



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, NOVEMBER 21, 2022

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. October 24, 2022 Minutes

Documents:

[OCTOBER 24, 2022 MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. Project #: 202101730: A Final Plat For "Elm Creek NW Phase 1" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 248253, Located Adjacent To West Of The Elm Creek North Development, And For A Total Of 223 Lots On 37.253 Acres Of Land.

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

Documents:

[ELM CREEK NW PHASE 1 FINAL PLAT COMBINED PACKET.PDF](#)

- 4.II. Project #: 202200097: A Replat Of "Lot 1 CMC Elgin Southside 290 Replat", Which Involve The Merging Of Lot 4, Block B, Elgin Business Park II & Lot 1, Block A, Elgin Business Park III Into A New Combined Larger Lot And Subdivision On Land Also Known By The Bastrop Co. Appraisal District As Parcels 11943 & 111936.

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

Documents:

[LOT 1 CMC ELGIN SOUTHSIDE 290 REPLAT COMBINED PACKET.PDF](#)

- 4.III. Project #: 202200164: A Replat Of "Replat For Elgin Business Park II, Lot I, Block A", Which Involves The Splitting Of A Lot Into Two Lots On Land Also Known By The Bastrop Co. Appraisal District As Parcel 8705606.

- A. Staff Presentation

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

Documents:

[REPLAT FOR ELGIN BUSINESS PARK II, LOT 1, BLOCK A COMBINED PACKET.PDF](#)

4.IV. Project #: 202200146: An Ordinance Granting A Specific Use For A Bed And Breakfast On Property Located At 1212 N. Main St. (LOT 40B ASHBY SUBDIVISION), City Of Elgin, Texas, Bastrop County, Texas, And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

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

Documents:

[1212 N. MAIN ST. SPECIFIC USE COMBINED PACKET.PDF](#)

4.V. Election Of Chair And Vice Chair For 2023.

Documents:

[CHAIR-VICE CHAIR SELECTION LETTER.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, OCTOBER 24, 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, Dorothy McCarther, Jason Tatum, and David Lanford.

COMMISSION ABSENT: Berney Williams

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 desired to speak on this item.

III. CONSENT AGENDA

1. September 26, 2022, Minutes.

David Lanford 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 #: 202200122: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map to wit: To rezone land from “R-2” Single Family and Garage Apartment District to “C-2” General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 12934, located at 518 S. Ave. D (SMITH, J. S., LOT 86 (105 X 250), ACRES 0.602), being more described in Exhibit “A”; 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 – Zaherali Charoliya, applicant, indicated a desire to rezoning this lot in order to expand the parking lot due to issues with access and accidents.
 - C. Open Public Hearing –The public hearing was opened at 6:38 P.M. with three (3) members of the public to speak and they offered the following public comments:
 - i. Israel Mendoza, 601 S. Main St., spoke in opposition to the item.
 - ii. Michael Morales, 682 Pleasant Grove Rd., spoke in opposition to the item.
 - iii. Javier Madera, 520 S. Ave. D., spoke in opposition to the item.
 - D. Close Public Hearing – The public hearing was closed at 6:44 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – There was discussion between the Commission and the City Staff regarding screening standards, setbacks, site access, site history, zoning history of area, & site development process.
 - F. Recommendation – Jason Tatum, made a motion to recommend approval of the item, seconded by Ronnie Creppon. The motion passed unanimously by a vote of six (6) to zero (0).
2. Project #: 202200094: A preliminary plat for “Briarwood Preliminary Plat” located on a parcel of land known by the Travis County Appraisal District as Parcel 248232, located west of County Line Rd. & south of FM 1100, for a total of 804 lots in 20 blocks on 205.433 acres of land.
- A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Joseph Yaklin, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:05 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:05 P.M.
 - E. Discussion – There was discussion between the Commission and City Staff regarding changes between the concept plan and preliminary plat & utilities.
 - F. Consideration – Scott Mackay made a motion to approve the item, seconded by Ronnie Creppon. The motion passed unanimously by a vote of six (6) to zero (0).
3. Project #: 202200088: A preliminary plat for “Trinity Ranch Phase 2 Preliminary Plat”, located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11949, located west of Trinity Ranch Phase 1 Preliminary Plat and Upper Elgin River Rd., for a total of 716 lots in 22 blocks on 148.37 acres of land.
- A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Chelsea Osbourn, applicant, indicated she had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:22 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:22 P.M.
 - E. Discussion – There was discussion between the Commission & City Staff regarding the Municipal Utility District (MUD), Traffic Impact Analysis (TIA) phased improvements, & future road extensions outside Trinity Ranch Development.
 - F. Consideration – Jason Tatum made a motion to approve the item, seconded by Dorothy McCarther. The motion passed unanimously by a vote of six (6) to zero (0).

Due to a conflict of interest for the next two (2) items, the Chair relinquished control of the meeting to the Vice-Chair at 7:35 P.M. and left the Dias.

IV. NEW BUSINESS (Cont.)

4. Project #: 202200132: A subdivision variance from Sec. 36-202 removing the 15' pass through midblock for blocks exceeding 1,000 feet in length for the property containing 52.814 acres of land, more or less, out of the Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Shane Cannon, applicant, indicated that wastewater and drainage are onsite and there would be one (1) residence per lot. Applicant indicated they would be here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 7:42 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 7:42 P.M.
 - E. Discussion – There was discussion between the Commission and City Staff regarding deed restrictions & non-vehicular pass throughs.
 - F. Consideration – Scott Mackay made a motion to approve the item, seconded by David Lanford. The motion passed unanimously by a vote of six (6) to zero (0).
5. Project # 202200103: A concept plan for “Burlson Creek Estates” a 30-lot subdivision on property containing 52.814 acres of land, more or less, out of the Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Shane Cannon, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing –The public hearing was opened at 7:50 P.M. with four (4) members of the public to speak and they offered the following public comments:
 - i. Linda Hickman, 1410 Red Town Rd., spoke in opposition to the item.
 - ii. Kent Saathoff, 11705 Sterlinghill Dr., spoke in opposition to the item.
 - iii. J.D. Harkins, 1171 Red Town Rd., spoke in opposition to the item.
 - iv. Sue Saathoff, 11705 Sterlinghill Dr., spoke in opposition to the item.
 - D. Close Public Hearing – The public hearing was closed at 8:07 P.M.
 - E. Discussion – There was discussion between the Commission & City Staff regarding drainage study for site, size of lots, septic tanks, detention pond, Red Town Rd. standards, site access, signage, City subdivision standards, and site-built homes.
 - G. Consideration – Scott Mackay made a motion to approve the item, seconded by Jason Tatum. The motion passed unanimously by a vote of six (6) to zero (0).

After this item, the Vice-Chair relinquished control of the meeting back to the Chair at 8:17 P.M. and the Chair returned the Dias.

V. ANNOUNCEMENTS

David Harrell made an announcement that next month's agenda already has two (2) items, and he expects more & he expects the legal review of City Codes to begin soon as the vacancy has been filled by Council. Mr. Mackey asked for information regarding developments. The Chair indicated that the new Commission member Berney Williams was appointed by Council and should be present at a future meeting.

VI. ADJOURNMENT

The meeting was adjourned by the Chair at 8:19 P.M.

Antonio Prete, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 21st day of November 2022.



Development Services Department

STAFF REPORT

Elm Creek NW Phase 1 Final Plat

File Number: 202201730

Date: November 9, 2022.

Applicant: Tim Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – November 21, 2022.

Location: TCAD Parcel 248253; located adjacent to the west of the Elm Creek North Development.

APPLICATION SUMMARY

Consideration of a final plat for Elm Creek NW Phase 1 which consists of 219 lots (214 single family lots, 1 open space, 2 open space/drainage, 1 water quality lot, 1 right of way) on 10 blocks.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The original Novinger Development Agreement for the entirety of Elm Creek was created in 2005 and renewed by the City Council in August 2020. The 622 lot Elm Creek NW Preliminary Plat, over the entire Development, was approved by the Commission on October 25, 2021, and has set the development pattern (see attachment 2). This Final Plat will be the first final plat that will occur over time. The Development will have a second connection to the recently approved Poth Tract Subdivision Final Plat at Misted Grass Dr. (See attachment 3).

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved preliminary plat, review of applicable City Codes, and review of the Novinger Development Agreements, 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.

Tim M. Holl

Signature

Printed Name

Date

Project Description:



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



(512) 281-5724



www.elgintx.com

LSMA West Elm, LLC

March 9, 2022

TO WHOM IT MAY CONCERN,

As the property owner of record, I hereby authorize BGE Inc, to act on behalf of **LSMA WEST ELM, LLC** to submit and process development applications for the preliminary plat, final plat, and subdivision construction plans for the proposed Elm Creek Northwest subdivision located in Elgin, TX.

Regards,



Authorized Signatory for LSMA West Elm, LLC

NOTARY CERTIFICATE

STATE OF FLORIDA

COUNTY OF manatee

Subscribed and sworn before me this 9 day of March, 2022, by
Lawrence Colditz
Authorized Signatory

(Owners Name)

Witness my hand and official seal.

Notary Public: 



My Commission expires: 9/19/23

LSMA West Elm,
6310 Capital Drive, Ste 130
Lakewood Ranch, FL 34202



December 20, 2021

City of Elgin
Development Services Department
PO Box 591
Elgin, Texas 78621

RE: Elm Creek North

To Whom It May Concern:

As property owner of record, Lennar Homes of Texas Land & Construction, Ltd. hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Elm Creek North subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "SJB", followed by a long horizontal line extending to the right.

Steven J. Bertke, PE
Land Development Manager
LENNAR
13620 North FM 620 Building 1, Suite 150
Austin, Texas 78717
Direct: (512) 506-4351
Mobile: (512) 626-0966
Email: Steven.Bertke@Lennar.com

Attachment 2
Approved Preliminary Plat

ELM CREEK NORTHWEST
PRELIMINARY PLAT

EXHIBIT KEY NOTES:
10. IF CHANNEL EASMENTS GRANTED TOP OF THE STATE OF TEXAS, AS RECORDED IN VOLUME 622, PAGE 455 AND VOLUME 623, PAGE 21, DEED RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS ALL THREE TRACTS, AS SHOWN (NORTH = 150°)
11. IF CHANNEL EASMENTS GRANTED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 622, PAGE 455 AND VOLUME 623, PAGE 21, DEED RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS ALL THREE TRACTS, AS SHOWN (NORTH = 150°)
12. IF CHANNEL EASMENTS GRANTED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 622, PAGE 455 AND VOLUME 623, PAGE 21, DEED RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS ALL THREE TRACTS, AS SHOWN (NORTH = 150°)



Proposed Phase 1
Final Plat

DESIGNED BY: _____
DRAWN BY: _____
REVIEWED BY: _____
DATE: _____
APR: _____



BCE, INC.
7000 NORTH MICHIGAN, SUITE 300
ALLEN, TX 75015
TEL: 972-379-0000 • FAX: 972-379-0001
WWW.BCEINC.COM

ELM CREEK NORTHWEST
PRELIMINARY PLAT OVERALL



SHEET
2 OF 7



- LEGEND
- PROPERTY BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MINOR ELEV. CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED ROAD CENTERLINE
 - 100-YEAR FLOODPLAIN
 - FULLY DEVELOPED 100-YEAR FLOODPLAIN*
 - FEMA FLOODPLAIN
 - PHASE LINE EASEMENT
 - EXISTING EASEMENT
 - WATERWAY SETBACK
 - WATERWAY CENTERLINE
 - TRAIL TO BE REMOVED

NOTE: FLOOD FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO FLOODPLAINS SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD ELEVATION.

