



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, JUNE 26, 2023, 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. May 22, 2023, Minutes

Documents:

[MAY 22, 2023, MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. Project #: 202200080: A Final Plat For "Trinity Ranch Phase 1, Section 3" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcel 11949, Located Adjacent To The East And South Of Trinity Ranch Phase 1, Sections 1 & 2, For A Total Of 207 Lots On 32.507 Acres Of Land.

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

Documents:

[TRINITY RANCH PH. 1 SEC. 3 FINAL PLAT COMBINED PACKET.PDF](#)

- 4.II. Project #: 202200167: A Final Plat For "Trinity Ranch Phase 2, Section 1" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcels 872871 & 11949, Located Adjacent To The South And West Of Trinity Ranch Phase 1, Section 2, To Plat Right-Of-Way (ROW) For Grist Mill Ln., Extend Swenson Blvd. ROW, And Add A School Site On 24.13 Acres Of Land.

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

Documents:

[TRINITY RANCH PH 2 SEC 1 FINAL PLAT COMBINED PACKET.PDF](#)

- 4.III. Project #: 202200107: A Preliminary Plat For "Preliminary Plat Of Primavesta Subdivision" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcels 15312 & 62896, Located At The Intersections Of Shenandoah Tr. & FM 1100 (Ave. C) And Ave F & SH 95 For A Total Of 864 Lots (838 Single Family 25

Common Area/HOA/Drainage Lots, & 1 ROW Dedication Lot) On 30 Blocks On 191.13 Acres Of Land.

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

Documents:

PRIMAVISTA PRELIMINARY PLAT COMBINED PACKET.PDF

- 4.IV. Project #202300004: An Ordinance Granting A Specific Use For Expansion Of A Day Care Center On A Neighboring Lot & Modification Of An Existing Specific Use For A Day Care Center (Ordinance 2019-04-02-07) Regarding The Parking Lot Layout Located At 700 Bull Run (SOPKO & KEELING SUBDIVISION, LOT 1, ACRES 0.8230 & LOT 2, ACRES 0.5510), 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:

700 BULL RUN SPECIFIC USE COMBINED PACKET.PDF

5. WORKSHOP

- ### 5.1. Review, Discuss, And Provide Input For Sacred Heart PDD Rezoning

Documents:

SACRED HEART PDD WORKSHOP COMBINED PACKET.PDF

6. ANNOUNCEMENTS

7. 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, MAY 22, 2023**

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.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Scott Mackay and David Lanford (arrived at 6:35 P.M.).

COMMISSION ABSENT: Dorothy McCarther

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Beau Perry, City Engineer.

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

III. CONSENT AGENDA

1. April 24, 2023 Minutes.

Ronnie Creppon moved that the Commission approve the April 24, 2023 Minutes as presented. Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against. David Lanford had not yet arrived at this time.

IV. NEW BUSINESS

1. Project #: 202300056: 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-1” Single Family Housing District to “R-2” Single Family & Duplex Dwelling District located on parcels of land known by the Travis County Appraisal District as Parcels 358800, 358801, & 358802, located between Carlson Ln. & Carlson Rd. across from Eagles Landing Ph. 2 (BEING A 52.76 ACRE TRACT OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT 518, TRAVIS CO., TX), being more described in Exhibit “A”; and providing for a savings clause and repealing conflicting ordinances and resolutions. (Carlson Tract Rezoning).
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Rachel Shanks, representative for the project, conducted a brief presentation for the project and stated that she was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:39 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:39 P.M.
 - E. Discussion – There was a brief discussion regarding the Staff’s concerns that this would be spot zoning. It was noted that all of the development in the area is residential and there are lots that are multiple sizes within the area.

IV. NEW BUSINESS (Cont.)

- F. Consideration – Ronnie Creppon moved that the Commission recommend approval of the project. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

The Chair called a recess at 6:54 P.M.

The Chair called the meeting back to order at 6:57 P.M. at the workshop tables.

V. WORKSHOP

1. Review, discuss, and provide input for Lund Farms Development Agreement.

Beau Perry conducted a presentation of the proposed Development Agreement stating that this project is partially in the ETJ but they will voluntarily annex the remaining land into the ETJ. He also stated that this project would be a Municipal Utility District (MUD) so the City will not be paying for any of the infrastructure. Staff and Commission discussed site location, lot sizes and water and wastewater capacity. Seth Mearing of BGE Inc. stated that \$4.3 million dollars have been earmarked toward major transportation improvements. Lund Road improvement would be the first phase. He also stated that they will be working with TXDOT on the project and they anticipate TXDOT requiring an excel/decel lane on SH 95. The Commission expressed the need to have commercial use along SH 95 and not multi-family. Since project will connect with the City's trail system, Jason Tatum requested police call boxes be placed along the trails. The Commission also requested downward facing lighting throughout the development to be in line with the "dark skies" initiative.

VI. ANNOUNCEMENTS

None

VII. ADJOURNMENT

The meeting was adjourned at 7:51 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 26th day of June, 2023.



Development Services Department

STAFF REPORT

Trinity Ranch Ph. 1, Sec. 3 Final Plat

File Number: 202200080

Date: June 4, 2023

Applicant: Timothy Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 26, 2023

Location: BCAD Parcels 99257 & 11949; located south of the intersection of Swenson Blvd. and Dildy Dr.

APPLICATION SUMMARY

Consideration of a final plat for Trinity Ranch Ph. 1, Sec. 3 Final Plat which consists of 207 lots (204 single family lots & 3 open space lots) within 5 blocks on 32.507 acres.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The original development agreement (DA) for Trinity Ranch was approved by the Council in 2000 and expired in March 2020. Before the expiration, City staff was working with the developer for a new DA. This new DA was approved by Council in August 2020 which set the development pattern (see attachment 2).

From the approved Concept Plan, the Commission approved a preliminary plat on a portion on January 25, 2021 (see area in green on attachment 2). From the approved Preliminary Plat, two different sections were approved for final plat (see area in red and purple in attachment 3). This Section is the last section to be considered in the Phase 1 Preliminary Plat. 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, review of the approved preliminary plat, review of applicable City Codes, and review of the Trinity Ranch DA, 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 Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Final Plat.

Attachment 1

Application

FINAL PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: Swenson & Upper Elgin River Road

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tim Holland

Postal Address: _____

E-Mail Address: tholland@bgeinc.com; Phone Number: (512) 879-0433

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.



Timothy M. Holland

5/18/2022

Signature

Printed Name

Date

Project Description:

Subdivision final plat for 207 residential lots



310 North Main Street

P.O. Box 591

Elgin, Texas, 78621



(512) 281-5724



www.elgintx.com

April 27, 2022

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

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood LLC hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Trinity Ranch subdivision.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'BGE' or similar, written in a stylized, cursive manner.

Vice President
GRBK Edgewood LLC



April 27, 2022

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

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood LLC hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Trinity Ranch subdivision.

Sincerely,

Century Communities

A handwritten signature in blue ink, appearing to read "Stephen A. Sherrill".

Stephen A. Sherrill

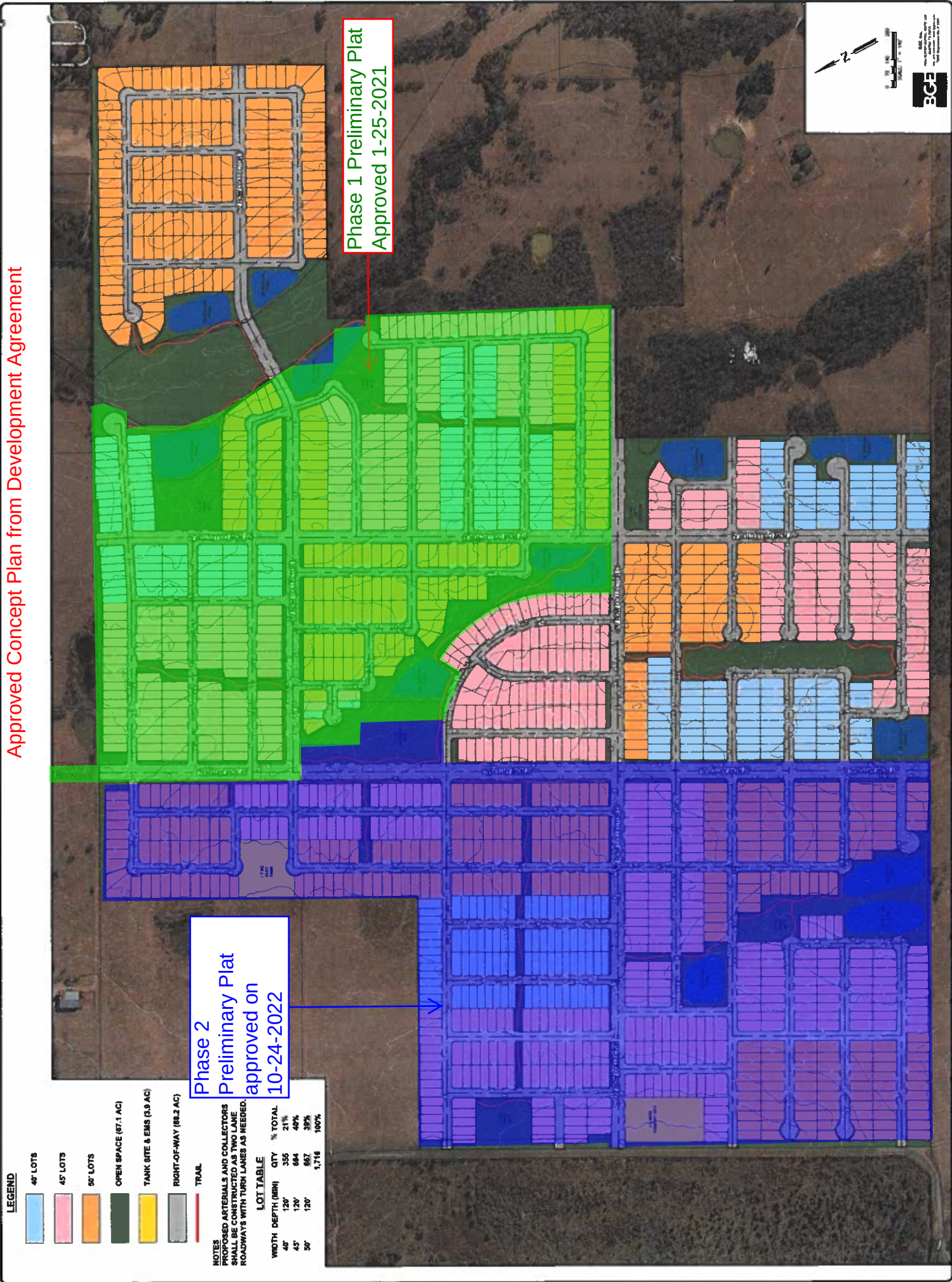
Director of Land Development

Steve.Sherrill@centurycommunities.com

cc: Tu-Anh Cloteaux, Century Communities
Keith Parkin, Century Communities
Bobby Samuel, GRBK Edgewood LLC
Derek Pampe, Harris-Straub
Tim Holland, BGE, Inc.

Attachment 2
Approved Concept Plan

Approved Concept Plan from Development Agreement



LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (86.2 AC)
- TRAIL

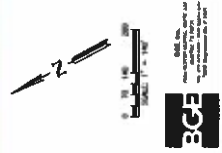
NOTES
PROPOSED ARTERIALS AND COLLECTORS
SHALL BE CONSTRUCTED AS TWO LANE
ROADWAYS WITH TURN LANES AS NEEDED.

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	355	21%
45'	120'	684	40%
50'	120'	667	39%
		1,716	100%

Phase 2
Preliminary Plat
approved on
10-24-2022

Phase 1 Preliminary Plat
Approved 1-25-2021



BGE

Attachment 3
Approved Preliminary Plat

COUNTY NOTES:

- [illegible]

OWNER:
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TX, 78759

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744
512-875-0400

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
512-875-0400

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2020.*

STATO DI ARABICO E TRAMONTO COMPLESSIVO

SECRETARY, PLANNING & ZONING COMMISSION.

Proposed Section 3 Final Plat

HEINE NEIDIG
CALLED 50 ACRES
AS DESCRIBED IN VOL. 160, PG. 300
D.R.B.C.T.

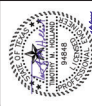
TRINITY RANCH, PHASE I
ELGIN, TEXAS

SHEET
1 OF 3

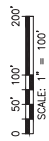
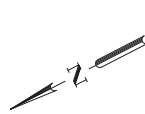
SHEET
1 OF 3

DATE	APR

TRINITY RANCH, PHASE I
ELGIN, TEXAS

SUBMITTAL
DATE: 11-16-2020

SHEET
3 OF 3

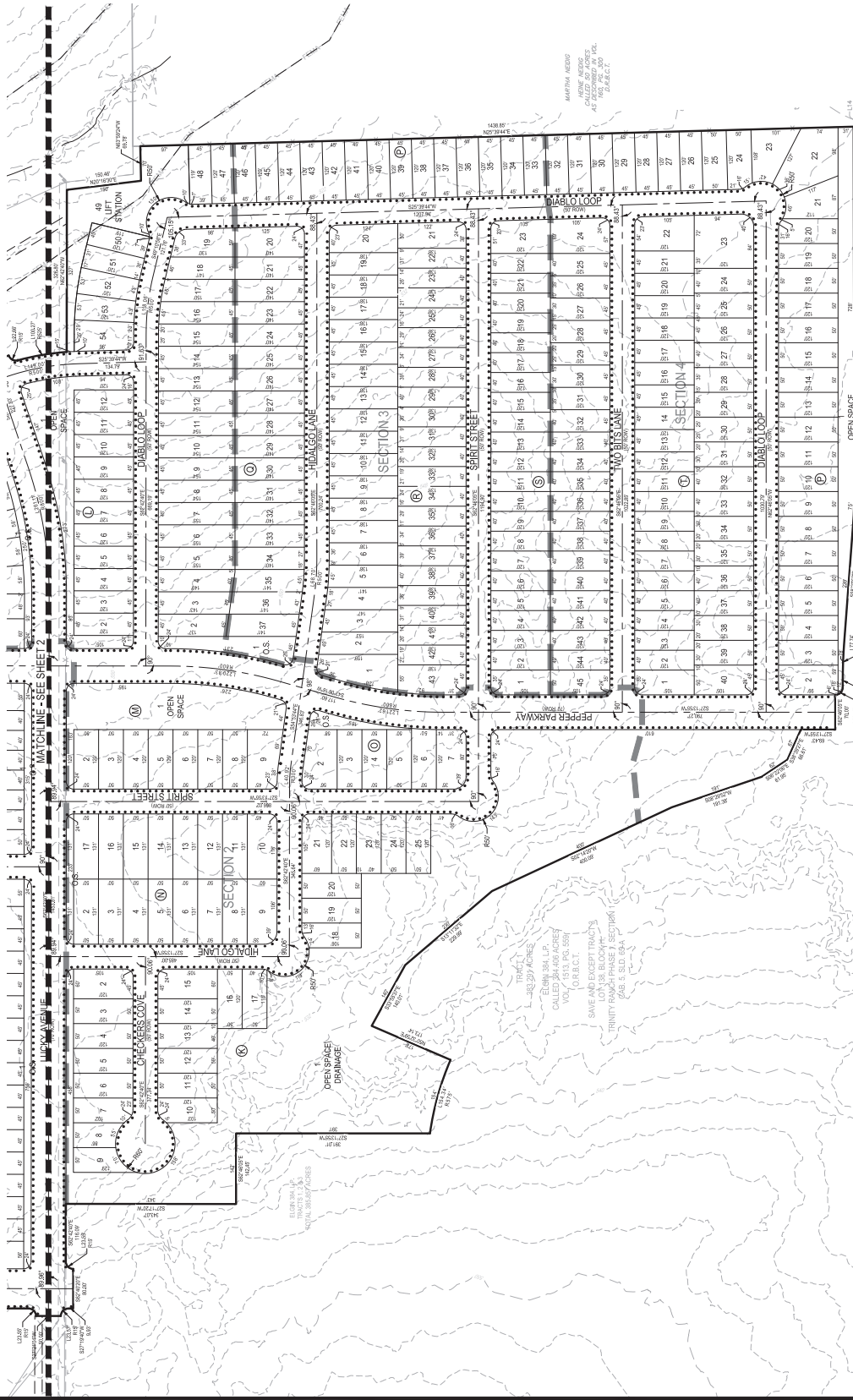


LEGEND

- PROPERTY BOUNDARY
PROPOSED RIGHT OF WAY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ROAD CENTERLINE
PROPOSED LOT LINE
PROPOSED LOT NUMBER
PROPOSED SIDEWALK
PHASE LINE
PROPOSED EASEMENT
EXISTING EASEMENT
100 YEAR FLOOD ZONE
ENVIRONMENTAL BUFFER ZONE



BGE, INC.
701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 512-879-0400 www.browning.com



TERRY M. LINDSEY MD & LEIGH A. LINDSEY
CALLED 97.876 ACRES
DOC. NO. 201210308
O.P.R.B.C.T.

