



**ELGIN BOARD OF ADJUSTMENT AGENDA  
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS  
404 NORTH MAIN STREET  
November 13, 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 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 of Adjustment 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 Chairman 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 Board Member, 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 Adjustment 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.**

**Approval of October 9, 2025, Minutes.**

**IV. NEW BUSINESS**

1. **Project #202500088: A zoning variance from Sec. 46-301 and Sec. 23-7 to allow for the placement of a manufactured home in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 122 Jackson St (Bastrop County parcel number 14875, BROOKS, BLOCK 2, LOT 5).**
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consideration
  
2. **Project #202500087: A zoning variance from Section 46-303 (2) to reduce the required side setbacks from 5 feet to 0 feet in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 313 Q. S. Goins Ln (Bastrop County parcel number 12599, A20 CHRISTIAN, THOMAS ACS 1.0000).**
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consideration
  
3. **Project #202500079: A zoning variance from Section 46-303 (4) in order to reduce the requirement for a lot width of 50 feet at the building line to 48 feet, and a zoning variance from Section 46-303 (5) to reduce the minimum lot area from 6,000 square feet to 5,232 square feet in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 520 W 2nd St (Bastrop County parcel number 14790, Elgin City, BLOCK DIV 14, Lot 38 FR).**
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consideration
  
4. **Direction to Staff regarding amendments to Chapter 46 - Zoning, Article II., Division 3. - Board of Adjustment regarding number of regular members.**
  
5. **Direction to Staff regarding change in future regular meeting day.**

## **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 November 6, 2025, in accordance with Chapter 551 of the Texas Government Code.



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Beau Perry, Development Services Director