*FLOODPLAINS WERE CALCULATED USING THE NOAA ATLAS 14 VOLUME 2 FLOODPLAIN ANALYSIS. FLOODPLAIN ANALYSIS WAS PERFORMED FOR A 1% ANNUAL CHANCE FLOOD. FLOODPLAIN ANALYSIS ASSUMES 70% IMPERVIOUS COVER IN THE CONTRIBUTING DRAINAGE AREA.

STREET TABLE				STREET LENGTH	
STREET NAME	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION	STREET LENGTH	STREET WIDTH
STREET A	30' FT	CS	COLLECTOR	100	30
STREET B	30' FT	CS	COLLECTOR	100	30
STREET C	30' FT	CS	COLLECTOR	100	30
STREET D	30' FT	CS	COLLECTOR	100	30
STREET E	30' FT	CS	COLLECTOR	100	30
STREET F	30' FT	CS	COLLECTOR	100	30
STREET G	30' FT	CS	COLLECTOR	100	30
STREET H	30' FT	CS	COLLECTOR	100	30
STREET I	30' FT	CS	COLLECTOR	100	30
STREET J	30' FT	CS	COLLECTOR	100	30
STREET K	30' FT	CS	COLLECTOR	100	30
STREET L	30' FT	CS	COLLECTOR	100	30
STREET M	30' FT	CS	COLLECTOR	100	30
STREET N	30' FT	CS	COLLECTOR	100	30
STREET O	30' FT	CS	COLLECTOR	100	30
STREET P	30' FT	CS	COLLECTOR	100	30
STREET Q	30' FT	CS	COLLECTOR	100	30
STREET R	30' FT	CS	COLLECTOR	100	30
STREET S	30' FT	CS	COLLECTOR	100	30
STREET T	30' FT	CS	COLLECTOR	100	30
STREET U	30' FT	CS	COLLECTOR	100	30
STREET V	30' FT	CS	COLLECTOR	100	30
STREET W	30' FT	CS	COLLECTOR	100	30
TOTAL				23.54	

NOTE: ALL THE STREET CROSS-SECTIONS WILL COMPLY WITH THE CITY OF AUSTIN STANDARD DETAILS. LOCAL STREET TO COMPLY WITH DETAIL "1000S-1P" AND COLLECTOR STREETS TO COMPLY WITH DETAIL "1000S-1P".

PHASING TABLE				
	AC.	SF LOTS	AMENITY AREA LOTS	O.S. & E. LOTS
PH 1	35.85	219	0	3
PH 2	100.24	215	1	6
PH 3	34.69	176	0	2
TOTAL	175.78	610	1	11

LAND USE TABLE

- TOTAL AC: 146.08
- TOTAL LOTS: 622
- AMENITY LOTS: 440
- CS & E LOTS: 1
- ST LOTS: 11
- LINEAR FEET OF STREETS (23.54 LF) SEE TABLE 1
- AMENITY LOTS PER AC: 3.01
- CS & E LOTS PER AC: 0.01
- FLOODPLAIN SHOWN ON THE PLAN PER FEMA PANEL: NO. 484530501H DATE: SEPTEMBER 26, 2008
- NO. 484530501H DATE: SEPTEMBER 26, 2008
- NO. 484530501H DATE: SEPTEMBER 26, 2008

Attachment 3
Proposed Final Plat



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

October 31, 2022

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

RE: Elm Creek Northwest – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on October 28, 2022 by BGE Inc. (BGE):

1. Final Plat dated June 21, 2022.
2. Other supporting documents submitted with the Final Plat: Documentation of road name acceptance in the Austin 911 database.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances and the Development Agreement between the City of Elgin and Novinger Resources, Inc.

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

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

Sincerely,

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

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

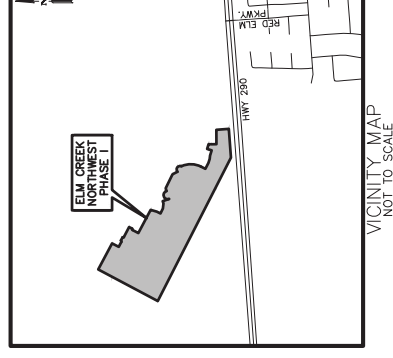
cc: Mr. Timothy M. Holland, P.E., BGE, Inc.

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



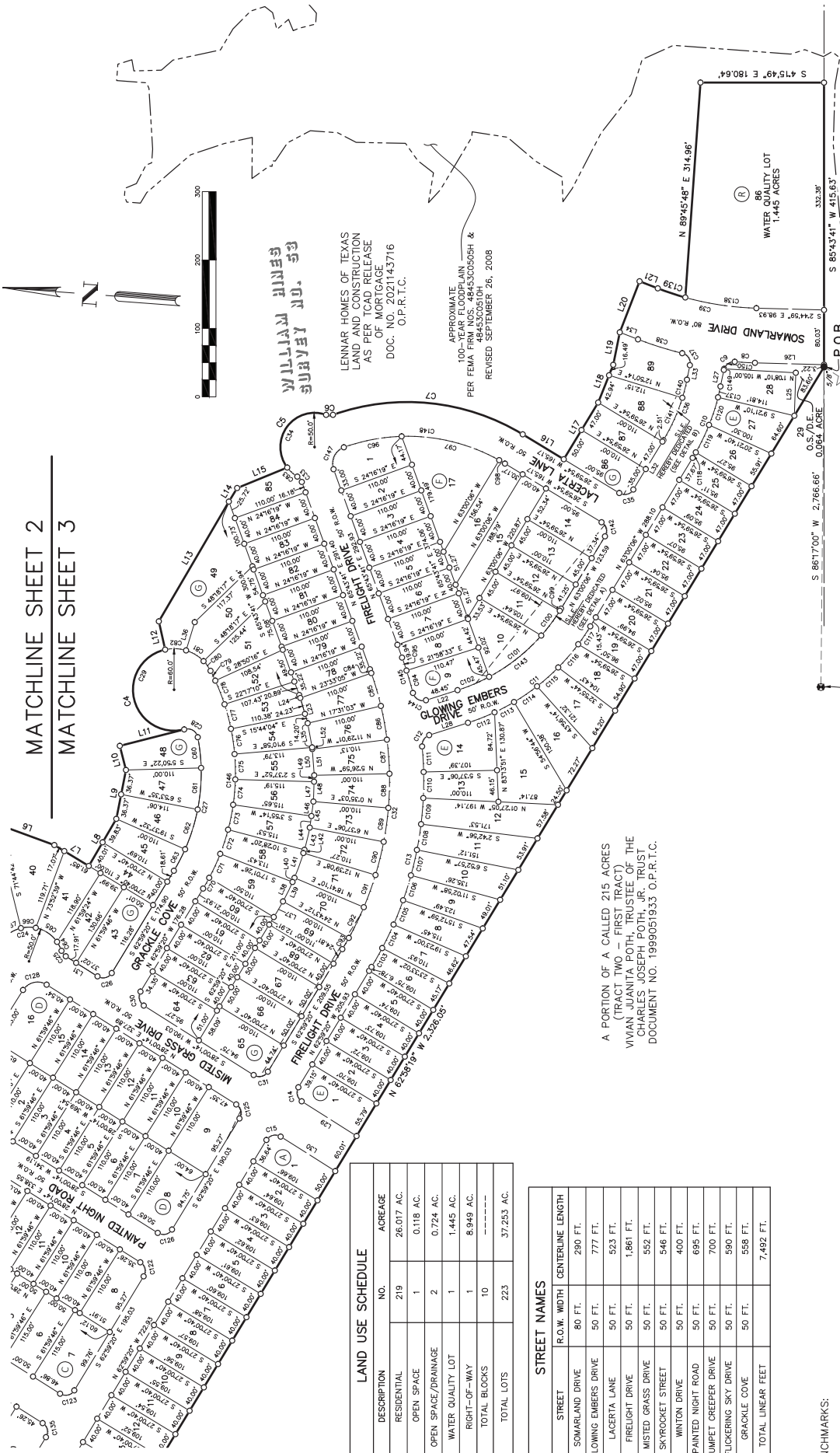
FINAL PLAT
ELM CREEK
NORTHWEST PHASE 1

A SUBDIVISION OF 37.253 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



BGE, Inc.
7330 San Antonio Ave., Suite 202
San Antonio, TX 78216
Tel: 210-591-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

MATCHLINE SHEET 2
MATCHLINE SHEET 3



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	219	26.017 AC.
OPEN SPACE	1	0.118 AC.
OPEN SPACE/DRAINAGE	2	0.724 AC.
WATER QUALITY LOT	1	1.445 AC.
RIGHT-OF-WAY	1	8.949 AC.
TOTAL BLOCKS	10	-----
TOTAL LOTS	223	37.253 AC.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
SOMARLAND DRIVE	80 FT.	290 FT.
GLOWING EMBERS DRIVE	50 FT.	777 FT.
LACERTA LANE	50 FT.	523 FT.
FIRELIGHT DRIVE	50 FT.	1,861 FT.
MISTY GRASS DRIVE	50 FT.	552 FT.
SKYROCKET STREET	50 FT.	546 FT.
WINTON DRIVE	50 FT.	400 FT.
PAINTED NIGHT ROAD	50 FT.	695 FT.
TRUMPET CREEPER DRIVE	50 FT.	700 FT.
FLICKERING SKY DRIVE	50 FT.	590 FT.
GRACKLE COVE	50 FT.	558 FT.
TOTAL LINEAR FEET		7,492 FT.

BENCHMARKS:

PANEL POINT #1
MAG NAIL W/BCE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHERON IN AN ASPHALT DRIVEWAY, OFF OF THE WESTBOUND LANES OF US HIGHWAY 290, BEING APPROXIMATELY 3,800 FEET WEST OF THE INTERSECTION OF US HIGHWAY 290 AND WESTERN SKY BLVD.

ELEVATION: 488.05 FEET

NAVD-88

FINAL PLAT
ELM CREEK
NORTHWEST PHASE 1

A SUBDIVISION OF 37.253 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

- LEGEND:
- D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - ELEC. ELECTRIC
 - NO. EASEMENT NUMBER
 - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - OPEN SPACE
 - POINT OF BEGINNING
 - P.O.B. REAL PROPERTY RECORDS OF TRAVIS COUNTY
 - R.P.R.T.C. RIGHT-OF-WAY
 - R.O.W. SIGHTLINE EASEMENT
 - S.L.E. RECORD INFO. DOC. 2010016579 O.P.R.T.C.
 - SET 1/2" IRON ROD W/ "BCE INC" CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - CALCULATED POINT
 - PROPOSED SIDEWALK
 - BREAK LINE
 - BENCHMARK

PANEL POINT #2
ELEV.=500.50

U.S. HIGHWAY 290
(R.O.W. WIDTH VARIES)
VOL. 11335, PG. 1262
R.P.R.T.C.

A.B. MALOWELL
SURVEY NO. 154
LAWMEL SURVEY NO. 453
WILLIAM HINES
SURVEY NO. 53

DATE SUBMITTED: NOVEMBER 3, 2020
REVISED: MAY 17, 2022



BCE, Inc.
6000 West Loop, Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bceinc.com
TBPES Registration No. F-1046
TBPES Licensed Surveying Firm No. 0194490



TEXAS BRIDLE TRAILS, LLC
CALLED 195.5 ACRES
DOCUMENT NO. 2019016079
O.P.R.T.C.

