

ELGIN CITY PLANNING & ZONING COMMISSION



ELGIN CITY PLANNING & ZONING COMMISSION AGENDA

November 27, 2023

6:30 PM

I. CALL TO ORDER

II. OATH OF OFFICE

1. David Lanford and Berney Williams to be sworn-in

III. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Planning and Zoning Commission (The Commission) regarding posted agenda items or non-agenda items. Individuals requesting to speak or address The Commission during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts, or information for The Commission, to the Secretary prior to commencement of the Planning and Zoning Commission meeting. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Commission Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by The Commission on items not posted on the agenda. Items requiring a PUBLIC HEARING will allow a member of the public an opportunity to speak during the Public Hearing and does not require a "PUBLIC COMMENT FORM".

Speakers must address their comments to the Chairperson or Presiding Officer rather than to an individual Commission Member or Staff Member. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from any personal attacks or derogatory comments directed at any Commission Member, Staff Member, other individual, or group.

IV. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion, one second, and one vote. Any member of The Commission may pull any item from the Consent Agenda in order that the Planning and Zoning Commission discuss and act upon it individually as a part of the Regular Agenda.

1. October 23, 2023 Minutes

V. NEW BUSINESS

- 1. Project #: 202300112: A “Replat First Presbyterian Church” located on parcels of land known by the Bastrop County Appraisal District as Parcel numbers 79185, 49962, 12060 & 12058 located on or near the intersection of North Avenue C and Lexington Road and North Main Street and Lexington Road for a total of one lot on approximately 1.08 acres of land for use as a church campus.**

- 1. Staff Presentation**
- 2. Applicant Presentation**
- 3. Open Public Hearing**
- 4. Close Public Hearing**
- 5. Discussion**
- 6. Consideration**

VI. ANNOUNCEMENTS

VII. ADJOURMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

The members of the boards, commissions and/or committees may participate in discussions on the same items listed the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

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) 229-3222. Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before November, 24, 2023, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Interim Development Services Director

Form 2201 - Statement of Officer (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

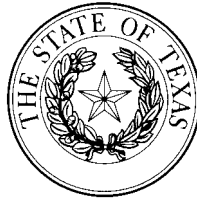
Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 05/2020

Form #2201 Rev. 05/2020
Submit to:
SECRETARY OF STATE
Government Filings
Section P O Box 12887
Austin, TX 78711-2887
512-463-6334
512-463-5569 - Fax
Filing Fee: None



STATEMENT OF OFFICER

Statement

I, _____, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: _____

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: _____

Signature of Officer

Form 2204 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

An Oath of Office that is required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office. The Oath of Office may be administered to you by a person authorized under the provisions of Chapter 602 of the Texas Government Code. Authorized persons commonly used to administer oaths include notaries public and judges.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.texas.gov. If sent by email, the original Oath should also be mailed to the appropriate address above.

NOTE: *Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.*

Commentary

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12.

Officers Required to File Oath of Office with the Secretary of State:

Gubernatorial appointees

District attorneys

Appellate and district court judges

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas

Associate judges appointed under subchapter B or C, chapter 201 of the Texas Family Code

Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Texas Water Code, Sections 36.055(d) and 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.

All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.

The Office of the Secretary of State does NOT file Statements or Oaths from the following persons: Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division*), County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD's). Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov't Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer's qualification so that the commission may be issued.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov.

Revised 9/2017

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, _____, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of _____ of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Printed or Typed Name

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 23, 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, Dorothy McCarther, and Scott Mackay.

COMMISSION ABSENT: David Lanford, Berney Williams.

