



**ELGIN BOARD OF ADJUSTMENT AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
December 12, 2024
6:30 PM**

I. CALL TO ORDER

II. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Board of Adjustment regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Board of Adjustment 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 Board, to the Board Secretary prior to commencement of the Board 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 Board Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by the Board 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 Board 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 Commissioner, Staff Member, other individual, or group.

III. CONSENT AGENDA

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

1. October 10, 2024 Minutes

IV. NEW BUSINESS

1. **Project #202400077: A variance from Section 46-265 (1) in order to reduce the minimum depth of the front yard from 25 feet to approximately 3 feet over the existing driveway and from Section 46-265 (7) in order to reduce the five-foot separation requirement from 5 feet to 6 inches to allow for the persistence of an already-constructed 17' wide by 20' long car port in the "R-2" – Single-Family and Duplex Dwelling District at 304 China Cove (Parcel number 62294, HILLSIDE SUB SEC 2, BLOCK B, LOT 3, as located in Bastrop Co.).**
 - A. **Staff Presentation**
 - B. **Applicant Presentation**
 - C. **Open Public Hearing**
 - D. **Close Public Hearing**
 - E. **Discussion**
 - F. **Consideration**

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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 December 9th, 2024, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
REGULAR MEETING
THURSDAY, OCTOBER 10, 2024**

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

BOARD PRESENT: Chair Regan Dumbeck, Darren Mogonye, Stephen Finley, Suzannah Des Roches (Senior Alternate), David Lanford (Junior Alternate), and S.H. McShan.

BOARD ABSENT: Vice-Chair Stephen Kylberg.

STAFF PRESENT: Melissa Lipiec, Planing Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager.

STAFF ABSENT: Beau Perry, Development Services Director

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

III. CONSENT AGENDAS

1. July 11, 2024 Minutes.

Darren Mogonye moved that the Board approve the consent agenda. Stephen Finley seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. Election of Chair and Vice-Chair for October 2024 to September 2025:

Chair Regan Dumbeck read out the procedure of nomination requiring acceptance but no second, followed by a vote. Chair Regan Dumbeck opened the floor for nominations from the Board.

Darren Mogonye nominated Chair Regan Dumbeck to remain as Chair. Chair Regan Dumbeck accepted the nomination. The vote passed unanimously with a vote of six (6) for and zero (0) against.

As current Vice-Chair Stephen Kylberg was absent to accept a nomination, Suzannah Des Roches nominated Darren Mogonye to the position of Vice-Chair. Darren Mogonye accepted the nomination. The vote passed unanimously with a vote of six (6) for and zero (0) against.

2. Project #202400064: A zoning variance from Section 46-739 (b) (3) a. in order to increase the maximum height of a monopole from one hundred and fifty feet (150') to one hundred and eighty feet (180') to allow for the construction of a wireless communication tower in the "I" - General Industrial District on the property of an existing tire shop located at 690 West Highway 290 (Parcel number 77811, A59 STANDIFER, ELIZABETH, ACRES 2.2010, as located in Bastrop Co.).

A. Staff Presentation – Melissa Lipiec presented the proposed location for the monopole, described other locations of similar existing monopoles of heights between 180' and 220', and clarified that the City's ordinance has been updated in reflection of that of the city of Round Rock. She also included that Police Chief Noble had been contacted by the applicant and was in support of the project.

B. Applicant Presentation – The Applicant Vincent Huebinger had a slide presentation prepared to detail the desire to invest in Elgin's infrastructure, the regions of the city that were currently underserved by AT&T cellular coverage and which existing towers were overburdened, the improvements to the region's coverage by the new tower, the difference that the requested 30 feet would make in said coverage, and the steps taken to conform to all other components of the City's code regarding construction of the monopole.

IV. NEW BUSINESS (Cont.)

- C. Open Public Hearing – The public hearing was opened at 6:54 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 6:54 P.M.
- E. Discussion – There was some discussion between the Board and Applicant regarding the safety concerns of the tower, and the potential utility for emergency services and other cellular carriers to utilize the tower for reception. The Applicant drew attention to the distributed affidavit assuring the Board that the AT&T radio waves would not interfere with the City’s SCADA system or other emergency responses, and described locations on the tower where emergency services could have their short-wave radio transmitters.
- F. Consideration – Vice-Chair Darren Mogonye moved that the Board approve the Variance request for the requested height maximum of 180 feet. Stephen Finley seconded the motion. David Lanford was not required to vote for the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec reminded the Board of Think Pink Thursdays in honor of the upcoming Hogeye Festival on October 26th, and encouraged the Board to spread the word.
- 2. Melissa Lipiec announced that David Lanford would be leaving the Board at the end of the year due to moving outside the City of Elgin.
- 3. Melissa Lipiec conveyed a request from City Council following the Board reappointed that the Board take a group photo for the City of Elgin website. William McIlvain took the photo.

VI. ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

Regan Dumbeck, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this ____ day of _____, 2024.



Development Services Department

STAFF REPORT

Zoning Variance

Project Number: 202400077

Date: November 22, 2024
Applicant: Tracey L. Baker
Representative: Same
Hearing Dates: Board of Adjustments – December 12, 2024
Location: BCAD Parcel 62294, aka 304 China Cove

APPLICATION SUMMARY

Consideration of a variance to [Chapter 46-265. – Area regulations.](#) (1) which requires a front yard setback of 25 feet and (7) which requires a five-foot separation between all buildings on a lot. Ms. Baker applied to install a detached 17' X 20' metal carport over her existing driveway on August 8, 2024. Permit Technicians requested a site plan showing the location of the proposed carport on August 9, 2024. Ms. Baker provided the site plan on August 19th. Permit Technicians informed Ms. Baker on August 20th that the structure did not meet the setback requirements per R-2 zoning and a variance would need to be sought before she could be issued a permit for the structure. By September 4th the carport was installed by Ms. Baker's contractors (see photo #2) and the Code Compliance department issued a Notice of Violation on October 22, 2024, for an unpermitted structure.

DEPARTMENT COMMENTS

Staff provided Ms. Baker with the zoning variance application packet and provided links to the section of that code that was pertinent to her variance request on September 16th. A complete application including a survey showing the location of the proposed carport was received from Ms. Baker on November 15, 2024. Using information contained in that survey and taking measurements at the site, it was determined that the carport was installed six inches from the garage roof overhang and approximately three feet from the front property line (Photo #3 & 6). This structure would require variances to both the front setback and the building separation requirement. The Board may deny the variance (in which case the applicant will be required to remove the structure); approve the variance with conditions (such as the structure cannot be enlarged or enclosed) or approve the variance without conditions. If the variance is granted, the permitting process will be continued by Ms. Baker so that she can ultimately obtain a permit for the structure.