TEXAS BRIDLE TRAILS, LLC
CALLED 127.535 ACRES
DOC. NO. 2006035667 O.P.R.T.C.

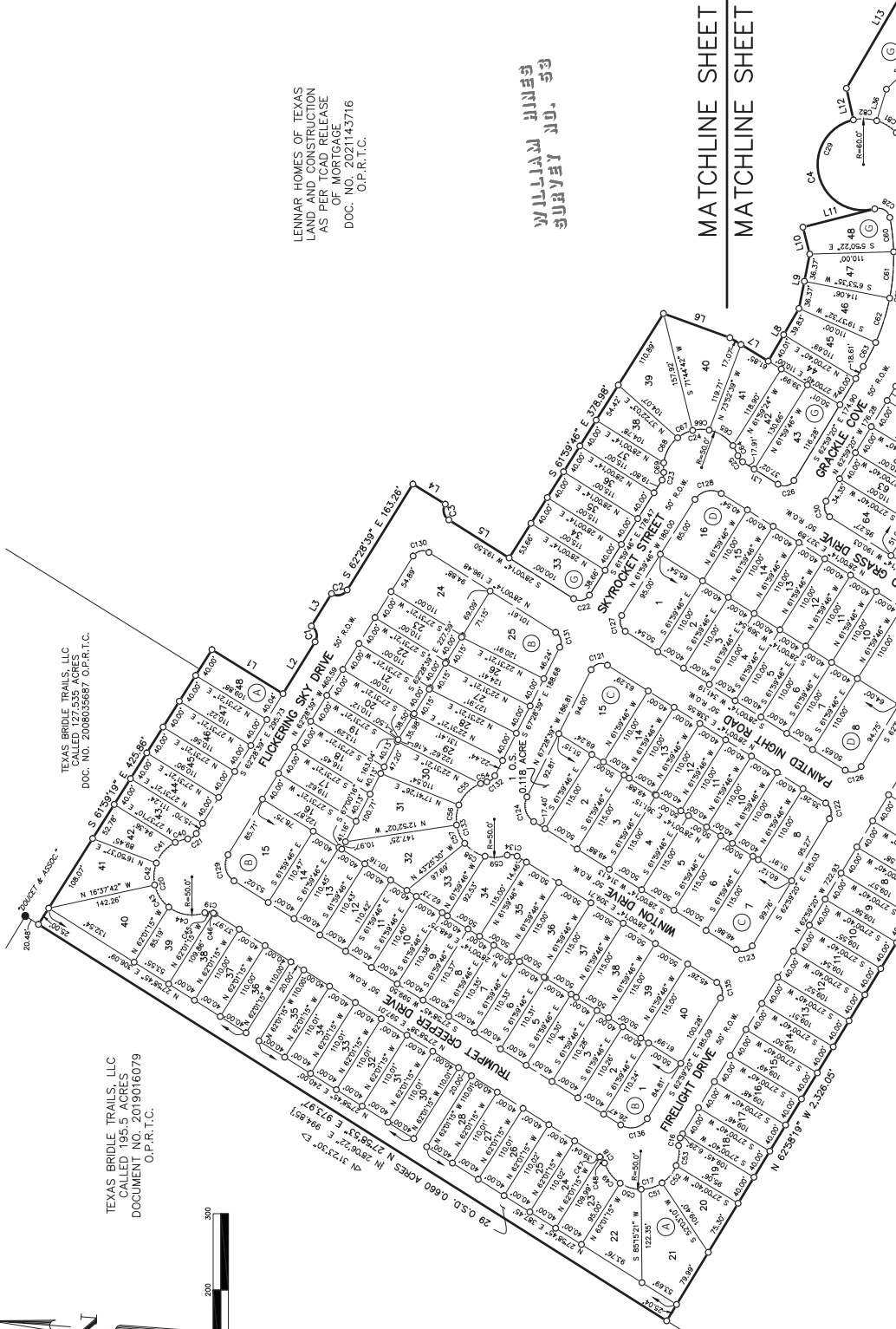
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION
AS PER TCAD RELEASE
OF INTEREST
DOC. NO. 2009145716
O.P.R.T.C.

WILLIAM HINES
SURVEY NO. 53

MATCHLINE SHEET 2
MATCHLINE SHEET 3

FINAL PLAT ELM CREEK NORTHWEST PHASE 1

A SUBDIVISION OF 37.253 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

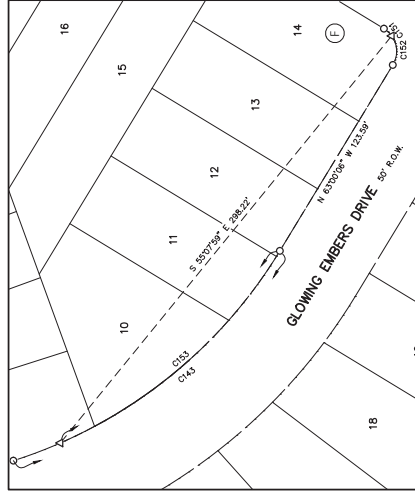


DATE SUBMITTED: 2021

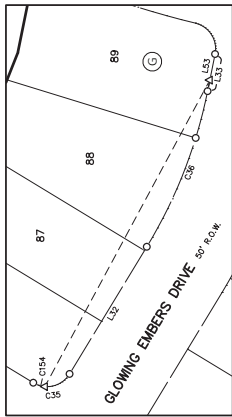


BGE, Inc.
7330 San Antonio, Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

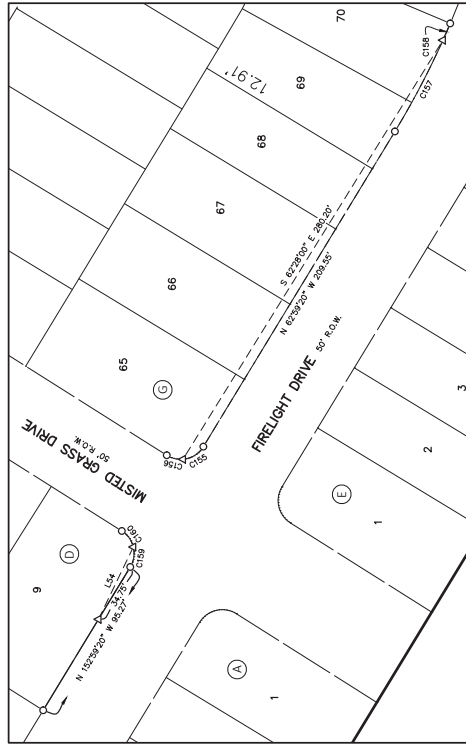
DETAIL A SCALE 1"=50'



DETAIL B SCALE 1"=50'



DETAIL C SCALE 1"=50'