MARTHA NEIDING
HERNE NEIDING
CALLED 50 ACRES
AS DESCRIBED IN VOL.
160, PG. 300
D.R.B.C.T.

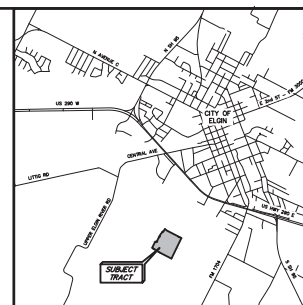
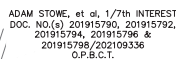
TRACT 1
383.20 ACRES
ELGIN 384, L.P.
CALLED 384.406 ACRES
VOL. 1513, PG. 559
O.R.B.C.T.
SAVE AND EXCEPT TRACT'S
LOT 138, BLOCK #1
TRINITY RANCH PHASE 7, SECTION
38, T. 5, S. 10, R. 63A

Attachment 4
Proposed Final Plat

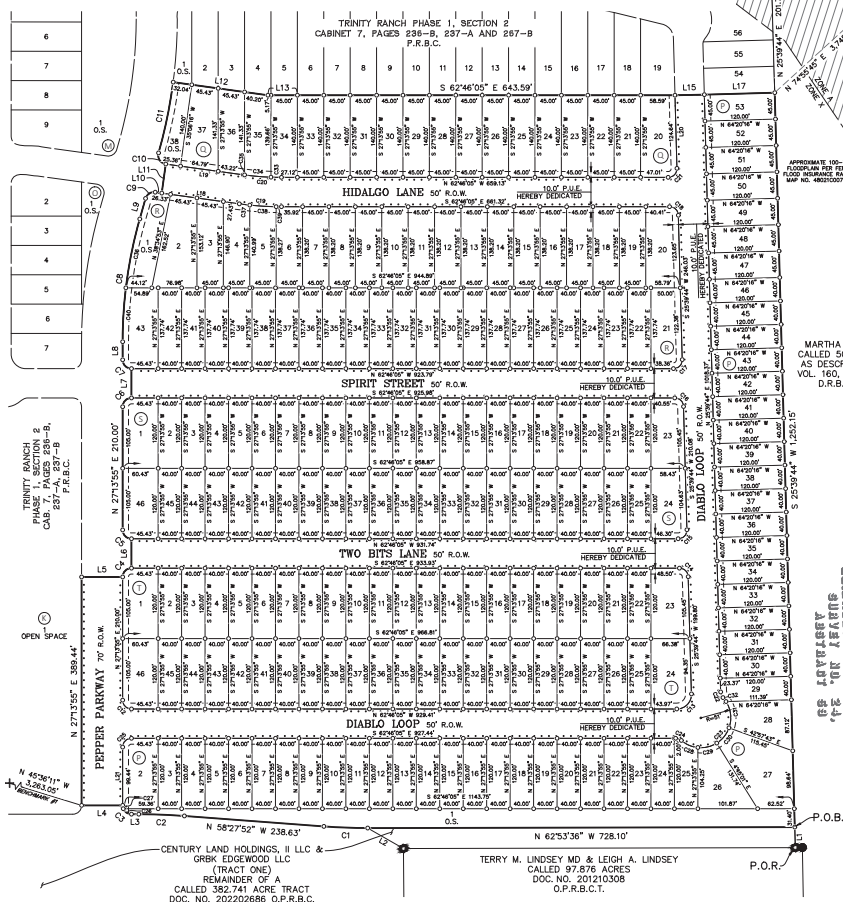
DOC. DOCUMENT
D.B.C. DEED RECORDS OF BASTROP COUNTY
REC. ELECTIONS
ESMT. EASEMENT
NAMES NAMES
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.R.B.C. OFFICIAL RECORDS OF BASTROP COUNTY
ORD. ORDINANCE
PG. PAGE
P.R.B.C. PLAT RECORDS BASTROP COUNTY
R. RIGHT-OF-WAY
VOL. VOLUME
A. CALCULATED POST
SET 1/2" 1/2" IRON W/CAP STAMPED "EAC INC"
SET 1/2" 1/2" IRON ROD
SET 1/2" 1/2" IRON ROD W/CAP STAMPED "J.E. GARON"
SET 1/2" 1/2" IRON PIPE
SET 3" STEEL POST
PROPOSED BOUNDARY
PROPERTY SKECH
ADJACENT PROPERTY
PUBLIC UTILITY EASEMENT (P.U.E.)
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY
F.E.M.A. 100-YEAR FLOODPLAIN
BREAK LINE
PROPOSED BLOCK

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
DIABLO LOOP	50 FT.	2,103 FT.
HIDALGO LANE	50 FT.	902 FT.
PEPPER PARKWAY	70 FT.	389 FT.
SPIRIT STREET	50 FT.	965 FT.
TWO BITS LANE	50 FT.	973 FT.
TOTAL LINEAR FEET		5,332 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	204	25.274 AC.
OPEN SPACE	3	1.010 AC.
RIGHT-OF-WAY	-	6.223 AC.
TOTAL	207	32.507 AC.



VICINITY MAP



CURVE TABLE						
NUMBER	ARC LENGTH	RADIUS	DELTA	CORR BEARING	CORR DISTANCE	
C1	74.607	965.007	42°54'45"	N 80°42'45" W	74.58	
C2	77.74	1,335.07	41°04'	N 60°58'59" W	77.73	
C3	23.56 ¹	15.00 ¹	90°00'00"	N 17°46'05" E	21.21 ¹	
C4	23.56 ¹	15.00 ¹	90°00'00"	N 72°13'55" E	21.21 ¹	
C5	23.56 ¹	15.00 ¹	90°00'00"	N 17°46'05" E	21.21 ¹	
C6	23.56 ¹	15.00 ¹	90°00'00"	N 72°13'55" E	21.21 ¹	
C7	23.56 ¹	15.00 ¹	90°00'00"	N 17°46'05" E	21.21 ¹	
C8	211.93 ²	765.00 ²	15°52'31"	S 30°10'05" E	51.20 ²	
C9	21.47 ¹	15.00 ¹	82°00'00"	N 84°06'16" E	19.68 ¹	
C10	25.67 ¹	15.00 ¹	98°02'13"	N 05°52'38" E	22.65 ¹	
C11	123.28 ²	835.00 ²	87°35'38"	N 38°54'41" E	123.17 ²	
C12	23.56 ¹	15.00 ¹	90°00'00"	N 17°46'05" E	21.21 ¹	
C13	39.95 ²	23.00 ²	91°34'10"	N 71°26'49" E	35.84 ²	
C14	23.15 ¹	15.00 ¹	88°25'50"	N 18°33'11" W	20.92 ¹	
C15	23.97 ¹	15.00 ¹	91°34'10"	N 71°26'49" E	21.50 ¹	
C16	23.15 ¹	15.00 ¹	88°25'50"	N 18°33'11" W	20.92 ¹	
C17	23.15 ¹	15.00 ¹	91°34'10"	N 71°26'49" E	21.50 ¹	
C18	23.15 ¹	15.00 ¹	91°34'10"	N 18°33'11" W	20.92 ¹	
C19	72.14 ¹	535.00 ¹	75°21'21"	S 88°04'55" E	72.08 ¹	
C20	65.23 ²	475.00 ²	75°21'21"	S 88°04'55" E	65.21 ²	
C21	23.97 ¹	15.00 ¹	91°34'10"	N 71°26'49" E	21.50 ¹	
C22	10.67 ¹	15.00 ¹	42°04'53"	S 05°17'16" W	10.44 ¹	
C23	154.09 ²	15.00 ¹	173°04'34"	N 01°18'41" E	154.08 ²	
C24	10.67 ¹	15.00 ¹	42°04'53"	N 42°23'37" W	10.44 ¹	
C25	23.56 ¹	15.00 ¹	90°00'00"	S 72°13'55" E	21.21 ¹	
C26	17.88 ¹	15.00 ¹	68°32'21"	S 28°39'22" E	16.82 ¹	
C27	5.70 ¹	15.00 ¹	21°46'33"	S 16°20'38" W	5.67 ¹	
C28	31.18 ¹	15.00 ¹	35°01'43"	S 39°32'00" E	30.70 ¹	
C29	33.56 ¹	51.00 ¹	73°42'09"	S 75°53'56" E	32.96 ¹	
C30	34.01 ¹	51.00 ¹	38°12'42"	N 68°08'38" E	33.39 ¹	
C31	46.83 ¹	51.00 ¹	52°36'48"	N 20°43'54" E	45.20 ¹	
C32	8.47 ¹	91.00 ¹	93°43'43"	N 01°19'31" E	8.46 ¹	
C33	17.88 ¹	475.00 ²	20°28'25"	N 41°41'33" E	17.88 ¹	
C34	17.88 ¹	475.00 ²	17°45'45"	N 41°41'33" E	17.88 ¹	
C35	2.20 ¹	475.00 ²	07°53'59"	S 85°09'43" E	2.20 ¹	
C36	119.78 ²	765.00 ²	8°48'20"	S 38°37'08" W	119.67 ²	
C37	17.98 ¹	525.00 ¹	1°57'35"	N 95°52'32" E	17.98 ¹	
C38	45.10 ¹	525.00 ¹	4°50'17"	S 90°16'58" E	45.09 ¹	
C39	9.08 ¹	525.00 ¹	0°59'28"	S 82°16'21" E	9.08 ¹	
C40	92.13 ¹	765.00 ²	6°40'02"	S 30°40'50" W	92.08 ¹	

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 25°39'44" E	35.01'
L2	S 33°04'03" E	70.37'
L3	N 62°46'05" W	12.42"
L4	N 62°46'05" W	70.00'
L5	S 62°46'05" E	70.00'
L6	N 27°33'55" E	50.00'
L7	N 27°33'55" E	50.00'
L8	N 27°33'55" E	30.83'
L9	N 43°06'16" E	36.26'
L10	S 54°53'44" E	11.24'
L11	N 35°06'16" E	50.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	S 54°53'44" E	163.10'
L13	S 62°46'05" E	50.17'
L15	S 63°59'32" E	50.00'
L17	S 64°20'16" E	120.00'
L18	S 54°53'44" E	133.37'
L19	N 54°53'44" W	133.37'
L20	S 25°59'44" W	124.64'
L21	N 27°35'55" E	99.44'

LOT AREA TABLE		LOT AREA TABLE	
LOT	BLOCK	LOT	BLOCK
	SQUARE FEET		SQUARE FEET
1	P 3,004	26	P 7,304
2	P 7,252	27	P 11,622
3	P 4,550	28	P 7,030
4	P 4,550	29	P 5,746
5	P 4,550	30	P 4,500
6	P 4,500	31	P 4,500
7	P 4,500	32	P 4,500
8	P 4,500	33	P 4,500
9	P 4,500	34	P 4,500
10	P 4,500	35	P 4,500
11	P 4,500	36	P 4,500
12	P 4,500	37	P 4,500
13	P 4,500	38	P 4,500
14	P 4,500	39	P 4,500
15	P 4,500	40	P 4,500
16	P 4,500	41	P 4,500
17	P 4,500	42	P 4,500
18	P 4,500	43	P 4,500
19	P 4,500	44	P 4,500
20	P 4,500	45	P 4,500
21	P 4,500	46	P 4,500
22	P 4,500	47	P 5,400
23	P 4,500	48	P 5,400
24	P 4,500	49	P 5,400
25	P 5,447	50	P 5,400

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
51	P	5,400
52	P	5,400
53	P	5,400

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
20	Q	8,419
30	Q	6,300
22	Q	6,300
23	Q	6,300
24	Q	6,300
25	Q	6,300
26	Q	6,300
27	Q	6,300
28	Q	6,300
29	Q	6,300
30	Q	6,300
31	Q	6,300
32	Q	6,300
33	Q	6,300
34	Q	6,298
35	Q	6,324
36	Q	6,360
37	Q	7,715
38	Q	8,895

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	R	7,211
2	R	9,579
3	R	6,751
4	R	6,472
5	R	6,269
6	R	6,219
7	R	6,219
8	R	6,219
9	R	6,219
10	R	6,219
11	R	6,219
12	R	6,219
13	R	6,219
14	R	6,219
15	R	6,219
16	R	6,219
17	R	6,219
18	R	6,219
19	R	6,219
20	R	7,817
21	R	7,096
22	R	5,510
23	R	5,510
24	R	5,510
25	R	5,510

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	R	5,510
27	R	5,510
28	R	5,510
29	R	5,510
30	R	5,510
31	R	5,510
32	R	5,510
33	R	5,510
34	R	5,510
35	R	5,510
36	R	5,510
37	R	5,510
38	R	5,510
39	R	5,510
40	R	5,510
41	R	5,510
42	R	5,510
43	R	8,107

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	S	7,204
2	S	4,800
3	S	4,800
4	S	4,800
5	S	4,800
6	S	4,800
7	S	4,800
8	S	4,800
9	S	4,800
10	S	4,800
11	S	4,800
12	S	4,800
13	S	4,800
14	S	4,800
15	S	4,800
16	S	4,800
17	S	4,800
18	S	4,800
19	S	4,800
20	S	4,800
21	S	4,800
22	S	4,800
23	S	6,769
24	S	7,158
25	S	4,800

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	S	4,800
27	S	4,800
28	S	4,800
29	S	4,800
30	S	4,800
31	S	4,800
32	S	4,800
33	S	4,800
34	S	4,800
35	S	4,800
36	S	4,800
37	S	4,800
38	S	4,800
39	S	4,800
40	S	4,800
41	S	4,800
42	S	4,800
43	S	4,800
44	S	4,800
45	S	4,800
46	S	7,204

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	T	7,204
2	T	4,800
3	T	4,800
4	T	4,800
5	T	4,800
6	T	4,800
7	T	4,800
8	T	4,800
9	T	4,800
10	T	4,800
11	T	4,800
12	T	4,800
13	T	4,800
14	T	4,800
15	T	4,800
16	T	4,800
17	T	4,800
18	T	4,800
19	T	4,800
20	T	4,800
21	T	4,800
22	T	4,800
23	T	7,723
24	T	8,029
25	T	4,800

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	T	4,800
27	T	4,800
28	T	4,800
29	T	4,800
30	T	4,800
31	T	4,800
32	T	4,800
33	T	4,800
34	T	4,800
35	T	4,800
36	T	4,800
37	T	4,800
38	T	4,800
39	T	4,800
40	T	4,800
41	T	4,800
42	T	4,800
43	T	4,800
44	T	4,800
45	T	4,800
46	T	7,204

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)					
DESCRIPTION	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	7	0	0	7	7
OPEN SPACE (NO FP)	17	16.14	1.01	—	>17
OPEN SPACE (FP)	23	0	0	23	23

FINAL PLAT
TRINITY RANCH
PHASE 1, SECTION 3

A SUBDIVISION OF 32.507 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

BENCHMARK #1

MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON ON ASPHALT OF THE EAST SIDE OF UPPER ELGIN RIVER ROAD LOCATED ±3,263 FEET NORTHWEST OF A SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON, BEING ±20 FEET NORTHWEST OF THE MOST WESTERLY NORTHWEST CORNER OF THE 382.741 ACRE TRACT (TRACT 1).