ATTACHMENTS

1. Application
2. Vicinity Map
3. Notice of Violation
4. Notice to 200' property owners
5. Photos

REVISED ZONING VARIANCE APPLICATION

Date: 11/11/2024

SITE INFORMATION

Project Address: 304 China Cove Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tracey Baker

Postal Address: 304 China Cove Elgin, TX 78621

E-Mail Address: traceyayo05@gmail.com; Phone Number: (512)786-0389

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.

Tracey Baker 11/11/2024

Signature

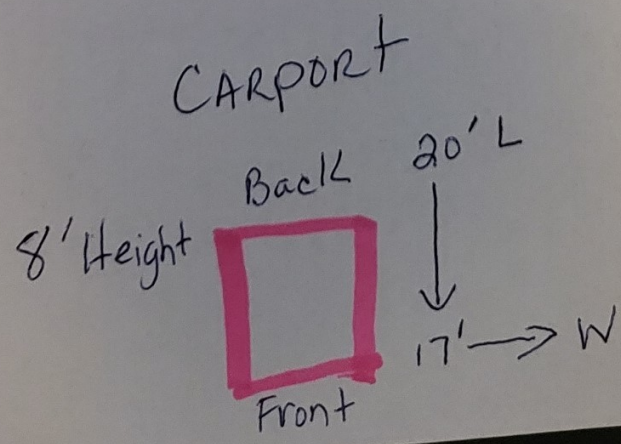
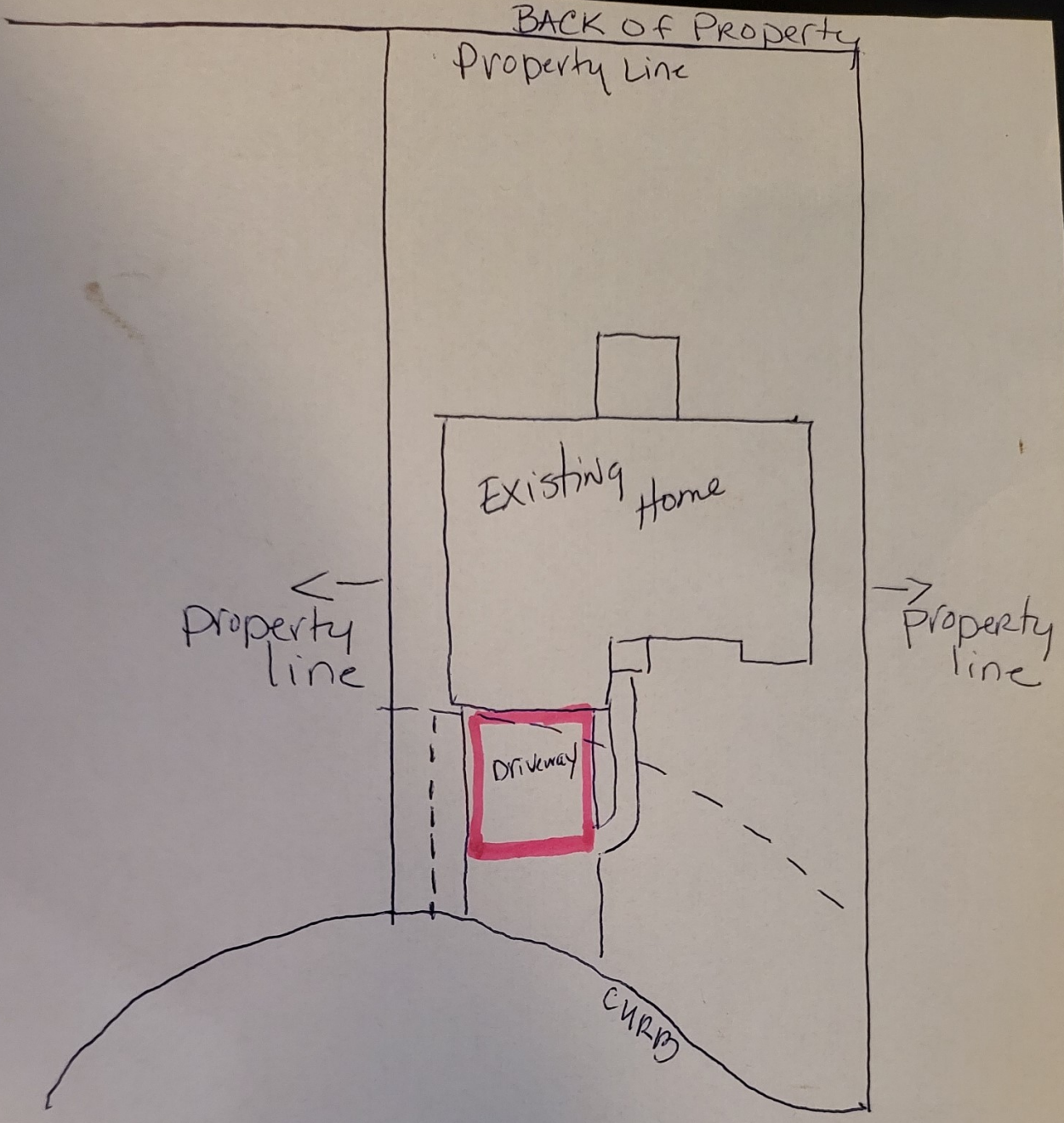
Printed Name

Date

Project Description:

This is a revised request to see approval of installed carport at residential home. This install is outside the build zone of 25 feet from property line. Installed 6" from existing home and 15" from curb of location. The zoning ordinance in question is Sec. 46.97 and due to past and current weather environment that includes hail and wind damage (see insurance claims) requesting approval to allow protection and eliminate unnecessary hardship to property. The current zoning doesn't allow for this build and now would like to seek approval for this build. The look of the neighborhood will not be affect, nor interfere with adjacent neighbor's property. There is nothing that makes my property any different from any of the other properties in surrounding neighborhood.





Elgin, TX 78621
512-786-0389
traceyayo05@gmail.com

Installation Surface:
Power Available
Site Ready
Jobsite Level

STYLE	ROOF STYLE	SIZE			COLORS / MATERIALS
Carport	Regular (Good)	17' Width	x 20' Length	x 8' Leg Height	Trim Roof
NOTES					

Description

Base Price: 17'x20'
Installation Surface: Asphalt
Roof Style: Regular (Good)
Roof Pitch: 3/12 (Standard)
Leg Height: 8' - Custom Building Size
Approximate Peak Height: 10'1"

CUSTOMER ORDER SIGNATURE

Tracey Ayo

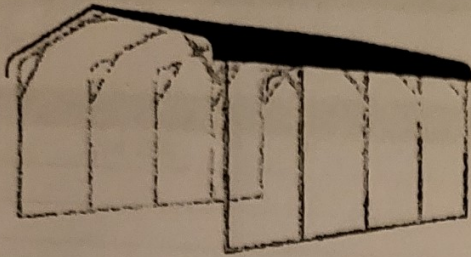
DATE

7/9/2022

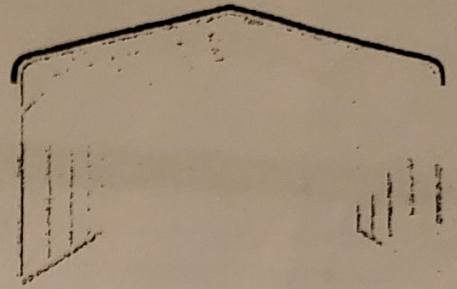
DEALER / MFR SIGNATURE

[Signature]