FINAL PLAT ELM CREEK NORTHWEST PHASE 1

A SUBDIVISION OF 37.253 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.57	15.00	90°07'07"	S 72°30'47" E	21.22'
C2	23.50	15.00	89°44'53"	S 17°29'13" E	21.17'
C3	23.44	15.00	89°31'07"	S 72°45'48" W	21.12'
C4	190.32	60.00	18°14'42.3"	S 72°17'55" W	119.89'
C5	127.90	50.00	146°33'41"	S 57°49'23" E	95.77'
C6	10.28	15.00	39°16'44"	S 04°10'55" E	10.08'
C7	288.27	325.00	50°49'11"	N 01°35'19" E	278.91'
C8	29.60	15.00	51°05'14" E	S 01°05'14" E	29.59'
C9	21.85	15.00	83°27'13"	N 41°09'06" W	19.97'
C10	112.75	325.00	19°52'36"	S 72°56'24" E	112.18'
C11	232.71	325.00	41°01'33"	S 42°59'10" E	227.77'
C12	211.15	325.00	89°42'39"	S 16°15'28" W	19.43'
C13	336.42	525.00	36°42'55"	S 81°20'48" E	330.69'
C14	23.30	15.00	89°00'25"	S 72°30'27" W	21.03'
C15	23.82	15.00	90°50'35"	N 17°29'33" W	21.40'
C16	10.40	15.00	39°42'54"	N 82°50'48" W	10.19'
C17	148.72	50.00	17°02'52"	S 17°29'33" E	99.65'
C18	10.40	15.00	39°42'54"	N 47°51'42" E	10.19'
C19	13.62	15.00	50°07'06"	N 01°58'05" E	13.16'
C20	188.93	50.00	19°33'01"	S 72°45'03" W	99.30'
C21	13.62	15.00	50°07'12"	S 36°28'03" E	13.16'
C22	23.56	15.00	90°00'00"	S 16°59'46" E	21.21'
C23	10.40	15.00	39°42'54"	S 81°51'13" E	10.19'
C24	147.86	50.00	16°25'40"	N 16°59'46" W	99.37'
C25	10.40	15.00	39°42'54"	S 47°51'42" W	10.19'
C26	23.82	15.00	90°59'35"	S 17°29'33" E	21.40'
C27	202.92	275.00	42°16'33"	S 84°07'42" E	198.35'
C28	24.72	15.00	94°24'40"	N 27°31'55" E	22.01'
C29	270.20	60.00	258°11'17"	N 70°40'57" W	93.24'
C30	23.30	15.00	89°00'25"	S 72°30'27" W	21.03'
C31	23.82	15.00	90°59'35"	S 17°29'33" E	21.40'
C32	425.15	475.00	51°16'59"	S 88°37'50" E	411.07'
C33	10.40	15.00	39°42'54"	N 45°20'13" E	10.19'
C34	147.87	50.00	16°25'41"	N 69°15'53" W	99.36'
C35	23.56	15.00	90°00'00"	S 18°00'06" E	21.21'
C36	96.40	275.00	19°52'36"	S 72°56'18" E	94.92'
C37	22.99	15.00	87°48'03"	N 53°13'16" E	20.80'
C38	67.86	50.00	73°37'25"	S 13°07'57" W	67.81'
C39	147.80	430.00	19°41'39"	S 07°05'50" W	147.08'
C40	17.14	50.00	19°38'22"	N 20°16'58" W	17.05'
C41	37.58	50.00	43°03'35"	N 51°37'46" W	36.70'
C42	29.19	50.00	33°27'08"	N 89°52'58" W	28.78'
C43	35.27	50.00	40°25'18"	S 53°10'49" W	34.55'
C44	48.75	50.00	57°00'38"	S 67°20'58" W	47.72'
C45	11.58	15.00	44°14'29"	N 01°55'13" W	11.30'
C46	2.04	15.00	74°46'37"	N 24°05'20" E	2.03'
C47	0.96	15.00	34°40'47"	N 29°50'34" E	0.96'
C48	9.43	15.00	36°02'15"	N 49°42'01" E	9.28'
C49	34.09	50.00	39°04'06"	S 48°11'06" W	33.44'
C50	29.14	50.00	33°24'42"	S 11°57'12" W	28.73'
C51	28.98	50.00	33°24'11"	S 21°20'45" E	28.37'
C52	29.71	50.00	34°02'52"	S 54°58'16" E	29.28'
C53	28.80	50.00	39°42'33"	S 87°20'58" E	28.46'
C54	8.45	50.00	94°00'56"	N 20°17'55" W	8.44'
C55	41.15	50.00	47°00'11"	N 48°43'28" W	40.91'
C56	26.67	50.00	30°32'28"	N 87°35'18" W	26.35'
C57	32.67	50.00	39°42'33"	S 61°51'14" W	26.35'
C58	32.17	50.00	36°51'36"	S 28°08'42" W	31.61'
C59	29.44	50.00	33°43'52"	S 07°09'02" E	29.01'
C60	45.25	275.00	9°25'41"	N 79°26'48" E	45.30'
C61	61.11	275.00	12°43'57"	S 89°28'23" E	60.99'
C62	61.45	275.00	12°43'57"	S 76°44'37" E	60.99'
C63	35.45	275.00	7°23'08"	S 66°40'54" E	35.40'
C64	14.66	50.00	16°49'37"	N 59°18'20" E	14.63'
C65	38.10	50.00	43°59'35"	N 29°03'44" E	37.19'
C66	21.93	50.00	25°07'53"	N 05°19'59" W	21.76'
C67	22.03	50.00	25°14'53"	N 30°31'23" W	21.86'
C68	38.49	50.00	44°06'33"	N 65°12'06" W	37.55'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C69	12.61	50.00	14°27'18"	S 65°30'59" W	12.58'
C70	18.08	325.00	31°11'3"	S 64°34'51" E	18.08'
C71	38.37	325.00	64°00'	S 69°34'54" E	38.55'
C72	37.16	325.00	63°30'6"	S 78°10'07" E	37.14'
C73	37.16	325.00	63°30'6"	S 82°48'13" E	37.14'
C74	37.16	325.00	63°30'6"	S 89°21'19" E	37.14'
C75	37.16	325.00	63°30'6"	N 84°03'35" E	37.14'
C76	37.16	325.00	63°30'6"	N 73°32'29" E	37.14'
C77	37.16	325.00	63°30'6"	N 70°59'23" E	37.14'
C78	37.16	325.00	63°30'6"	N 64°26'17" E	37.14'
C79	16.00	325.00	24°01'3"	N 59°40'08" E	16.00'
C80	17.43	60.00	16°38'49"	N 50°01'07" E	17.37'
C81	30.32	60.00	28°57'18"	N 27°10'44" E	30.00'
C82	30.97	60.00	29°34'18"	N 02°02'44" E	30.62'
C83	19.97	50.00	22°53'00"	S 37°27'16" W	19.84'
C84	5.97	475.00	04°31'4"	N 69°05'18" E	5.97'
C85	50.02	475.00	6°02'02"	N 69°27'50" E	50.00'
C86	50.02	475.00	6°02'02"	N 75°29'58" E	50.00'
C87	50.02	475.00	6°02'02"	N 81°32'00" E	50.00'
C88	50.02	475.00	6°02'02"	N 87°34'02" E	50.00'
C89	50.02	475.00	6°02'02"	S 86°23'56" E	50.00'
C90	50.02	475.00	6°02'02"	S 80°21'53" E	50.00'
C91	50.02	475.00	6°02'02"	S 74°19'51" E	50.00'
C92	50.02	475.00	6°02'02"	S 69°17'48" E	50.00'
C93	18.99	475.00	27°28"	N 64°06'04" W	18.99'
C94	34.06	525.00	34°30'8"	N 69°46'39" E	34.07'
C95	20.07	525.00	21°12'4"	N 66°49'23" E	20.07'
C96	86.36	275.00	17°59'46"	N 15°01'01" W	86.01'
C97	148.65	275.00	30°58'14"	N 09°27'54" E	148.85'
C98	9.83	275.00	20°25'3"	N 25°56'28" E	9.83'
C99	3.75	275.00	04°06'52"	S 62°36'40" E	3.75'
C100	45.26	275.00	9°25'41"	S 57°50'20" E	45.21'
C101	97.71	275.00	20°21'25"	S 42°36'44" E	97.19'
C102	50.19	275.00	10°27'28"	S 27°12'17" E	50.12'
C103	31.71	525.00	37°3'38"	S 64°43'09" E	31.70'
C104	38.18	525.00	41°00'1"	S 68°31'59" E	38.17'
C105	38.18	525.00	41°00'1"	S 72°42'00" E	38.17'
C106	38.18	525.00	41°00'1"	S 76°50'20" E	38.17'
C107	38.18	525.00	41°00'1"	S 81°02'02" E	38.17'
C108	38.18	525.00	41°00'1"	S 85°12'03" E	38.17'
C109	38.18	525.00	41°00'1"	S 89°22'04" E	38.17'
C110	38.18	525.00	41°00'1"	S 93°27'55" E	38.17'
C111	37.44	525.00	40°05'08"	N 82°20'19" E	37.43'
C112	41.76	325.00	7°14'1"	S 25°39'24" E	41.73'
C113	32.27	325.00	5°41'20"	S 32°10'54" E	32.26'
C114	40.80	325.00	7°11'32"	S 39°37'20" E	40.77'
C115	41.51	325.00	7°19'04"	S 45°52'39" E	41.48'
C116	44.76	325.00	7°33'30"	S 53°28'55" E	44.73'
C117	31.62	325.00	5°34'26"	S 60°12'53" E	31.60'
C118	9.34	325.00	1°39'44"	S 63°44'28" E	9.33'
C119	44.56	325.00	7°51'22"	S 69°34'31" E	44.53'
C120	42.55	325.00	7°30'06"	S 76°15'15" E	42.52'
C121	25.00	15.00	95°28'53"	N 19°44'12" W	22.20'
C122	23.30	15.00	89°00'25"	N 72°30'27" E	21.03'
C123	23.82	15.00	90°59'35"	S 17°29'33" E	21.40'
C124	36.88	25.00	84°31'07"	S 70°15'48" W	33.62'
C125	23.30	15.00	89°00'25"	S 72°30'27" E	21.03'
C126	23.82	15.00	90°59'35"	S 17°29'33" E	21.40'
C127	23.66	15.00	90°00'00"	S 73°00'14" W	21.21'
C128	39.27	25.00	90°00'00"	N 16°59'46" W	35.36'
C129	39.07	25.00	89°32'36"	S 72°49'03" W	35.21'
C130	23.69	15.00	90°28'53"	N 17°41'12" W	21.30'
C131	22.13	15.00	84°31'07"	N 70°15'48" E	20.17'
C132	13.62	15.00	32°01'12"	S 41°28'03" E	13.16'
C133	164.55	50.00	186°33'31"	S 70°15'48" W	99.72'
C134	13.62	15.00	52°01'12"	N 07°59'38" E	13.16'
C135	23.30	15.00	89°00'25"	N 72°30'27" E	21.03'
C136	39.70	25.00	90°59'35"	S 17°29'33" E	35.66'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C137	16.30	325.00	2°52'24"	S 81°26'30" E	16.30'
C138	105.33	430.00	14°02'07"	S 04°16'04" W	105.07'
C139	42.47	430.00	5°59'32"	N 14°06'54" E	42.45'
C140	27.43	275.00	5°42'56"	S 80°01'14" E	27.42'
C141	67.97	275.00	14°09'40"	S 70°04'56" E	67.80'
C142	23.56	15.00	90°00'00"	N 71°59'54" E	21.21'
C143	166.91	275.00	41°01'33"	S 42°39'19" E	162.73'
C144	24.51	15.00	93°36'46"	S 24°49'50" W	21.87'
C145	54.14	525.00	5°54'32"	N 88°40'57" E	54.12'
C146	332.79	325.00	56°40'08"	N 67°40'36" E	318.44'
C147	39.38	25.00	90°15'31"	N 69°06'54" W	35.44'
C148	244.64	275.00	91°00'43"	N 01°29'33" E	236.83'
C149	1.69	15.00	6°28'03"	N 79°36'40" W	1.69'
C150	20.15	15.00	76°59'09"	N 37°55'04" W	18.67'
C151	10.70	15.00	40°52'59"	N 47°26'00" E	10.48'
C152	17.51	15.00	66°53'41"	S 83°33'04" W	15.54'
C153	168.35	275.00	50°04'31"	N 45°27'50" W	165.73'
C154	9.15	15.00	34°57'47"	S 09°31'01" W	9.01'
C155	14.12	15.00	53°57'06"	N 36°00'47" W	13.61'
C156	9.70	15.00	37°02'28"	S 09°29'00" W	9.53'
C157	56.67	475.00	7°04'36"	N 66°31'39" W	56.63'
C158	10.35	475.00	11°45'4"	S 70°41'23" E	10.35'
C159	11.82	15.00	45°07'57"	N 65°33'19" W	11.51'
C160	11.49	15.00	43°52'28"	N 49°56'28" E	11.21'

THENCE, continuing over and across said 175.81-acre Lemar Homes of Texas and Construction, LTD tract, S 83°06'25" E a distance of 70.73 feet to a 1/4 inch iron rod with one stamped "BCE" 110°11' out for an angle point.

A SUBDIVISION OF 37.253 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

THEN, continuing with the south line of said 175.81-acre Lennar Homes of Texas and Construction, LTD tract, and the northern right-of-way line of said U.S. Highway 290, S 85°43'41" W, a distance of 415.63 feet to the POINT OF BEGINNING (varies) for the southerly east corner of the herein described tract;





Development Services Department

STAFF REPORT

Lot 1 CMC Elgin Southside 290 Replat

File Number: 202200097

Date: November 9, 2022

Applicant: Gloria Kinz

Representative: SAME

Hearing Dates: Planning & Zoning Commission – November 21, 2022

Location: BCAD Parcels 111936 & 11943; along the westside of Roy Rivers Rd. south of Lee Dildy Dr.

APPLICATION SUMMARY

Consideration of a re-plat for Lot 1 CMC Elgin Southside 290 Re-plat which will merge two (2) lots into one (1) larger lot.

DEPARTMENT COMMENTS

This Re-plat will merge one (1) lot known as Lot 4, Block B, Elgin Business Park II & Lot 1, Block A, Elgin Business Park III into a new larger combined lot through a new subdivision. Normally merger of lots is handled as an Amending Plat and this is approvable administratively through the Subdivision Administrator (Development Services Director). However, since each lot is within a different subdivision it requires a re-plat approvable through the Commission.

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 Replat.

Attachment 1

Application

RE-PLAT APPLICATION

Date: August 23, 2022

SITE INFORMATION

Project Address: Roy Rivers Rd

Parcel Identification Number (if no address): 111936 & 11943

APPLICANT

Name: Gloria Kinz

Postal Address: 114 N. Austin St., Seguin, Texas 78155

E-Mail Address: gkinz@baselinesurveyors.net; Phone Number: 830-372-1001

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:

This project consists of creating one lot 11.07 acres (Lot 1), merging Lot 4, Block B, Elgin

Business Park II (Property ID: 11943) and Lot 1, Block A, Elgin Business Park III (Property ID 11936)

This property was recently acquired from The Elgin Econmic Development Corporation



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



(512) 281-0119



www.elgintx.com

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above-described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request

Southside Residential LP

August 18, 2022

Name of Applicant or Company (Print)

Date



August 18, 2022

1st Owners Signature

Date

1st Owners Printed Name

Date

2nd Owners Signature

Date

2nd Owners Printed Name

Date

3rd Owners Signature

Date

3rd Owners Printed Name

Date

Additional owners please provide their signatures, date, printed name, and date on separate letter. Failure to provide additional property owner(s) and/or produce incorrectly may result in delay.

Be aware the person(s) who represent a corporation, limited liability company (LLC), or similar type of corporation regarding property ownership must provide documentation along with this letter indicating they have authority to sign for said corporation. Failure to provide may result in delay.

