TOTAL LOT ACRES:	TOTAL LOT ACRES:	TOTAL LOT ACRES:
TOTAL ROW ACRES:	TOTAL ROW ACRES:	TOTAL ROW ACRES:	TOTAL ROW ACRES:	TOTAL ROW ACRES:	TOTAL ROW ACRES:	TOTAL ROW ACRES:
TOTAL ACRES:	TOTAL ACRES:	TOTAL ACRES:	TOTAL ACRES:	TOTAL ACRES:	TOTAL ACRES:	TOTAL ACRES:
TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS	TOTAL NUMBER OF BLOCKS
COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:	COMMON AREA/H.O.A. LOTS:
OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:	OPEN SPACE/RAINAGE LOTS:
OPEN SPACE LOTS:	OPEN SPACE LOTS:	OPEN SPACE LOTS:	OPEN SPACE LOTS:	OPEN SPACE LOTS:	OPEN SPACE LOTS:	OPEN SPACE LOTS:

TACK DEVELOPMENT, LTD.
 230 KLAFFENHOFF LANE, SUITE 100
 HUTTO, TX 78634

SURVEYOR:
 J. DILLON FUGATE
 DOUGET AND ASSOCIATES, INC.
 10190 KATY FREEWAY, SUITE 110

	1
K.O.W. DEDICATION LOTS:	215
RESIDENTIAL DISTRICT LOTS:	217
TOTAL LOTS:	
RESIDENTIAL DISTRICT LOTS:	175
(LESS THAN 6,000 SF):	24
(6,000 SF - 7,500 SF):	24
(7,500 SF - 9,000 SF):	11

(512) 583-2600

PARKLAND SUMMARY:
PHASE 3 PARKLAND
FEE-IN-LIEU-OF

PROVIDED:

LINEAR FEET OF NEW STREET:
SAGE BLOOM LANE:
STREET A:
STREET B:
STREET C:

1,239 FT.
1,043 FT.
566 FT.
566 FT.
566 FT.

(GREATER THAN 9,000 SF):

7

ZONING: "PD"
PLANNED DEVELOPMENT DISTRICT

SHEET INDEX: TOTAL LINEAR FOOTAGE: 5,429 FT.

SHEET 1: FINAL PLAT SHEET 1
SHEET 2: LEGAL DESCRIPTION AND PLAT NOTES

SUBMITTAL DATE: 03/23/2022

LEGEND		
————	PLAT BOUNDARY EXISTING BOUNDARY AND LOT LINES	P.O.B. DOC. NO.
————		POINT OF BEGINNING DOCUMENT NUMBER

☐	EASEMENT	VOL.	PAGE	RIGHT-OF-WAY	
☐	SETBACK LINE	PG.	R.O.W.	PUBLIC UTILITY EASEMENT	
☐	ADJOINER PROPERTY LINE		P.U.E.	BUILDING SETBACK LINE	
☒	IRON ROD FOUND [UNLESS NOTED]		B.S.L.	PLAT RECORDS, TRANS COUNTY	
☐	CALCULATED POINT		P.R.T.C.T.		
☐	BENCHMARK				

	R.O.W. DEDICATION		O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	1/2" IRON ROD WITH "DUCET" CAP SET		R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

[illegible]

100

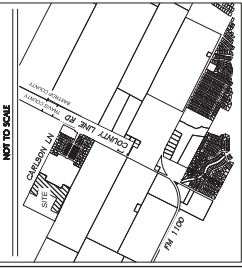
[illegible]

K. Venged Invenit's Composition *N'projecta* (V13-005) [Projecta's CAD View Archive](#) [ExhibitA \(V13-005-Part 4 of 4\)](#)

X: \Departments\Geospatial\Projects\913--005 Eoates Landina\CAO\dea\Active - Exhibits\913-005 PH3-4 Plat dea

Attachment 3
Proposed Final Plat

VICINITY MAP



FINAL PLAT OF EAGLES LANDING PHASE 3

BING 18.58 ACRES OF LAND, MORE OR LESS, OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, IN TRANS COUNTY, TEXAS, AND A PORTION OF A CALLED 35.93 ACRES TRACT DESCRIBED TO JACK WKS LLC, RECORDED IN DOCUMENT NUMBER 202258520, IN PUBLIC RECORDS, TRANS COUNTY, TEXAS, TOGETHER WITH 1.00006 ACRES TRACT BING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON PAGE 2.

NOTES: (1) BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4303), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83, GEOID 12B, ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND UNITS: US SURVEY FEET.

BENCHMARK NOTE: BENCHMARK #200 ELEVATION: 557.70'

DESCRIPTION: SOURCE CUT IN CONCRETE CURB LOCATED WITHIN THE RIGHT-OF-WAY OF CARLSON LANE. [SHOWN HEREON]

OWNER: BLAKE REED & CO. 220 LAVERGNE LANE, SUITE 100 HURTT, TX 78654

SURVEYOR: J. DILLON FLUGATE SURVEYING & ASSOCIATES, INC. 10390 KATY FREEMAN SUITE 110 HOUSTON, TX 77063 (512) 353-2600

ENGINEER: A. BRIDGE ENGINEERING & ASSOCIATES, INC. 160 WEST SUITE 160 AUSTIN, TX 78735 (512) 583-2600

PREPARED BY: PARKLAND SURVEYING & ASSOCIATES, INC. 160 WEST SUITE 160 AUSTIN, TX 78735 (512) 583-2600

PROVIDED: PARKLAND SURVEYING & ASSOCIATES, INC. 160 WEST SUITE 160 AUSTIN, TX 78735 (512) 583-2600

DATE: 08/04/2022

SCALE: 1" = 100'

DATE: 08/04/2022

DATE: 08/04/2022

DATE: 08/04/2022

DATE: 08/04/2022

DATE: 08/04/2022

DATE: 08/04/2022

LEGEND

PLAT BOUNDARY	P.O.B.	POINT OF BEGINNING
PLAT BOUNDARY	DOC. NO.	DOCUMENT NUMBER
EASEMENT	VOL.	VOLUME
ADJOINING PROPERTY LINE	PG.	PAGE
IRON ROD FOUND	R.O.W.	RIGHT-OF-WAY
(UNLESS NOTED)	B.S.L.	BUILDING SETBACK LINE
CALCULATED POINT	P.L.C.T.	PLAT RECORDS, TRANS COUNTY, TEXAS
BENCHMARK	R.P.T.C.T.	RECORDS, TRANS COUNTY, TEXAS
IRON ROD FOUND WITH	O.P.T.C.T.	OFFICIAL PUBLIC RECORDS, TRANS COUNTY, TEXAS
DOUCET CAP SET		
R.O.W. DEDICATION		

