



**ELGIN BOARD OF ADJUSTMENT AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
June 12, 2025
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. March 13, 2025 Minutes

IV. NEW BUSINESS

- 1. Project 202500055: A sign variance from Section 32-217(3)(a) in order to increase the allowed area of a sign from 26.25 square feet to 31.667 square feet for a commercial establishment located at 34 N. Ave C (Parcel number 12331, ELGIN CITY, BLOCK 16, LOT 18,19,20 & 21 (FR), as located in Bastrop Co.).**
 - A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration**

- 2. Project 202500040: A zoning variance from Section 46-265 (2) in order to reduce the requirement for a five foot (5') setback in the side yard to three feet, two inches (3', 2") on the south side of the property, and a zoning variance from Section 36-171 in order to reduce the minimum lot width from sixty feet (60') to thirty-nine feet (39') at the front building line in the "R-2" Single Family and Duplex Dwelling District located at 509 W. Cleveland St (Parcel number 14848, BIGGS, ACRES 0.1790, as located in Bastrop Co.).**
 - A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration**

- 3. Project 202500045: A zoning variance from Section 46-303 (2) in order to reduce the requirement for a five foot (5') setback in the side yard to three feet, seven inches (3', 7") to allow for the placement of a forty-eight inch (48") prefabricated AC pad on the southwest side of the property in a Planned Development District referencing "R-3" Single Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 13512 Barn Chime St (Parcel number 994934, CREEKS CROSSING SEC 1 BLK G LOT 40.).**
 - A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration**

- 4. Project 202500046: A zoning variance from Section 46-303 (2) in order to reduce the requirement for a five foot (5') setback in the side yard to four feet, two inches (4', 2") to allow for the placement of a forty-eight inch (48") prefabricated AC pad on the southwest side of the property in a Planned Development District referencing "R-3" Single Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 13505 Muny Pkwy (Parcel number 994939, CREEKS CROSSING SEC 1 BLK G LOT 2.).**
 - 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 June 9, 2025, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry", with a stylized flourish at the end.

Beau Perry, Development Services Director