Attachment 2
Proposed Replat



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

October 28, 2022

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

RE: CMC Elgin Southside Apartments Replat - Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on October 21, 2022, by Baseline DCCM:

1. Lot 1, Block A, Elgin Business Park III and Lot 4, Block B, Elgin Business Park II Replat
2. Other supporting documents submitted with the replat: Owners Authorization.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances.

As TRC did not provide the detailed design of the submitted document, 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.

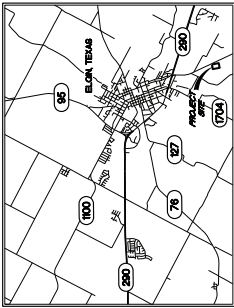
Sincerely,

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

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

cc: Edward A. Prince, P.E. Baseline DCCM
Gloria Kinz, Survey Coordinator, Baseline DCCM

BCALE: NT8



ELIZABETH STANDIFORD SURVEY NUMBER 24, ABSTRACT 59
BASTROP COUNTY TEXAS

BEING A 11.07-ACRE (402,233 S.Q. FT.) SUBDIVISION OUT OF THE ELIZABETH STANDARD SURVEY NUMBER 44, ABSTRACT 106, BASTROP PARISH, LOUISIANA, BEING PLAT OF RECORD IN CARNETT 6, PAGE 1166-1117B, AND ALL OF LOT 4, BLOCK 8, ELON BUSINESS PARK II, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CARNETT 6, PAGE 116A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.C.T.). SAID 11.07-ACRE SUBDIVISION BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron found in the west right-of-way line of Roy Rivers Road, a 90-foot wide right of way as recorded in Cabinet 6, Page 117A, P.R.B.C.T., for the east corner of Lot 2A, Block A, Elgin Business Park III and the south corner and POINT OF BEGINNING of the 11.07-acre tract described hereby;

[illegible]

THENCE with said southwest line of the 60.00-acre tract, same being the northeast line of said Lot 1, S62°52'03"E 141.52 feet to a 1/2-inch iron rod found for the south corner of said 80.00-acre tract.

THENCE bearing said north line of Lot 1, with the southeast line of said 80.00-acre tract, same being the northeast line of said Lot 4, N24°45'55"E 53.37 feet to a 1/2-inch iron rod found for the west corner of Lot 3, Block B, Elgin Business Park, same being the north corner of said Lot 4.

THENCE leaving said southwest line of the 60.00-acre tract, with the southwest line of said Lot 3, same being the north line of said Lot 4, S63°27'45"E 523.21 feet to a 1/2-inch iron rod found in said west right-of-way line of Roy Rivers Road, for a point of curvature of a non-spiral circular curve to the left, the south corner of said Lot 3, the east corner of said Lot 4 and the 11.07-acre tract described herein;

THENCE, with said north right-of-way line of Roy Ryers Road, with the southeast line of said Lot 4, with the southeast line of said Lot 1, the following three (3) courses and distances:

- 1) with the arc of said curve to the left a distance of 387.52 feet, said curve having a radius of 565.00 feet, a central angle of 39°17'51" and a chord bearing S46°47'04"W, 370.97 feet, to a 1/2-inch iron rod found;
- 2) S27°08'00"W, 178.52 feet to a 1/2-inch iron rod found for the south corner of Lot 4, same being the east corner of Lot 1, and

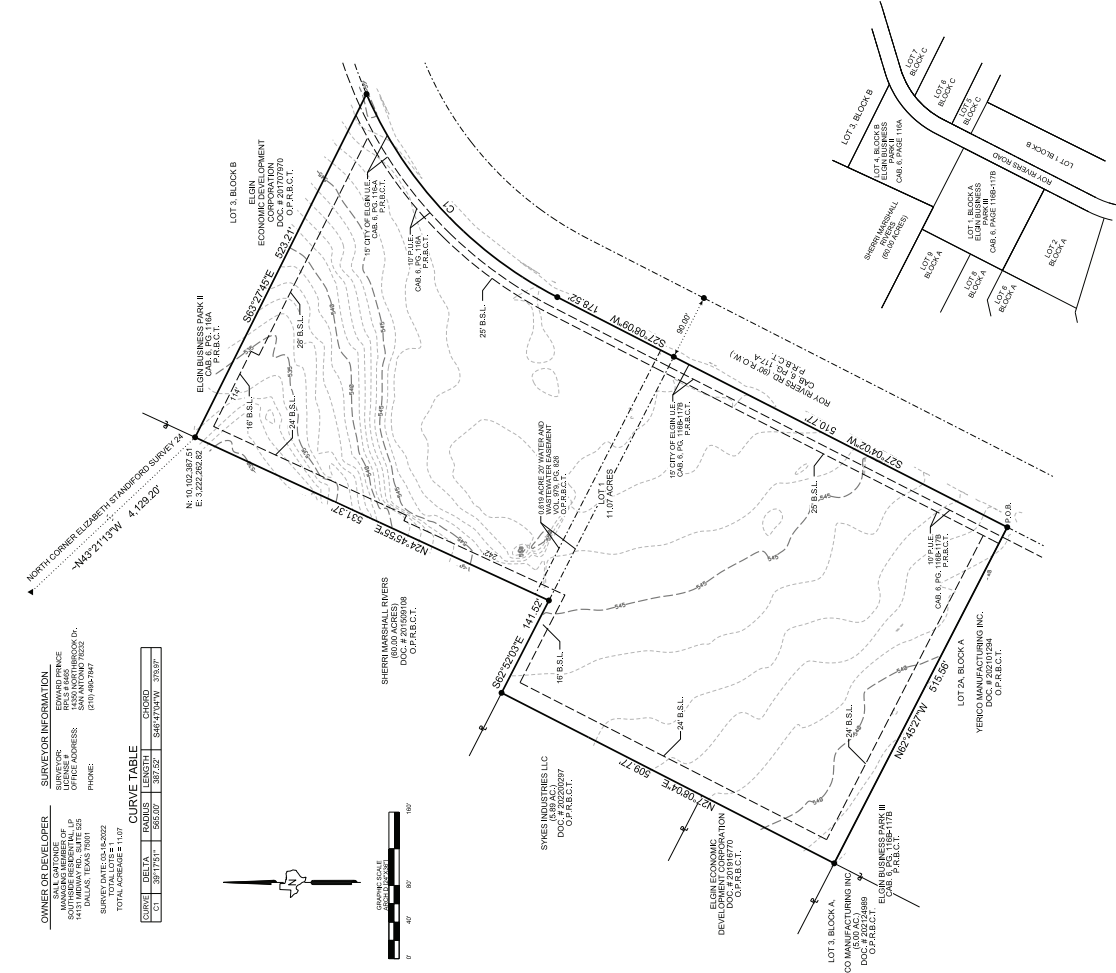
3) S27°04'02"W 510.77 feet to a solid POINT OF BEGINNING and containing 11.07 acres (482,233 SQ. FT.).

- | | | |
|---|--|--|
| ▲ | CALCULATED POINT | |
| ▲ | GARCH IRON RAIL FOUND - JAILNESS NOTED | |
| ▲ | WATER | |
| | ONNET PAGE | |
| | POINT OF BEGINNING | |
| | OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS | |
| | PLAT RECORDS BASTROP COUNTY, TEXAS | |
| | PLAT # | |
| | RIGHT-OF-WAY | |
| | DOCUMENT NUMBER | |
| | DOC. # | |
| | BUILDING SETBACK LINE | |
| | SUBJECT PROPERTY LINE | |
| | PROPERTY LINE | |
| | ENCINMENT LINE | |
| | BUILDING SETBACK LINE | |
| | NOT TO SCALE AT'S | |
| | WALLS CONTAIN THE | |
| | WALLS OF THE | |
| | 5'-0" | |

2000

Baseline | DCCM | TxSurv F-10030200
4350 Northbrook Dr, Ste 130, San Antonio, TX 7
210.490.7847 | BaselineSurveyors.net

DATE:	3-11-2022	REVISION:	
SCALE:	1"=100'		10-12-2022 REVIEW COMMENTS
DRAWN BY:	PJ		12-9-2022 REVIEW SETBACKS
REVIEWER:	EP		
PROJECT:	220000078		
SHEET:	1 OF 1		
FIELD BOOK:	000000		
PARTY CHIEF:	PJ		
SURVEY DATE:	03/04/2022		

RECORD PLAT
PORTION TO BE VACATED[illegible]

LOT 1
CMC ELGIN SOUTHSIDE 290 REPLAT

ALL OF LOT 1, BLOCK A, ELGIN BUSINESS PARK III, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET 6, PAGE 1176B-117B, AND ALL OF LOT 4, BLOCK B, ELGIN BUSINESS PARK II, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET 6, PAGE 1156A OF THE MAP AND PLAT RECORDS OF BASTROP COUNTY, TEXAS.

THE STATE OF TEXAS

THE STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, EDWARD A. PRINCE, 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 SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

EDWARD A. PRINCE
REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS NO. 6465
TXSURV F.10069500
EPRINCF@HAKI.IEHI.EM.COM

doi:10.1017/S0022292412001602

STATE OF TEXAS:

COUNTY OF BASTROP:

KNOWN ALL BY THESE PRESENTS THAT, BEING THE OWNER OF THAT CERTAIN LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS CMC ELGIN SOUTHWIDE 750 REPLAT, BASTROP COUNTY, TEXAS, AS CONVEYED TO SOUTHWIDE RESIDENTIAL, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 202113741 OFFICIAL RECORDS BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

SOUTHSIDE RESIDENTIAL LP

STATE OF TEXAS:

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

LIEBHOLD: _____ DATE: _____

BY: _____

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF _____.

CHARLTON
SECRETARY

OFFICE OF EDUCATION
GEORGE FAYAT

STATE OF TEXAS:

COUNTY OF RASTROB-

I, KRISTA BARTSCH, 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 _____ 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 _____



Development Services Department

STAFF REPORT

Elgin Business Park II, Lot 1, Block A Replat

File Number: 202200164

Date: November 9, 2022

Applicant: Derek Klenke c/o TRC Companies.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – November 21, 2022

Location: BCAD Parcel 8705606; located on the NW corner of Lee Dildy & Roy Rivers Rd.

APPLICATION SUMMARY

Consideration of a re-plat for Elgin Business Park II, Lot 1, Block A.

DEPARTMENT COMMENTS

This Re-plat will take one (1) 6.08-acre lot and split it off to create one (1) 5.00 acres lot and keep the remaining 1.08 acres as a separate lot. Splitting of one (1) lot to make it two (2) is regarded as a replat and must be considered by the Commission. This split is a City Economic Development Corporation (EDC) related project and the City's engineering firm is the applicant.

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 Replat.