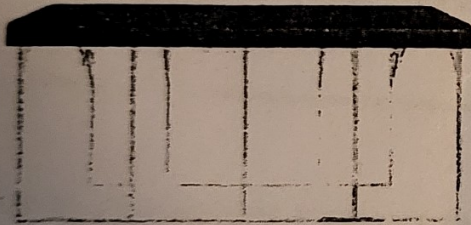
DATE



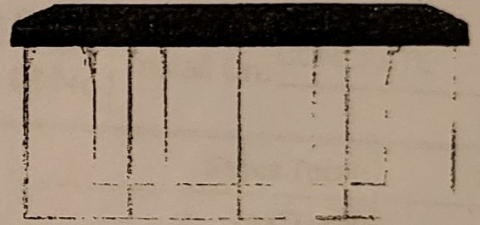
Perspective View



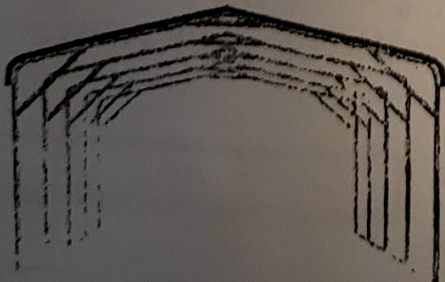
Front



Left Side



Right Side



Back

ADDRESS:
304 CHINA COVE

SURVEY PLAT

Found Iron Rod (S 32°34'36" W 60.00')
Found Iron Rod S 32°32'31" W 60.13'

10' Utility Easement 412/475
15' Electric Easement 2/283B

LEGAL DESCRIPTION:

LOT 3, BLOCK "B" OF HILLSIDE SUBDIVISION, SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, PAGE 283B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

LOT 3 IS SUBJECT TO:
RESTRICTIVE COVENANTS
CABINET 2, PAGE 283B,
PLAT RECORDS AND 412/475,
452/282, 769/663, OFFICIAL
RECORDS OF BASTROP COUNTY,
TEXAS.

25' Building Line 2/283B

SCALE
1"=20'

China Cove

"TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMESIS SURVEYED AND TO TEXAS AMERICAN TITLE COMPANY AND TITLE INSURANCE COMPANY OF AMERICA AS PER GF NO. 301-97-1440."

State of Texas:
County of Bastrop:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Dated this the 13TH day of MARCH 199 8

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48021C0075 C

Zone: X Dated: 6/19/91

Thomas P. Dixon R.P.L.S. 4324







Galaxy A32 5G





Galaxy A32 5G



Galaxy A32 5G



Galaxy A32 5G





Galaxy A32 5G



Galaxy A32 5G



GEICO

-AUSTIN-

Request a Supplement at partners.geico.com

21420 Merchants Way

Katy, TX 77449

Phone: (512) 948-1521

Claim #: 0606222650000003-01
Workfile ID: 81d5bedc

Supplement of Record 4 Summary

Written By: MEGAN SCHADE, 12/17/2021 9:04:05 AM
Adjuster: G610

Insured:	Laurie Hunt	Owner Policy #:	4506377474	Claim #:	0606222650000003-01
Type of Loss:	Comprehensive	Date of Loss:	04/15/2021 05:00 PM	Days to Repair:	28
Point of Impact:	27 Hail	Deductible:	501.00	Catastrophe:	27 unknown

Owner (Insured):

Laurie Hunt
304 China Cv
Elgin, TX 78621
(512) 786-0389 Evening
(512) 786-0389 Cellular

Inspection Location:

AMM Procare Pflugerville
AMM Procare Pflugerville
16209 CENTRAL COMMERCE
DR
PFLUGERVILLE, TX 78660
Drive-in
(512) 975-4794 Day

Appraiser Information:

mschade@geico.com
(512) 948-1521

Repair Facility:

GERBER COLLISION CENTER
105 E BRAKER LANE
AUSTIN, TX 78753
510394062 Federal ID
51-0394062 License Number

VEHICLE

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

VIN:	KNDEU2AA8M7049652	Production Date:		Interior Color:	
License:	NCD4928	Odometer:	10308	Exterior Color:	BLACK
State:	TX	Condition:			

TRANSMISSION

AUTOMATIC TRANSMISSION

DRIVER CONVENIENCE

KEYLESS ENTRY
POWER WINDOWS
POWER LOCKS
POWER MIRRORS
HEATED MIRRORS
POWER TRUNK/LIFTGATE
CRUISE CONTROL
INTERMITTENT WIPERS
TILT WHEEL
TELESCOPIC WHEEL
STEERING WHEEL TOUCH CONTROLS
CONSOLE/STORAGE

OVERHEAD CONSOLE

INSTRUMENT PANEL

TRACTION CONTROL
STABILITY CONTROL
LANE DEPARTURE WARNING
ALARM
AIR CONDITIONING
REAR DEFOGGER
HANDS FREE DEVICE
NAVIGATION SYSTEM
RADIO
AM RADIO
FM RADIO
STEREO
SEARCH/SEEK

AUXILIARY AUDIO CONNECTION

SAFETY

DRIVERS SIDE AIR BAG
PASSENGER AIR BAG
FRONT SIDE IMPACT AIR BAGS
HEAD/CURTAIN AIR BAGS
PAINT
CLEARCOAT PAINT
FRONT END
FOG LAMPS
POWER STEERING
POWER BRAKES
ANTI-LOCK BRAKES (4)
GLASS & MIRRORS
DUAL MIRRORS