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

SECRETARY, PLANNING & ZONING COMMISSION

DATE

PRINTED NAME

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

NUMBER

REVISION

DATE

DATE

DATE

DATE

DATE: 08/04/2022

Scale: 1" = 100'

Drawn by: SWP

Reviewer: GC

Project: 913-005

Sheet: 1 OF 2

DATE: 08/04/2022

Scale: 1" = 100'

Drawn by: SWP

Reviewer: GC

Project: 913-005

Sheet: 1 OF 2

DATE: 08/04/2022

Scale: 1" = 100'

Drawn by: SWP

Reviewer: GC

Project: 913-005

Sheet: 1 OF 2

DATE: 08/04/2022

Scale: 1" = 100'

Drawn by: SWP

Reviewer: GC

Project: 913-005

Sheet: 1 OF 2

FINAL PLAT OF
EAGLES LANDING PHASE 3

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 35.93 ACRE TRACT DESCRIBED TO TACK WOR LLC, RECORDED IN DOCUMENT NUMBER 2021258520, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY [O.P.R.T.C.I.], AND THE NORTHWEST CORNER OF EAGLES LANDING PHASE 2, A PLAT OR MAP RECORDED IN DOCUMENT NUMBER 202100261 [O.P.R.T.C.I.], THE SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY OF SAID CARLSON LANE, A CALLED 50-FOOT RIGHT-OF-WAY PER EAGLES LANDING PHASE 1 PLAT, RECORDED IN 204000192 [O.P.R.T.C.I.]

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE, AND CONTINUING WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT AND SAID EAGLES LANDING PHASE 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S27°16'48"W, A DISTANCE OF 297.75 FEET TO A 1/2-INCH IRON ROD FOUND,
2. N62°45'08"W, A DISTANCE OF 150.71 FEET TO A 5/8-INCH IRON ROD FOUND,
3. S27°18'12"W, A DISTANCE OF 670.03 FEET TO A 5/8-INCH IRON ROD FOUND,
4. S62°41'55"E, A DISTANCE OF 160.20 FEET TO A 5/8-INCH IRON ROD FOUND, AND
5. S27°18'04"W, A DISTANCE OF 288.87 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 35.93 ACRE TRACT AND ALSO BEING ON THE NORTHEAST LINE OF HOMESTEAD ESTATES UNIT 1, A PLAT OR MAP RECORDED IN DOCUMENT NUMBER 202000139 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS [P.R.T.C.I.].

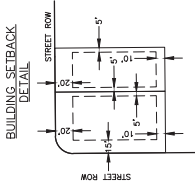
THENCE, N62°43'42"W WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT AND SAID HOMESTEAD ESTATES UNIT 1, A DISTANCE OF 1,149.96 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET" FOUND;

THENCE, LEAVING THE COMMON LINE OF SAID 35.93 ACRE TRACT AND SAID HOMESTEAD ESTATES UNIT 1, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1. N02°37'42"E, A DISTANCE OF 248.26 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
2. S63°22'18"E, A DISTANCE OF 114.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
3. N02°37'46"E, A DISTANCE OF 7.66 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
4. S63°27'47"E, A DISTANCE OF 367.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
5. S27°18'12"W, A DISTANCE OF 6.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
6. S62°41'48"E, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
7. N27°18'11"E, A DISTANCE OF 620.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
8. N63°04'14"W, A DISTANCE OF 95.15 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF WITH SAID CURVE TO THE RIGHT, DEFINED BY AN ARC DISTANCE OF 31.27 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°34'07", A CHORD BEARING OF S72°05'15"W, A DISTANCE OF 28.18" TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
10. S27°18'12"W, A DISTANCE OF 74.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
11. N62°41'08"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
12. S27°18'12"W, A DISTANCE OF 26.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
13. N63°07'41"W, A DISTANCE OF 101.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
14. N62°32'19"E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
15. N31°10'59"E, A DISTANCE OF 50.14 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND
16. S28°32'19"E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET ON THE NORTH LINE OF SAID 35.94 ACRE TRACT AND ON THE SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE.

THENCE, S63°07'41"E, WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT AND SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE, A DISTANCE OF 819.05 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 16.58 ACRES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	31.27	20.00	89°34'07"	S72°05'15"W
C2	168.34	50.00	181°29'45"	N13°11'17"W
C3	31.57	20.00	90°25'53"	S17°54'45"E
C4	14.42	20.00	41°18'52"	N89°46'37"W
C5	31.57	20.00	90°25'53"	S17°54'45"E
C6	31.27	20.00	89°34'07"	S72°05'15"W
C7	31.57	20.00	90°25'53"	N17°54'45"W
C8	17.53	20.00	50°12'36"	S59°22'35"W
C9	160.69	50.00	184°01'11"	S14°41'07"E
C10	15.34	20.00	43°40'02"	S84°13'42"E
C11	15.77	20.00	45°09'57"	S40°32'44"E
C12	161.08	50.00	184°30'06"	N89°34'40"E
C13	71.49	20.00	50°07'04"	N02°19'23"E
C14	31.42	20.00	89°59'54"	N72°18'09"E
C15	31.26	20.00	89°33'24"	S72°05'37"W
C16	31.57	20.00	90°25'53"	N17°54'45"W
C17	31.27	20.00	89°34'07"	N72°05'15"E
C18	31.97	20.00	90°25'53"	S17°54'45"E
C19	31.44	20.00	90°03'00"	N17°43'33"W
C20	17.90	20.00	50°07'32"	N02°21'06"E



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT TACK WOR LLC, BEING THE OWNER OF A CALLED 35.93 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2021258520 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS [P.R.T.C.I.], AND THE NORTHWEST CORNER OF EAGLES LANDING PHASE 2, A PLAT OR MAP RECORDED IN DOCUMENT NUMBER 202100261 [O.P.R.T.C.I.], AND THE SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY OF SAID CARLSON LANE, A CALLED 50-FOOT RIGHT-OF-WAY PER EAGLES LANDING PHASE 1 PLAT, RECORDED IN 204000192 [O.P.R.T.C.I.]