ELEVATION: 554.16 FEET

NAVD-68

DATE PREPARED: MAY 11, 2022

OWNERS:
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE BOULEVARD
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

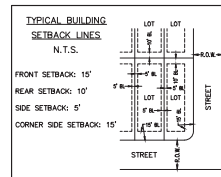
GRBK EDGEWOOD, LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75023

ENGINEER:
RGE, INC.

1701 DIRECTORS BLVD., SUITE 10
AUSTIN, TEXAS, 78744
512-879-0400

SURVEYOR:
BGE, INC.

7330 SAN PEDRO AVE., SUITE 200
SAN ANTONIO, TEXAS 78216
210-581-3600



BGE, Inc.

7330 San Pedro Ave., Suite 202
San Antonio, TX 78216

San Antonio, TX 78216
t: 210-581-3600 • www.bgeinc.com

FBPELS Registration No. F-1046
Licensed Surveying Firm No. 16

1



Development Services Department

STAFF REPORT

Trinity Ranch Ph. 2, Sec. 1 Final Plat

File Number: 202200167

Date: June 4, 2023

Applicant: Timothy Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 26, 2023

Location: BCAD Parcels 99257 & 11949; located south of the intersection of Swenson Blvd. and Dildy Dr.

APPLICATION SUMMARY

Re-consideration of a final plat for Trinity Ranch Ph. 2, Sec. 1 Final Plat which will plat the Grist Mill Ln. right-of-way, 13.893-acre school site, 3.460-acre amenities center site.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The original development agreement (DA) for Trinity Ranch was approved by the Council in 2000 and expired in March 2020. Before the expiration, City staff was working with the developer for a new DA. This new DA was approved by Council in August 2020 which set the development pattern (see attachment 2).

From the approved Concept Plan, the Commission approved a preliminary plat on a portion on October 24, 2022 (see area in blue on attachment 2). From the approved Preliminary Plat, the proposal is to consider one Final Plat covering a portion of the approved Preliminary Plat (see area in red on attachment 3). This is the first Final Plat to be considered for Trinity Ranch Phase 2.

Originally this Final Plat was considered by the Commission at their March 27, 2023 meeting. It was denied at that time due to some errors on the plat, in particular the school lot did not formally front on right-of-way in accordance with the Subdivision Code. These errors have been corrected and is being represented to you for a consideration.

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 Trinity Ranch DA, 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 Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Final Plat.

Attachment 1

Application

FINAL PLAT APPLICATION

Date: 11/2/2022

SITE INFORMATION

Project Address: Swenson & Upper Elgin River Road

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tim Holland

Postal Address: 1701 Directors Blvd., Suite 1000
Austin, TX 78744

E-Mail Address: tholland@bgeinc.com; Phone Number: (512) 879-0433

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.



Timothy M. Holland

11/2/2022

Signature

Printed Name

Date

Project Description:

Subdivision final plat for two collector streets, school site and amenity lot.



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



(512) 281-5724



www.elgintx.com

April 27, 2022

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

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood LLC hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Trinity Ranch subdivision.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'BGE' or similar, written in a stylized, cursive manner.

Vice President
GRBK Edgewood LLC



April 27, 2022

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

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood LLC hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Trinity Ranch subdivision.

Sincerely,

Century Communities

A handwritten signature in blue ink, appearing to read "Stephen A. Sherrill".

Stephen A. Sherrill

Director of Land Development

Steve.Sherrill@centurycommunities.com

cc: Tu-Anh Cloteaux, Century Communities
Keith Parkin, Century Communities
Bobby Samuel, GRBK Edgewood LLC
Derek Pampe, Harris-Straub
Tim Holland, BGE, Inc.

Attachment 2
Approved Concept Plan

Approved Concept Plan from Development Agreement

LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (86.2 AC)
- TRAIL

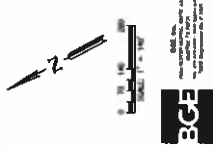
NOTES
PROPOSED ARTERIALS AND COLLECTORS
SHALL BE CONSTRUCTED AS TWO LANE
ROADWAYS WITH TURN LANES AS NEEDED.

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	355	21%
45'	120'	664	40%
50'	120'	667	39%
		1,716	100%

Phase 2
Preliminary Plat
approved on
10-24-2022

Phase 1 Preliminary Plat
Approved 1-25-2021



BGE

Attachment 3
Approved Preliminary Plat

GAS SERVICE:
ATMOS ENERGY
3110-1-35
ROUND ROCK, TEXAS 78681
512-415-8425

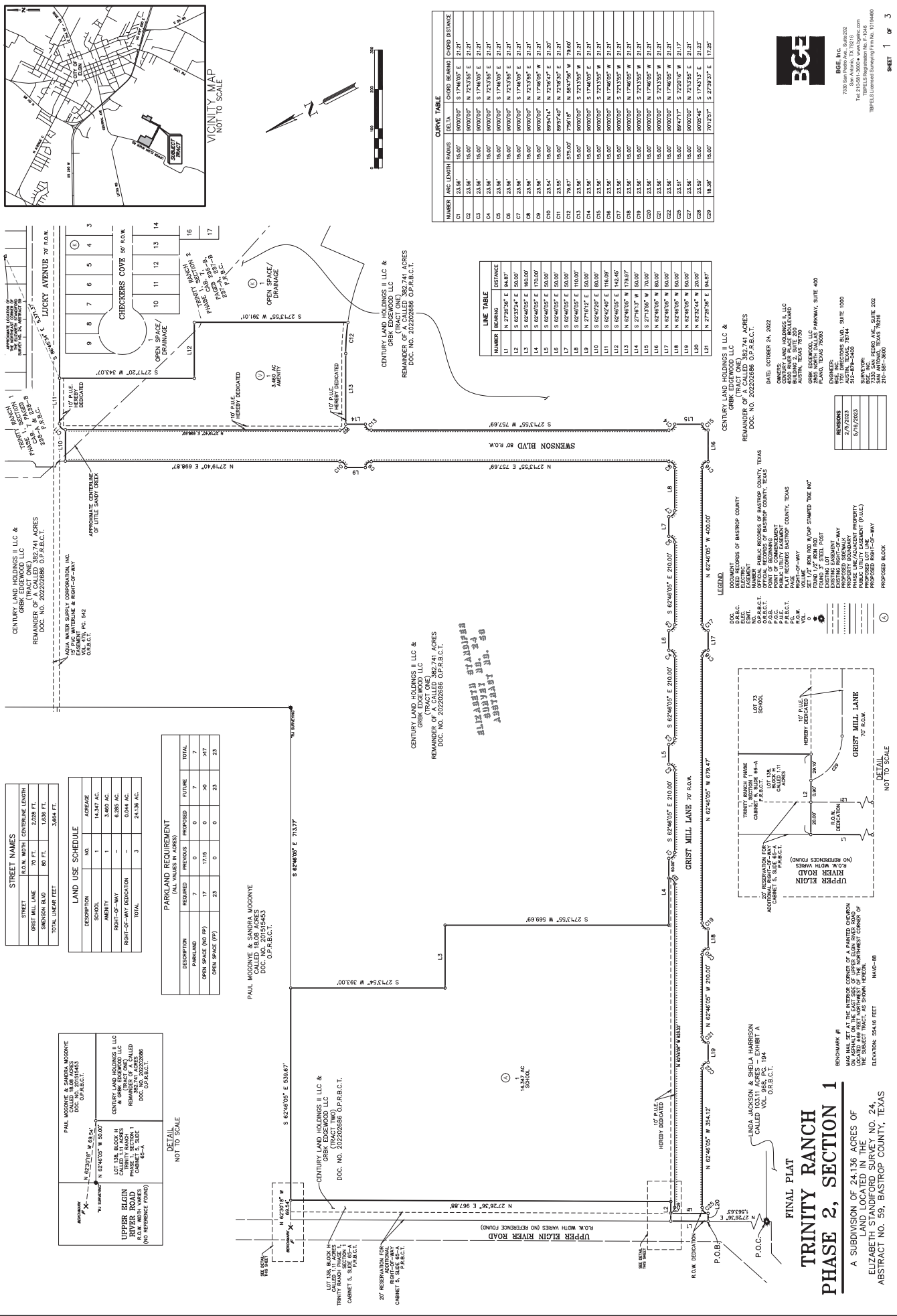
TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
BASTROP / TRAVIS COUNTY
ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0065

4-1-R
CHAIR PLANNING & ZONING COMMISSION
DATE 05 DEC 2022

SHEET
1 OF 6

Attachment 4
Proposed Final Plat



A SUBDIVISION OF 24.136 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

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

[illegible]

THERE, SETTING BACK COMMON LINE OVER AND ACROSS BACK 382.74' ADJAC. TRACT, THE FOLLOWING 777'-38" BOUNDARY (53) CORNER DESCRIBED TRACT:
 1. S. 27°14'30" E. A DISTANCE OF 38.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A CORNER OF THE HEREN DESCRIBED TRACT;
 2. S. 62°40'00" E. A DISTANCE OF 16.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A CORNER OF THE HEREN DESCRIBED TRACT;
 3. S. 27°14'30" W. A DISTANCE OF 56.69 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A CORNER OF THE HEREN DESCRIBED TRACT;
 4. S. 62°40'00" E. A DISTANCE OF 17.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A 1/2-INCH CORNER OF THE HEREN DESCRIBED TRACT;
 5. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S. 17°40'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 6. S. 62°40'00" E. A DISTANCE OF 21.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 7. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N. 72°35'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 8. S. 62°40'00" E. A DISTANCE OF 5.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR THE BEGINNING OF A NON-TANGENT CORNER OF THE HEREN DESCRIBED TRACT;
 9. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S. 17°40'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 10. S. 62°40'00" E. A DISTANCE OF 21.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 11. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N. 72°35'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET AT THE END OF THIS CURVE OF THE HEREN DESCRIBED TRACT;
 12. S. 62°40'00" E. A DISTANCE OF 5.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR THE BEGINNING OF A NON-TANGENT CORNER OF THE HEREN DESCRIBED TRACT;
 13. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S. 17°40'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 14. S. 62°40'00" E. A DISTANCE OF 21.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 15. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N. 72°35'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET AT THE END OF THIS CURVE OF THE HEREN DESCRIBED TRACT;
 16. S. 62°40'00" E. A DISTANCE OF 5.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR THE BEGINNING OF A NON-TANGENT CORNER OF THE HEREN DESCRIBED TRACT;
 17. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S. 17°40'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 18. S. 62°40'00" E. A DISTANCE OF 10.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 19. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N. 72°35'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 20. N. 72°35'00" E. A DISTANCE OF 757.69 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF CURVATURE OF THE HEREN DESCRIBED TRACT;
 21. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N. 17°40'00" W., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET AT THE END OF THIS CURVE OF THE HEREN DESCRIBED TRACT;
 22. S. 27°14'30" E. A DISTANCE OF 50.00 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR THE BEGINNING OF A NON-TANGENT CORNER OF THE HEREN DESCRIBED TRACT;
 23. CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S. 17°40'00" E., AND A CHORD DISTANCE OF 21.31 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A POINT OF TANGENCY OF THE HEREN DESCRIBED TRACT;
 24. N. 27°14'30" W. A DISTANCE OF 68.87 FEET TO A 1/2-INCH NON ROD WITH CAP STAMPED BSE INC-SET FOR A NORTHERN CORNER OF THE HEREN DESCRIBED TRACT;

[illegible]



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 2, 2023

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

RE: Trinity Ranch – Phase 2 Section 1 Final Plat

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on May 16, 2023 by BGE, Inc (BGE).

1. Final Plat dated May 16, 2023.
2. Other supporting documents submitted with the final plat: Comment response letter.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Development Agreement for Trinity Ranch.

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 the Registered Professional Engineer that prepared the document and all responsibility for the engineering design and submitted document shall remain with the Registered Professional Land Surveyor and the 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: Chelsea Osbourn, P.E., BGE, Inc.
Timothy H. Holland, P.E., BGE, Inc.



Development Services Department

STAFF REPORT

Primavista Preliminary Plat

Project #: 202200107

Date: June 15, 2023

Applicant: Chris Reed c/o Doucet & Associates

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 26, 2023

Location: Bastrop Co. Appraisal District Parcels 15312 & 62896. Located at the intersection of Shenandoah Tr. & FM 1100 (Ave C.) and Ave. F. & SH 95 (see attachment 2).

APPLICATION SUMMARY

Consideration of a preliminary plat for Prima vista which consists only of single-family home lots for this Plat. Originally the PDD Concept Plan has future commercial on 5.6 acres of land near the intersection of N. Ave. F and S.H. 95, but this will be platted administratively through the Short Form Plat process. This proposal will preliminarily plat the 864 lots (838 single family lots, 1 ROW lot dedication, & 25 common area/H.O.A/ and drainage lots) on 30 blocks on 191 acres of land. Lot widths range primarily from 45' – 50' wide and lots range primarily from 5,400 sq. ft. to 8,000 sq. ft. There are different right-of-way (ROW) sizes to accommodate for local (50-foot ROW), and collector (60-foot ROW) roadways (70 – 80-foot ROW). One of these Collectors (Pond View Dr.) will connect to the Harvest Ridge Subdivision (to the north) and eventually run northward towards Lund Rd. through several different developments. This proposed Preliminary Plat consists of all the approved concept plan (see attachment 2).