Attachment 1

Application

Date: October 28, 2022

Project Address: Lot 1, Block B, Elgin Business Park II

Parcel Identification Number (if no address): 8705606

Name: Derek Klenke

Postal Address: 505 E. Huntland Dr, Suite 250

Austin, TX 78752

E-Mail Address: dklenke@trccompanies.com ; **Phone Number:** 734.274.1828

DulAKul

Digitally signed by Derek Klenke
Date: 2022.10.28
17:49:22-05'00'

Derek Klenke

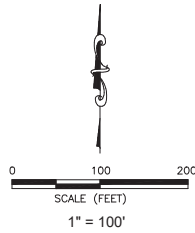
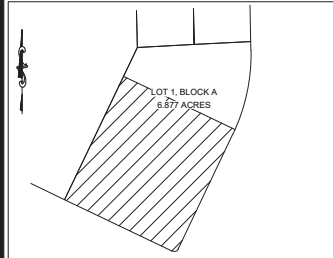
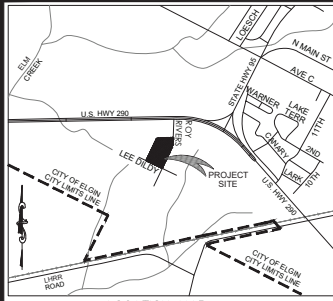
10/28/2022

Date _____

Replat of lot 1 of Elgin Business Park Lot II, Lot 1, Block A

Attachment 2
Proposed Replat

REPLAT OF LOT 1, BLOCK A
ELGIN BUSINESS PARK II
RECORDED IN CABINET 6, SLIDE 116-A,
PLAT RECORDS OF BASTROP COUNTY, TEXAS
ESTABLISHING LOT 1R



LEGEND	
●	1/2" DIAMETER IRON PINS FOUND
○	1/2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
---	SURVEY LINE

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.
AUSTIN, TEXAS 78752
(512) 454-8716

TOTAL ACREAGE: 5.000
SURVEY: JONATHAN BURLESON SURVEY, ABSTRACT 18
ELIZABETH STANDIFER SURVEY, ABSTRACT 59

NO. OF COMMERCIAL LOTS: 1
NO. OF DRAINAGE LOTS: 0
TOTAL: 1

F.E.M.A. MAP NO. 48021C0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROY RIVERS RD	90' R.O.W.	485.39'
LEE DILDY BLVD	80' R.O.W.	420.29'
TOTAL		906.29'

- SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ROY RIVERS RD. AND LEE DILDY BLVD.
- BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THE ELGIN BUSINESS PARK DEVELOPMENT STANDARDS.
- 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.
- 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.

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:
THAT I, RICHARD A. GOODWIN, DO HEREBY CERTIFY THAT I PREPARED THIS 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

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____ 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.

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

THIS REPLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, ON THIS THE _____ 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 _____, BEING OWNER OF THAT CERTAIN 5.000 ACRES OF LAND OUT OF LOT 1, BLOCK A, ELGIN BUSINESS PARK II, AS RECORDED IN CAB. 6, SLIDE 116-A, DEED AND PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS CONVEYED TO _____ BY DEED RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.000 ACRES OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS:

LOT 1R, ELGIN BUSINESS PARK II

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 REPEALED.

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

BLOCK A
LOT 1R 5.000 AC.

LIEN-HOLDER: _____ 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

METES AND BOUNDS:

BEING A 5.000 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK A, ELGIN BUSINESS PARK II, A SUBDIVISION OF RECORD IN CABINET 6, SLIDE 116-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD WITH "SHERWOOD SURVEYING" CAP SITUATED IN THE NORTHEASTERLY RIGHT OF WAY LINE OF LEE DILDY BOULEVARD, MARKING THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK A OF SAID ELGIN BUSINESS PARK II, COMMON WITH THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 25° 31' 57" E, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 2, COMMON WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 499.82 FEET TO A SET 1/2 INCH IRON ROD WITH "SHERWOOD SURVEYING" CAP, MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 64° 33' 00" E, INTO AND ACROSS SAID LOT 1, A DISTANCE OF 434.41 FEET TO A SET 1/2 INCH IRON ROD WITH "SHERWOOD SURVEYING" CAP, SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, COMMON WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1, MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 03° 09' 17", AN ARC LENGTH OF 36.06 FEET AND A CHORD BEARING S 24° 08' 08" W, A DISTANCE OF 36.06 FEET TO A FOUND 1/2 INCH IRON ROD WITH "RPLS 1753" CAP AT THE END OF SAID CURVE;

S 25° 27' 00" W, A DISTANCE OF 449.33 FEET TO A FOUND 1/2 INCH IRON ROD AT A POINT OF CURVATURE;

THENCE, SOUTHWESTERLY ALONG THE NORTHERLY RETURN OF THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF LEE DILDY BOULEVARD AND THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 41' 34", AN ARC LENGTH OF 23.75 FEET AND A CHORD BEARING S 70° 20' 23" W, A DISTANCE OF 21.34 FEET TO A FOUND 1/2 INCH IRON ROD AT THE END OF SAID CURVE;

THENCE, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF LEE DILDY BOULEVARD, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, ALONG THE FOLLOWING COURSES AND DISTANCES:

N 64° 14' 38" W, A DISTANCE OF 20.00 FEET TO A FOUND 1/2 INCH IRON ROD;

N 64° 28' 03" W, A DISTANCE OF 400.90 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.000 ACRES OF LAND MORE OR LESS.

MAIN OFFICE
POST OFFICE BOX 970
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446
FAX * (830) 855-2170

M&S ENGINEERING, L.L.C.
CIVIL/ELECTRICAL/STRUCTURAL/MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1384

SHERWOOD SURVEYING & S.U.E.
POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

BRANCH OFFICES
P.O. BOX 391
MCQUEENEY, TEXAS 78123

376 LANDA ST.
NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 629-2988



Development Services Department

STAFF REPORT

Specific Use Permit for a Bed & Breakfast

Project #: 202200146

Date: November 10, 2022
Applicant: Liyan Bao
Representative: SAME
Hearing Dates: Planning & Zoning Commission – November 21, 2022
City Council – December 6, 2022
Location: 1212 N. Main St.

APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission and consideration (action) for City Council of a Specific Use Permit to allow for a bed and breakfast in the building.

DEPARTMENT COMMENTS

Under Section 46-138 a bed and breakfast must receive a specific use permit to be placed within this zoning district. Presently the building is being used as a residence. The applicant has provided a current site plan and proposed site plan showing more parking being added to the 0.63-acre site.

The applicant has indicated the site has ten (10) rooms with three (3) kitchens and three (3) dining areas. Based on zoning regulations, parking minimum would consist of one (1) space per each two (2) guests provided overnight accommodations. Based on the site plan this would be added later through our Site Development Application process and would be independent of this consideration. Since the floorplan is with the approval, the applicant would need to adhere to this floorplan. Any changes would require a new specific use modifying the granted request. Other items such as traffic impacts, parking lot layout, and any other site improvements would be handled through the Site Development process.

BACKGROUND INFORMATION

Originally the site was an Inn. In 2000, previous owners added to the building to allow for an assisted living facility, in addition to the single-family use (see attachment 4). The letter with the 2000 permit also indicates that a previous Inn was located at the premises (see attachment 4). Under State law this was allowed at the time. In March 2021, the current applicant of this application filed for a rezoning to the “A” Multiple Family District and was denied by Council.

STAFF ANALYSIS

Since there was a previous hotel related use at the premises and other commercial entities such as an assisted living facility (see attachment 4) there is a past precedent related to commercial uses for the site. The present site layout only allows for ten (10) related rooms for the bed and breakfast which Staff believes is a minimal impact to the area. Any additional room space would result in another specific use needing to be granted by Council, so this would control its size and impact. Accessory impacts to any parking lot expansion would be reviewed by the City through its Site Development processes. Based on the information with this packet, Staff has no issues or concerns with granting this request.

As part of that request the Commission/Council may pass any requirements, conditions, or safeguards as needed to protect adjacent property in accordance with Section 46-138, City Code.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Staff added zoning map.
3. Applicant site plan and survey.
4. Previous City Certificate of Occupancy
5. Ordinance.

Attachment 1

Application

Created: 5-13-2022



SPECIFIC USE APPLICATION

Date: 09/26/2022

SITE INFORMATION

Project Address: 1212 N Main Street, Elgin TX78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Liyan BaoPostal Address: 1212 N Main Street, Elgin TX78621E-Mail Address: baomark@yahoo.com; Phone Number: 8327987862

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.


9/27/2022 1:39:17 PM CDTLiyan Bao09/26/2022

Signature

Printed Name

Date

Project Description:

1212 N Main Street Elgin TX is currently zoned as R-1, but the building has closeto 6000sf. In order to better use the space, I would like to operate a"Bed and Breakfast" type business at this location.

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

Owners Authorization Form

I hereby affirm that I am one of the owners of the property located at:

1212 N Main Street, Elgin TX78621

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to City of Elgin, Texas. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to City of Elgin, Bastrop County.

Printed Owner Name: Anna Bao

Signature of Owner:


10/12/2022 7:04:38 PM CDT

Date: 10/12/2022

Printed Name of Owner's Authorized Agent: Liyan Bao

Signature of Agent:


10/12/2022 7:05:25 PM CDT

Date: 10/12/2022

Attachment 2
Staff Added Zoning Map

Zoning Map



11/3/2022, 7:09:31 PM

Bastrop Parcels August 2022

Zoning

A - Multiple Family Residential District

C1 - Neighborhood Shopping District

C2 - General Commercial District

C3 - Highway Commercial District

R1 - Single Family

R2 - Single Family & Garage Apartment District

1:4,514

0 0.03 0.07 0.1 0.13 mi

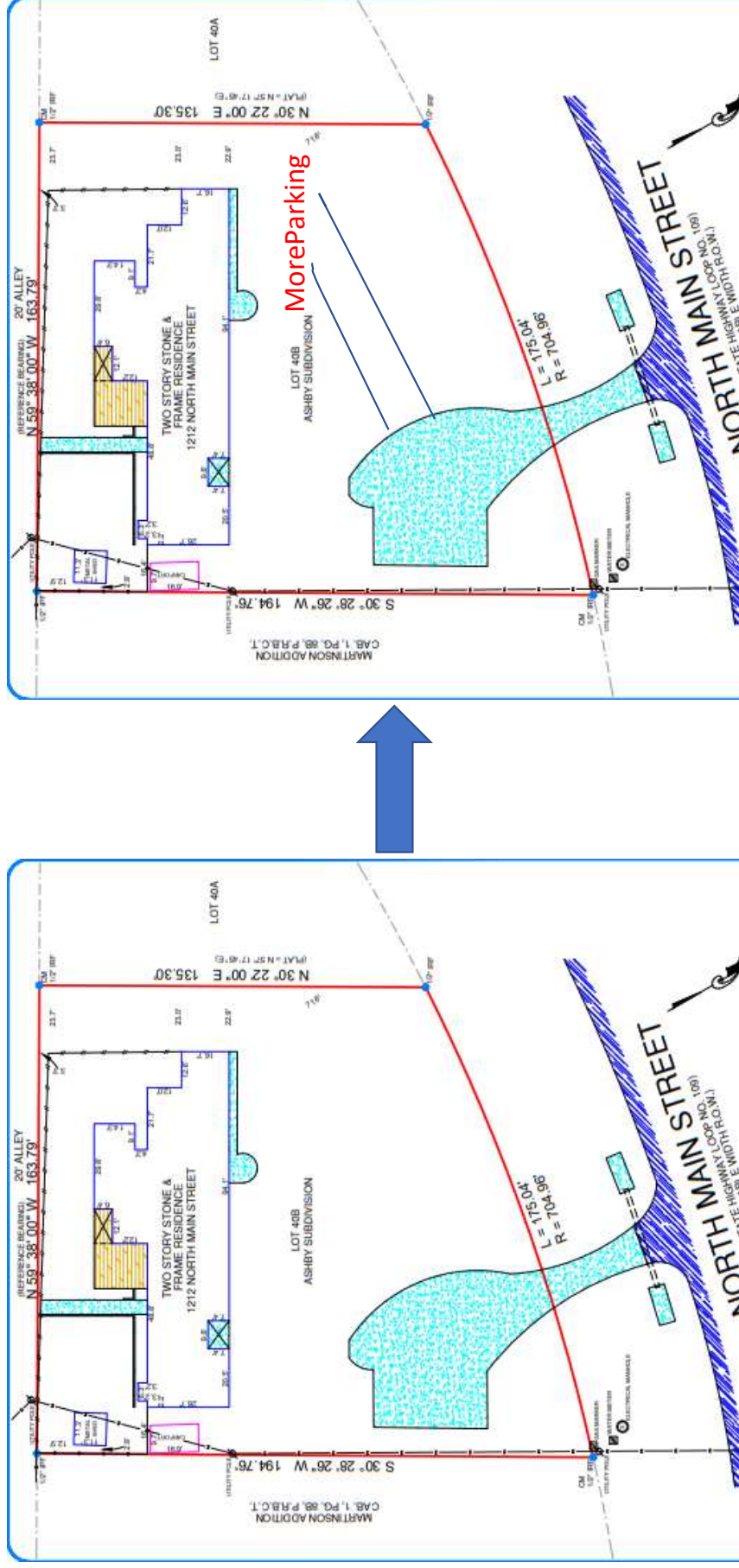
0 0.05 0.1 0.2 km

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

Attachment 3
Applicant Site Plan & Floor plan

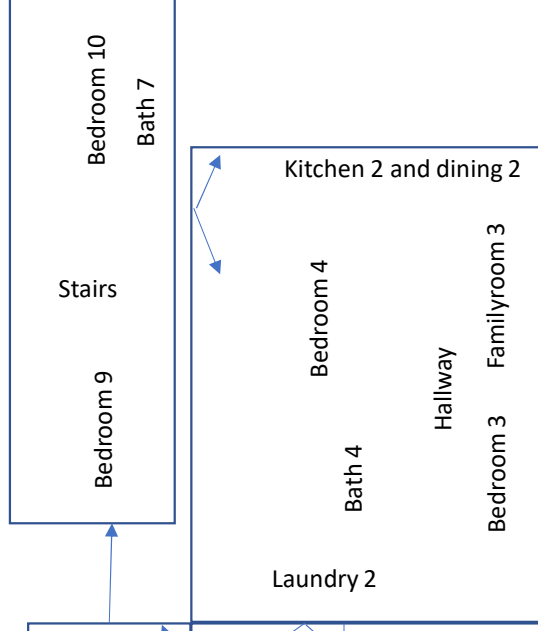
1212 N Main Street Elgin Development Site Plan

By Murray Libersat and Liyan Bao

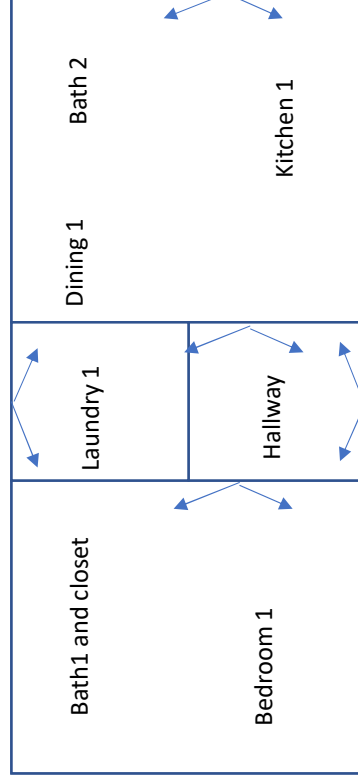


There are currently 4 parking spaces. More spaces can be added in the front of the building.

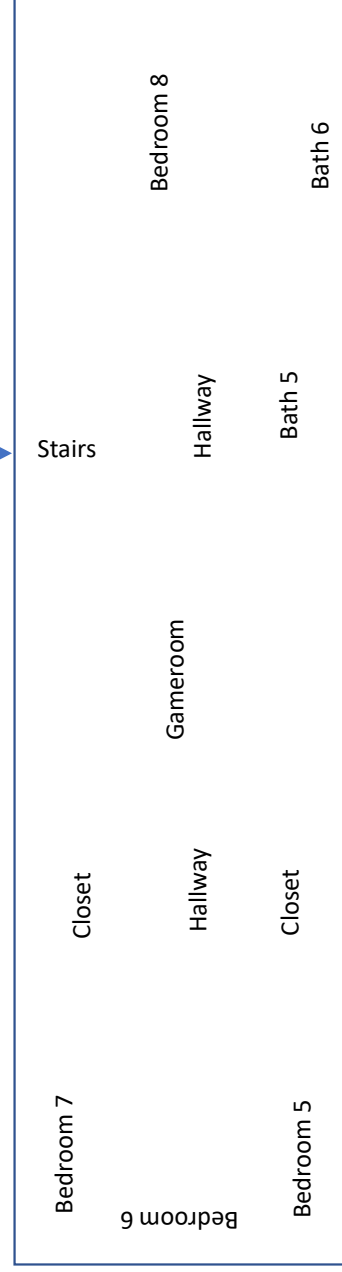
Second Floor



Main Floor



Second Floor



1212 N Main Street
Development Layout

Attachment 4
Previous City Certificate of Occupancy

Certificate of Occupancy

City of Elgin

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section A 103.9 of the Southern Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Use Classification Living quarters Addition Bldg. Permit No. 2581
Group R-1 Type Construction V Fire District NO
Owner of Building Mark Ashby Address 1212 No. Main
Building Address 1212 No. Main Locality City of Elgin
By: James Cazares
Date: 05/11/01

[Signature]
Building Official

POST IN A CONSPICUOUS PLACE

Certificate of Occupancy

City of Elgin

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section A 103.9 of the Southern Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use. For the following:

Use Classification Assisted Living Facility in Home Bldg. Permit No. 2435
Group R-1 Type Construction IV Fire District NO
Owner of Building Mark Ashby Address 1212 No. Main
Building Address 1212 No. Main Locality City of Elgin
By: James Cazares
Date: 9-1-2000

[Signature]
Building Official

POST IN A CONSPICUOUS PLACE

Oakhurst Manor Personal Care Home, Inc.

9050 FM2930
Blooming Grove, Tx. 76626
USA

Phone (903) 695-2227
Fax (903) 695-2457

April 24, 2000

Mr. Gary Cook
310 N main St.
Elgin, Tx. 78621

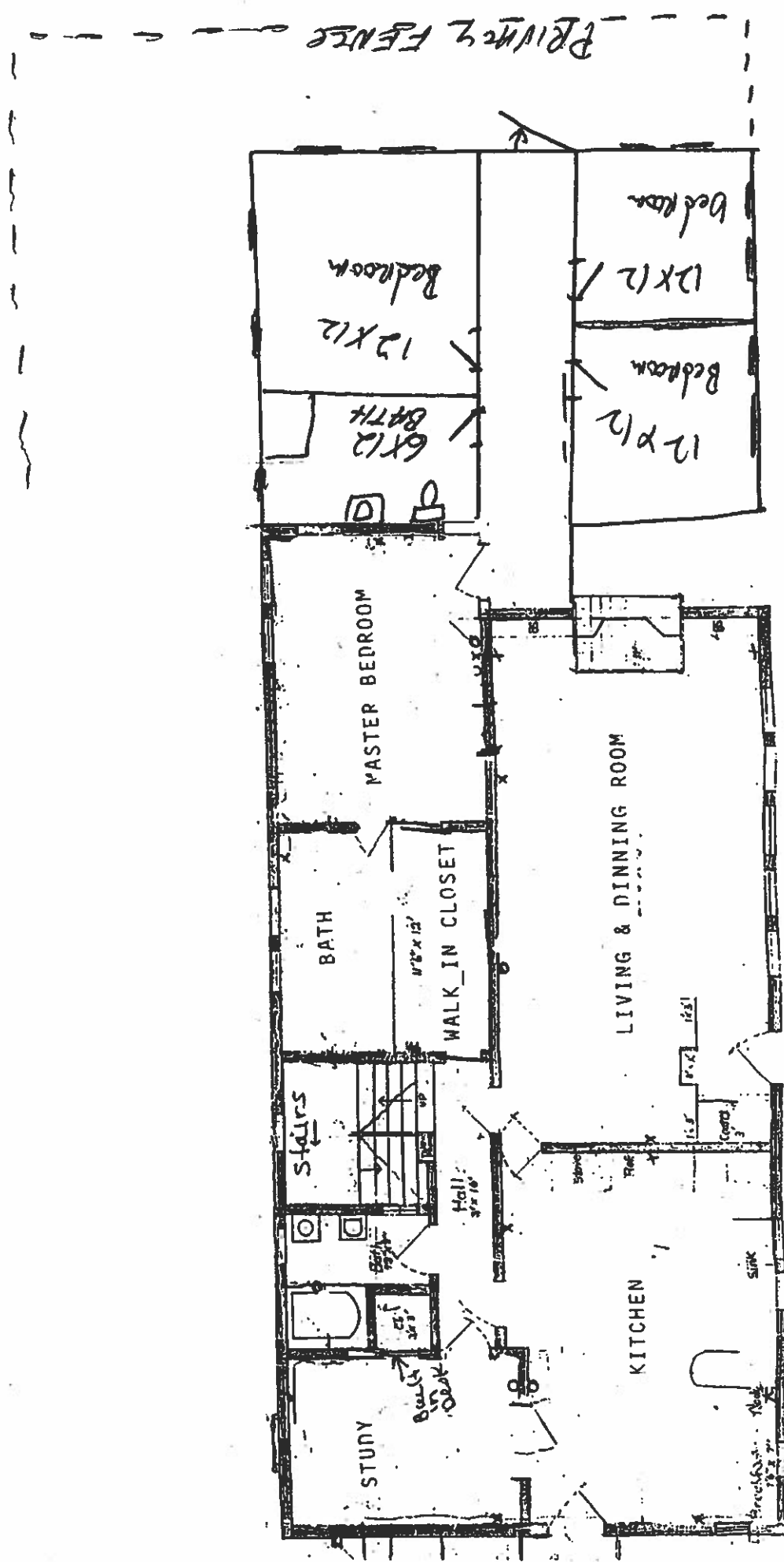
Dear Mr. Cook,

I am Mark Ashby, I had the opportunity to meet you the other day when I closed on my new home in Elgin. My wife and I have purchased the old "Green Gables Inn" at 1212 N. Main from Mr. and Mrs. Brinkley. I relayed to you our plans to expand the existing home to incorporate a small assisted living facility into the home now on the property which will also serve as our home and primary residence. You advised me to submit a floor plan to initiate the process for a special use permit and I supply the pages following this cover letter toward that end. My floor plan is hand drawn and with rough dimensions that approximate the size of the rooms that are to be added to our house. I have accepted a bid from Wolf Construction for this project and when the architect finishes the detailed floor plan I will forward a copy of that to you as well. Additionally I include in this packet documentation on "State of Texas" legislation called "Community Homes for Disabled Persons Location Act" this law is part of the "Human Resources" legislation that permits small assisted living facilities to locate regardless of Zoning or Restrictions as a "use by right" even in areas designated as residential so that handicapped people are not forced to live in medical facilities or State Hospitals but can live in more homelike settings for a more independent existence most people take for granted in their everyday lives. I look forward to living in Elgin and meeting my new neighbors. If I do not see you beforehand I look forward to the May 29th zoning meeting.