DO, HEREBY SUBDIVIDE SAID 18.58 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

EAGLES LANDING PHASE 3

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD THE INTENTION OF DEDICATING THEM TO PUBLIC USE, OR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, TACK WOR LLC, HAVE CAUSED THESE PRESENTS TO BE

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

BLAKE REDD
TACK WOR LLC
230 KLATENHOFF LANE, SUITE 100
HUTTO, TX 78634

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE OWNER OF THE ABOVE DESCRIBED PROPERTY, WHO HAS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____ MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRISTOPHER A. REDD, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS

CHRISTOPHER A. REDD, PE
ELGIN, TEXAS 78742
TEAS REGISTRATION NO. 81346
DOUCET & ASSOCIATES, INC.

STATE OF TEXAS
COUNTY OF TRAVIS

I, J. DILLON FUGATE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ORIGINAL SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE SURVEY AND CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS

J. DILLON FUGATE
2005 W. 10TH STREET, SUITE 100
ELGIN, TEXAS 78742
TEAS REGISTRATION NO. 63400
DOUCET & ASSOCIATES, INC.

DATE _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND SITE IN DOCUMENT NUMBER _____, PLAT RECORDS OF SAID COUNTY, TEXAS [P.R.T.C.I.], AND THE SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

BY: REBECCA GUERRERO
CLERK OF COUNTY COURT
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PRIOR TO CONSTRUCTION ON ANY LOT, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN FOR REVIEW AND APPROVAL. THE DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN STATUS BY FILING OR OTHER APPROVED METHODS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ELGIN.
4. EROSION/ SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBVERSION IMPROVEMENTS WHICH COMPLY WITH THE CITY OF ELGIN'S REQUIREMENTS FOR SUBVERSION IMPROVEMENTS. THE OWNER AND ASSIGNS, ACKNOWLEDGES THAT PLAT VARIATION OR RELATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL FROM THE CITY OF ELGIN.
7. THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER & WASTEWATER FROM THE CITY OF ELGIN.
8. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ELGIN AND STATE HEALTH DEPARTMENTS.
9. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, HOME OWNERS ASSOCIATION, OR ASSIGNS.
11. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
12. MUNICIPAL JURISDICTION: THIS FINAL PLAT BOUNDARY LIES WHOLLY WITHIN THE CITY OF ELGIN FULL PURPOSE JURISDICTION.
13. THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO AND MAINTAINED BY HOME OWNERS ASSOCIATION OR ITS ASSIGNS.
14. THIS FINAL PLAT CONFORMS WITH THE APPROVED PD/CONCEPT PLAN IN ORDINANCE 2021-10-12-38 AND PRELIMINARY PLAT APPROVED FEBRUARY 28, 2022
15. TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL INTERIOR STREET ROW ON ALL LOTS.

NUMBER	REVISION	DATE

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B, Highway 77, Suite 1100
Austin, Texas 78735, Phone: (512)-583-2400
www.doucetandassociates.com
LIFE Firm No.: 501005800
1846 Firm No.: 501005800

Date: 08/03/2022

Scale: 1" = 100'

Drawn by: SNP

Reviewer: GC

Project: 913-005

Sheet: 2 OF 2

Field Book: NA

Party Chief: ADM

Survey Date: 06/19/2020



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

August 10, 2022

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

RE: Eagle's Landing Phase 3 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 4, 2022 by Doucet & Associates. (DA).

1. Final Plat dated August 04, 2022.
2. Other supporting documents submitted with the final plat: Final Plat Comment Response Letter and Street Name Approval Correspondence.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan for Eagle's Landing Phase III & IV Planned Development District (PDD).

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design, and submitted documents shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

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

K. Beau Perry, P.E.
Regional Vice President

cc: Mr. Christopher A. Reid, P.E., Doucet & Associates
Mr. Blake Reed, Timmerman Capital



Development Services Department

STAFF REPORT

Eagles Landing Phase 4 Final Plat

File Number: 202200076

Date: August 11, 2022
Applicant: Tack WCR, LLC
Representative: SAME
Hearing Dates: Planning & Zoning Commission – August 22, 2022
Location: TCAD Parcel 358804 adjacent to the west of Eagles Landing Ph 3.

APPLICATION SUMMARY

Consideration of a final plat for Peppergrass Phase 4 which consists of 105 lots (104 single family lots & 1 ROW dedication lot) on 5 blocks.

DEPARTMENT COMMENTS

A preliminary plat for Eagles Landing Phase 3 & 4 was approved March 28, 2022, for 217 lots. This final plat covers only Phase 4 which is roughly one-half of the number of lots in the approved preliminary plat and is the last one of two final plats. In review of the final plat layout, it matches the approved preliminary plat.

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. Approved Preliminary Plat.
3. Proposed Final Plat.

Attachment 1

Application

FINAL PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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

Project Description:



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



(512) 281-5724



www.elgintx.com

Attachment 2
Approved Preliminary Plat

OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE, AND CONTINUING WITH THE COMMON LINE OF SAID 35.94 ACRE TRACT AND SAID 27.49 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE, AND CONTINUING WITH THE COMMON LINE OF SAID 35.94 ACRE TRACT AND SAID 27.49 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

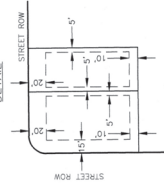
1. S27716-48"W, A DISTANCE OF 297.75 FEET TO A 1/2-INCH IRON ROD FOUND, 2. N6245+08"W, A DISTANCE OF 159.71 FEET TO A 5/8-INCH IRON ROD FOUND, 3. S27718+12"E, A DISTANCE OF 670.03 FEET TO A 5/8-INCH IRON ROD FOUND, 4. S6241+05"E, A DISTANCE OF 260.00 FEET TO A 5/8-INCH IRON ROD FOUND, AND 5. S27716+76"E, A DISTANCE OF 168.87 FEET TO A 5/8-INCH IRON ROD FOUND FOR ACRE TRACT AND ALSO BEING ON THE NORTHEAST LINE OF HOMESTEAD ESTATES ACRE TRACT AND ALSO BEING ON THE PLAT RECORDS OF TRAMOUNTAIN, TEXAS CONVEYANCE NUMBER 2020001039 OF THE PLAT RECORDS OF TRAMOUNTAIN, TEXAS

THENCE, N62°34'24"W WITH THE COMMON LINE OF SAID HOMESTEAD ESTATES UNIT 1 PLAT, AND THE NORTHEAST LINE OF THE REMNANT PORTION OF A CALLED 120.601 ACER TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2078093369, A DISTANCE OF 1,329.16 FEET TO A 5/8"-IRON NAIL FOUND FOR THE WEST CORNER OF SAID 35.94 ACER TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 34.715 ACER TRACT DESCRIBED TO LARRY H. ANELSON AND MARY JO BENGTSON, RECORDED IN VOLUME 13334, PAGE 0050 (10 P.2 C.T.1), SAME BEING ON THE NORTHEAST LINE OF SAID 120.601 ACER TRACT.