DEPARTMENT COMMENTS

Initially the City Council approved a PDD rezoning for this site on April 15, 2022. The development was to consist of a minimum of forty-five (45) foot-wide lots. Development will consist of a single-family residential development with some commercial uses. The approved PDD Concept Plan has been included within the packet and is substantially similar in layout to the proposed Preliminary Plat.

STAFF ANALYSIS

Staff has reviewed the Preliminary Plat and it is similar in layout and design of the approved PDD concept plan and meets City Code of Ordinances. Based on the information within the packet, staff believes there are no issues with approving the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved PDD Concept Plan.
3. Proposed Preliminary Plat.
4. TRC Approval Letter.

Attachment 1

Application

PRELIMINARY PLAT APPLICATION

Date: 7/14/22New X Modification _____

Modification of _____

SITE INFORMATION

Project Address: 1500 North Avenue C, Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Doucet & Associates, Inc. (Christopher A. Reid, PE)Postal Address: 7401B Highway 71 West, Suite 160
Austin, TX 78735E-Mail Address: creid@doucetengineers.com; Phone Number: (512) 583-7645

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.

_____	<u>Christopher A. Reid, PE</u>	<u>7/14/22</u>
Signature	Printed Name	Date

Project Description:

Preliminary Plat of 196.65 acres in accordance with PDD 2022-04-04-15, comprised of 864
total lots including 838 residential, 1 commercial, 24 HOA and 1 ROW lot.



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



(512) 281-5724



www.elgintx.com

CONTACT INFORMATION

Contact Name: Doucet & Associates, Inc. (Christopher A. Reid, PE)

Contact Role (e.g. owner, agent, developer): Agent

Contact Phone: (512) 583-7645; **Contact E-Mail:** creid@doucetengineers.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

Contact Signature 7/14/22
Date

FOR OFFICE USE ONLY

Application Received Date: _____

Yes: _____

No: _____

Meeting Conducted

Date: _____

Reason for Not Conducting Meeting: _____

Staff Signature: _____



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



(512) 281-5724



www.elgintx.com

PrimaVesta Land Company, LLC

6475 Camden Ave Suite# 202
San Jose, CA 95120

August 16, 2021

David Harrell, Planning and Development Director
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Agent Authorization Letter
Larson Tract (188.7 acres)
Elgin, Texas

To Whom It May Concern:

As the owner of the above-referenced tract of land, more particularly described as 188.7 acres out of the Thomas Christian Survey, Block 26, Abstract No. 20, Bastrop County, Texas; is hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Zoning, Subdivision Platting, Construction Documents, Site Development permits, and related applications as may be required.

Please contact me if you have any questions.

Sincerely,



Garrett Rajkovich
PrimaVesta Land Company, LLC

Attachment 2
Approved PDD Concept Plan

Attachment 3
Proposed Preliminary Plat

LEGEND

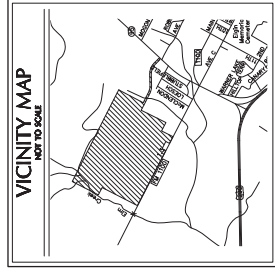
- | | | | | | | | | | | | | | | | | | |
|-------------------|-----------------------|------------------------|------------------------------------|---|-----------------|--------------------|-----------------|--------|------|--------------|-------------------|---------------|-----------------------|------------------------|--------------------|--------------------|-----------------------|
| PROPERTY BOUNDARY | EXISTING UTILITY LINE | ADJACENT PROPERTY LINE | 1/2" IRON ROD WITH "TIGER" CAP SET | 1/2" IRON ROD FOUND AT 10' DEPTH (UNLESS NOTED) | BENCHMARK FOUND | POINT OF BEGINNING | DOCUMENT NUMBER | VOLUME | PAGE | RIGHT-OF-WAY | PUBLIC OPEN SPACE | CONTROL POINT | BUILDING SETBACK LINE | OFFICIAL PUBLIC RECORD | DEED RECORD, TEXAS | DEED RECORD, TEXAS | BASTROP COUNTY, TEXAS |
| --- | --- | --- | ○ | ○ | ○ | P.O.B. | DOC. NO. | VOL. | P.C. | R.O.W. | P.O.S. | C.P. | B.S.L. | O.P.A.B.C.T. | D.E.D. | D.B.C.T. | |

C.P. #1
GRID NORTHING: 10,107,598'
GRID EASTING: 3,222,341'

0 100 150 200

GRAPHIC SCALE: 1" = 100'

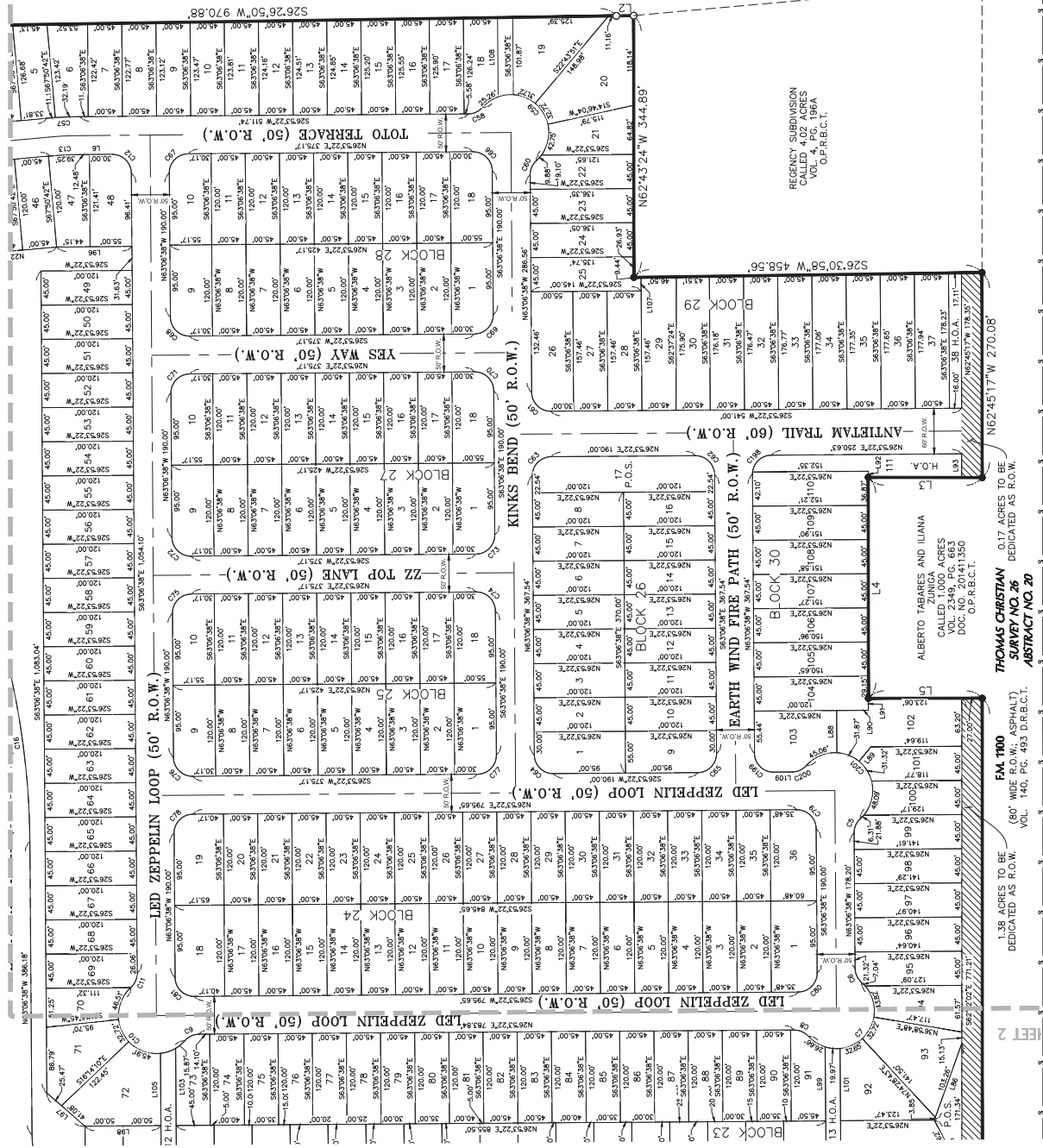
PRELIMINARY PLAT OF
PRIMA VESTA SUBDIVISION
BASTROP COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial	
7401 B. Highway 71 W. Ste. 160	
Austin, TX 78735	Tel: (512)-583-2600
www.doubleengineers.com	
TBPE Firm Number: 3937	
Reviewer:	DF
Project:	1028-006
Sheet:	2 OF 14
Field Book:	N/A
Party Chief:	ADM

X: Departments\Geospatial\Projects\1028-006 188ac Elgin\CAD\dwg\Active - Exhibits\Plot\1028-006 PrimoVento Prelim Plot Surf.dwg



INDEPENDENT SCHOOL
DISTRICT
ALLIED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

PRELIMINARY PLAT OF
PRIMA VESTA SUBDIVISION
BASTROP COUNTY, TEXAS



DOUCET

Civil Engineering • Equipments • Geospatial
 7001 B, Highway 71 W, Ste. 140
 Austin, TX 78735, Tel: (512)-583-2400
www.doucetengineers.com
 TPE Firm Number: 3937
 TBPEIS Firm Number: 10105800

Date: 06/25/2022
 Scale: 1" = 100'
 Drawn by: SWP
 Reviewed: DFE
 Project: 1028--006
 Sheet: 3 Of 14
 Field Book: N/A
 Party Chief: ADM
 Survey Dates: 11/22/2021

101 ELS UNIT NUMBER: 10103300	Survey Date: 11/22/2020
X: Departments\Geospatial\Projects\1028-006 188ac Elgin CAD\dwg Active - Exhibits\Plat\1028-006 PrimoVesta Prelim Plat Surf.dwg	

JONATHAN BURLESON

0.17 ACRES TO BE
DEDICATED AS R.O.W.

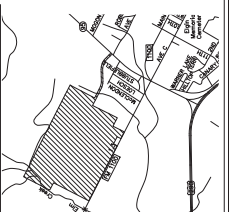
1.38 ACRES TO BE
DEDICATED AS R.O.W.

ET 2

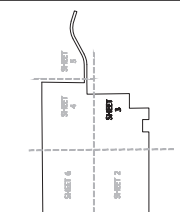
LEGEND

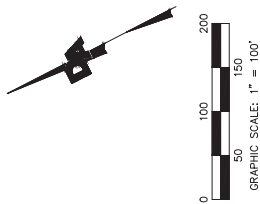
- | | |
|--------------|--|
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | ADJACENT SETBACK LINE |
| | ADJACENT PROPERTY LINE |
| ● | 1/2" IRON ROD WITH "TODUCET" CAP SET |
| ○ | 1/2" IRON ROD FOUND CAP STAMPED "FAYNE [UNLESS NOTED]" |
| P.B. | BENCHMARK FOUND PER PROJECT RECORDS |
| D.C. NO. | DOCUMENT NUMBER |
| VOL. | VOLUME |
| P.C. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| P.O.S. | PUBLIC OPEN SPACE |
| C.P. | CONTROL POINT |
| B.S.L. | BUILDING SETBACK LINE |
| O.P.R.A.C.T. | OFFICIAL PUBLIC RECORDS |
| D.A.B.C.T. | BASTROP COUNTY, TEXAS DEED RECORDS |
| | T.V. TELEVISION |

VICINITY MAP



SHEET INDEX

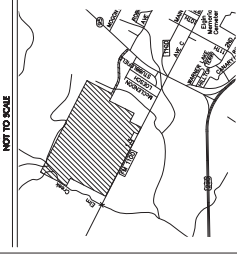




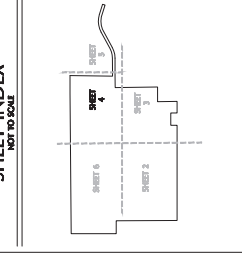
LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- ADJOINING PROPERTY LINE
- "DOUCET" CAP SET
- CAP SET MARKING WITH "DOUCET" (UNLESS NOTED)
- BENCHMARK FOUND
- PC, PT, B.P., B.M., B.P., B.M., B.P., B.M.
- DOC. NO.
- DOCUMENT NUMBER
- PAGE
- RIGHT-OF-WAY
- CONCRETE
- B.S.L.
- BUILDING SETBACK LINE
- OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- AC.

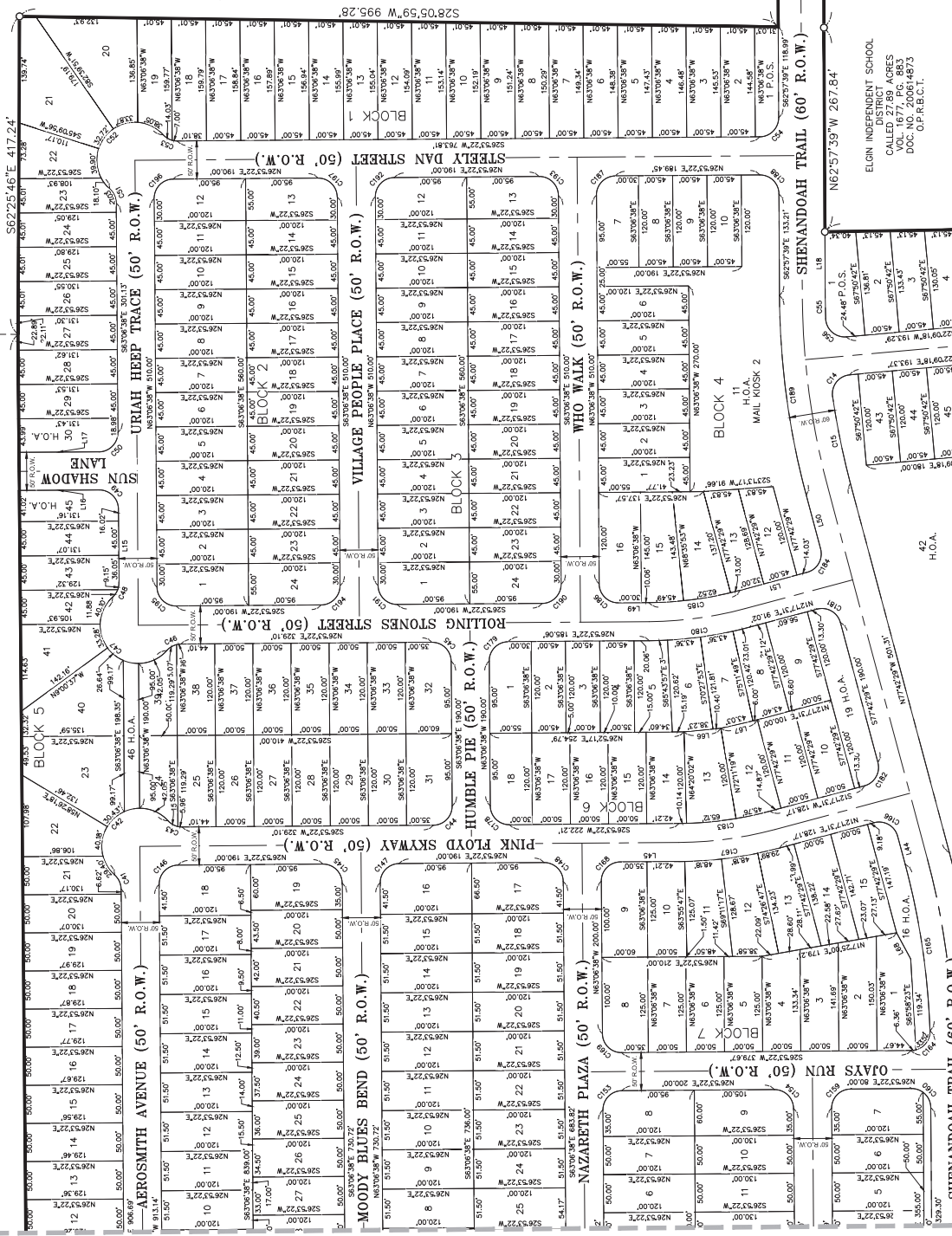
VICINITY MAP



SHEET INDEX



CLAYTON PROPERTIES GROUP INC
CALLED 234-288 ACRES
DOC. NO. 201807899
O.P.R.B.C.T.



