



AGENDA

BOARD OF ADJUSTMENT

SPECIAL TELECONFERENCE MEETING

TUESDAY, JUNE 23, 2020 6:30 P.M.

In accordance with social distancing guidelines, the meeting will not be open to the public. Board members, the applicants, and City staff will attend by phone or internet. The meeting will be streamed live for attendance of the public. To access please do the following:

1. Go to www.youtube.com
2. Type in the words "City of Elgin, TX" into the top search feature
3. Then click on the dark blue icon that says "Elgin Texas Perfectly Situated"
4. Then look for the "City of Elgin, Texas Board of Adjustment Meeting 6/23/20"
5. Then click on it for a live broadcast.

There will be an opportunity for the public to submit written comments prior to the meeting on agenda items. These comments must be submitted by emailing the Development Services Director at dharrell@ci.elgin.tx.us or by calling 512-229-3254 by 5:00 PM on June 23, 2020 and leaving a message. These will be read in full at the meeting during the agenda item.

1. CALL TO ORDER

2. CONSENT AGENDA

All matters listed below are to be considered routine by the Board and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

1. Consider approval of the following Minutes

2.I. December 11, 2019 Special Meeting Minutes

Documents:

[DECEMBER 11, 2019 SPECIAL MINUTES.PDF](#)

3. NEW BUSINESS

- 3.I. Project #202000339: A Zoning Variance From Section 46-233 To Further Exceed The Maximum Forty-Five Percent (45%) Impervious Surface Coverage On The Lot For Placement Of A New Building Located At 902 W. 2nd St. (A18 BURLESON,

JONATHAN, ACRES 17.8900, (HIGH SCHOOL)).

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

Documents:

[VARIANCE PACKET.PDF](#)

4. ANNOUNCEMENTS

5. ADJOURNMENT

The Board may adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code. The board will return to an open session for possible discussion and action as a result of the Executive Session.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide a forty-eight (48) hour notice when feasible.

Para informacion en espanol favor de llamar (512) 281-5724. Servicios de traduccion disponible en la reunion.

MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
SPECIAL MEETING
WEDNESDAY, DECEMBER 11, 2019 – 6:00 PM

Chair Franklin Boettcher called the meeting to order at 6:00 P.M. in the Council Chambers, City Hall Annex, 310 N Main St., Elgin, Texas. Members present were Franklin Boettcher, Chair; S.H. McShan, Ruby Simms, Brenda Piña, Regan Dumbeck, Stephen Kylberg and Darren Mogonye. Planning and Community Development Director David Harrell and Planning Technician Melissa Lipiec were present.

PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS.

There were not public comments.

CONSENT AGENDA

1. Consider approval of the following Minutes:

A. October 29,2019 Special Meeting

Brenda Piña stated that her name needed to be corrected to include the tilde over the “n” in her last name. On a motion by Regan Dumbeck, seconded by Ruby Simms, the Board voted unanimously to approve the minutes.

PUBLIC HEARING

1. Project #201900642: A zoning variance from Section 46-598 in order to occupy one (1) recreational vehicle while it is parked or stored outside of a trailer court located at 209 E. 2nd St. (Elgin Family Medical Center).

A. Staff Presentation

David Harrell read the report into the record.

B. Applicant Presentation

Dr. Biel stated that he has served the citizens of Elgin for 40 years and had been utilizing the recreational vehicle for the past 30 years and restated that it would be a hardship on him if he would not be allowed to continue utilizing the recreational vehicle.

C. Open Public Hearing

Public hearing was opened at 6:17 P.M.

Keith Kubosh of 301 E. 2nd St. and Kimberly Torres Singleton of 106 N. Ave E spoke in favor of allowing the use of the RV.

D. Close Public Hearing

Public hearing was closed at 6:18 P.M.

E. Board Discussion

There was a brief discussion by the Board.

F. Consideration

On a motion by Regan Dumbeck, seconded by Brenda Piña, the Board unanimously voted to approve Project #201900642.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2020

On a motion by Brenda Piña, seconded by Stephen Kylberg; the Board unanimously voted to elect Regan Dumbeck as Chair. On a motion by Brenda Piña, seconded by Darren Mogonye; the Board unanimously voted to elect Stephen Kylberg as Vice-Chair.

ANNOUNCEMENTS

There was no discussion.

ADJOURNMENT

The Chair adjourned the meeting at 6:32 P.M.

Regan Dumbeck, Chair

Attested: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the
foregoing instrument was passed and approved this _____ day of _____, 2020.



Development Services Department

STAFF REPORT

Application for Zoning Variance

File Number: 202000339

Date: June 14, 2020

Applicant: Ramtech Building Systems, Inc. c/o Gary A. Davenport

Representative: SAME

Hearing Date: Board of Adjustment – June 23, 2020

Location: 902 W. 2nd St.

APPLICATION SUMMARY

Consideration (action) by the Board of Adjustment of a Variance from Section 46-233 to further exceed the maximum forty-five percent (45%) impervious surface coverage on the lot for placement of a new building located at 902 W. 2nd St. (A18 BURLESON, JONATHAN, ACRES 17.8900, (HIGH SCHOOL)).