SIGNAL INTEGRATED MIRRORS

PRIVACY GLASS

SEATS

LEATHER SEATS
BUCKET SEATS
RECLINING/LOUNGE SEATS

DECOR

LUGGAGE/ROOF RACK

REAR END

BACKUP CAMERA
REAR WINDOW WIPER
REAR SPOILER

WHEELS

4-WHEEL DISC BRAKES
ALUMINUM/ALLOY WHEELS

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		INFORMATION LABELS					
2		Rpl information labels				0.3	
3	Repl	Emission label 2.0 liter FWD	324022ESP0	1	6.17	Incl.	
4	Repl	AC label	97699H8100	1	6.88	Incl.	
5		FRONT BUMPER & GRILLE					
6	R&I	R&I bumper cover	86511Q5300			1.7	
7	S02 Repl	Under cover	86391Q5000	1	61.35	0.2	
8	S02 Repl	Trim bezel 2.0 liter	86370Q5000	1	111.10	0.2	
9		FRONT LAMPS					
10	R&I	RT R&I headlamp assy	92102Q5130			0.3	
11	R&I	LT R&I headlamp assy	92101Q5130			0.3	
12		HOOD					
13	S01 Repl	Hood	66400Q5000	1	562.90	1.6	2.8
14	S01	Add for Underside(Complete)					1.4
15	R&I	Insulator	81125Q5000			Incl.	
16		FENDER					
17	Blnd	RT Fender w/light	66321Q5050				1.0
18	Blnd	LT Fender w/light	66311Q5050				1.0
19	* S01 PDR	RT Fender w/light NOTE: PDR 16 quarter	66321Q5050	1	<u>225.00</u> X		
20	# S01	Add for Oversize		1	40.00 X		
21	* S01 R&I	<u>RT Fender liner drop</u>	86812Q5000			<u>0.2</u>	
22	* S01 R&I	<u>LT Fender liner drop</u>	86811Q5000			<u>0.2</u>	
23	R&I	RT Wheel flare	87712D9000			0.5	
24	R&I	LT Wheel flare	87711D9000			0.5	
25	* S01 PDR	LT Fender w/light NOTE: PDR 1 nickel	66311Q5050	1	<u>75.00</u> X		
26		ELECTRICAL					
27	R&I	Antenna assy w/navigation primed	96210Q53001D			0.3	
28		WINDSHIELD					
29	#	Repl URETHANE KIT		1	35.00		
30	* R&I	RT Side molding	86260Q5100			<u>0.2</u>	
31	* R&I	LT Side molding	86250Q5100			<u>0.2</u>	
32	S02 Repl	Reveal molding	86120Q5000	1	21.55		
33	** S04 Subl	<u>A/M Windshield, w/green tint plus kit</u>	FW05352GTN	1	<u>660.09</u> T		
34	* S03 Subl	<u>Windshield, w/green tint Labor</u>		1	<u>124.00</u> X		
35		ROOF					
36	Repl	Roof panel	67111Q5000	1	472.00	17.0	3.2
37	S01	Overlap Major Non-Adj. Panel					-0.2
38	R&I	RT Roof molding	87240Q5000			Incl.	

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

39		R&I	LT Roof molding	87230Q5000				Incl.	
40		R&I	RT Roof rack	87280Q5000HMS				0.6	
41		R&I	LT Roof rack	87270Q5000HMS				0.6	
42		R&I	R&I headliner	85310Q5100BGA				Incl.	
43	S02	Repl	RT Front cover	87240Q5010	1	21.88		Incl.	
44	S02	Repl	Roof panel bracket type 3	67363A4000	6	76.38			
45	S02	Repl	Roof panel bracket type 2	67341Q5000	2	13.34			
46	S02	Repl	Roof panel bracket type 1	67331Q5000	2	13.34			
47	S02	Repl	LT Front cover	87230Q5010	1	21.88		Incl.	
48	PILLARS, ROCKER & FLOOR								
49	*	S02	Rpr	<u>RT Roof rail</u>	71120Q5A00		s	<u>15.0</u>	<u>1.9</u>
				NOTE: ROOF RAIL ONLY					
50				Overlap Major Adj. Panel					-0.4
51	*	S02	Rpr	<u>LT Roof rail</u>	71110Q5A00		s	<u>15.0</u>	<u>1.9</u>
52				Overlap Major Adj. Panel					-0.4
53	FRONT DOOR								
54	*	S01	PDR	RT Outer panel	76121Q5000	1	<u>225.00</u>	X	
				NOTE: PDR 31 nickel					
55	#	S01		Add for Oversize		7	280.00	X	
56	*	S01	PDR	LT Outer panel	76111Q5000	1	<u>150.00</u>	X	
				NOTE: PDR 6 quarter					
57	#	S01		Add for Oversize		2	80.00	X	
58	*		R&I	<u>RT Door w'strip-DROP</u>	82140Q5000				<u>0.4</u>
59	*		R&I	<u>LT Door w'strip-DROP</u>	82130Q5000				<u>0.4</u>
60	REAR DOOR								
61	#	S01		Add for Oversize		8	320.00	X	
62	*	S01	PDR	RT Outer panel	77121Q5000	1	<u>225.00</u>	X	
				NOTE: PDR 30 quarter					
63	#	S01		Add for Oversize lft		2	80.00	X	
64	*	S01	PDR	LT Outer panel	77111Q5000	1	<u>150.00</u>	X	
				NOTE: PDR 15 quarter					
65	*		R&I	<u>RT Door w'strip-DROP</u>	83140Q5000				<u>0.4</u>
66	*		R&I	<u>LT Door w'strip-DROP</u>	83130Q5000				<u>0.4</u>
67			Repl	RT Belt molding satin	83220Q5010	1	75.75		0.3
68			Repl	LT Belt molding satin	83210Q5010	1	75.75		0.3
69	QUARTER PANEL								
70	#	S01		Add for Oversize		6	240.00	X	
71	*	S01	PDR	RT Quarter panel	71504D9C00	1	<u>275.00</u>	X	
				NOTE: PDR 35 quarter					
72	#	S01		Add for Oversize		4	160.00	X	
73	*	S01	PDR	LT Quarter panel	71503D9C00	1	<u>225.00</u>	X	
				NOTE: PDR 19 quarter					
74			R&I	RT Quarter glass KIA satin	87820Q5120				Incl.
				NOTE: LABOR: Time is after upper quarter trim is removed.					

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

75		S01	R&I	LT Quarter glass KIA satin	87810Q5120			Incl.	
76	#	S01		URETHANE KIT		2	70.00		
77			R&I	RT Upper qtr trim	85860Q5000BGA			Incl.	
78	LIFT GATE								
79	*	S02	Rpr	Lift gate	72800Q5030			<u>9.0</u>	<u>1.0</u>
				NOTE: TOP OF LIFT GATE, BEHIND SPOILER; PAINT TIME ADJUSTED					
80				Overlap Major Non-Adj. Panel					-0.2
81		S01		Clear Coat					2.5
82	#	S01	PDR	LIFT GATE		1	175.00 X		
				NOTE: 3 NICKEL DENTS ON FACE					
83			R&I	Rear spoiler	87210Q5000			0.7	
				NOTE: LABOR: Time is after upper trim panel is removed. Refinish time is provided for those instances when required color is not available or for some repair situations.					
84			R&I	Upper trim panel	81720Q5000			0.1	
85		S02	Repl	Rear spoiler clip	872A9Q5000	1	5.67		
86	REAR LAMPS								
87			R&I	RT Lamp assy	92402Q5010			0.4	
88			R&I	LT Lamp assy	92401Q5010			0.4	
89	VEHICLE DIAGNOSTICS								
90	*	S02	Rpr	Pre-repair scan			m	<u>0.3</u>	M
91	*	S02	Rpr	Post-repair scan			m	<u>0.6</u>	M
92	MISCELLANEOUS OPERATIONS								
93	#		Repl	Restore Corrosion Protection		1	10.00	0.2	
94	#		Refn	Cover Car					0.2
95	#			Weld through primer		1	5.00		
96	#		Repl	Seam Sealer		1	5.00 T		
97	OTHER CHARGES								
98	#			E.P.C.		1	2.50		
SUBTOTALS							5,382.53	68.8	15.7