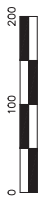
MATCHLINE SHEET 3

PRELIMINARY PLAT OF
PRIMAVESTA SUBDIVISION
BASTROP COUNTY, TEXAS

MATCHLINE SHEET 5

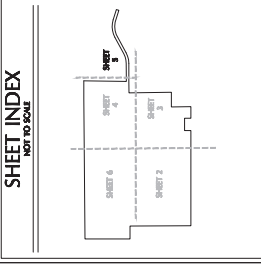
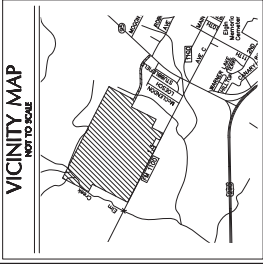
Civil Engineering // Enfillements // Geopallid
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TPEL Firm Number: 3937
Survey Date: 11/22/2020

X:\Projects\Geopallid\Projects\2020-008_1886_Eign\2020-008_1886_Prelim\Primavesta Prelim Plat Survey



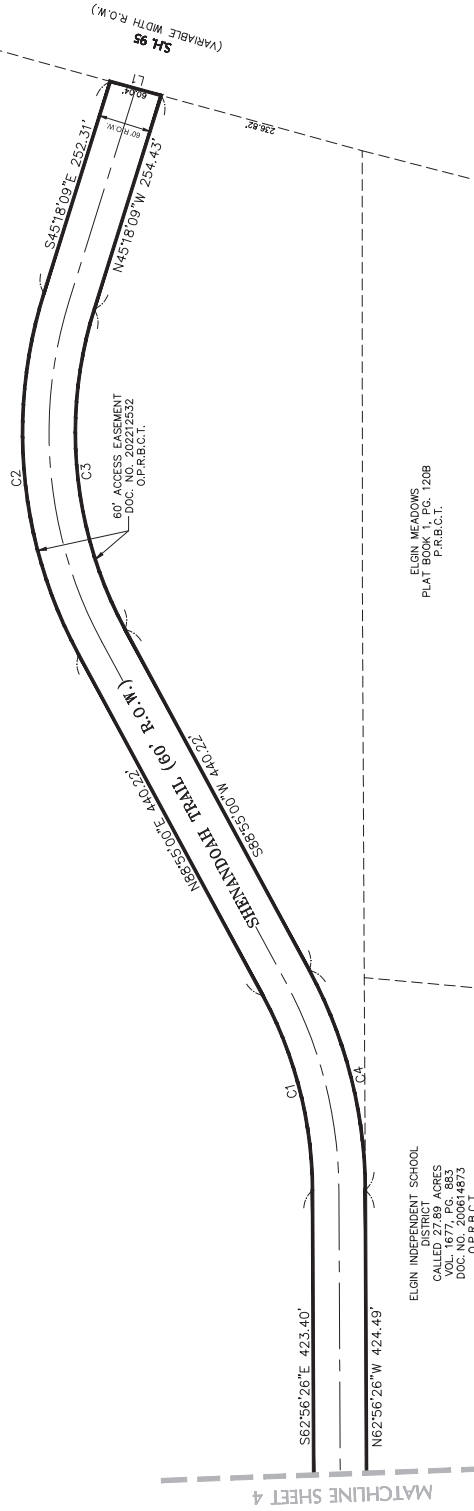
GRAPHIC SCALE: 1" = 100'

LEGEND	
---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	BUILDING SETBACK LINE
---	ADJOINING PROPERTY LINE
---	ADJOINING PROPERTY SET
---	"DOUCET" CAP SET
---	"DOUCET" CAP SET WITH
---	"CAP" STAMPED "PANEL 0004"
---	(UNLESS NOTED)
---	BENCHMARK FOUND
---	PC
---	DOC. NO.
---	DOCUMENT NUMBER
---	VOL.
---	PAGE
---	RIGHT-OF-WAY
---	PAVE
---	CONCRETE PAVE
---	CONCRETE PAVE
---	B.S.L.
---	BUILDING SETBACK LINE
---	OFFICIAL PUBLIC RECORDS,
---	DEED RECORDS, TEXAS
---	DEED RECORDS, TEXAS
---	BASTROP COUNTY, TEXAS
---	ACRES



UTP.DOC

AMY MONOCY, DARSEY, A.K.A.
AMY LEE DARSEY & PAUL
DOUGLAS MONOCY
CALLED 8910551 AC.
N.C.P.B.C.T.
O.P.R.B.C.T.



ELGIN WEADOWS
PLAT BOOK 1, PG. 1208
P.R.B.C.T.

ELGIN INDEPENDENT SCHOOL
DISTRICT
CALLED 277.89 ACRES
CALLED 277.89 ACRES
DOC. NO. 200614873
O.P.R.B.C.T.

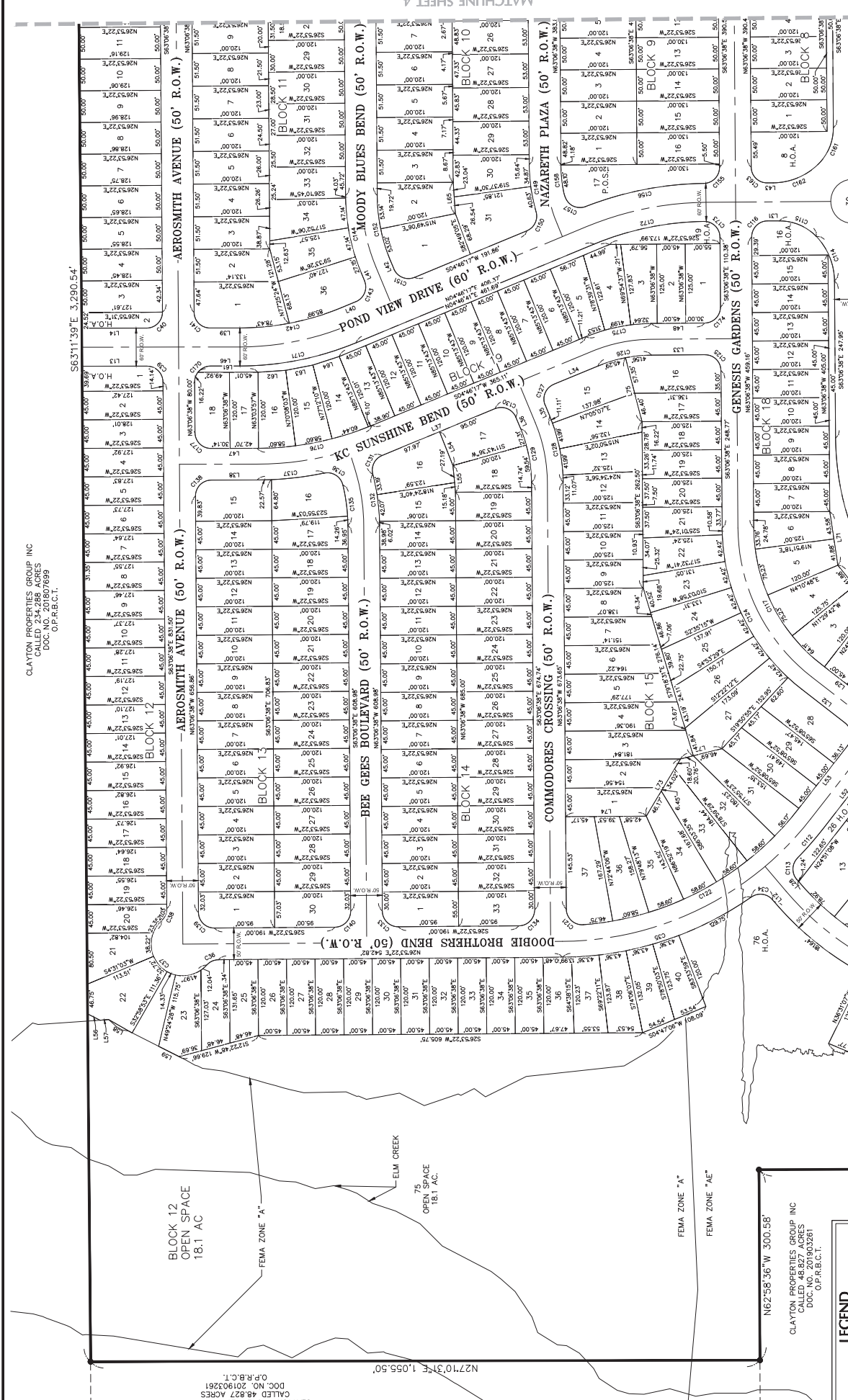
PRELIMINARY PLAT OF PRIMAVESTA SUBDIVISION BASTROP COUNTY, TEXAS



DOUCET

Civil Engineering // Enfillements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBPE Firm Number: 3937

Date:	05/25/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewed:	DF
Project:	1028-006
Sheet:	5 OF 14
Field Book:	N/A
Party Chief:	ADM
Survey Date:	11/22/2020



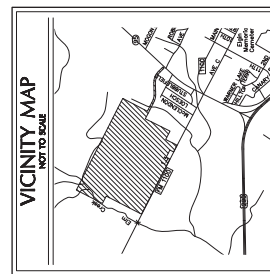
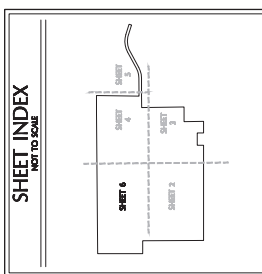
PRELIMINARY PLAT OF
PRIMAVERA SUBDIVISION
BASTROP COUNTY, TEXAS



DOUCET
Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 140
Austin, TX 78735, Tel: (512)-583-2400
www.douceteengineers.com
Firm Number: 3937
A/E/C Firm Number: 1054800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewer: DF
Project: 1028-006
Sheet: 6 OF 14
Field Book: N/A
Party Chief: ADM
Sweeper: Dyer, 11/22/2022

DEFS FILE NUMBER: 10103000 Survey Date: 11/22/2020



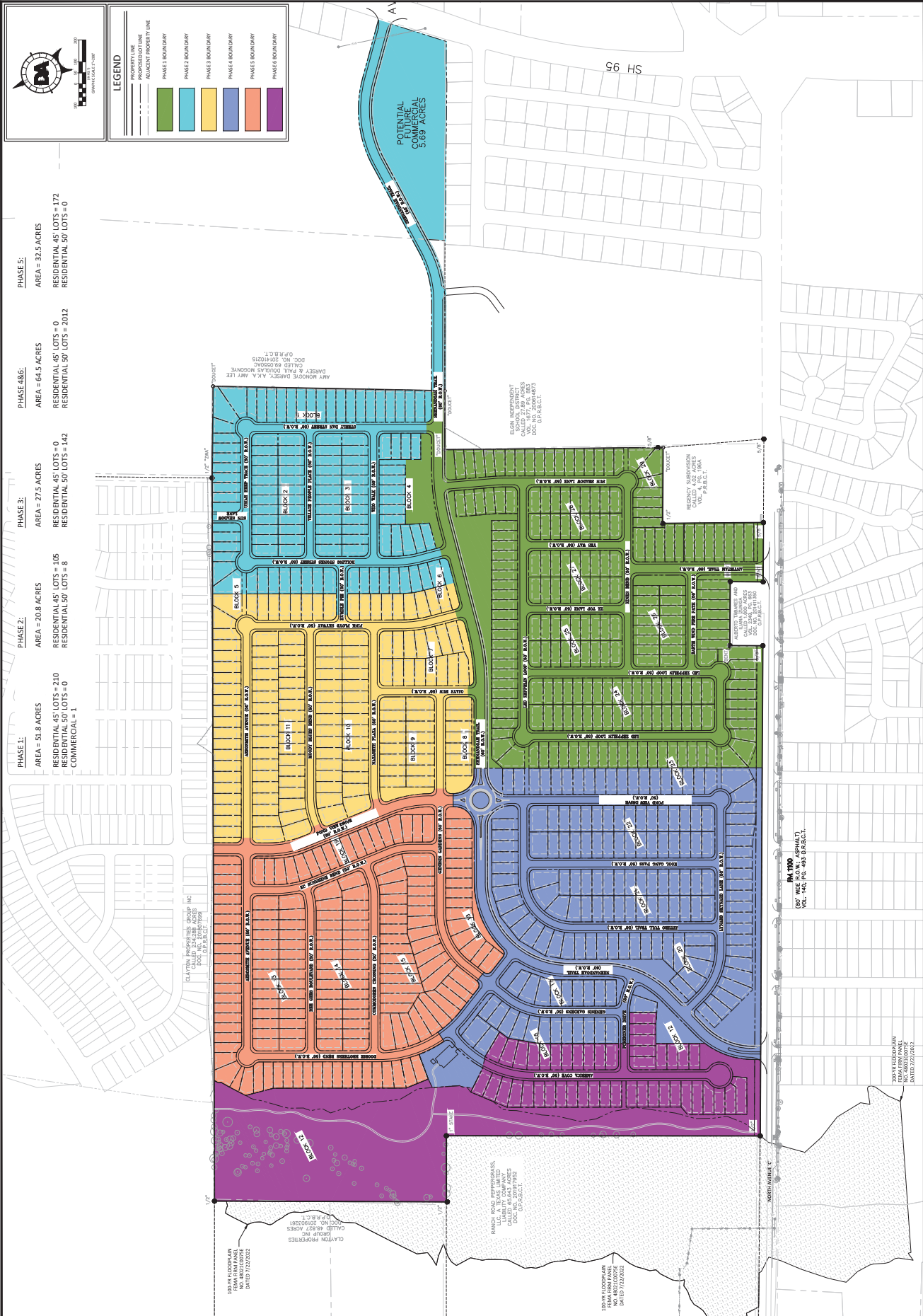
- | | |
|---------------|---|
| — | PROPERTY BOUNDARY |
| - - - | BUILDING SETBACK LINE |
| --- | EXISTING EASEMENT |
| --- | 1/2" IRON ROD WITH LINE |
| ● | "GULCH" CAP SET |
| ○ | WELL (W/OUT "PUMP") OR UNCAL STAMPE "PUMP 6054" |
| ⊗ | BENCHMARK FOUND |
| □ | DOCUMENT NUMBER |
| — | VOLUME |
| PC | PAGE |
| R.O.W. | RIGHT OF WAY |
| PL | PUBLIC OPEN SPACE |
| C.P. | CONTROL POINT |
| B.S.L. | BUILDING SETBACK |
| O.P.B.E.C.T. | OPTICAL PUBLIC RECORDS |
| U.T.D. RECORD | UNITED RECORDS |
| D.R.A.C.T. | DEED RECORD COUNTY, TEXAS |
| AC. | ACRES |

The site plan illustrates a comprehensive residential layout. Key streets include Aersmith Avenue, Bee Grees Boulevard, Comodore Crossing, Genesis Gardens, Nazareth Plaza, and others. The plan is divided into numerous blocks, each labeled with a number and name, such as Block 1 through Block 30. The plan also shows various public facilities like schools, parks, and community centers. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner.

