



**ELGIN CITY COUNCIL AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
June 4, 2024
6:30 PM**

Members of the public may watch the meeting at:

https://www.youtube.com/channel/UC3OGBV_loV0Nr3AqM1jTzA

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC HEARING

- 1. PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION OF AND OPERATION OF AN AUTOMATIC CAR WASH FACILITY ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720039, SOLID GROUND REPLAT, LOT 3, ACRES 1.200, CITY OF ELGIN, TEXAS, BASTROP COUNTY, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

VI. PUBLIC COMMENT

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

Speaker comments are limited to three (3) minutes. No formal action can be taken by the City Council 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 Mayor or Presiding Officer rather than to an individual Council 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 Council Member, Staff Member, other individual, or group.

VII. CITY MANAGERS REPORT

- 1. Presentation of the proposed 2024 City of Elgin Five-Year Capital Improvement Plan**
- 2. General Activity Report and/or Project Update**

VIII. CONSENT AGENDA

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

- 1. City Council Regular Meeting Minutes-May 21, 2024**
- 2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH FGM ARCHITECTS INC. RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.**

IX. NEW BUSINESS

- 1. AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION OF AND OPERATION OF AN AUTOMATIC CAR WASH FACILITY ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720039, SOLID GROUND REPLAT, LOT 3, ACRES 1.200, CITY OF ELGIN, TEXAS, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

X. EXECUTIVE SESSION

The City Council may announce that it will 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.

XI. RECONVENE

The City Council will return to open session for possible discussion and action as a result of the Executive Session

XII. ANNOUNCEMENTS

XIII. ADJOURNMENT

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas

Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

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 on 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, Jennifer Stubbs, City Secretary 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 Friday, May 31, 2024, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in dark ink, appearing to read "Jennifer Stubbs", is written over a light gray rectangular background.

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION OF AND OPERATION OF AN AUTOMATIC CAR WASH FACILITY ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720039, SOLID GROUND REPLAT, LOT 3, ACRES 1.200, CITY OF ELGIN, TEXAS, BASTROP COUNTY, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

DEPARTMENT: Development Services

PROPOSED ACTION: Hear public comments on this item.

BACKGROUND:

The Planning and Zoning Commission held the first of two required public hearings on this project on May 20, 2024. This is the second of the two required public hearings for this item.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Receive public comments.

ATTACHMENTS:

None

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Presentation of the proposed 2024 City of Elgin Five-Year Capital Improvement Plan

DEPARTMENT: Executive

PROPOSED ACTION: No Council action is proposed or requested at this time; This item is for the formal presentation of the 2024 City of Elgin Five-Year Capital Improvement Plan (5YRCP) as proposed by the City Manager. (The 5YRCP will be considered for formal adoption at a future date as determined by Council).

BACKGROUND:

The Five-Year Capital Improvement Plan (5YRCP) is a comprehensive document describing all currently proposed capital expenditures and projects for all city departments and operations for each of the next five years. The 5YRCP is designed to provide operations staff with the opportunity to look beyond the standard 12-month governmental funding cycle, while also providing City Council with information necessary to achieve effective long-term financial planning.

While the 2024 5YRCP will ultimately be considered for formal adoption by Council Resolution, its approval will not constitute an authorization of appropriations.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Receive and consider the proposed 2024 City of Elgin Five-Year Capital Improvement Plan as proposed by the City Manager; and review same for further, detailed discussion at subsequent Budget Work Sessions(*The 5YRCP document will be provided to Council separately and will be available on the City website for viewing by the public*).

ATTACHMENTS:

None

- {X} Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: General Activity Report and/or Project Update

DEPARTMENT: Executive

PROPOSED ACTION: No Council action proposed or requested; This item is to allow for general update and/or activities report relating to various on-going city projects or issues.

BACKGROUND:

This item is to provide opportunities for miscellaneous updates and comments by the staff; and general Q&A with the City Council relative to on-going, non-agenda projects and/or issues.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X}
N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: City Council Regular Meeting Minutes-May 21, 2024

DEPARTMENT: Executive

PROPOSED ACTION: Approval of the Minutes.

BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the May 21, 2024 Regular Meeting Minutes.

ATTACHMENTS:

1. May 21, 2024 Regular Meeting Minutes

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



ELGIN CITY CITY COUNCIL MINUTES

May 21, 2024

6:30 PM

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor McShan called roll call. Ms. Stubbs stated that Mr. Rodriguez texted her that he would not be in attendance. Mr. Dennis made a motion to excuse Mr. Rodriguez. Mr. Swain seconded the motion. All voted in favor. The motion was carried.

INVOCATION

Mr. Dennis provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor McShan led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America and Pledge of Allegiance to the Texas Flag.

PUBLIC HEARING

- 1. PUBLIC HEARING ON A RESOLUTION OF THE CITY OF ELGIN TEXAS AUTHORIZING THE MAYOR TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT WITH TRIADA MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO.**

Mayor McShan read the caption of the Public Hearing. There was no one who wished to speak on the public hearing item. Mayor McShan closed the Public Hearing.