THENCE N26°41'00"E, LEAVING THE NORTH LINE OF SAID 120.601 ACRE TRACT AND CONTINUING WITH THE COMMON LINE OF SAID 345.94 ACRE TRACT AND SAID 34.715 ACRE TRACT, A DISTANCE OF 1,247.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 35.94 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 34.715 ACRE TRACT, SAME BEING ON THE SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE.

THENCE S63°07'41"E, WITH THE COMMON LINE OF SAID 35.94 ACRE TRACT AND SAID SOUTHWEST RIGHT-OF-WAY OF CARLSON LANE, A DISTANCE OF 1341.99 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 35.93 ACRES.

CURVE TABLE			CHORD BEARING		CHORD LENGTH
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.50'	15.00'	89.0237	N17°14.59'W	21.17'
C2	14.83'	20.00'	40.5737	N83°36.35'W	14.00'
C3	24.83'	15.00'	90°13.26'	N71°44.01'E	21.26'
C4	21.57'	20.00'	92.2533	S17°54.45'E	28.39'
C5	31.25'	20.00'	89.2739	N70°14.11'W	28.16'
C6	23.85'	26.52'	52.2735	N34°56.36'W	22.62'
C7	30.13'	60.00'	20.7491'W	70.59'	20.11'
C8	22.14'	21.00'	44.9137	S82°21.50'E	20.11'
C9	31.27'	20.00'	89.3429	S17°20.08'E	28.16'
C10	31.31'	20.00'	89.0035	S17°32.40'W	28.29'
C11	23.65'	20.00'	54.1015	N38°13.11'W	22.76'
C12	30.13'	59.17'	28.9135	S45°46.46'W	60.33'
C13	22.45'	44.20'	49.2706	S87°35.15'E	21.78'
C14	31.57'	20.00'	92.2533	S17°54.45'E	28.39'
C15	17.60'	20.00'	49.9537	S52°13.30'W	16.86'
C16	19.70'	50.00'	10.1474	N41°09.14'E	99.05'
C17	15.24'	20.00'	43.4002	S48°53.42'E	14.88'
C18	15.24'	20.00'	49.9742	S87°32.12'E	15.33'
C19	161.28'	50.00'	104.4568	N69°30.37'E	99.11'
C20	17.39'	20.00'	49.9537	N62°20.01'W	16.84'
C21	31.42'	20.00'	89.9594	N71°10.01'E	28.26'
C22	31.27'	20.00'	89.3407	S17°54.15'W	28.16'
C23	31.57'	20.00'	92.2533	S17°54.65'W	28.39'
C24	31.27'	20.00'	89.3407	N72°26.15'E	28.16'
C25	31.57'	20.00'	92.2533	S17°54.45'E	28.39'
C26	31.44'	20.00'	90.0519	S17°42.25'W	28.39'
C27	15.00'	20.00'	49.9757	N52°17.10'W	16.89'
C28	168.52'	50.00'	111.2419	N31°33.29'E	99.89'

BUILDING SETBACK
DETAIL

NOTES:

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PRIOR TO CONSTRUCTION ON ANY LOT, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHICAGO FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ELGIN.
4. THIS SUBDIVISION IS LOCATED IN THE DRY CREEK WATERSHED.
5. EROSION, SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ELGIN. THE OWNER UNDERSTANDS THAT THE CITY OF ELGIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED FOR THE SALE EASEMENT. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL FROM THE CITY OF ELGIN.
8. THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER & WASTEWATER FROM THE CITY OF ELGIN.
9. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ELGIN AND STATE HEALTH DEPARTMENTS.
10. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, HOME OWNERS ASSOCIATION, OR ASSIGNS.
12. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
13. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAT BOUNDARY LIES WHOLLY WITHIN THE CITY OF ELGIN FALLS COUNCIL JURISDICTION.
14. THERE ARE NO CEMETERY SITES WITHIN THIS PRELIMINARY PLAT.
15. THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO AND MAINTAINED BY HOME OWNER'S ASSOCIATION OR ITS ASSIGNS.
16. THIS PRELIMINARY PLAT CONFORMS WITH THE APPROVED PIDO/CONCEPT PLAN IN ORDINANCE 2021-10-12-38.
17. TEN (10) FOOT PUBLIC UTILITY EASEMENT (PIUE) IS HEREBY DEDICATED ADJACENT TO ALL INTERIOR STREET ROW ON ALL LOTS.
18. THIS PROPERTY SHALL BE IN ACCORDANCE WITH PIDO ZONING: "PLANNED DEVELOPMENT DISTRICT".

3/23/22

Chad
CHRISTOPHER A. REID, PE
TEXAS REGISTRATION NO. 1
DOUCET & ASSOCIATES, INC.



I, CHRISTOPHER A. REID, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS

TACK DEVELOPMENT, LTD.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TX 78634

WITNESS MY HAND THIS 23 DAY OF MARCH, 2022 A.D.

MARCH

EAGLES LANDING PHASE 3 & 4

DO HEREBY SUBDIVIDE SAID 35.93 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

2013-20000 OF THE NATIONAL UNDERGROUND RESISTANCE NETWORK, 518 OF
SITUATED IN THE HENRY MARTIN SURVEY, SECTION 65, ABSTRACT 65, OF
TRAVIS COUNTY, TEXAS.