27 R.O.W. DEDICATION (TYP.)

[illegible]

101 ELS Rm NUMBER: 10105555	Survey Date: 11/22/2020
-----------------------------	-------------------------

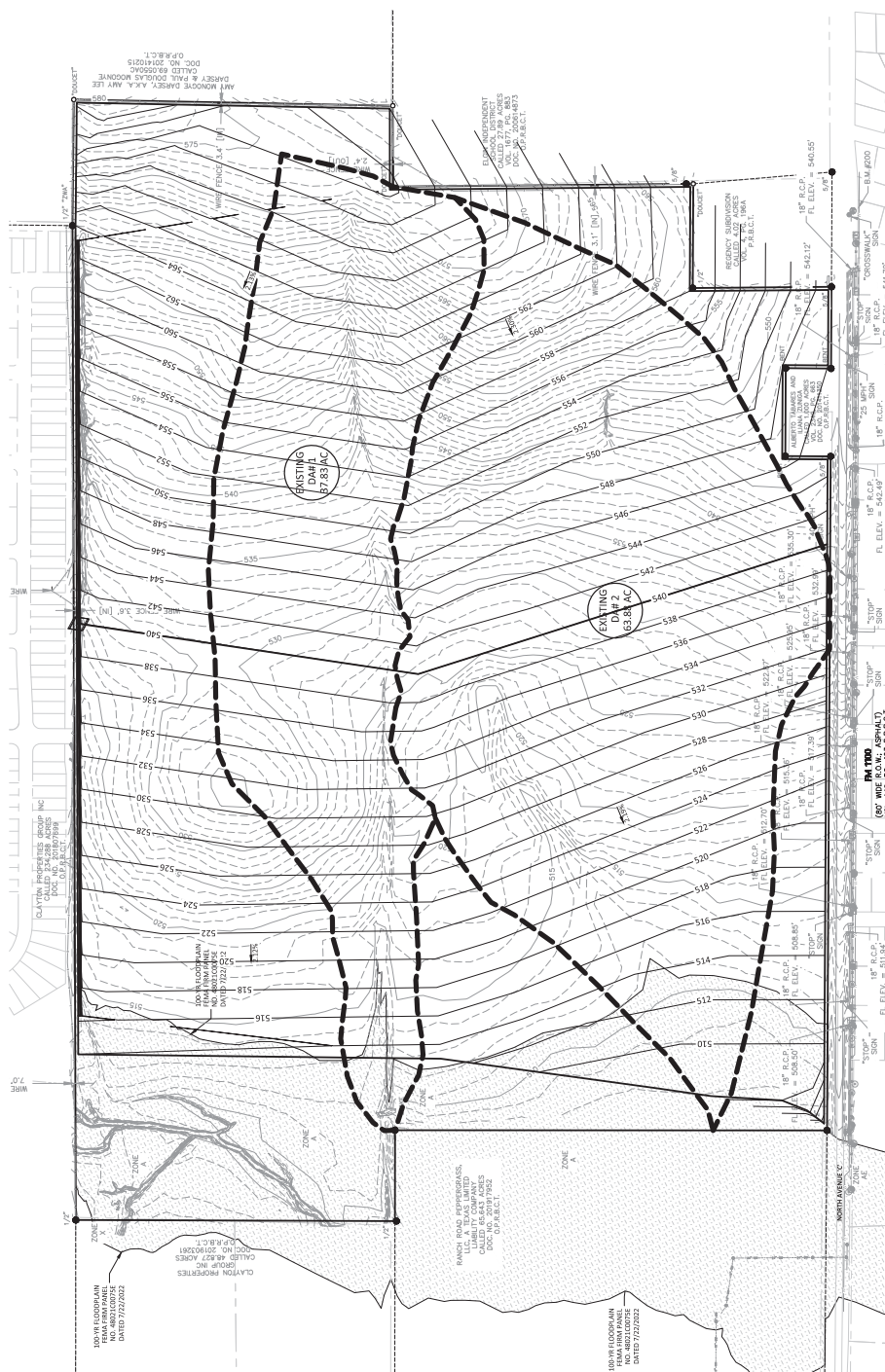
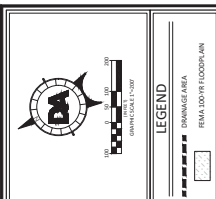






Project No.	1026-006
Sheet	13
Revised	
By	
Checked	
Drawn	
Reviewed	
Approved	





Attachment 4
TRC Approval Letter



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 13, 2023

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

RE: PrimaVesta (Larson Tract) – Preliminary Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on June 13, 2023 by Doucet & Associates, Inc :

1. Preliminary Plat dated May 25, 2023.
2. Other supporting documents submitted with the preliminary plat: Comment response letter.

Our review finds that these documents have 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 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



Development Services Department

STAFF REPORT

Specific Use Permit for expansion of day care center on a neighboring lot & modification of existing specific use regarding the parking lot layout.

File #: 202300004

Date: June 4, 2023

Applicants: Martha Flores c/o New Beginnings CDC, LDC

Representative: Southwest Engineers, Inc.

Hearing Dates: Planning & Zoning Commission – June 26, 2023.
City Council – July 11, 2023.

Location: 700 Bull Run

APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission and consideration (action) of the City Council of a Specific Use Permit to allow an expansion of a day care center on a neighboring lot & modification of an existing specific use for a day care center, in a commercial district.

DEPARTMENT COMMENTS

The current zoning on the lot is C-3, which is a commercial zoning. Under Sec. 46-138 a childcare center (including an expansion) requires the granting of a new specific use for the Use. Also, the parking field on the existing granted Specific Use (see attachment 5) will be changing on the existing site which requires the granting of another specific use to change the parking area. This layout was originally never built and does not exist on the site.

The original Specific Use was granted for a childcare center on April 12, 2019, which consisted of a 2,496 square foot single story, 3,158 square foot two (2) story, & thirteen (13) parking spaces on one (1) lot (see attachment 5). This was recommended for approval by the Planning & Zoning Commission on March 25, 2019 & approved by the Council on April 19, 2019.

This new Specific Use will modify the parking layout to reduce the parking stalls to the minimum Code standards of 9' x 18' stalls, remove a required tree island (Code requires one tree island every 12 parking spaces), and reoriented travel from north to south through the access lane. This will be extended to the new lot. Also, they will retain the parking standards of one (1) space for each employee and this will increase the minimum parking from thirteen (13) to twenty-four (24) spaces (see attachment 3).

Also their will be a new 14,049 square foot single story day care building to expand the existing childcare business built on the lot (see attachment 3).

STAFF ANALYSIS

The area in which the Use will be expanded is a mixture of C-3 zoning (which is our highest commercial zoning category) and I zoning (which is industrial). Also, the childcare center exists in part of this area. It is not anticipated the modification or expansion will substantially impact on the area.

Also, Bull Run itself only has this business and the Bastrop Co. Road and Bridge facility. So any traffic impacts should be minimal as there is not significant traffic on the roadway from this business.

Also, the City's Codes have changed since the original granting of the original Specific Use. If this is granted by the City Council, we are required under Ch. 48, City Code to compel the applicant to complete a Site Development Application for the external parking lot improvements. This will need to be approved by the City and built to standard before we will grant a new Certificate of Occupancy for the new building.

Staff has no issues or concerns related to the proposal.

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 the attached Exhibits.

1. Application.
2. Staff added zoning map.
3. Ordinance with Exhibit.
4. 200' Notice Map.
5. Ordinance 2019-04-02-07.

Attachment 1

Application

SPECIFIC USE APPLICATION

Date: 01/03/2023

SITE INFORMATION

Project Address: 700 Bull Run, Elgin, Texas 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Martha Flores (New Beginnings CDC, LLC - Elgin)

Postal Address: 1001 Schley Street, Eagle Lake, Texas 77434

E-Mail Address: newbegcdllc_andrea@yahoo.com; Phone Number: 512-285-6337

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.

Martha M. Flores Martha M. Flores 1/3/23

Signature

Printed Name

Date

Project Description:

Expansion to the existing Child Care Facility business to include a new 15,000-16,000 SF
building with associated parking and drives



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



(512) 281-0119



www.elgintx.com

January 3rd, 2023

David Harrell, Planning and Development Director
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Agent Authorization Letter
New Beginnings Child Care Development Center, LLC
1001 Schley Street
Eagle Lake, TX 77434

To Whom It May Concern:

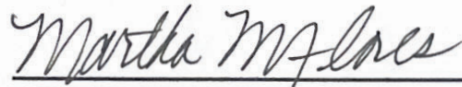
As the owner of the above-referenced property, this letter authorizes Southwest Engineers, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, submittal of Specific Use Application, Site Development Application, and any other related applications as may be required.

New Beginnings CDC, LLC
A Texas Limited Liability Company

By:

Name:

Title:

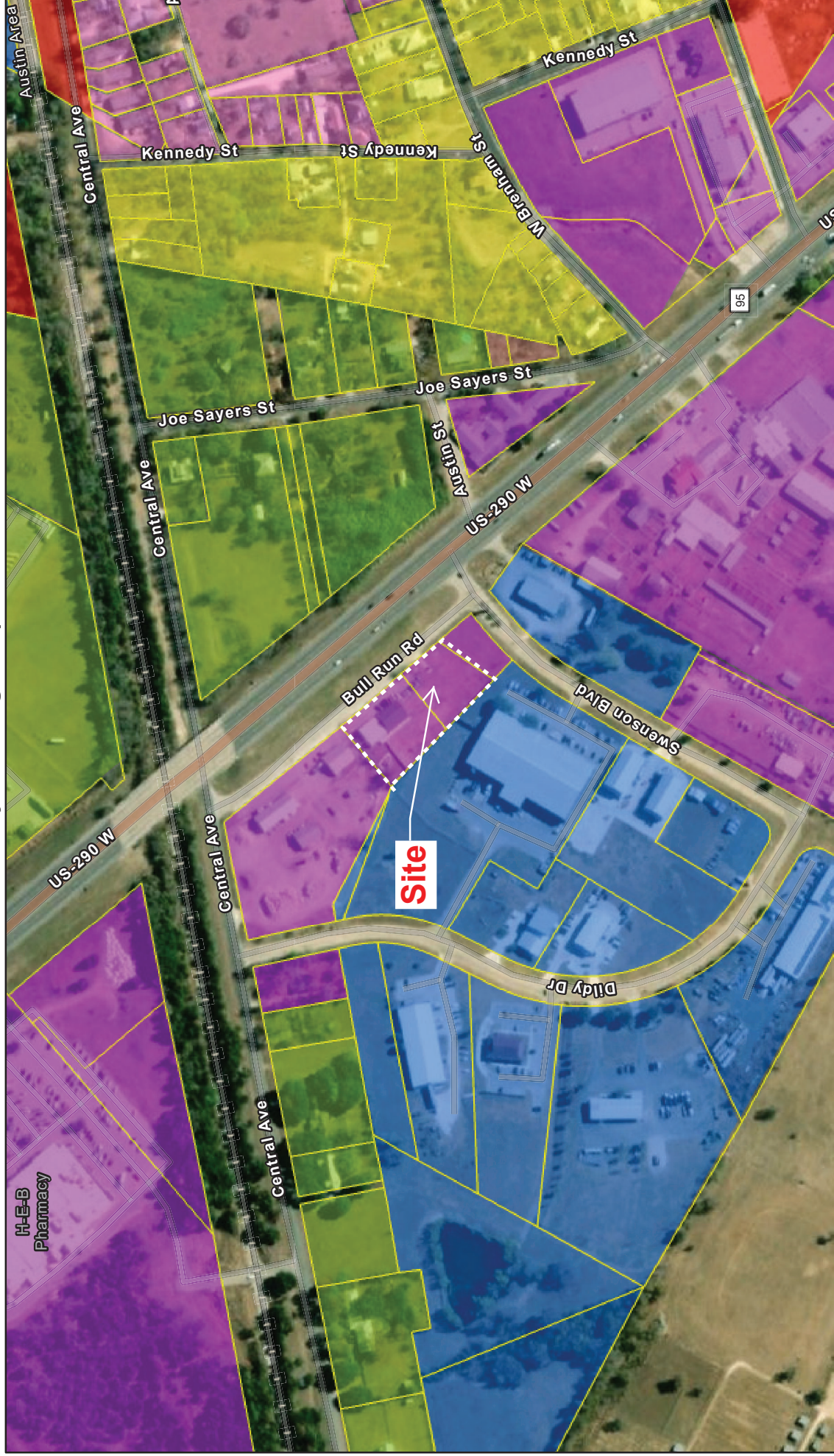
A handwritten signature in dark ink, appearing to read "Martha Flores", is written over a horizontal line.

Martha Flores

Owner

Attachment 2
Staff Added Zoning Map

City Zoning Map



6/4/2023, 2:54:32 PM

Bastrop Parcels April 2023

Zoning

- C-1
- C-2
- C-3
- I
- R-1
- R-2
- R-3

1:4,514

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

Attachment 3
Ordinance with Exhibit

ORDINANCE NO. 2023-07-11-??

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR EXPANSION OF A DAY CARE CENTER ON A NEIGHBORING LOT & MODIFICATION OF AN EXISTING SPECIFIC USE FOR A DAY CARE CENTER (ORDINANCE 2019-04-02-07) REGARDING THE PARKING LOT LAYOUT ON PROPERTY LOCATED AT 700 BULL RUN (SOPKO & KEELING SUBDIVISION, LOT 1, ACRES 0.8230 & LOT 2, ACRES 0.5510), CITY OF ELGIN, TEXAS, 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 an expansion of a day care center on a neighboring lot & modification of an existing specific use for a day care center, in a commercial district at the property described in this Ordinance; 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 June 26, 2023, 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 an expansion of a day care center on a neighboring lot & modification of an existing specific use for a day care center, in a commercial district as shown in documents attached hereto as Exhibit “A”; and

WHEREAS, on the 11th day of July, 2023, 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 policies or provisions of the Comprehensive Plan and the City’s Code of Ordinances.