NOTES

Prior Damage Notes:
 SCRATCHES (S); DENTS (D); DINGS (DD); CHIPPING (CH); FADING (F)
 SCUFFS (SC), ROCK CHIPS (RC); PEELING (P); RUST (R)

Front Bumper – NONE
 Hood – NONE
 L Fender – NONE
 L Front Door – NONE
 L Rear Door – NONE
 Lt Quarter Panel – NONE
 Trunk Lid / Lift gate – NONE
 Rear Bumper – NONE
 R Quarter Panel – NONE
 R Rear Door – NONE
 R Front Door – NONE
 R Fender – NONE
 Wheels – NONE

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

Roof – NONE
 Glass – NONE
 Interior – NONE
 Other – NONE

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			2,326.03
Body Labor	67.9 hrs @	\$ 50.00 /hr	3,395.00
Paint Labor	15.7 hrs @	\$ 50.00 /hr	785.00
Mechanical Labor	0.9 hrs @	\$ 65.00 /hr	58.50
Paint Supplies	15.7 hrs @	\$ 33.00 /hr	518.10
Miscellaneous			1,329.00
PDR			1,725.00
Other Charges			2.50
Subtotal			10,139.13
Sales Tax	\$ 2,849.13 @	8.2500 %	235.05
Total Cost of Repairs			10,374.18
Deductible			501.00
Total Adjustments			501.00
Net Cost of Repairs			9,873.18

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

SUPPLEMENT SUMMARY

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
Changed Items							
33	**	S03 Subl <u>A/M Windshield, w/green tint plus kit</u>	FW05352GTN	1	-251.97 T		
33	**	S04 Subl <u>A/M Windshield, w/green tint plus kit</u>	FW05352GTN	1	660.09 T		
SUBTOTALS					408.12	0.0	0.0

NOTES

Prior Damage Notes:
 SCRATCHES (S); DENTS (D); DINGS (DD); CHIPPING (CH); FADING (F)
 SCUFFS (SC), ROCK CHIPS (RC); PEELING (P); RUST (R)

- Front Bumper – NONE
- Hood – NONE
- L Fender – NONE
- L Front Door – NONE
- L Rear Door –NONE
- Lt Quarter Panel – NONE
- Trunk Lid / Lift gate – NONE
- Rear Bumper – NONE
- R Quarter Panel – NONE
- R Rear Door – NONE
- R Front Door – NONE
- R Fender – NONE
- Wheels – NONE
- Roof – NONE
- Glass – NONE
- Interior – NONE
- Other – NONE

TOTALS SUMMARY

Category	Basis	Rate	Cost \$
Parts			408.12
Subtotal			408.12
Sales Tax	\$ 408.12 @	8.2500 %	33.67
Total Supplement Amount			441.79
NET COST OF SUPPLEMENT			441.79

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

CUMULATIVE EFFECTS OF SUPPLEMENT(S)

Estimate	5,755.78	EDDIE VELEZ
Supplement S01	2,126.28	ANDREW DOOLEY
Supplement S02	1,653.58	MEGAN SCHADE
Supplement S03	396.75	JODIE THOMAS
Supplement S04	441.79	MEGAN SCHADE
Workfile Total:	\$ 10,374.18	
TOTAL ADJUSTMENTS:	\$ 501.00	
NET COST OF REPAIRS:	\$ 9,873.18	

This is not an authorization to repair.

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No Supplement will be honored unless authorized by GEICO.

NOTICE: Vehicles constructed of special metals may require the use of specialized welding and bonding equipment. Proper measuring and structural repair systems are required on today's vehicle to accurately accomplish vehicle repairs. Make sure your shop has the proper equipment to repair your vehicle.

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This pricing is based on NAGS list part price and includes labor and kit pricing established by GEICO. When dealer or net priced parts are required, a parts pricing agreement should be reached in advance of service. Please call the GEICO Glass Administrator at 1-888-800-4527 (GLAS), to arrange for the work to be completed.

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARY2442, CCC Data Date 12/16/2021, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2022 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

ALTERNATE PARTS USAGE

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

VIN: KNDEU2AA8M7049652 Production Date: Interior Color:
 License: NCD4928 Odometer: 10308 Exterior Color: BLACK
 State: TX Condition:

Alternate Part Type	# Of Available Parts	# Of Parts Selected
Aftermarket	0	1
Optional OEM	0	0
Reconditioned	0	0
Recycled	7	0

Supplement of Record 4 Summary

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

RECALL INFO

2021 KIA Seltos S FWD w/Intelligent Variable Transmission 4D UTV 4-2.0L Gasoline MPI BLACK

VIN:	KNDEU2AA8M7049652	Production Date:		Interior Color:	
License:	NCD4928	Odometer:	10308	Exterior Color:	BLACK
State:	TX	Condition:			

The National Highway Transportation and Safety Administration (NHTSA) has issued 1 safety-related recall notice(s) that may apply to the selected vehicle.

NHTSA ID: 21V259000 **Issued: Apr 4, 21** **Number of Vehicles: 00147249**

ENGINE Kia Motors America (Kia) is recalling certain 2020-2021 Soul, and 2021 Seltos vehicles equipped with 2.0L Nu MPI engines. The piston oil rings may not have been properly heat-treated, which may result in engine damage. A damaged engine may stall, increasing the risk of a crash. In addition, oil may leak onto hot exhaust components, increasing the risk of a fire. Kia will notify owners, and dealers will inspect and, if necessary, replace the engine, free of charge. In addition, Kia will deploy Piston Ring Noise Sensing System (PNSS) software. The recall began June 11, 2021. Owners may contact Kia customer service at 1-800-333-4542. Kia's number for this recall is SC209.