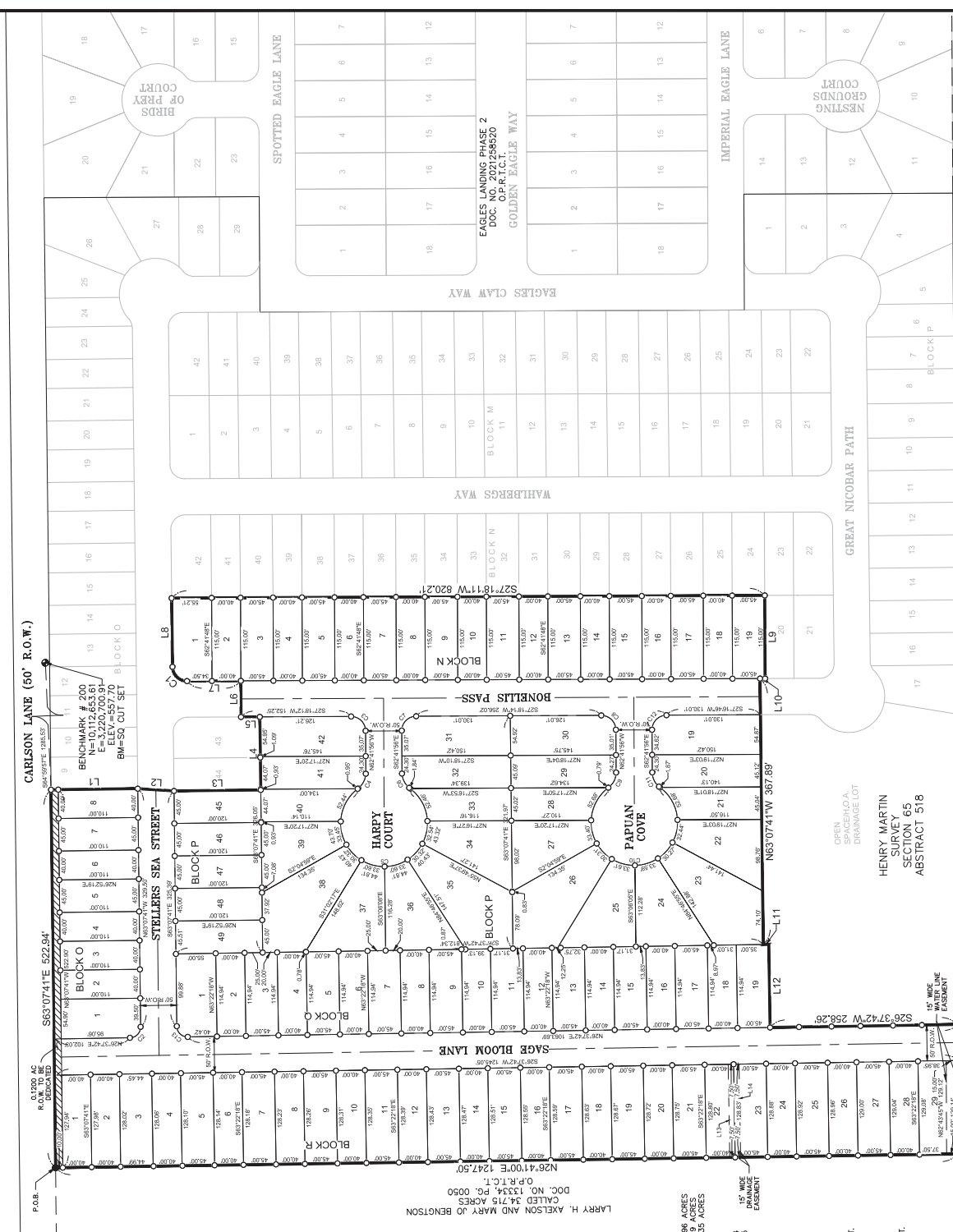
KNOWN ALL MEN BY THESE PRESENTS, THAT TACK DEVELOPMENT LTD., BEING THE OWNER OF A CALLED 27.49 ACRE TRACT, RECORDED IN DOCUMENT NUMBER

STATE OF TEXAS
COUNTY OF TRAVIS

[illegible]

Survey Date: 06/19/2020	Dist N & Dist char
Country: United States	County: Nevada
City: District of Columbia	State: DC
Zip: 20004	Latitude: 38.9071
Longitude: -77.0369	Altitude: 11

Attachment 3
Proposed Final Plat



BEING 17.35 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, IN TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 35.93 ACRE TRACT, DESCRIBED TO TACK WORK LLC, RECORDED IN DOCUMENT NUMBER 2021258520, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY [O.P.R.C.T.], TEXAS, SAID 17.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON PAGE 2.

NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD88, GEOID 12B. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY USING THE SCALE FACTOR OF 1.000008.

BENCHMARK NOTE:
BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 CEAD 128

BENCHMARK #200
ELEVATION: 557.70'
DESCRIPTION: SQUARE CUT IN CONCRETE CURB LOCATED WITHIN THE RIGHT-OF-WAY OF
CARLSON LANE. [SHOWN HEREON]

ELDORADO NOTE:
THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF LOW RISK) OF THE STATE OF TEXAS. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AND IS NOT SUBJECT TO ANY FLOOD HAZARD. TRAVIS COUNTY, TEXAS BOTH DATED SEPTEMBER 26, 2008. NO. 48463-005100.

[illegible]

PARKLAND SUMMARY:
PHASE 4 PARKLAND
FEE-IN-LIEU-OF
PROVIDED:
LINEAR FEET OF NEW STREET,
SAGE BLOOM LANE,
SELLERS SEA STREET,
HAPPY COURT,
PAPUAN COVE,
BONELLUS PASS;

ZONING: PDD
PLANNED DEVELOPMENT DISTRICT

SHEET INDEX:

SHEET 1: FINAL PLAT SHEET 1
SHEET 2: LEGAL DESCRIPTION AND PLAT NOTES

SIIRMITTAI DATE: 08/04/2022

LEGEND

[illegible]

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING

COMMISSION ON THIS ____ DAY OF _____, 20__.

[illegible]

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

[illegible]

X: \Departments\Geospatial\Projects\913-005 Eagles Landing\CAD\dwg\Active - Exhibits\913-005 PH4 Plot.dwg



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

August 10, 2022

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

RE: Eagles Landing Phase 4 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the documents listed below submitted on August 04, 2022 by Doucet and Associates (DA).

1. Final Plat dated August 04, 2022.
2. Other supporting documents submitted with the final plat: Comment response letter and Street Name Approval Correspondence.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan for Eagle's Landing Phase III & IV Planned Development District (PDD).

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design, and submitted documents shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

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

K. Beau Perry, P.E.
Regional Vice President

cc: Mr. Christopher Reid, P.E., Doucet & Associates, Inc.



Development Services Department

STAFF REPORT

Nana's House Re-plat

File Number: 202100071

Date: August 11, 2022

Applicant: James R. McCann, P.E.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – August 22, 2022.

Location: BCAD Parcels 12268, 8726640, 12271, & 8726639; an area bounded by Central Ave., S. Ave. A, Alley A, and separate alley.

APPLICATION SUMMARY

Consideration of a re-plat for Nana's House to merge five (5) existing platted lots & merge three (3) existing unplatted tracts. This replat will merge all these existing lots and tracts and will allow for the dedication of 0.107 acres of land for reserved right-of-way (ROW) to the City.

DEPARTMENT COMMENTS

Originally a Planned Development District (PDD) rezoning was approved to allow for the construction of 7,990 sq. ft. nursing facility. As part of this PDD was a land swap of City property consisting of Tract 1 (0.107 acres) & part of Tract 2 (0.092 acres), which is not part of the reserved ROW along Central Ave., was provided to the developer. The City received part of Tract 2 (0.179 acres) along Central Ave. for the reserved ROW of Central Ave. and payment for the remainder. This replat will allow a redrawing of the property lines to allow for a more contiguous property to develop and formally provide for the reserved ROW.