STAFF PRESENT: Beau Perry, Interim Development Services Director; Melissa Lipiec, Secretary; Owen Rock, Economic Development Director

II. OATH OF OFFICE

1. Melissa Lipiec administered the Oath of Office to the Commission Members in attendance.

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

IV. CONSENT AGENDA

1. August 28, 2023, Minutes.

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

V. NEW BUSINESS

1. Project #: 202300113: A replat of lots 7-11, and section of future right-of-way, Block A, Elgin Business Park III, Phase III recorded in Cabinet 7, Slide 150-A, plat records of Bastrop County, Texas located on parcels of land known by the Bastrop County Appraisal District as Parcel numbers 8725394, 8725395, 8725392, 8725396, 8725397, 8725398 & 8725402, located west of Lot 6 and north of the detention pond establishing lots 7A, 8A, and 11A.
 - A. Staff Presentation – Beau Perry presented the item to the commission. He stated that the replat and re-routing of the road is being driven to accommodate a new business who will be purchasing Lot 8A.
 - B. Applicant Presentation – Owen Rock, applicant, did not have a formal presentation but stated that the replat was to accommodate a two hundred and fifty thousand (250,000) square foot manufacturing facility amounting to at forty to forty-five million (\$40-45,000,000.00) dollar investment and would create between one hundred and two hundred (100-200) new jobs. He also stated that he was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion –Chair Antonio Prete provided red line notes to Beau Perry. There was a brief discussion between Staff and the Commission regarding ingress and egress to the property and other developments in the area. Jason Tatum noted that there will be a concentration of construction activity in the area and asked how the traffic would be handled. Beau Perry stated that TxDot is planning to install a traffic light at the intersection of Roy Rivers Road and US 290, but the date of that installation is unknown.

- F. Consideration – Jason Tatum moved that the Commission approve Project #202300113 on the condition that the red line corrections provided by Chairman Tony Prete are made to the plat. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

VI. ANNOUNCEMENTS

Beau Perry announced that there will be a meeting in November and Melissa Lipiec will send a meeting invite. The meeting will be on the Monday after Thanksgiving.

ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 27th day of November 2023.



Development Services Department

STAFF REPORT

Consideration of a replat

Date: November 17, 2023
Applicant: James Barker, Texas Land Surveying, Inc.
Hearing Date: Planning & Zoning Commission – November 27, 2023
Location: Bastrop Co. Appraisal District Parcel Numbers 79185, 49962, 12060, & 12058 located on or near the intersection of North Avenue C and Lexington Road and North Main Street and Lexington Road.

APPLICATION SUMMARY

Consideration of a replat for First Presbyterian Church of Elgin which combines four lots into one lot for use as a church campus, food bank and emergency housing building and coffee shop.

DEPARTMENT COMMENTS

TRC has reviewed the proposed plat and found that it meets the City's requirements.

ATTACHMENTS:

1. Application
2. Proposed Plat
3. TRC review letter
4. Notice and map mailed to property owners within 200'

RE-PLAT APPLICATION

Date: 9/21/23

SITE INFORMATION

Project Address: 303 N. AVE. ELGIN, TX

Parcel Identification Number (if no address): _____

APPLICANT

Name: JAMES BARKER

Postal Address: 3613 WILLIAMS DR. #903
GEORGETOWN TX 78628

E-Mail Address: james@texas-ls.com; Phone Number: 512-930-1600 x7

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.

James Barker
Signature

JAMES BARKER
Printed Name

9/21/23
Date

Project Description:

PLAT 4 TRACTS OWNED BY 1ST
PRESBYTERIAN CHURCH INTO ONE LOT



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



(512) 281-0119



www.elgintexas.gov



512-281-2395
www.fpcelgin.org
1stpreselgin@sbcglobal.net
303 N. Avenue C, Elgin, TX 78621

September 6, 2023

To Whom It May Concern

The purpose of this replat application is to remove set backs from four contiguous replats owned by the First Presbyterian Church of Elgin.