GEICO

AUSTIN

Request a Supplement at
partners.geico.com
21420 Merchants Way
Katy, TX 77449
Phone: (619) 204-7171

Claim #: 0606222650000002-01
Workfile ID: d6b6cf52

Estimate of Record

Written By: EDDIE VELEZ, 4/22/2021 7:48:15 AM
Adjuster: G780

Insured:	Tracey Baker	Owner Policy #:	4506377474	Claim #:	0606222650000002-01
Type of Loss:	Comprehensive	Date of Loss:	04/15/2021 05:00 PM	Days to Repair:	99
Point of Impact:	27 Hail	Deductible:	501.00	Catastrophe:	27 unknown

Owner (Insured): Tracey Baker 304 China Cv Elgin, TX 78621 (512) 786-0389 Evening (512) 786-0389 Cellular	Inspection Location: AMM Procare Pflugerville AMM Procare Pflugerville 16209 CENTRAL COMMERCE DR PFLUGERVILLE, TX 78660 Drive-in (512) 975-4794 Day	Appraiser Information: (619) 204-7171	Repair Facility: CUSTOMER CHOICE
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VEHICLE

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

VIN:	3N1CN7APXFL897989	Production Date:		Interior Color:	
License:	MMY9460	Odometer:	109320	Exterior Color:	SLVR
State:	TX	Condition:			

TRANSMISSION	REAR DEFOGGER	PASSENGER AIR BAG	DUAL MIRRORS
AUTOMATIC TRANSMISSION	HANDS FREE DEVICE	FRONT SIDE IMPACT AIR BAGS	TINTED GLASS
DRIVER CONVENIENCE	RADIO	HEAD/CURTAIN AIR BAGS	SEATS
CRUISE CONTROL	AM RADIO	PAINT	CLOTH SEATS
INTERMITTENT WIPERS	FM RADIO	CLEARCOAT PAINT	BUCKET SEATS
TILT WHEEL	STEREO	METALLIC PAINT	RECLINING/LOUNGE SEATS
STEERING WHEEL TOUCH CONTROLS	SEARCH/SEEK	FRONT END	REAR END
INSTRUMENT PANEL	CD PLAYER	POWER STEERING	REAR SPOILER
TRACTION CONTROL	AUXILIARY AUDIO CONNECTION	POWER BRAKES	WHEELS
STABILITY CONTROL	SAFETY	ANTI-LOCK BRAKES (4)	FULL WHEEL COVERS
AIR CONDITIONING	DRIVERS SIDE AIR BAG	GLASS & MIRRORS	

Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		INFORMATION LABELS					
2		Rpl information labels				0.3	
3	Repl	Emission label	148059KE1A	1	5.43	Incl.	
4	Repl	AC label	270901HE1D	1	1.58	Incl.	
5		FRONT BUMPER & GRILLE					
6	R&I	R&I bumper cover	FBM229KM0J			1.0	
7		FRONT LAMPS					
8	R&I	RT Headlamp assy	260109KK0A			0.3	
9	R&I	LT Headlamp assy	260609KK0A			0.3	
10		HOOD					
11	**	Repl A/M CAPA Hood	NI1230199C	1	380.00	0.7	2.4
12		Add for Clear Coat					1.0
13		Add for Underside(Complete)					1.2
14		FENDER					
15	Blnd	RT Fender	FCA003BAMC				1.0
16	Blnd	LT Fender	FCA013BAMC				1.0
17	*	PDR RT Fender	FCA003BAMC	1	<u>125.00</u> X		
		NOTE: PDR 15 nickel					
18	*	PDR LT Fender	FCA013BAMC	1	<u>125.00</u> X		
		NOTE: PDR 10 nickel					
19	R&I	RT Fender liner	638429KK0A			0.3	
20	R&I	LT Fender liner	638439KK0A			0.3	
21	R&I	RT Applique	963183BA0A			0.1	
22	R&I	LT Applique	963193BA0A			0.1	
23	#	R&I LT AND RT MUG GUARDS				0.4	
24		WINDSHIELD					
25	*	R&I Windshield Nissan all	727009KA0A			<u>Incl.</u>	
26	#	URETHANE KIT		1	35.00		
27		ROOF					
28	Repl	Roof panel	G31123BAMC	1	869.51	20.5	3.2
29		Overlap Major Non-Adj. Panel					-0.2
30		Add for Clear Coat					0.6
31	*	PDR RT Roof rail (HSS) +25%	G63309KFMB	1	<u>187.50</u> X		
		NOTE: PDR 15 quarter					
32	#	*Hail: PDR O/S DENT- 3 DENTS		1	120.00 X		
33	*	PDR LT Roof rail (HSS) +25%	G63319KFMA	1	<u>218.75</u> X		
		NOTE: PDR 15 half					
34	#	*Hail: PDR O/S DENT- 5 DENTS		1	20.00 X		
35	R&I	RT Drip molding	738523AW0A			Incl.	
		NOTE: PARTS: Part has related components that cannot be reused/reinstalled; clip.					
36	R&I	LT Drip molding	738533AW0A			Incl.	

Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

37	Repl	RT Drip molding clip	738569AN0A	2	64.66	
38	Repl	LT Drip molding clip	738569AN0A	2	64.66	
39	R&I	R&I headliner	739109KK0A			2.2
40	FRONT DOOR					
41	*	PDR RT Outer panel	H01523BAMB	1	<u>100.00</u>	X
		NOTE: PDR 5 quarter				
42	*	PDR LT Outer panel	H01533BAMB	1	<u>75.00</u>	X
		NOTE: PDR 3 nickel				
43	REAR DOOR					
44	*	PDR RT Outer panel	H21523BAMB	1	<u>200.00</u>	X
		NOTE: PDR 20 nickel				
45	BACK GLASS					
46	*	R&I Back glass Nissan	797003AN0A			<u>Incl.</u>
47	#	URETHANE KIT		1	35.00	
48	QUARTER PANEL					
49		Blnd RT Quarter panel	GHA003ANMB			1.1
50		Blnd LT Quarter panel	GHA013ANMA			1.1
51	#	CLEAR ROOF RAIL- x2		1		1.0
52	#	CLEAR ROCKER- x2		1		1.0
53		R&I Fuel door	G88303BAMA			0.3
54	*	PDR RT Quarter panel	GHA003ANMB	1	<u>150.00</u>	X
		NOTE: PDR 15 quarter				
55	*	PDR LT Quarter panel	GHA013ANMA	1	<u>100.00</u>	X
		NOTE: PDR 5 quarter				
56		Repl RT Stone guard	788163BA0A	1	46.64	0.1
57		Repl LT Stone guard	788173BA0A	1	28.02	0.1
58	TRUNK LID					
59	*	Repl LKQ trunk lid assy +25%	02010498	1	187.50	0.8 2.1
60		Overlap Major Non-Adj. Panel				-0.2
61		Add for Clear Coat				0.4
62	REAR LAMPS					
63		R&I RT Tail lamp assy	265503AN0A			0.3
64		R&I LT Tail lamp assy	265553AN0A			0.3
65		R&I RT License lamp	265108990A			0.1
66		R&I LT License lamp	265108990A			0.1
67	REAR BUMPER					
68		R&I R&I bumper cover	HEM229KM0J			1.0
69	MISCELLANEOUS OPERATIONS					
70	#	Repl Restore Corrosion Protection		1	10.00	0.2
71	#	Refn Cover Car				0.2
72	#	Weld through primer		1	5.00	
73	#	Repl Seam Sealer		1	5.00	T
74	OTHER CHARGES					
75	#	E.P.C.		1	2.50	

Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

SUBTOTALS 3,161.75 29.8 16.9

NOTES

Prior Damage Notes:
 SEE VALUATION FOR UPD

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			1,733.00
Body Labor	29.8 hrs @	\$ 50.00 /hr	1,490.00
Paint Labor	16.9 hrs @	\$ 50.00 /hr	845.00
Paint Supplies	16.9 hrs @	\$ 33.00 /hr	557.70
Miscellaneous			145.00
PDR			1,281.25
Other Charges			2.50
Subtotal			6,054.45
Sales Tax	\$ 2,295.70 @	8.2500 %	189.40
Total Cost of Repairs			6,243.85
Deductible			501.00
Total Adjustments			501.00
Net Cost of Repairs			5,742.85

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Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

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Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

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Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

ALTERNATE PARTS SUPPLIERS

Line	Supplier	Description	Price
11	National Autobody Parts Whse DFW 2000 E Main Street Grand Prairie TX 75050 (800) 214-7222	#NI1230199C A/M CAPA Hood Quote: 862076538 Expires: 04/28/21	\$ 380.00
59	A1 Partsmart Bruce Ormand 9707 FM 812 Austin TX 78719 (512) 243-2718	#02010498 LKQ trunk lid assy +25% TAILGATE-LIFTGATE-TRUNK LID-GRY,SEDAN, W/SPOILER, W/O REAR VIEW CAMERA - SDN, W/SPOILER, W/O REAR VIEW CAMERA	\$ 150.00

Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

ALTERNATE PARTS USAGE

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

VIN: 3N1CN7APXFL897989 Production Date: Interior Color:
License: MMY9460 Odometer: 109320 Exterior Color: SLVR
State: TX Condition:

Alternate Part Type	# Of Available Parts	# Of Parts Selected
Aftermarket	11	1
Optional OEM	7	0
Reconditioned	0	0
Recycled	66	1

Estimate of Record

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

RECALL INFO

2015 NISS Versa S Plus w/Continuously Variable Transmission 4D SED 4-1.6L Gasoline Sequential MPI SLVR

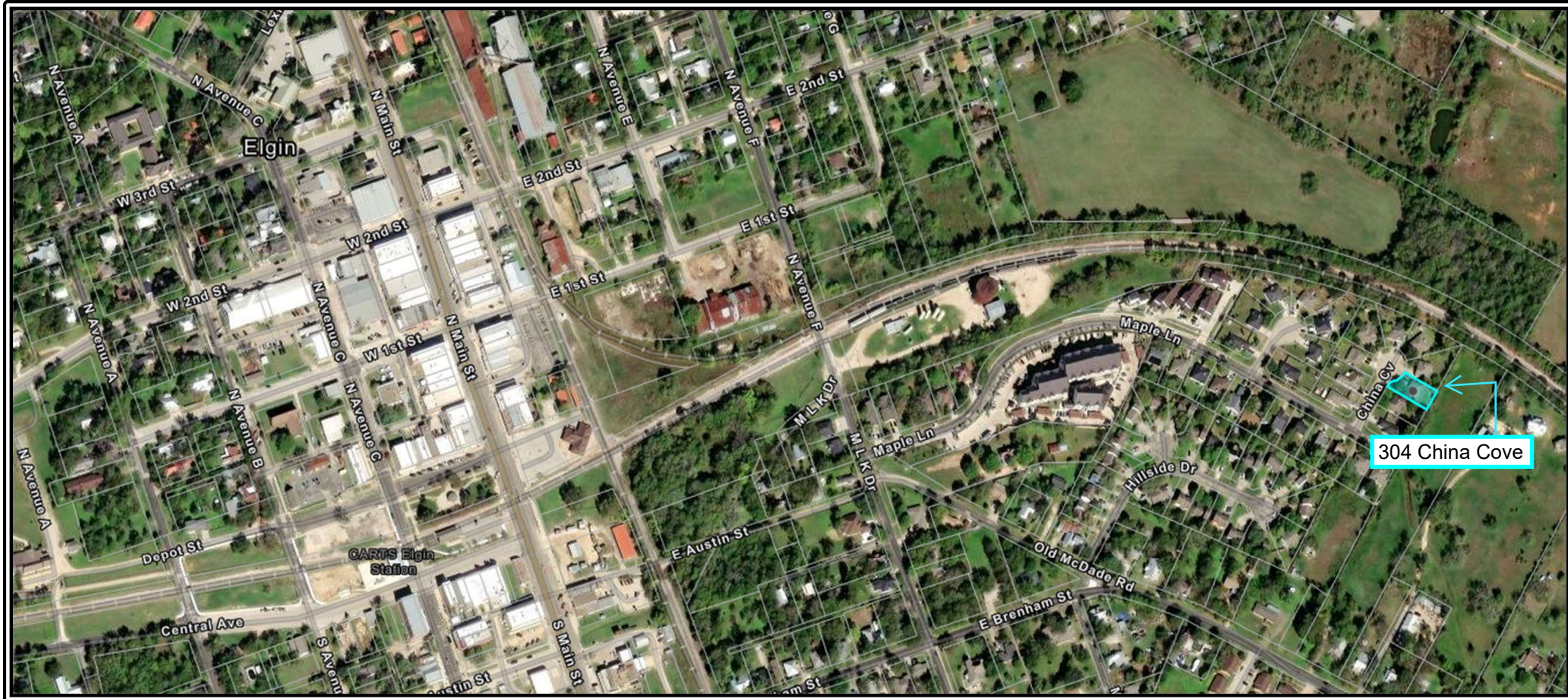
VIN:	3N1CN7APXFL897989	Production Date:		Interior Color:	
License:	MMY9460	Odometer:	109320	Exterior Color:	SLVR
State:	TX	Condition:			

The National Highway Transportation and Safety Administration (NHTSA) has issued 1 safety-related recall notice(s) that may apply to the selected vehicle.

NHTSA ID: 15V507000 **Issued: Aug 8, 15** **Number of Vehicles: 00298747**

SERVICE BRAKES, HYDRAULIC , VEHICLE SPEED CONTROL Nissan North America, Inc. (Nissan) is recalling certain model year 2012-2015 Nissan Versa sedan vehicles manufactured June 9, 2011, to March 11, 2015, and 2014-2015 Nissan Versa Note vehicles manufactured April 23, 2013, to March 11, 2015. The affected vehicles have a center console trim panel that may catch the driver's shoe and delay the transition from the accelerator pedal to the brake pedal. A delay in the application of the brake pedal would lengthen the distance needed to stop the vehicle and increase the risk of a crash. Nissan will notify owners, and dealers will modify the console trim panel, free of charge. The recall is expected to begin by mid-October 2015. Owners may contact Nissan customer service at 1-800-647-7261.

Vicinity Map





Notice of Violation

10/22/2024

HUNT, TRACEY L
304 CHINA COVE
ELGIN, TX 78621

Re: Work being completed without a permit.
HILLSIDE SUB SEC 2, BLOCK B, LOT 3
304 CHINA CV
ELGIN, TX 78621

Dear Property Owner:

On 10/22/2024 pictures were taken which show work being done without a permit. Under Section 46-164 of the City of Elgin Code of Ordinances it is unlawful for anyone to commence the construction, enlargement, or structural alteration of any building or use or occupy the same without first applying for and securing a building permit, or to use or occupy the same without first securing a certificate of occupancy.