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

RE-PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; **Phone Number:** _____

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

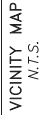
Printed Name

Date

Project Description:



Attachment 2
Proposed Re-Plat



ORIGINAL LOT CONFIGURATION
N.T.S.



SECRETARY _____ DATE _____

SUBMISSION DATE:

**SIGNATURE AND SEAL
OF REGISTERED PROFESSIONAL ENGINEER**

THENCE NORTH 15°00'15" WEST, WITH THE WEST LINE OF SAID TRACT 1 CALLED 0.107 ACRE TRACT, A DISTANCE OF 185.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.039 ACRES OR 452.40 SQUARE FEET OF LAND, MORE OR LESS.

5

REPLAT OF CITY OF ELGIN BLOCK 10 - LOTS
0.932 ACRES OF LAND
#403 CENTRAL AVENUE
JONATHAN BURLERSON SURVEY, A-18
CITY OF ELGIN
BASTROP COUNTY, TEXAS

DRAWING
ELGIN
SHEET: 2
OF 2

DRAWING INFORMATION

ASH & ASSOCIATES

42 JACKSON LAKE SAN
MARCOS, TEXAS 78666
(512) 392-1719
Surveying: 100847-00
osbornosassosditi@ms.net

ASSIGNED BY:	RHT	DATE:	06/12/21
EARN BY:	RHT	PROJECT NO:	17-6710-C
APPROVED BY:	-	PLOT SCALE:	1" = 20'
FILE NAME:	ELGIN		

DRAWING
ELGIN
2
2

DRAWING
ELGIN
2
2



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

July 28, 2022

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

RE: Nana's House – Replat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on July 16, 2022 by Development Collaborative, LLC. (DCL).:

1. Nana's House Replat.
2. Other supporting documents submitted with the site development plans: Comment response letter.

Our review finds this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan for Nana's House Planned Development District (PDD).

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the document, and all responsibility for the surveying, engineering design, and submitted document shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

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

K. Beau Perry, P.E.
Regional Vice President

cc: Mr. James R McCann, P.E., Development Collaborative, LLC.



Development Service Department

STAFF REPORT

Rezoning from C-3 to R-3 for parts of Saratoga Farms Ph. 6

Date: August 11, 2022

Applicant: City of Elgin

Representative: SAME

Hearing Dates: Planning & Zoning Commission – August 22, 2022
City Council – September 6, 2022

Location: Saratoga Farms Section 6, Blocks F & H and Block G, Lots 1-12.

APPLICATION SUMMARY

Recommendation by the Planning & Zoning Commission & consideration by the City Council of a rezoning for Saratoga Farms Section 6, Blocks F & H and Block G, Lots 1-12. The proposal is to change the zoning from C-3 Highway Commercial District to R-3 Single Family, Two Family, & Industrialized Housing District to correct an incorrect zoning designation for the area.

DEPARTMENT COMMENTS

Originally this area was thought to be zoned R-3 when the lots were platted to allow for single family homes in 2019 and single-family homes were permitted to be built between 2019 and 2021. The homes on this site were built to the perceived R-3 zoning standards (i.e., height, setback, parking standards, impervious coverage). Research conducted earlier this year on a separate rezoning case from this one determined these parcels were zoned C-3. The C-3 zoning doesn't allow for single family homes as a permitted use which may cause long term issues with the current single-family usage. To correct this issue, the City desires to administratively rezone the land to the R-3 zoning standard. This rezoning change's nothing that is currently existing on these lots.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Traditional Neighborhood Development Land Use category. The categories primary land usage is single family residential according to the provided map and associated land use language. The proposed zoning category will allow for single family homes as a use 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. There are additional uses under the residential (including detached single-family dwellings) but a subtraction of all commercial uses.

Next page.

C-3 District (existing)	R-3 District (proposed)
All commercial uses.	
	Detached single-family dwelling.
	Garage apartment.
	Duplex.
	Zero-lot line two-family dwelling.
	Industrialized housing.
	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.
	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 uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.

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

	C-3 (exist. zoning)	R-3(proposed zoning)
Height	50 feet.	35 feet and 2 stories.
Front Setback	25 feet.	25 feet, garage at 20 feet.
Side Setback	10 feet.	5 feet for 1 story; 7.5 feet for more than 1 story
Rear Setback	10 feet.	10 feet.
Lot Width	None.	50 feet
Lot Area	None.	6,000 sq. ft.
Impervious Cover on Lot	None.	45% interior; 50% corner

Next page.

Based on the information within the packet, staff has no issues or concerns regarding the proposal. The zoning is contiguous with R-3 zoning across Lee Dildy Blvd on the other side for that portion of Saratoga Farms Plat Phase 6. The underlying land use in the Comprehensive Plan of Traditional Neighborhood Residential is supportive of single-family homes as the primary use of the category. Also, the area was developed with detached single-family homes under the R-3 when it was believed to already be zoned R-3.

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

NON-PDD REZONING APPLICATION

Date: 6-30-2022

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): See project description

APPLICANT

Name: City of Elgin

Postal Address: 802 N. Ave. C; Elgin, TX 78621

E-Mail Address: NA; Phone Number: 512-281-0119

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	<u>NA</u> Printed Name	<u>NA</u> Date
---------------------------	----------------------------------	--------------------------

Project Description:

Administrative rezoning from C-3, Highway Commercial District to R-3, Single Family,
Two Family, and Industrialized Housing District in Saratoga Farms Section 6, Blocks
F & H, and Block G Lots 1 - 12, in order to make the existing single-family homes land
use conforming to the existing zoning code. Originally the area was thought to have R-3
zoning hence the building of single family homes. C-3 zoning doesnt allow for single
family homes.



802 N. Ave. C
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

Attachment 2

Ordinance

ORDINANCE NO. 2022-09-06-??

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 C-3 TO R-3 ON SARATOGA FARMS SECTION 6, BLOCKS F & H, AND BLOCK G, LOTS 1-12 (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 C-3 Highway Commercial District to R-3 Single Family, Two Family, and Industrialized Housing 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 22, 2022, 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 R-3 Single Family, Two Family, and Industrialized Housing District, and

WHEREAS, on September 6, 2022, 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 C-3 Highway Commercial District to R-3 Single Family, Two Family, and Industrialized Housing 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 6th day of September 2022.