Amy Meyer, Pastor

RE-PLAT
FIRST PRESBYTERIAN CHURCH

TOTAL ACREAGE: 1.08 ACRES
NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
SUBMISSION DATE: 06/2023
2ND SUBMITTAL: 09/2023
3RD SUBMITTAL:

OWNER/SUBDIVIDER:
FIRST PRESBYTERIAN CHURCH OF ELGIN
PO BOX 104
ELGIN, TEXAS 78621

SURVEYOR:
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600

ENGINEER:
HIGHLAND DEVELOPMENT &
ENGINEERING CO.
TBPE FIRM #19450
RACHEL D. HARTZLER PE #117344
111 N. HASLER BLVD
BASTROP TX. 78602

OWNER'S SIGNATURE

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS

That the First Presbyterian Church of Elgin acting by and through: _____ is the sole owner of the certain 1.08 acres of land shown hereon and described in deeds recorded in vol 1598-pg 687, vol 1598-pg 691, vol 1850-pg 840 & vol 8-pg 319, Deed Records of Bastrop County, Texas, and do hereby state that there are no lien holders of the certain tracts of land, and do hereby re-subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Elgin the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Elgin may deem appropriate. This subdivision is to be known as RE-PLAT FIRST PRESBYTERIAN CHURCH

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20_____.

PO BOX 104
ELGIN, TX 78621

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

My Commission expires on: _____.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, William C. Stewart, Registered Professional Land Surveyor in the State Of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Elgin, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this ____ day of _____, 20_____.

William C. Stewart
Registered Professional Land Surveyor No. 5785
State of Texas

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, Rachel D. Hartzler, Registered Professional Engineer in the State of Texas, do hereby certify that the information contained on this plat comply with the subdivision ordinances and the stormwater drainage policy adopted by the City of Elgin, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Bastrop, Bastrop County, Texas

this ____ day of _____, 20_____.

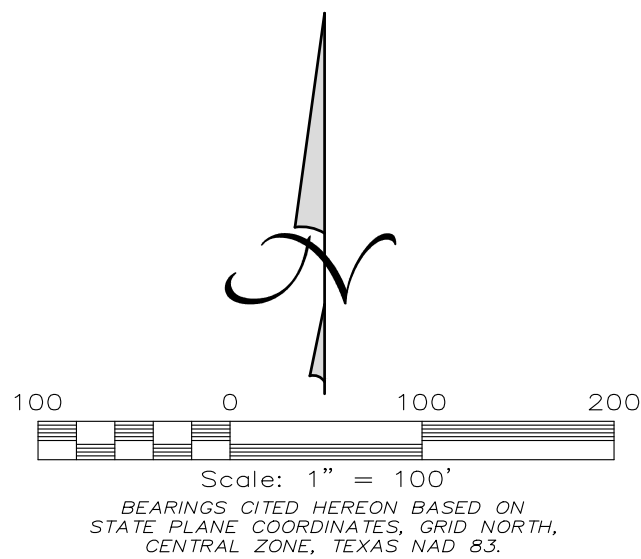
RACHEL D. HARTZLER PE #117344
HIGHLAND DEVELOPMENT & ENGINEERING CO.
TBPE FIRM #19450
111 N. HASLER BLVD
BASTROP TX. 78602