To remedy the situation a building permit must be turned into the Development Services Dept. within fourteen (14) calendar days of the date of this letter. Failure to comply within the timeframe may result in a maximum \$2,000 fine assessed for this violation, with each day constituting a separate violation and/or the violation being pursued in City Court to seek compliance.

Respectfully,

Orlando Rodriguez - Lic #7305
Code Compliance Officer
512-281-0119
512-229-3261



November 21, 2024

NOTICE OF A ZONING VARIANCE REQUEST

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows the lot making the request (red shaded rectangle) and your lot within the notice area (blue shaded circle). This notice is to inform you of a public hearing to be held by Board of Adjustment as denoted below:

Project #202400077: A variance from Section 46-265 (1) in order to reduce the minimum depth of the front yard from 25 feet to approximately 3 feet over the existing driveway to allow for the persistence of an already-constructed 17' wide by 20' long car port in the "R-2" – Single-Family and Duplex Dwelling District at 304 China Cove (Parcel number 62294, HILLSIDE SUB SEC 2, BLOCK B, LOT 3, as located in Bastrop Co.).

Notice is given of a public hearing to be held by the Board of Adjustment on **December 12, 2024**, beginning at **6:30 P.M.** Central Standard Time for 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 62294
200' ZONING
VARIANCE
NOTIFICATION

Red Shading: Parcel 62294
Requesting Variance

Blue Shading: Notified
Properties Within 200'

304 China Cove Carport Photos



Photo #1 shows the Public Notice sign that was placed on the property on November 20th. In addition to the sign, a total of 19 letters were mailed to property owners within 200' of this property.



Photo #2 shows the detached 17' X 20' metal carport which was installed sometime between August 21st and September 4th.

304 China Cove Staff Report
 DIVISION, SECTION TWO, A
 DIVISION IN BASTROP COUNTY,
 AS, ACCORDING TO THE MAP
 PLAT THEREOF RECORDED IN
 INET 2, PAGE 283B OF THE
 T RECORDS OF BASTROP
 NTY, TEXAS.

3 IS SUBJECT TO:
 TRICTIVE COVENANTS
 INET 2, PAGE 283B,
 T RECORDS AND 412/475,
 /282, 769/663, OFFICIAL
 ORDS OF BASTROP COUNTY,
 AS.

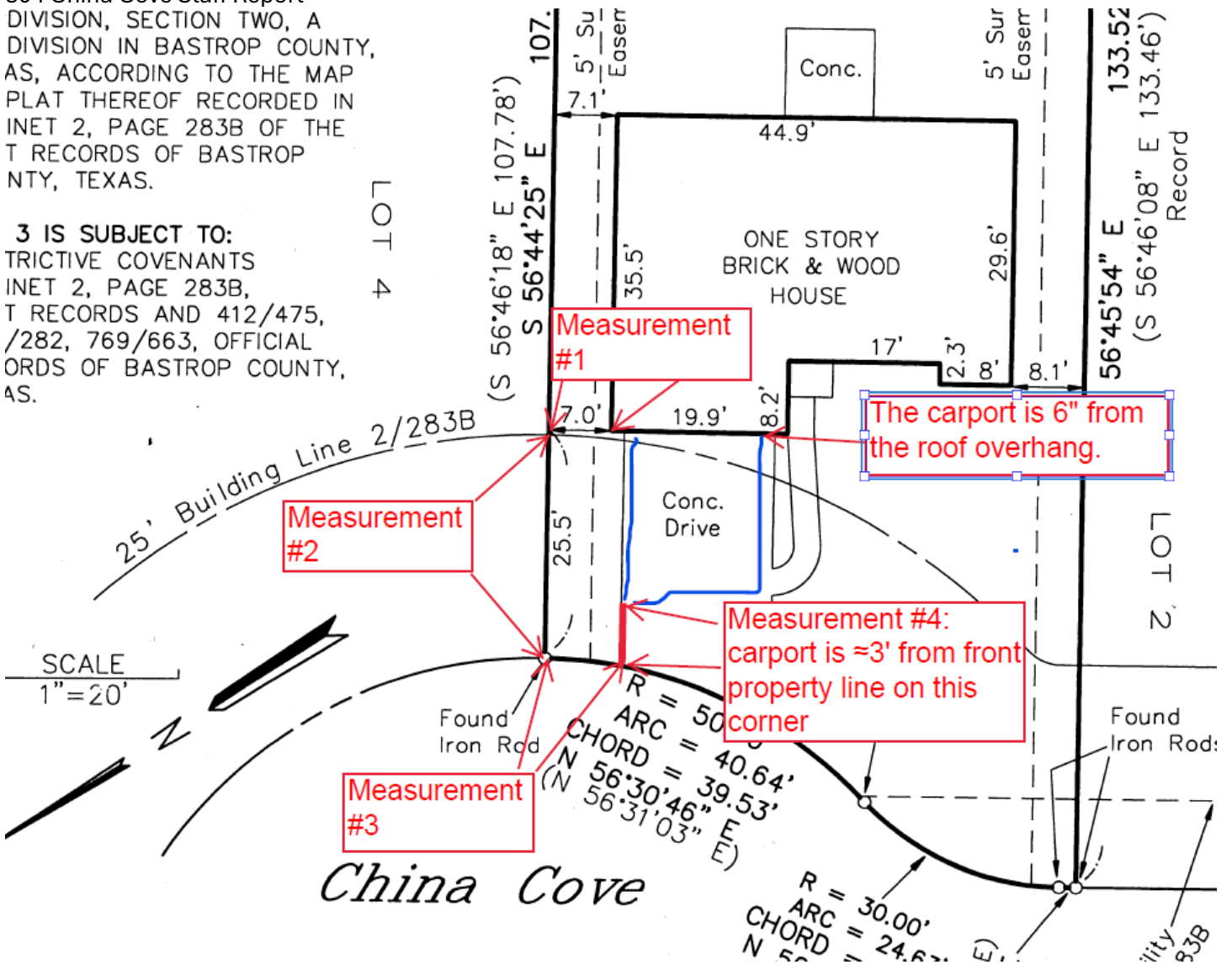


Figure #1 shows a blown-up detail of survey and indicating the measurements taken and shown in the photos below.



Photo #3 shows the proximity of the carport to the roof overhang of the house being 6 inches.



Photo #4 shows measurement #1 from the slab to the side property line (7.0') and measurement #2 from the side property line as indicated by the pink flag in the photo above toward the street (25.5') for the approximate front property line.



Photo #5 shows the front property line measurement was then carried over to the driveway for measurement #3.



Photo #6 shows the approximate location of the front property line in relation to the carport.



Photo # 7 shows the measurement distance from the property line to the carport being three feet (3').