II.

The Zoning District for the Property shall remain C-3 Highway Commercial District, and the Ordinance granting a Specific Use Permit for the specific use on the property to allow an expansion of a day care center on a neighboring lot & modification of an existing specific use for a day care center, 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 11th day of July 2023.

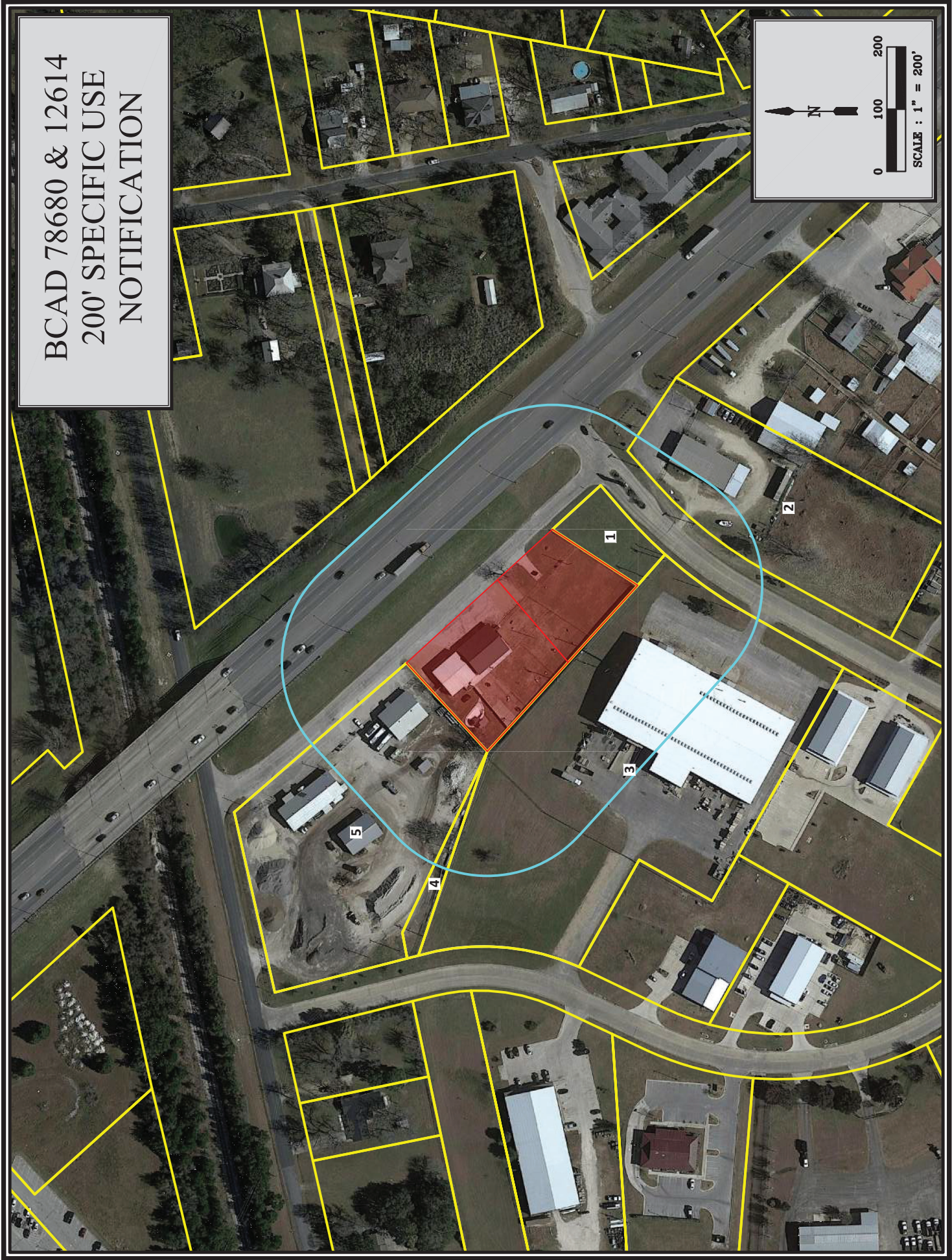
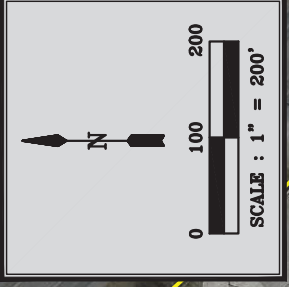
THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

Attachment 4
200' Notice Map

BCAD 78680 & 12614
200' SPECIFIC USE
NOTIFICATION



Attachment 5
Ordinance 2019-04-02-07

ORDINANCE NO. 2019-04-02-07

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR A CHILD CARE CENTER AT THE PROPERTY LOCATED AT 700 BULL RUN ROAD IN SOPKO & KEELING SUBDIVISION, LOT 1, BEING APPROXIMATELY 0.5510 ACRES AND LOT 2 BEING APPROXIMATELY 0.5510 ACRES, 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 child care center 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 March 25, 2019, 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 child care center use at the Property for a period of five (5) years and that the owner provide thirteen (13) off-street parking spaces as shown in the 700 Bull Run – Site Parking Requirements document attached hereto as Exhibit “B”; and

WHEREAS, on the 2nd day of April, 2019, 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 policies or provisions of the Comprehensive Plan and the City's Code of Ordinances.

II.

The Zoning District for the Property shall remain C-3 Highway Commercial, and the Ordinance granting a Specific Use Permit for the specific use on the property of Child Care Center is hereby adopted with the conditions that (1) the site provide for thirteen (13) off-street parking spaces as show in Exhibit "B," and (2) that the Specific Use Permit have a term of five (5) years from the date this Ordinance is adopted.

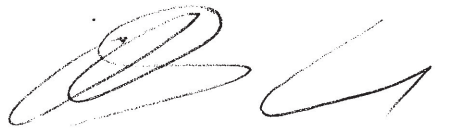
III.

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 2nd day of April 2019.



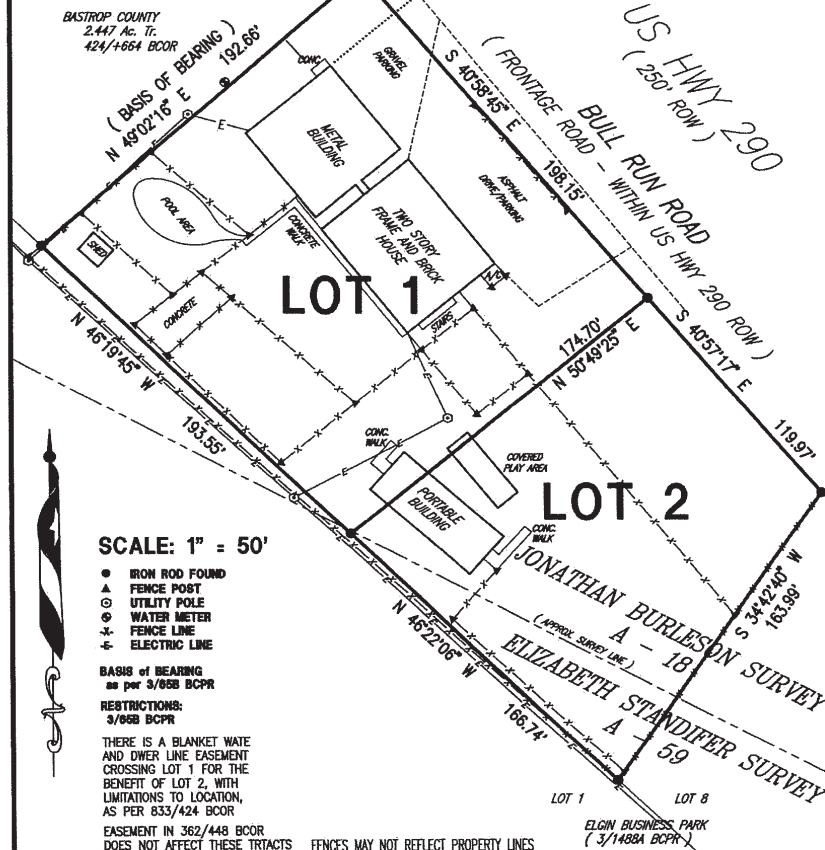
CHRIS CANNON, MAYOR

ATTEST:



Amelia Sanchez, City Secretary

SOPKO & KEELING SUBDIVISION



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

Dale L. Olson

DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 03/19/15

CERTIFIED COPY ONLY
IF YELLOW SEAL IS PRESENT

DALE L. OLSON

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

SURVEY PLAT
of LOTS 1 AND 2, SOPKO &
KEELING SUBDIVISION, as recorded
in Plat Cabinet 3, Page 65B, of the
the Bastrop County Plat Records.

SCALE: 1" = 50'
DRAFTSMAN: K. Gentry
DATE: 03/19/15
TOM HARING and LORI HARING

Attest:
2/6/17



SCALE: 1" = 50'

- IRON ROD FOUND
- ▲ FENCE POST
- ⊙ UTILITY POLE
- ⊕ WATER METER
- X- FENCE LINE
- E- ELECTRIC LINE

700 Bull Run - Site Parking Requirements

Land Use: Day Care Services (Commercial)
Parking Ratio: 1 space per employee
Parking Spaces Required: 8 employees proposed = 8 spaces
Parking Spaces Provided: 13 (12 Regular & 1 handicapped)
Total Number of Site Handicapped Spaces required: 1 **Provided:** 1

NOTE: All provided spaces are standard parking spaces at 9'-0" x 20'-0". One handicapped space with one 8'-0" van-accessible aisle is provided. No compact spaces are proposed for this development.

700 BULL RUN RD
PARKING LAYOUT



**AUSTIN CIVIL
ENGINEERING, INC.**

TBPE FIRM # F-001018
 9501 B MANCHACA RD., SUITE. 220
 AUSTIN, TEXAS 78748
 PH: (512) 306-0018



Development Services Department

STAFF REPORT

Review, Discuss, and provide Input regarding Sacred Heart PDD

Date: June 4, 2023

WORKSHOP SUMMARY

The purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. Please be aware City Staff has removed some of the PDD pages that were not related to the development plan or development maps to shorten the packet size. Staff has also provided a City Limits Map to assist with the overall development pattern of the area and its location. The lot in dotted lines is making the request.

City Zoning Map



6/4/2023, 1:31:59 PM

Bastrop Parcels April 2023

1:4,514

Esri Community Maps Contributors, Baylor University, City of Austin, Texas
Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin,
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, Maxar

Maxar | TRC GIS, City of Elgin | Esri Community Maps Contributors, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

**AGREEMENT AND DEVELOPMENT PLAN
SACRED HEART CATHOLIC CHURCH
PLANNED DEVELOPMENT DISTRICT (PDD)**

**THE STATE OF TEXAS
COUNTY OF BASTROP**

**§
§**

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ELGIN, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and THE CATHOLIC DIOCESE OF AUSTIN, its successors and assigns, (hereafter referred to as the "Owner"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 9.8555 acres, as more particularly described in **Exhibit "A – Parcel Map"**, (herein after referred to as the "Diocese Tracts") attached hereto and made a part hereof.

WHEREAS, the Owner intends to acquire certain real property consisting of 0.4120 acres, as more particularly described in **Exhibit "B – Vacated Right-of-Way"**, (herein after referred to as the "City Property") attached hereto and made a part hereof.

WHEREAS, the Owner intends to acquire certain real property consisting of 0.0960 acres, as more particularly described in **Exhibit "C – Vacated Right-of-Way"**, (herein after referred to as the "City Property") attached hereto and made a part hereof.

WHEREAS, the Owner desires to re-plat the properties described on Exhibits A, B and C into one contiguous parcel and to develop the re-platted parcel consisting of 10.3635 acres, as more particularly described in **Exhibit "D – Development Plan Area"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Development District (the "PDD"), and those portions of the Property currently lie within City Limits.

WHEREAS, pursuant to Chapter 46, Article IV, Division 10, Code of Ordinances, City of Elgin, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PDD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on _____, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PDD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Elgin and that it complies with the intent of the Planned Development District Ordinance of the City;

I. GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan included in Section II herein the "Plan."

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed.

3. ZONING VIOLATION

The Owner, his successors and assigns understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Elgin, Texas, as amended. This Plan will be filed in the Official Records of Bastrop County, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

4. MISCELLANEOUS PROVISIONS

4.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

4.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

4.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

4.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

4.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

4.6 Venue.

All obligations of the parties created hereunder are performable in Bastrop County, Texas and venue for any action arising hereunder shall be in Bastrop County.

4.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

4.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

4.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

Catholic Diocese of Austin
6225 E US Hwy 290
Austin, Texas 78723
Attn: Patrick Baker

CITY OF ELGIN, TEXAS

City of Elgin, Texas
P.O. Box 591
Elgin, Texas 78621
Attn: City Manager

4.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

4.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

4.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

4.13 Sunset Provision

In the event that this Planned Development Plan is not recorded within two (2) years from the date the Planned Development Plan is approved by the City Council, then the Planned Development Plan shall be automatically voided and the zoning shall revert to R-1 Single Family (the zoning ordinances in effect at the time of approval of this PDD).

II. DEVELOPMENT PLAN ("Plan")

1. DEFINITIONS

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

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 10.3635 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "D"**, attached hereto.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the R-1 zoning district, or applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.1.1 Setbacks

- (1) Front setbacks along W 11th Street shall be twenty-five (25) feet per R-1 standards.
- (2) All non-front building setbacks shall be a minimum of ten (10) feet.

4.1.2 Compatibility

- (1) A minimum six (6) foot high masonry fence or a ten (10) foot landscape buffer shall be provided between adjacent residential properties and parking areas and drives. The landscape buffer shall be planted with new sod or turf. One (1) native mid-sized evergreen tree and three (3) native short trees shall be provided per every forty (40) linear feet of bufferyard. The fenceline should be cleared of understory shrubbery and debris, with existing trees to remain; all new planting/landscape improvements shall

follow the above pattern except in cases where new planting would conflict with, or otherwise compromise the health/viability of, existing trees.

- (2) All exterior lighting shall be hooded or shielded from the view of adjacent residential property.
- (3) The maximum light level at the property line adjacent to residential properties shall not exceed 0.25 footcandles.

4.1.3 Building Design

- (1) Building height shall be no greater than fifty (50) feet.
- (2) The maximum building coverage shall be no more than 45%.
- (3) The maximum impervious cover shall be no more than 65% of the gross site area.

4.1.4 Parking

- (1) Sanctuary seating capacity shall govern the number of spaces. Phase 1 parking shall be provided at a ratio of one (1) space per four (4) seats. Parking for ultimate development shall be provided at a ratio of one (1) space per 5.25 seats.
- (2) Parking space size shall be 9' x 18'.
- (3) Existing head-in parking will remain along W 11th Street within the City's right-of-way.
- (4) Bicycle parking shall be provided at a ratio of 2% of the motor vehicle spaces provided, or 5 spaces, whichever is greater.

4.2 Other Ordinances

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

4.3 Traffic Impact Analysis

A traffic impact analysis (TIA) shall not be required for this Plan.