PROJECT No: 221493
DATE OF PLAT PREPARATION: JUNE 2023

RE-PLAT

FIRST PRESBYTERIAN
CHURCH

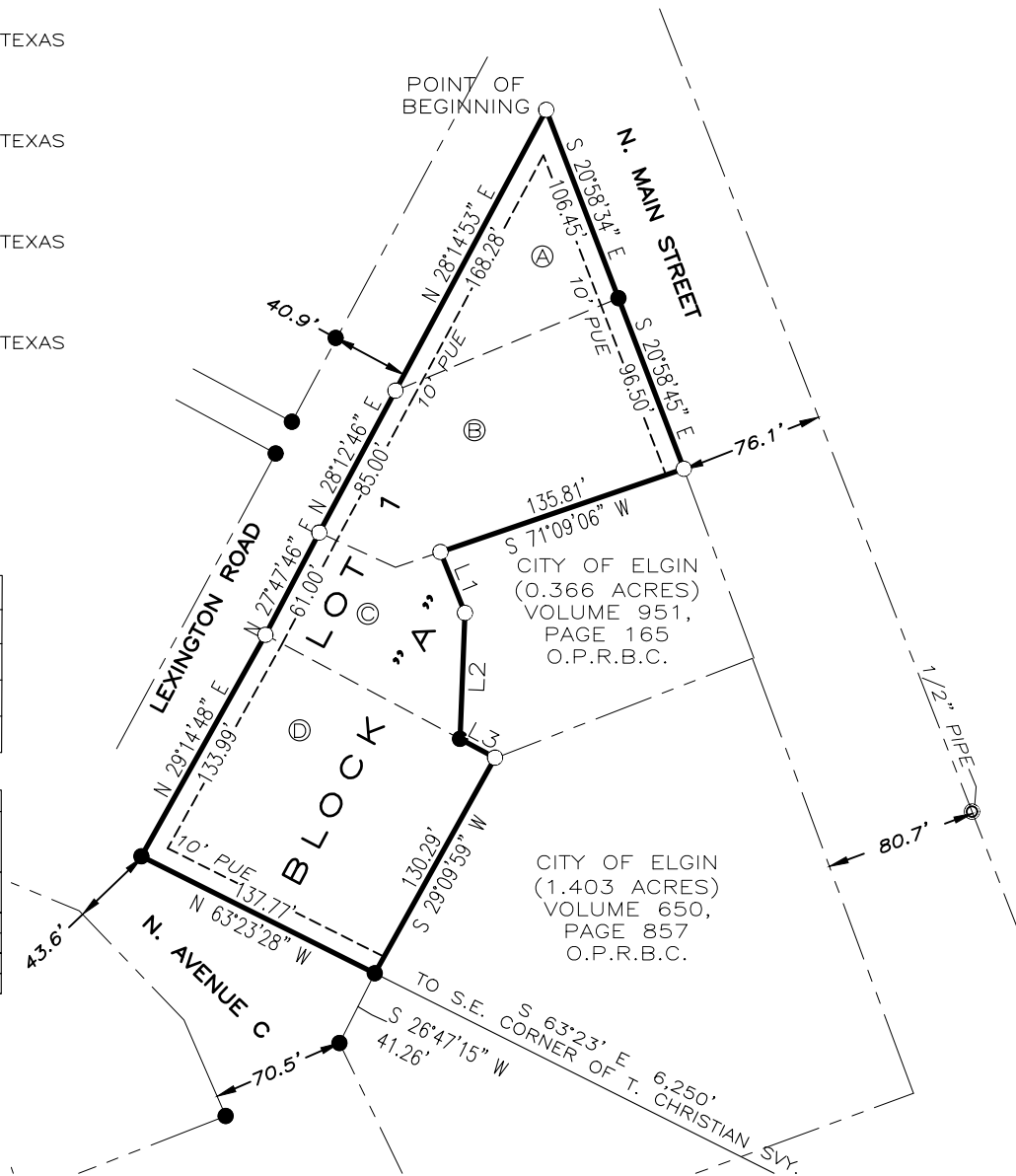
1.08 ACRES OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT No 20,
SITUATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS.



- FIRST PRESBYTERIAN CHURCH OF ELGIN, TEXAS
(0.16 ACRES — 6783 SQ. FT.)
VOLUME 1598, PAGE 687
O.P.R.B.C.
- FIRST PRESBYTERIAN CHURCH OF ELGIN, TEXAS
(0.347 ACRES)
VOLUME 1598, PAGE 691
O.P.R.B.C.
- FIRST PRESBYTERIAN CHURCH OF ELGIN, TEXAS
(TRACT 2 — 0.155 ACRES)
VOLUME 1850, PAGE 840
O.P.R.B.C.
- FIRST PRESBYTERIAN CHURCH OF ELGIN, TEXAS
(REMAINDER OF 1/2 OF AN ACRE)
VOLUME 8, PAGE 319
O.P.R.B.C.
- ZONING CLASSIFICATION FOR THESE PROPERTIES: C-2 (ZONE 2)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 21°57'26" E	34.67'
L2	S 02°16'42" W	66.51'
L3	S 61°41'24" E	21.00'