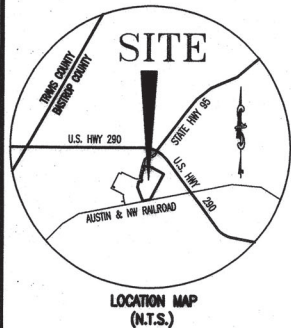
THERESA Y MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

SARATOGA FARMS SUBDIVISION SECTION SIX

7/4-B



FILED October 24, 2019
11:00 A.M.
Rose Pritchett
COUNTY CLERK
BASTROP COUNTY, TEXAS



Area of rezoning

LEGEND

- CAPPED 1/2 IRON ROD SET
- IRON ROD FOUND
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- EASEMENTS
- ADJOINING RIGHT-OF-WAY LINES
- ADJOINING LOT LINES
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

DATE: OCTOBER 18, 2019

OWNER/DEVELOPER: SF DEVELOPMENT, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746
PHONE: (512) 579-3672

OWNER: ELGIN 384, L.P.
2207 LAKE AUSTIN BLVD.
AUSTIN, TEXAS 78703

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 22.284 ACRES
SURVEY: JONATHAN BURLESON SURVEY ABS. 18
AND ELIZABETH STANDFORD SURVEY ABS. 59
NO OF RESIDENTIAL LOTS: 87
NO OF COMMERCIAL LOTS: 2
NO OF BLOCKS: 5
TOTAL: 89

F.E.M.A. MAP NO. 4802IC 0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

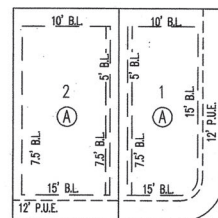
LINEAR FOOTAGE OF ROADWAY

LEE DILDY DRIVE	80' R.O.W.	767'
TRAVERS STAKE TRAIL	50' R.O.W.	700'
WHITNEY DRIVE	50' R.O.W.	443'
FOREGO DRIVE	50' R.O.W.	308'
INSIDER LOOP	50' R.O.W.	1473'

TOTAL 3,691'

REVISIONS	
DATE	REASON
10/10/2017	PLAT SUBMITTAL FOR REVIEW
10/25/2017	PLAT UPDATED PER REVIEW COMMENTS
10/17/2018	ADDED 15' WW ESMT SPLITTING LOTS 12&13, BLOCK J

SETBACKS:
BUILDING SETBACK DISTANCES ARE IN
ACCORDANCE WITH THOSE SPECIFIED IN R-3
SINGLE FAMILY DWELLING DISTRICT. SEE SEC.
46-303
ELGIN, TEXAS CODE OF ORDINANCES
(CODE 1990, ch. 11, 2(c)(4)(d))



STREET
TYPICAL LOT EASEMENTS

NOTE:
-SIDE 5' B.L. IS FOR ONE STORY DWELLING
-SIDE 7.5' B.L. IS FOR MORE THAN ONE STORY DWELLING
-FOR DWELLING AND ACCESSORY BUILDINGS LOCATED ON CORNER
LOTS, THERE SHALL BE A SIDE YARD SETBACK FROM THE
INTERSECTING STREET OF NOT LESS TEN FEET IN CASE SUCH LOT IS
BACK TO BACK WITH ANOTHER LOT, AND 15 FEET IN EVERY OTHER
CASE.

SHEET NO. 1 OF 3 (RH)



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: 4942\SURVEY\PLAT-SARATOGA 6

Attachment 3

Staff Added Comprehensive Plan Exhibits



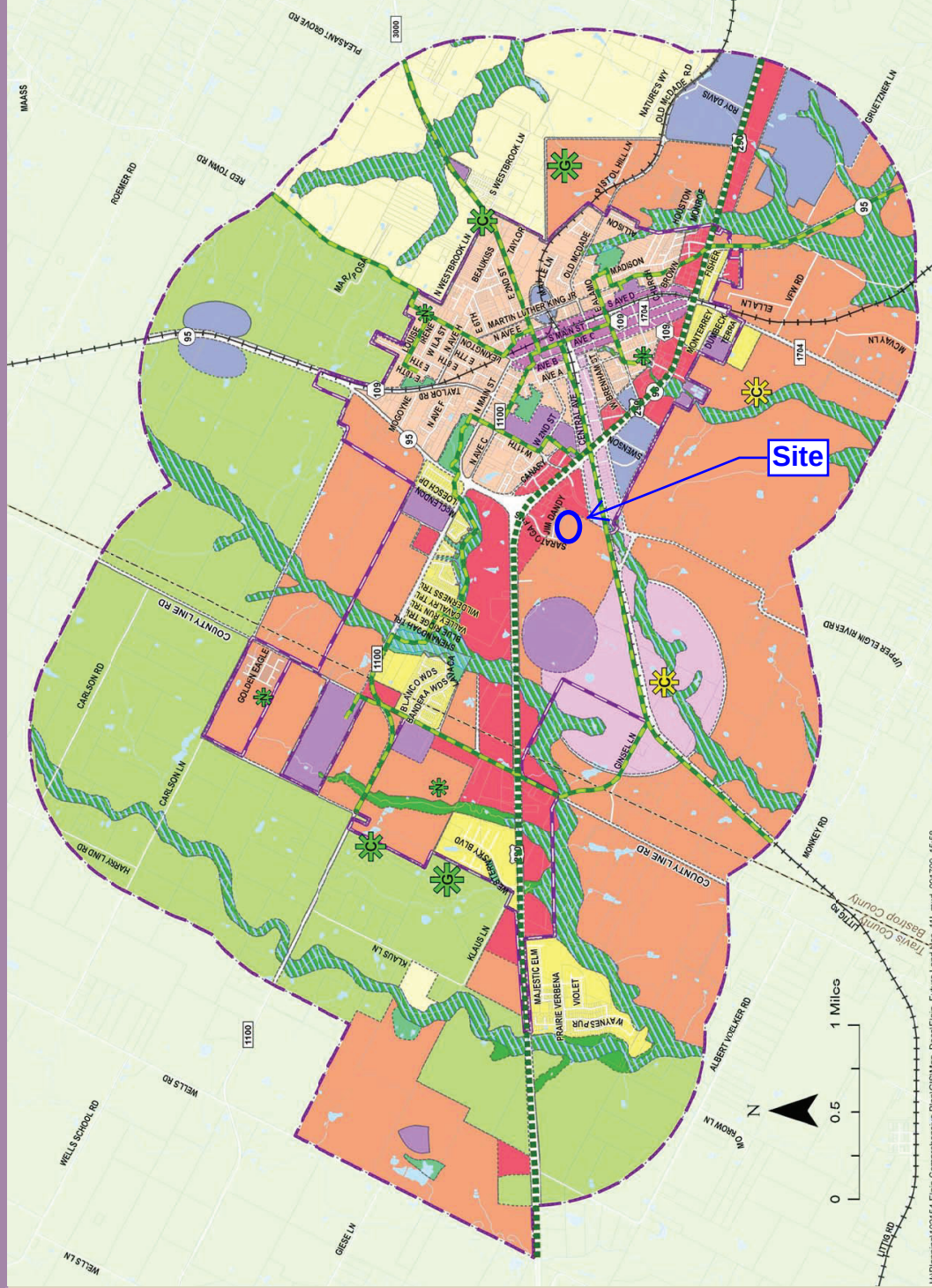
Exhibit 4.4: Future Land Use and Development Plan