DEPARTMENT COMMENTS

The present R-1 Single Family District zoning only allows for a maximum forty-five percent (45%) impervious surface coverage (ISR). A summary of the request is below:

Maximum ISR	45%
Present ISR	59.8%
New ISR if approved by Board	60.6%

The present site already exceeds the impervious surface requirements due to the large parking field on the lot. This variance request will allow for a new building which is a 6,536 square foot medical use that would be moved out of the existing main school building. Civil plans have been included to indicate the building placement and associated site improvements.

Under Section 46-87 the Board must determine the granting the variance will not be contrary to the public interest, where owing to special conditions, the literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done. Under Section 211.008, TLGC, at least 75% of the Board members must be present at the meeting to hear the case and under Section 211.009, TLGC, the concurring vote of 75% is needed to authorize a variation from the terms of the zoning ordinance. Since there are five (5) regular members on the Board, at least four (4) would need to vote to approve the request.

STAFF ANALYSIS

Staff believes the variance would not be contrary to the public interest since the site has large areas of grass which helps offset the increase in impervious coverage (see attachment 3). Also, the request only adds less than one (1%) to the total impervious coverage which is a minimal impact in Staff's professional opinion (see attachment 2). Based on this information enforcement staff believes there is an unnecessary hardship and granting of this variance by the Board would result in substantial justice.

The Board is not bound to the Staff's interpretations of the findings of fact and may determine their own standards concerning the findings of fact independent of Staff's which may result in either approval, approval with conditions, or denial of the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plan
3. Zoning Map
4. Proposed Medical Building

Attachment 1

Application

ZONING VARIANCE APPLICATION

Date: May 15, 2020; amended June 11, 2020

SITE INFORMATION

Project Address: 902 WE 2nd Street, Elgin TX

Parcel Identification Number (if no address): _____

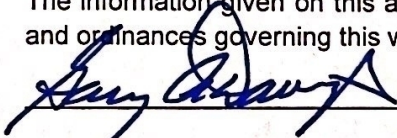
APPLICANT

Name: Ramtech Building Systems, Inc.; Gary A. Davenport, AIA, VP of Architecture

Postal Address: 1400 US 287 S, Mansfield, TX 76063

E-Mail Address: gdavenport@ramtechgroup.com; Phone Number: 817-473-9376

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.



Gary A. Davenport, AIA

5/15/2020

Signature

Printed Name

Date

Project Description:

New Modular Office Medical Building for Community Health on Elgin ISD property

in accordance with current operation relocating on the current Phoenix High School

campus. This Variance request is for an increase of the existing impervious area of

466,218 S.F (59.8%) to 472,754 S.F. (60.6%) as shown on the attached S.U.P.

Site Plan (revised June 11, 2020). The existing clinic is contained within the existing

school moving to the proposed location which originally housed 2 portable classrooms.

This facility provides medical and dental services for the community whose absence

would deny much needed health services and facilities for community citizens which is

contrary to the public interest. Approval of this requested Variance will enhance community services and is an essential protection of the life, safety and welfare of the individuals using the facility meeting the spirit of the zoning ordinance.



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



(512) 281-0119



www.elgintx.com

Attachment 2

Site Plan

Attachment 3
Zoning Map

Zoning Map



6/14/2020, 4:21:26 PM

Bastrop County Parcels

Zoning

R-1 Single Family

R-2 Single Family and Garage Apartment District

R-3 Single Family, Two-Family and Industrialized Housing District

PDD Planned Development District

A Multiple Family Residential District

C-1 Neighborhood Shopping District

1:4,163

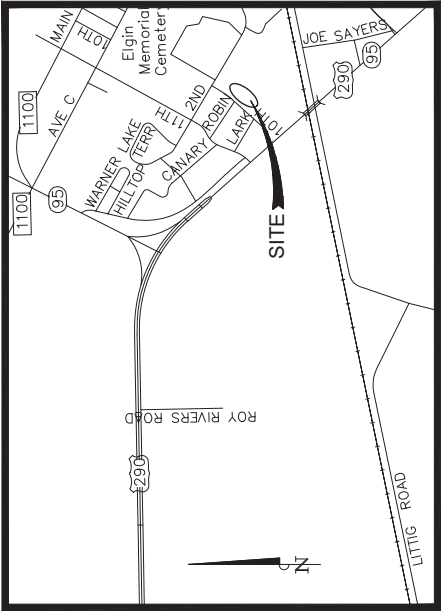
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

TRC GIS, City of Elgin

Attachment 4
Proposed Medical Building

CIVIL CONSTRUCTION PLANS
FOR
ELGIN CLINIC
WEST 10TH STREET



LOCATION MAP
NOT TO SCALE

IN
ELGIN, TEXAS
BASTROP COUNTY

PRELIMINARY SET
MARCH 2020

NOTE:
INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET
IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE
DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH
SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

PREPARED BY:
BANNISTER
ENGINEERING
240 North Main Street | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10989 (TEXAS)

CONTACT: CODY R. BROOKS, P.E.