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH CAP STAMPED "TLS"
---	PROPERTY LINE
----	NEIGHBOR PROPERTY LINE
----	(PUE) PUBLIC UTILITY EASEMENT
----	ORIGINAL DEED LINES



GENERAL PLAT NOTES

- All permanent corners set are 1/2" inch iron rods unless otherwise noted hereon.
- There are no areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA's Flood Insurance Rate Map (FIRM) panel number 48021C0100E, dated January 19, 2006.
- All structures and/or obstructions are prohibited in drainage easements.
- A 10' Public Utility Easement (P.U.E.) along all street frontages, and other public utility easements shown shall be dedicated.
- All minimum yard (building) setbacks shall be in accordance with the City of Elgin Zoning Ordinance, as amended, for classification C-2, zone 2.
- Utility Providers – Water: City of Elgin, Wastewater: City of Elgin.
- Minimum Fire Flow of 1000 gallons per minute for not less than two (2) hours shall be provided, in accordance with IFC 2021
- Minimum finished floor slab elevations, at a minimum of one (1) foot above the 100-year floodplain level, for all lots adjacent to or affected by the floodplain.

BOUNDARY DESCRIPTION:

Being 1.08 acres of land out of the Thomas Christian Survey, Abstract No. 20, situated in the City of Elgin, Bastrop County, Texas, being those tracts conveyed to the First Presbyterian Church of Elgin, described as a 0.16 acre tract in Volume 1598, Page 687, a 0.347 acre tract in Volume 1598, Page 691, a 0.155 acre tract in Volume 1850, Page 840, and the remainder of one half of an acre in Volume 8, Page 319 of the Official Public Records of Bastrop County, Texas, as surveyed on the ground on this, the 31st day of October, 2022 by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "TLS" set at the intersection of the west line of North Mains Street and the east line of Lexington Road, for the north corner of said 0.16 acre tract and this tract;

THENCE: S 20°58'34" E 106.45 feet with the west line of said North Main Street and the east line of said 0.16 acre tract to a 1/2" iron rod found for the northeast corner of said 0.347 acre tract, the east corner of said 0.16 acre tract, being an angle point in the east line of this tract;

THENCE: S 20°58'45" E 96.50 feet with the west line of said North Main Street and the east line of said 0.347 acre tract to a 1/2" iron rod with plastic cap stamped "TLS" set for the northeast corner of that tract conveyed to the City of Elgin in Volume 951, Page 165 of said official public records, being the southeast corner of said 0.347 acre tract, for an angle point in the east line of this tract;

THENCE: S 71°09'06" W 135.81 feet with the north line of said City of Elgin tract and the south line of said 0.347 acre tract to a 1/2" iron rod found for the northeast corner of said 0.155 acre tract, the northeast corner of said City of Elgin tract, for an angle point in the east line of this tract;

THENCE: S 21°57'26" E 34.67 feet with the west line of said City of Elgin tract and the east line of said 0.155 acre tract to a 1/2" iron rod with plastic cap stamped "TLS" set for an angle point in the west line of said City of Elgin tract, the east line of said 0.155 acre tract and the east line of this tract;

THENCE: S 02°16'42" W 66.51 feet with the west line of said City of Elgin tract and the east line of said 0.155 acre tract to a 1/2"

iron rod found in the north line of said half acre remainder tract, for the southwest corner of said City of Elgin tract and the southeast corner of said 0.155 acre tract, for an angle point in the east line of this tract;

THENCE: S 61°41'24" E 21.00 feet with the south line of said City of Elgin tract and the north line of said half acre remainder tract to a 1/2" iron rod with plastic cap stamped "TLS" set for an angle point in the north line of a second tract conveyed to the City of Elgin in Volume 650, Page 857 of said official public records, and in the south line of the first said City of Elgin tract, for the northeast corner of said half acre remainder tract and an angle point in the east line of this tract;