- Parcel Boundary
- Elgin City Limits
- Elgin Planning Area

Future Land Use

- Natural Area
- Agriculture
- Low Density Residential
- Existing Single-Family Residential
- Traditional Neighborhood Residential
- Central Elgin Neighborhoods
- Mixed Use
- Main Street Elgin
- Commercial
- Light Industrial
- Institutional
- Parks and Recreation
- 100-Year Flood Plain
- Proposed Park from Parks Master Plan
- Proposed Park from WSA
- Proposed Trail from Parks Master Plan
- US 290 Corridor Greenscaping

Note: A Comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



H:\Planning\102154-Elgin Comprehensive Plan\GIS\Map_Docs\Elgin_Future Land Use_11L.mxd 09/17/09 15:58
Source: Wilbur Smith Associates, Inc., 2009.

Traditional Neighborhood Development

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

Transect Zone: General Urban (T4)

Primary Land Use: Single Family Residential

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

Residential Densities: Approximately 5 units per acre.

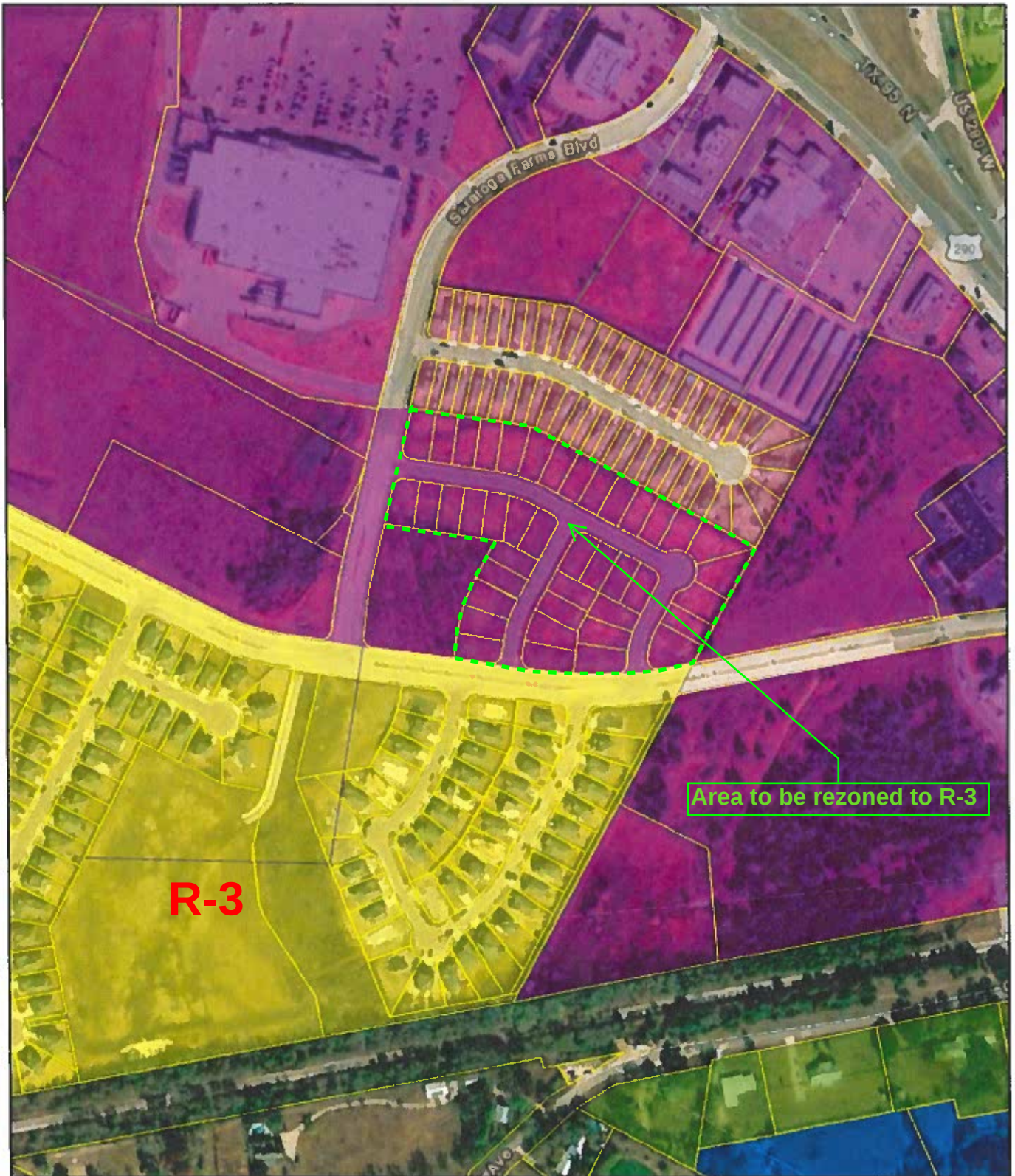
Form and Character: TND areas should be built according to a traditional grid or modified grid street pattern without the use of cul-de-sacs to promote connectivity and walkability. Homes should address the street directly with garages placed to the side or preferably the rear of the home with access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

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



Attachment 4
Staff Added Zoning Map

Zoning Map



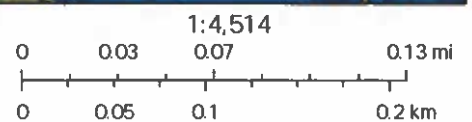
8/11/2022, 12:09:08 PM

Bastrop Parcels April 2022

Zoning

- C3 - Highway Commercial District
- I - General Industrial District
- R1 - Single Family
- R2 - Single Family & Garage Apartment District
- R3 - Single Family/Two Family/Industrialized Housing District

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, and the GIS user community



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