Sheet Number	Sheet Title
C-0.0	Cover Sheet
C-0.1	General Notes
C-0.2	Site Location Map
C-0.3	Grading Plan
C-0.4	Water and Wastewater Plan
C-0.5	Construction Details
ES-1	Electrical Site Plan



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



Call before you dig.
(@ least 48 hours prior to digging)

BENCHMARKS

BM #1: SET MAG NAIL N:10102709.47 E:3227850.403 ELEV.=575.93'	BM #2: FOUND 1/2" CAPPED IRON ROD N:10102383.908 E:3227744.066 ELEV.=573.05'
---	--

NOTES TO CONTRACTOR

1. INFORMATION ON THIS SHEET AND OTHER SHEETS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER BEFORE THE BIDDING BEGINS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SUBCONTRACTORS. ANY EXCESS DISTRIBUTION SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET 101 AND 102 FOR ALL INFORMATION. THE CONTRACTOR SHALL KNOW THAT THIS SET OF GENERAL NOTES SHEET IS PART OF A UNITED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
3. CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEET SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH

NOTES

1. ALL LOTS WITH ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 100 PARKING SPACES. ANY LOT WITH MORE THAN 100 PARKING SPACES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. ANY LOT WITH MORE THAN 100 PARKING SPACES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. ANY LOT WITH MORE THAN 100 PARKING SPACES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
2. PARALLEL PARKING SPACES SHALL NOT EXCEED 4' IN WIDTH.
3. PAVED AREAS, SLOP ELEVATIONS ARE TO TOP OF CURB AND 1/2" OF CURB SHALL BE PAVED. PAVED AREAS SHALL BE PAVED TO TOP OF CURB AND 1/2" OF CURB SHALL BE PAVED. PAVED AREAS SHALL BE PAVED TO TOP OF CURB AND 1/2" OF CURB SHALL BE PAVED.
4. ACCESSIBILITY STANDARDS ARE ADDITIONAL NOTES.
5. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO BEGINNING CONSTRUCTION.
7. NEW VARIOUS SIZES AND AREAS ARE INTENDED TO SHOW THE CONTRACTOR THE LOCATION AND DEPTH OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO BEGINNING CONSTRUCTION.
9. FENCED AREAS EXISTING AT THIS SITE AND LOW SIDE ARE NOT INTENDED TO BE REMOVED OR ALTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

Figure 1 is a plan view diagram of a proposed drainage system. It shows a rectangular area with a dashed line on the left labeled "EXISTING CONTOUR" and a solid line on the right labeled "PROPOSED CONTOURS". An arrow in the center points from left to right, labeled "DIRECTION OF FLOW". Below the flow arrow, there are two points labeled "607.50" and "ME 633.34". To the right of these points, there are two arrows pointing right, labeled "817.50" and "EX". The text "TOP OF PAVEMENT OR FINISHED PROPOSED GRADE" is written vertically on the right side of the diagram.

GRAPHIC SCALE

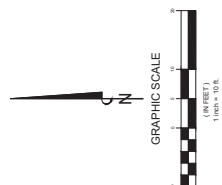


File: B:\Clients\094 (Ramtech Building Systems)\094-20-001 (Community Health - Elgin)\Cv\Sheet Set\C-3.1 Grading Plan.dwg || Date Plotted: 3/9/2020 1:50 PM || Plotted By: Kevin

NO.	DATE	REVISION DESCRIPTION
-----	------	----------------------



C-5.1



_____ CUMULATIVE
 _____ EXISTING SANITARY SEWER
 _____ PROPOSED WATER LINE
 _____ PROPOSED SANITARY SEWER LINE

1. ESTIMATING UTILITY BEHAVIORS AND LOCATIONS ARE APPROPRIATE AND ARE BASED ON SURVEY AND PUBLIC RECORDS.
2. THE CONTRACTOR SHALL YIELD VERTICALLY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE NOTICED IN WRITING IMMEDIATELY IF A UTILITY IS DISAPPROVED.
3. FOR WATER LINES, THE MINIMUM BURY DEPTH IS 48" AS MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
4. ALL WATER METERS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE CITY OF ELGIN GENERAL DESIGN SPECIFICATIONS.
5. REFER TO WET PLANS FOR CONTINUATION OF WATER AND SANITARY SERIES LINES.
6. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE TEAM LOCATION TO EXISTING UTILITIES (STRUCTURES) AND ENDING AT THE PROPOSED STRUCTURES (UPSTREAM).

1. INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS OR NOTES FROM THIS PLAN SET. ANY CHANGES, ADDITIONS, OR DELETIONS SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
3. CONTRACTOR SHALL REFERENCE ALL BRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.

Know what's below.
Call before you dig.

(@ least 48 hours prior to digging)

BM #1:
SET MAG NAIL
N:10102709.47
E:3227850.403

BM #2:
FOUND 1/2" CAPPED IRON ROD
N:10102383.906
E:3227744.066

ELEV.=575.93'

ELEV.=573.85'

No.	Date	Revision Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