THENCE: S 29°09'59" W 130.29 feet with the northwest line of the second said City of Elgin tract and the east line of the said half acre remainder tract to a 1/2" iron rod found for the southeast corner of said half acre remainder tract and this tract, from which a 1/2" iron rod found in the northeast line of North Avenue C for the west corner of the second said City of Elgin tract bears: S 26°47'15" W 41.26 feet;

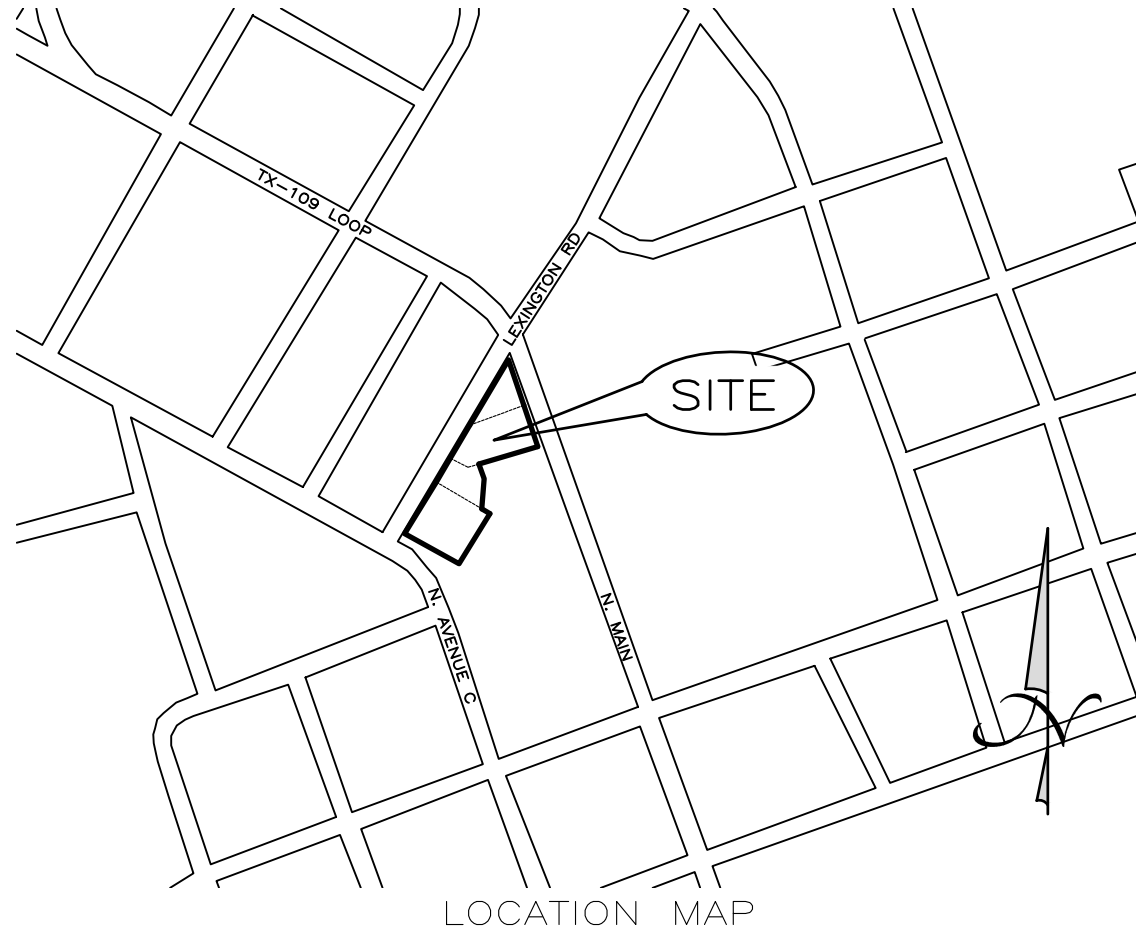
THENCE: N 63°23'28" W 137.77 feet with the south line of said half acre remainder tract and this tract to a 1/2" iron rod found at the intersection of the northeast line of said North Avenue C and the east line of Lexington Road for the southwest corner of said half acre remainder tract and this tract;