5. PERMITTED USES

The Property shall be used and developed as a religious campus as shown in **Exhibit "E"** attached hereto and incorporated herein. **Exhibit "E"** depicts the Development Plan for the property. Churches, buildings, structures, and uses accessory and customarily incidental on a religious campus are hereby permitted.

6. UNDERGROUND UTILITY SERVICE

All utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

7. VACATED RIGHT-OF-WAY

This Development Plan vacates the N Avenue B right-of-way and a portion of the 12th Street right-of-way which shall be recorded and maintained as Public Utility Easements.

8. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

8.1 Parkland and Pocket Parks

0.47 acres of public parkland maintained by the Diocese of Austin shall be provided with this Development Plan. Detention for the development shall be allowed within this parkland. A concept of this parkland is included as **Exhibit F**. The parkland shall include the following features:

- Sidewalk along the perimeter
- Trash receptacles
- Benches along W 11th Street
- Seating within the park
- Picnic area
- Trees and landscaping

9. SIGNS

9.1 Signs for the Property shall be per regulations set forth in Chapter 32 of the City of Elgin Code of Ordinances.

10. WATER AND WASTEWATER

10.1 Potable water and wastewater will be provided by City of Elgin to the Property Line.

11. WATER QUALITY, DETENTION, AND IMPERVIOUS COVER

11.1 The project shall meet the requirement for on-site stormwater detention to attenuate the 2-, 10-, 25- and 100-year storm rate of discharge to predevelopment rate of runoff.

11.2 The maximum impervious cover shall be no more than 65% of the gross site area.

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

- 12.1 Front setbacks along W 11th Street shall be twenty-five (25) feet per R-1 standards.
- 12.2 All non-front building setbacks shall be a minimum of ten (10) feet.
- 12.3 A minimum six (6) foot high masonry fence or a ten (10) foot landscape buffer shall be provided between adjacent residential properties and parking areas and drives. The landscape buffer shall be planted with new sod or turf. One (1) native mid-sized evergreen tree and three (3) native short trees shall be provided per every forty (40) linear feet of bufferyard. The fenceline should be cleared of understory shrubbery and debris, with existing trees to remain; all new planting/landscape improvements shall follow the above pattern except in cases where new planting would conflict with, or otherwise compromise the health/viability of, existing trees.
- 12.4 Building height shall be no greater than fifty (50) feet.
- 12.5 The maximum building coverage shall be no more than 45%.
- 12.6 The maximum impervious cover shall be no more than 65% of the gross site area.
- 12.7 Sanctuary seating capacity shall govern the number of spaces. Phase 1 parking shall be provided at a ratio of 1 space per 4 seats. Parking for ultimate development shall be provided at a ratio of 1 space per 5.25 seats.
- 12.8 Parking space size shall be 9' x 18'.
- 12.9 Sidewalk shall be provided along one side of W 12th Street.
- 12.10 Existing head-in parking will remain along W 11th Street within the City's right-of-way.
- 12.11 Bicycle parking shall be provided at a ratio of 2% of the motor vehicle spaces provided, or 5 spaces, whichever is greater.
- 12.12 The area between the front of the proposed sanctuary as shown on the Development Plan and N 11th Street shall not be considered "street yard".
- 12.13 Accessways or internal circulation drives shall not be deemed streets for the purpose of calculating street yard.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved by the City Manager, Director of Planning, or their assignee. The following shall be considered minor revisions:

The size of a physical improvement, including buildings or structures; and/or any change in density of use may be revised if the size is increased or decreased by not more than 10% and

- (a) The Director determines the basic layout of the Development Plan remains the same and
- (b) The Development Plan functions as well as before the revision.

13.2 Major Changes

All changes not permitted under section 13.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) as it applies to the land of the Rezoning Owner.

14. PLAN EXPIRATION

- 14.1** The Approved Site Plan shall not have an expiration. Phasing proposed with the Site Plan shall not have an expiration.

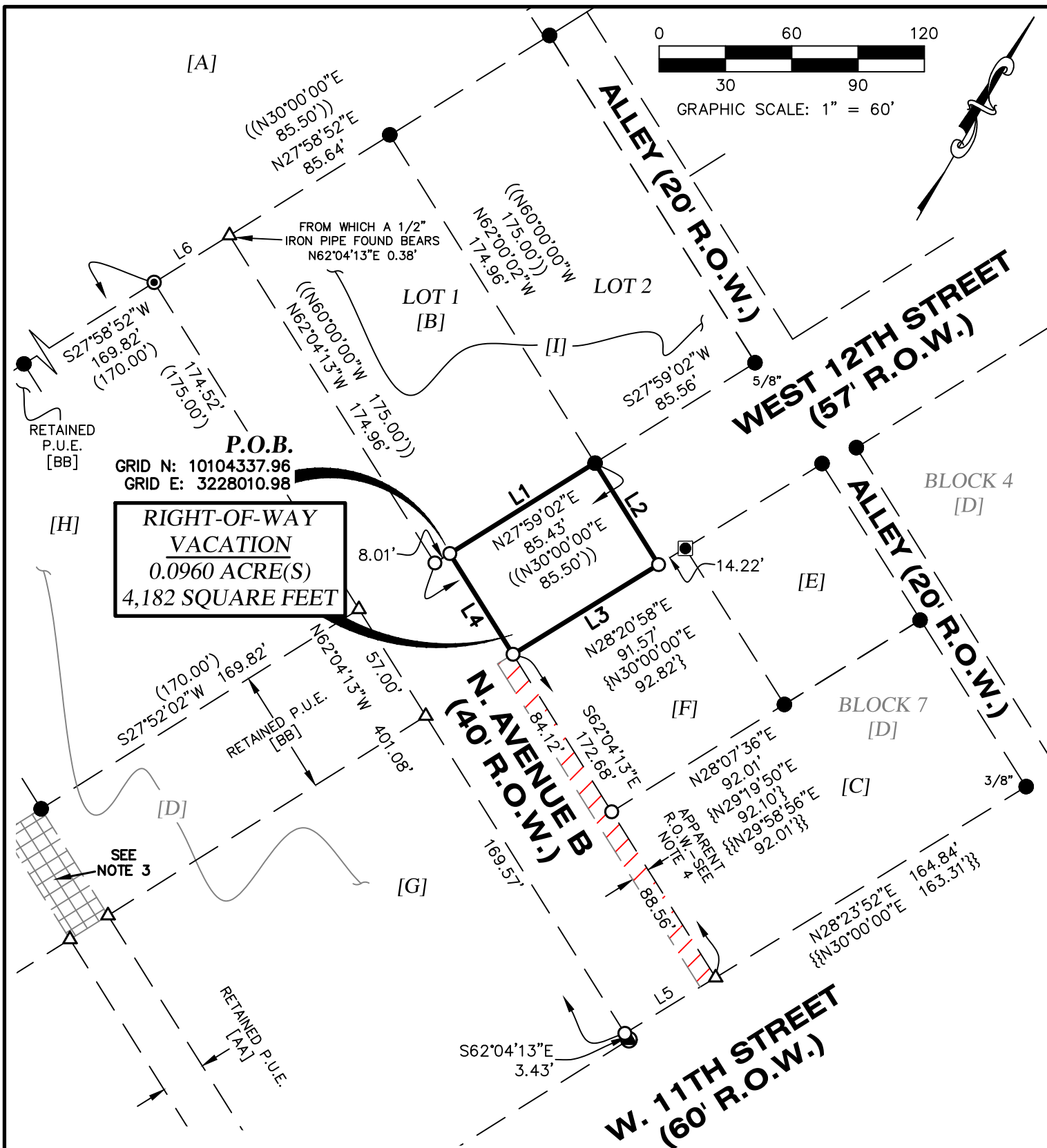
[illegible]

1:2,257

0 0.02 0.04 0.09 mi

OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



**0.0960 ACRE
RIGHT-OF-WAY
VACATION
City of Elgin, Bastrop
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/21/2022
Project:	01065
Scale:	1" = 60'
Reviewer:	SMD
Tech:	SMD
Field Crew:	TS/JC
Survey Date:	AUG. 2020
Sheet:	1 OF 3

LOT 5, DIVISION 14
CITY OF ELGIN
CAB. 1 SLD. 100B
P.R.B.C.T.

FROM WHICH A
1/2" IRON ROD
FOUND BEARS
S43°41'12"W 0.80'

((N29°20'36"E
179.31'))
N27°23'34"E
179.10'

[O]

((N30°14'13"W 400.22'))
N28°20'41"E 400.09'

N28°20'41"E 350.12'

"C.R.
RALPH
4758"

((L11))

45.40'

100.09'

"BTS"

[Y]

[X]

[Z]

L10

"C.R.
RALPH
4758"

99.88'

ILLEGIBLE

FROM WHICH A
1/2" IRON ROD
FOUND BEARS
S27°53'58"W 1.06'

N62°04'34"W 266.79'

166.91'

22.66'

5/8"

L9

L8

[N]

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

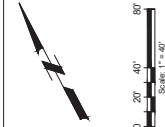
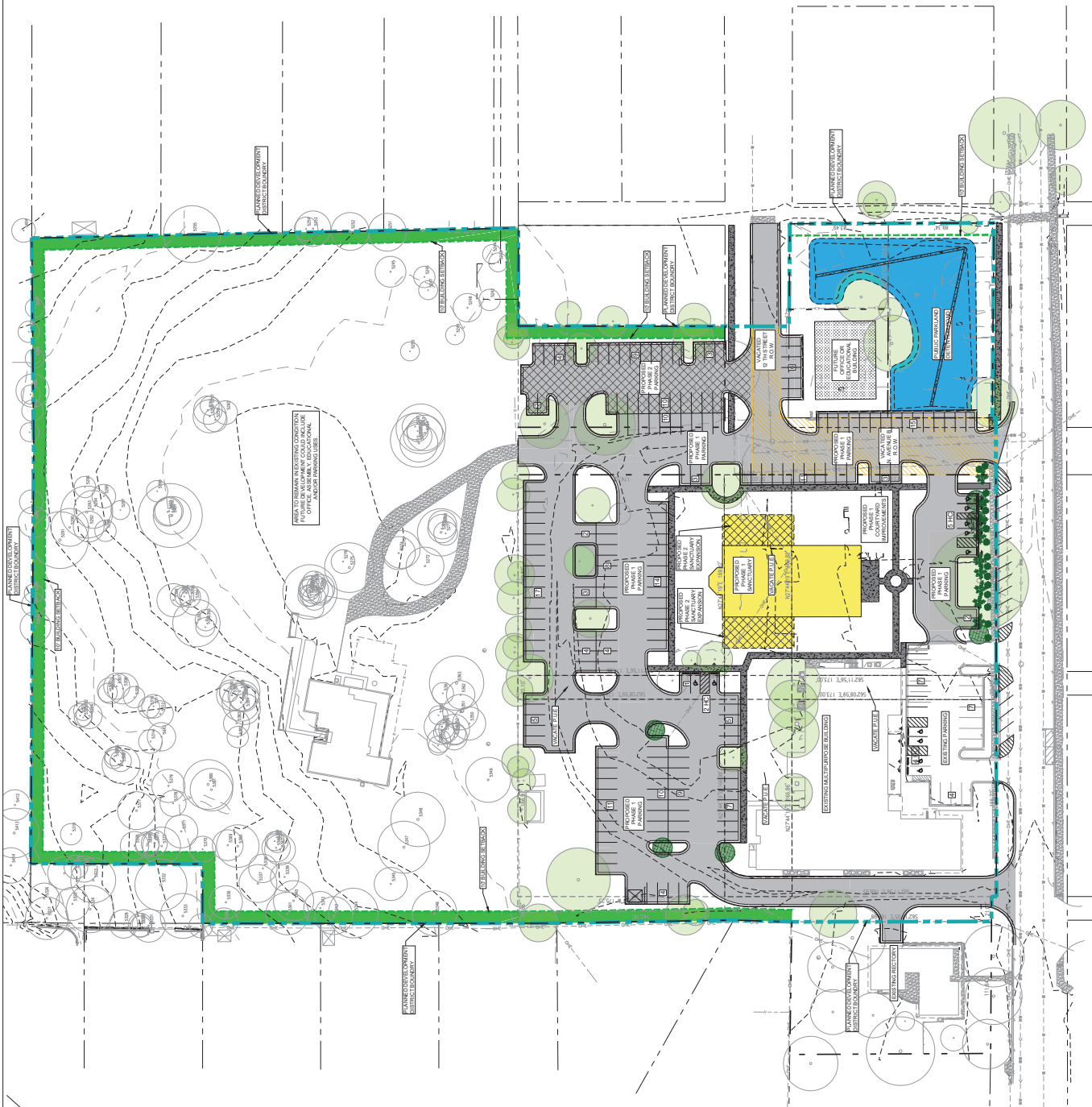
LOT 246

LOT 247

LOT 248

LOT 249

LOT 250



PARKING CALCULATION					
PHASE	USE	REQUIRED PARKING (SEATS)	PARKING RATIO	PROVIDED PARKING	PROVIDED PARKING RATIO
PHASE 1	Residential Assembly	450	1.1 - 4 seats	113	1.1 - 4 seats
PHASE 2	Residential Assembly	450	1.1 - 4 seats	113	1.1 - 4 seats
TOTAL	Residential Assembly	1,350	1.1 - 4 seats	226	1.1 - 4 seats

LEGEND

- PLANNED DEVELOPMENT DISTRICT BOUNDARY
- BUILDING SETBACK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WASTEWATER LINES
- EXISTING WATER LINES
- EXISTING CONCRETE
- PROPOSED SIDEWALK
- PROPOSED PHASE 1 BUILDINGS
- PROPOSED PHASE 2 BUILDINGS
- PROPOSED PHASE 1 PAVEMENT
- PROPOSED PHASE 2 PAVEMENT
- FUTURE DEVELOPMENT
- PUBLIC UTILITY EASEMENT
- 10' LANDSCAPE BUFFERYARD
- EXISTING TREE
- PROPOSED TREE/LANDSCAPING



CAUTION - ELECTRICITY PRESENT
 WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, MARKING, AND IDENTIFYING ALL UNDERGROUND UTILITIES AND FOR SAFEGUARDING ALL UNDERGROUND UTILITIES. THE ELECTRICAL LINES SHOWN ON THE PLAN FROM AN INTERVIEW WITH THE ELECTRICAL ENGINEER. THE ELECTRICAL ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR INTERFERENCE WITH ANY UTILITIES OR FOR ANY OTHER ACTIVITY OF ANY KIND THAT MAY BE CAUSED BY ANY WORKING ON THIS PROJECT.

MSE ENGINEERING AND CONSULTING
 16002 Eastman Blvd Suite 200
 Houston, Texas 77058
 Phone: 281.460.1000
 Email: info@mse-engineering.com

PROJECT NO. 07.28.009
 PROJECT NAME: SACRED HEART CATHOLIC CHURCH
 302 W 11TH ST
 ELGIN, TX 78621

SHEET NO. EX-E
 SHEET TITLE: CONCEPT PLAN

WEST 12TH STREET



WEST 11TH STREET



NORTH



SCALE: 1"=20'-0"