Sincerely,

Mark E. Ashby

LICENSE # 030008



Attachment 5

Ordinance

ORDINANCE NO. 2022-12-06-??

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST ON PROPERTY LOCATED AT 1212 N. MAIN ST. (LOT 40B ASHBY SUBDIVISION), CITY OF ELGIN, BASTROP COUNTY, TEXAS; 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 for a Specific Use Permit to allow a bed and breakfast at the property described in Exhibit “A” attached hereto and incorporated herein (“Property”); and

WHEREAS, the City Council has submitted the application 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 November 21, 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 a specific use permit be granted allowing for a bed and breakfast use at the Property as shown in document attached hereto as Exhibit “B”; and

WHEREAS, on the 6th day of December 2022, after proper notification, the City Council held a public hearing on the requested application, and

WHEREAS, the City Council determines that the Specific Use Permit 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 facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin’s Comprehensive Plan and further finds that enactment of this Ordinance is not inconsistent with or in conflict with any other polices or provisions of the Comprehensive Plan and the City’s Code of Ordinances.

II.

The Zoning District for the Property shall remain R-1 Single Family Housing District, and the Ordinance granting a Specific Use Permit for the specific use on the property of a bed and breakfast is hereby adopted.

III.

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.

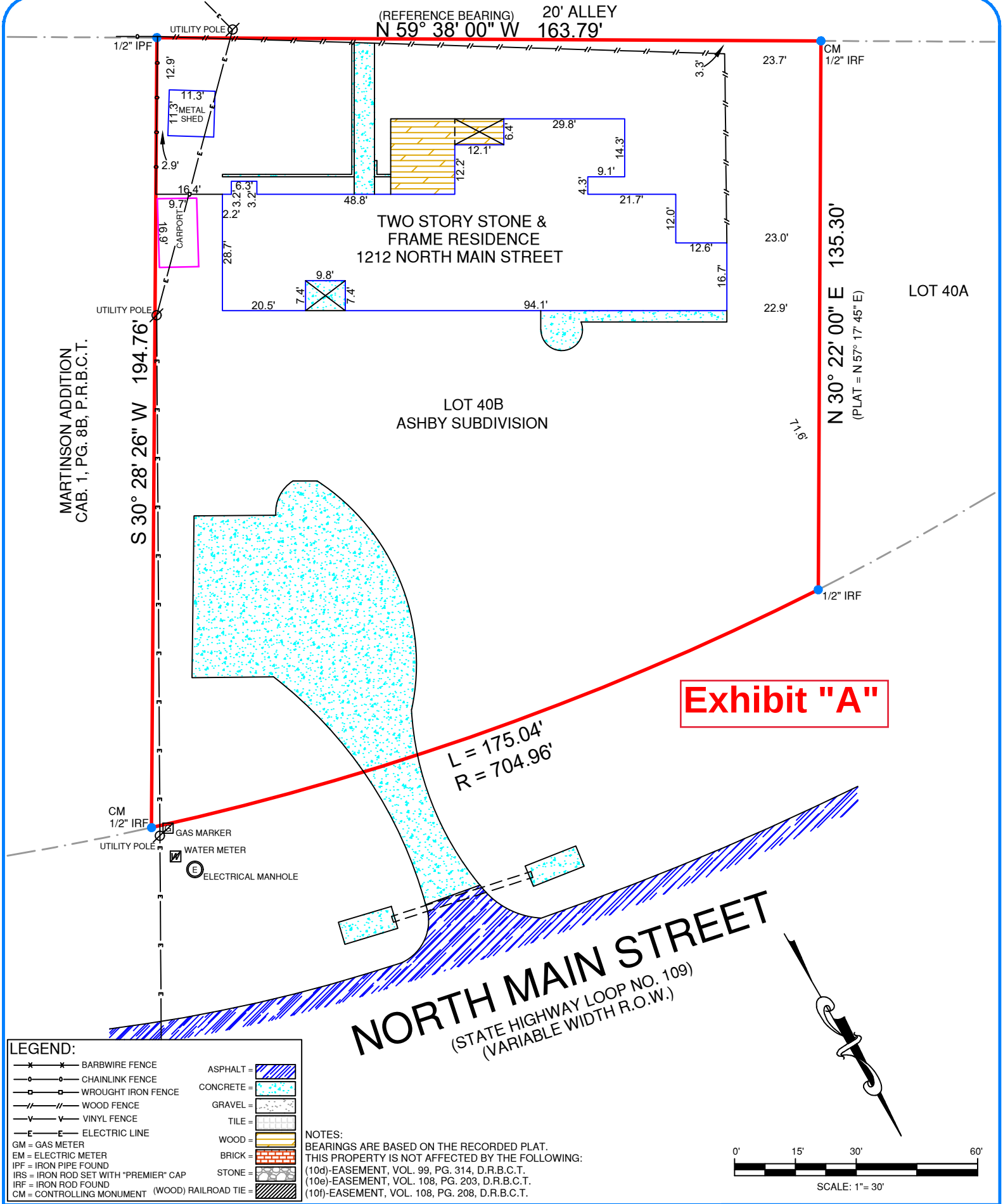
C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were 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 December 2022.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



LEGAL DESCRIPTION:
BEING LOT 40B, ASHBY SUBDIVISION, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET NO. 5, PAGE 30A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	1943629-ARB
BORROWER	LIYAN BAO & ANNA BAO
TITLE CO.	INDEPENDENCE TITLE
TECH	TAG
FIELD	NP

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48021C0075 E, DATED JANUARY 19, 2006.

DATE: 11/05/19
FIELD: 11/04/19

JOB NO.: 19-07564

1212 NORTH MAIN STREET, ELGIN, TX 78621

LOT 40B, ASHBY SUBDIVISION



DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

Exhibit "B"

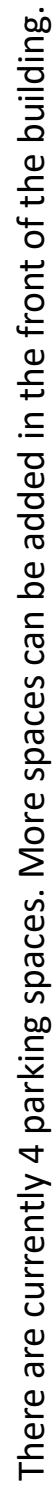
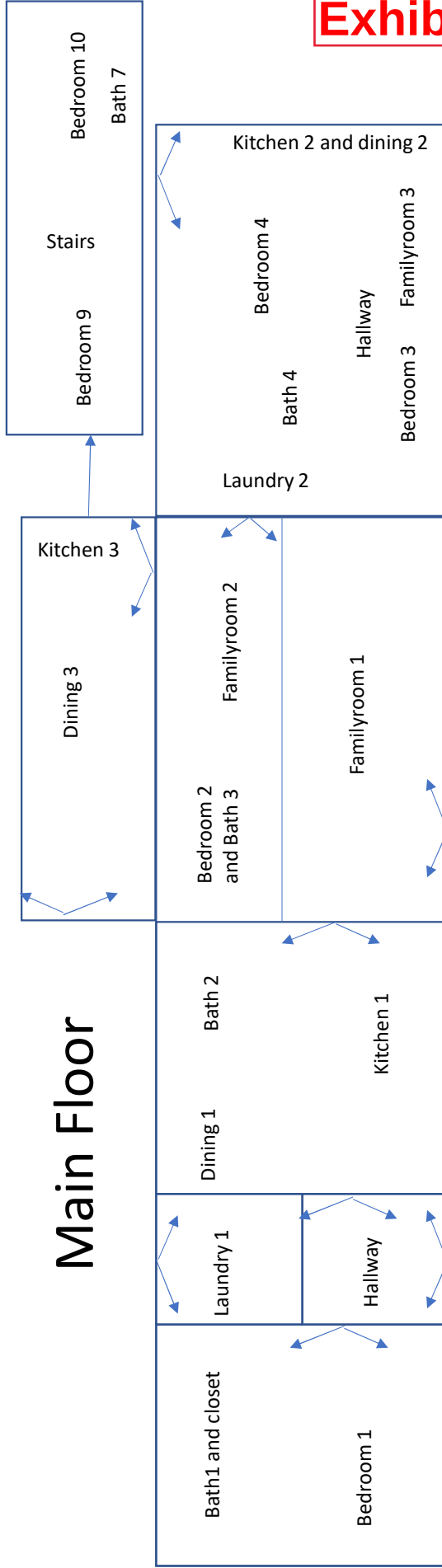


Exhibit "B"

Second Floor



1212 N Main Street
Development Layout

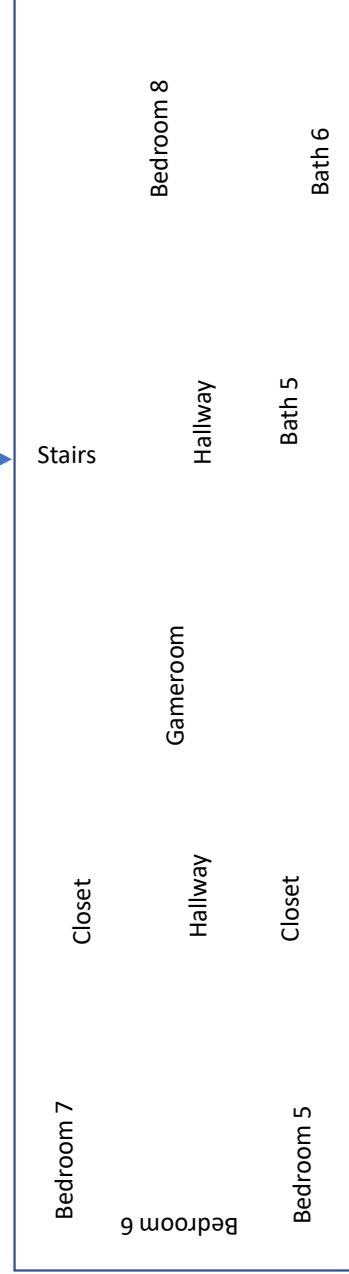


Exhibit "B"

David Harrell

From: mark bao <baomark@yahoo.com>
Sent: Friday, October 28, 2022 3:15 PM
To: David Harrell
Subject: Re: 1212 N. Main St. Specific Use
Attachments: FloorPlan1212NMainStreet.pdf; Layout.pptx

CAUTION: This email originated from outside of the City of Elgin. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David,

Here are some detail:

1. The maximum number of rooms than can be rented is 10, 3 kitchens and 3 dining areas plus breakfast counter. If I operate it as bed and breakfast type of business, I would think the operation hours is 7x24
2. I am attaching a PDF and original PPT for you to review for the floor plan

Thank you,

Liyan

On Friday, October 28, 2022 at 11:41:40 AM CDT, mark bao <baomark@yahoo.com> wrote:

Dear Mr Harrell,

Thank you and I wii talk to my architect.

Liyan

[Sent from Yahoo Mail for iPhone](#)

On Friday, October 28, 2022, 10:52 AM, David Harrell <david.harrell@elgintexas.gov> wrote:

Mr. Bao:

I'm going to need some information regarding the request, please see below.

1. Narrative indicating the maximum number of sleeping rooms that will be rented for use in the building, hours of operation, number of kitchens, and general dining areas.
2. Floorplan showing the general layout of the development.



November 15, 2022

Planning & Zoning Commission:

RE: Election of Chair and Vice-Chair for 2023.

This is for the election of officers for 2023. All that needs to be done is the item opened by the Chair and nominations can begin. Nominations do not need a second and can just be voted upon once they are made, if desired by the Commission. It is up to that person to decide if they wish to serve in the position after the voting. If not, another nomination must be made and the same format followed in each instance.