THENCE: N 29°14'48" E 133.99 feet with the east line of said Lexington Street and the west line of said half acre remainder tract to a 1/2" iron rod with plastic cap stamped "TLS" set for the northwest corner of said half acre remainder tract, the southeast corner of said 0.155 acre tract, for an angle point in the west line of this tract;

THENCE: N 27°47'46" E 61.00 feet with the east line of said Lexington Street and the west line of said 0.115 acre tract to a 1/2" iron rod with plastic cap stamped "TLS" set for the northwest corner of said 0.155 acre tract and the southwest corner of said 0.347 acre tract, for an angle point on the west line of this tract;

THENCE: N 28°12'48" E 85.00 feet with the east line of said Lexington Street and the west line of said 0.347 acre tract to a 1/2" iron rod with plastic cap stamped "TLS" set for the northwest corner of said 0.347 acre tract and the west corner of said 0.16 acre tract, for an angle point in the wst line of this tract;

THENCE: N 28°14'53" E 168.28 feet with the east line of said Lexington Street and the west line of said 0.16 acre tract to the Point of Beginning.



LOCATION MAP

REVISIONS

DATE	REASON
10/17/23	PLAT COMMENTS DATED: 10/6/23

PLANNING & ZONING CERTIFICATION

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 20_____.

Chairman of the Planning and Zoning Commission _____ Date _____

Printed Name: _____

Secretary of the Planning and Zoning Commission _____ Date _____

Printed Name: _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF BASTROP §

I, Krista Bartsch, Clerk of the County Court of Bastrop County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day

of _____, 20_____ A.D., at _____ o'clock, ____M., and duly recorded this the

_____ day of _____, 20_____ A.D., at _____ o'clock, ____M., in

the Official Public Records of said County in Cabinet _____ Slide _____ of the Plat Records of Bastrop County, Texas

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Bastrop County, at my office in Bastrop, Texas, the date last shown above written.
Krista Bartsch, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

PLAT PROJECT No. _____

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

SHEET

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OF

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505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

October 24, 2023

Ms. Melissa Lipiec, Planning Technician
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: First Presbyterian Church – Re-Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on October 17, 2023, by Texas Land Surveying, Inc.

1. Re-Plat dated October 17, 2023.
2. Other supporting documents submitted with the Re-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.

As TRC did not provide the detailed design of the submitted document, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the 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. James Barker, Texas Land Surveying, Inc



November 3, 2023

NOTICE OF A REPLAT REQUEST

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows this lots making the request (red solid shape) and your lot within the notice area (blue line). This notice is to inform you of a public hearing to be held by Planning & Zoning Commission as denoted below:

Project #202300112: A “Replat First Presbyterian Church” located on parcels of land known by the Bastrop County Appraisal District as Parcel numbers 79185, 49962, 12060 & 12058 located on or near the intersection of North Avenue C and Lexington Road and North Main Street and Lexington Road for a total of one lot on approximately 1.08 acres of land for use as a church campus.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on November 27, 2023 beginning at 6:30 P.M. Central Standard Time for a consideration. This meeting is to be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

Any interested person may also express written comments by emailing the Development Services Department at planninganddevelopment@elgintexas.gov or by postal mail at the following:

City of Elgin
Development Services Department
P.O. Box 591
Elgin, TX 78621 U.S.A.

Requests for any additional information may be directed to planninganddevelopment@elgintexas.gov or to (512) 281-0119 or may be requested from the Development Services Department, Fleming Center, 802 N. Avenue C, Elgin, TX 78621 U.S.A. from 8:30 A.M – 4:00 P.M. Central Standard Time, Monday – Friday.

BCAD 79185, 49962,
12060, 12058
200' RE-PLAT
NOTIFICATION