PUBLIC COMMENT

There was no one who wished to speak under the public comment item.

CITY MANAGERS REPORT

- 1. 2021 Certificates of Obligation-Capital Investment Program Project Update**

Mr. Mattis provided an update on the Capital Improvement Projects.

- 2. EDC May 2024 Quarterly Report**

Ms. Casnovsky asked if the Council could be provided with more details if possible.

- 3. General Activity Report and/or Project Update**

Mr. Swain asked if we were on track for the Elgin Police Station. Mr. Mattis stated that everything was moving smoothly and provided additional comments. Ms. Love asked about County Line Road. Mr. Mattis stated that the project was getting close to completion.

CONSENT AGENDA

1. **City Council Regular Meeting Minutes-May 7, 2024**
The minutes were approved on the consent agenda.
2. **City Council Special Meeting Minutes-May 14, 2024**
The minutes were approved on the consent agenda.
3. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH BAIRD/WILLIAMS CONSTRUCTION, LTD RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.**
The resolution was approved on the consent agenda.
4. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER 9 FOR THE COUNTY LINE ROAD IMPROVEMENT PROJECT PHASE I AND MAKING CERTAIN FINDINGS RELATED THERETO**
The resolution was approved on the consent agenda.
5. **A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER 10 FOR THE COUNTY LINE ROAD IMPROVEMENT PROJECT PHASE I AND MAKING CERTAIN FINDINGS RELATED THERETO**
The resolution was approved on the consent agenda. Mayor Pro Tem Brashar made a motion to approve the consent agenda. Ms. Love seconded the motion. All voted in favor. The motion was carried.

NEW BUSINESS

1. **A RESOLUTION OF THE CITY OF ELGIN TEXAS AUTHORIZING THE MAYOR TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT WITH TRIADA MUNICIPAL UTILITY DISTRICT AND MAKING CERTAIN FINDINGS RELATED THERETO.**
Mr. Mattis stated that this item was discussed at the last meeting and provided some details about the project. He answered questions of the Council. Mr. Swain made a motion to approve the resolution. Mayor Pro Tem Brashar seconded the motion. The vote was: Mr. Swain- yes, Ms. Love-no, Mr. Callahan-yes, Mr. Dennis-yes, Mayor Pro Tem Brashar-yes, Mayor McShan-yes, Ms. Casnovsky-yes, and Mr. Gibson-no. The motion was carried.
2. **Boards and Commissions Appointments**
Mayor Pro Tem Brashar made a motion to approve the recommendations. Mr. Gibson seconded the motion. All voted in favor. The motion was carried.
3. **Election of the Mayor Pro-Tem by City Council**
Mr. Swain made a motion to nominate Mayor Pro Tem Brashar. Mr. Dennis seconded the motion. All voted in favor. The motion was carried.

ANNOUNCEMENTS

Ms. Miller stated that she provided fliers for events coming up. She stated there was an upcoming Bike Rodeo and Health Fair. She stated that the Main Street received a National Certification and congratulated Krisitina Alvarez and the Main Street Board. Ms. Miller stated that several students will graduate this Friday, and she congratulated the Class of 2024. The Juneteenth parade will be held on Saturday, June 8th and the Western Days parade will be held on Saturday, June 22nd. Mr. Perry stated that it was National Public Works Week. Mayor McShan stated that Mr. Gibson, Ms. Love,

and herself have received the highest award TML gives and were considered TML fellows. Mr. Swain stated that an invitation would be coming from Chariot.

EXECUTIVE SESSION

- 1. Adjourn into Executive Session pursuant to Section §551.071 Consultations with Attorney; to deliberate with legal counsel regarding pending or contemplated litigation: Citation Cause #2621-21 State of Texas vs. City of Elgin**

The City Council retired into Executive Session at 7:10 p.m.

RECONVENE

The City Council reconvened at 7:34 p.m. Mayor Pro Tem Brashar made a motion to authorize the City to enter into a consent decree with the Office of the Attorney General. Mr. Swain seconded the motion. All voted in favor. The motion was carried.

ADJOURNMENT

Mayor McShan adjourned the meeting at 7:34 p.m.

Theresa Y. McShan, Mayor

ATTEST:

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH FGM ARCHITECTS INC. RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

DEPARTMENT: Executive

PROPOSED ACTION: Approval of the Resolution.

BACKGROUND:

The City Council approved the issuance the 2021A Certificates of Obligation (CO) in the total amount of approximately \$12.5M to provide funding for a wide range of capital improvement projects, including funding to construct a new City of Elgin Police Department (EPD) Station. Previously, the City Council, upon recommendation of the EPD Station Building Committee, authorized utilization of the “Construction Manager at Risk” (“CMAR”) delivery process for the project and the engagement of FGM Architects Inc. to provide engineering and design services as part of the CMAR team. These fees are for Programming/Schematic Design and for traveling fees as a part of the contract previously approved by the City Council

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Adopt and approve a Resolution authorizing the City Manager to remit payment for professional services fees associated with the City of Elgin Police Station Project

ATTACHMENTS:

1. EPD Station Res-FGMA

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
{ } Staff will provide brief comments and answer questions on this item at the meeting.
{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY MANAGER TO APPROVE
PROFESSIONAL SERVICES FEES WITH FGM
ARCHITECTS INC. RELATED TO THE ELGIN POLICE
DEPARTMENT STATION PROJECT; AND MAKING
CERTAIN FINDINGS RELATED THERETO.**

WHEREAS, the Elgin City Council approved the issuance the 2021A Certificates of Obligation to provide funding for a wide range of capital improvement projects, including a new City of Elgin Police Department (EPD) Station (“Project”); and,

WHEREAS, the City Council, upon recommendation of the EPD Station Building Committee, has previously authorized utilization of the “Construction Manager at Risk” (“CMAR”) delivery process for the Project and the engagement of FGM Architects Inc. to provide engineering and design services as part of the CMAR team, and;

WHEREAS, FGM Architects Inc. have submitted invoices to the city for professional services charges related to the Elgin Police Department Station Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to execute a dollar amount of \$3,094.11 March 30, 2024, to April 26, 2024, for professional services fees associated with the City of Elgin Police Department Station Project.

Section 3. 2021A Certificates of Obligation Funding. The City Council does also hereby expressly approve the utilization of proceeds from the 2021A Certificates of Obligation debt issuance in support of the project that is the subject matter of this Resolution; and does further acknowledge that an amendment to the *FY23-24 City of Elgin Annual Operating Budget* may be required at a future date to formally appropriate funds for this item.

Section 4. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 5. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 4th day of June 2024

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION OF AND OPERATION OF AN AUTOMATIC CAR WASH FACILITY ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720039, SOLID GROUND REPLAT, LOT 3, ACRES 1.200, CITY OF ELGIN, TEXAS, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

DEPARTMENT: Development Services

PROPOSED ACTION: Discussion, consideration and action on an ordinance granting a Specific Use Permit for a car wash on a parcel of land known by Bastrop County Central Appraisal District as Parcel 8720039 located on or near the intersection of West Brenham Street and US Highway 290.

BACKGROUND:

The City of Elgin's zoning code does not list stand-alone car washes as an allowed use in any of the zoning districts; as a result of this, the applicant is required to request a Specific Use Permit in order to construct and/or operate a car wash on the property which is zoned C-3 Highway Commercial District. The property is currently vacant.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of this item at the May 20, 2024 meeting.

ATTACHMENTS:

1. Car Wash Specific Use Ordinance with Exhibit "A"
2. Specific Use Application
3. Sud Dadee'z Express Carwash Proposed Site Plan

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
{X} Staff will provide brief comments and answer questions on this item at the meeting.
{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

ORDINANCE NO. 2024-06-04-

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR CONSTRUCTION OF AND OPERATION OF A CAR WASH FACILITY ON PROPERTY LOCATED ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720039, SOLID GROUND REPLAT, LOT 3, ACRES 1.200, CITY OF ELGIN, TEXAS, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas for a Specific Use Permit to allow construction and operation of a car wash facility, in a commercial district at the property described in this Ordinance; and

WHEREAS, the City Council has submitted the application to the Planning and Zoning Commission for its recommendation and report; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on May 20, 2024, following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended a specific use permit be granted allowing the construction and operation of a car wash facility, for an indefinite period in a commercial district as shown in documents attached hereto as Exhibit “A”; and

WHEREAS, on the 4th day of June 2024, after proper notification, the City Council held a public hearing on the requested application, and

WHEREAS, the City Council determines that the Specific Use Permit provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:

I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin’s Comprehensive Plan and further finds that enactment of this Ordinance is not inconsistent with or in conflict with any other policies or provisions of the Comprehensive Plan and the City’s Code of Ordinances.

II.

The Zoning District for the Property shall remain C-3 Highway Commercial District, and the Ordinance granting a Specific Use Permit for the specific use on the property to allow the construction and the operation of a car wash facility for an indefinite period, is hereby adopted.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, and ADOPTED on first reading this the 4th day of June 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



Exhibit "A"

A DESCRIPTION OF 1.194 ACRES, MORE OR LESS, SITUATED IN THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, AND IN THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59 IN BASTROP COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.200 ACRE LOT 3 AS SHOWN ON THE REPLAT OF SOLID GROUND RECORDED IN PLAT CABINET NO. 7, PAGE 67-A, PRBCT (PLAT RECORDS OF BASTROP COUNTY, TEXAS); SAID 1.194 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the northeast right-of-way line of US Highway 290 W (200' right-of-way width) and the southeast right-of-way line of W. Brenham Street (40' right-of-way width), for the west corner of Lot 3 of said Solid Ground, and for the west corner of this description;

N: 10100535.02

E: 3228951.99

THENCE, leaving the northeast right-of-way line of US Highway 290 W, and along the southeast right-of-way line of W. Brenham Street, the northwest line of Lot 3 of said Solid Ground, and the northwest line of this tract, **N45°36'48"E**, a distance of **371.81** feet, (N46°09'36"E, 388.10') to a calculated point in the southeast right-of-way line of W. Brenham Street, for the north corner of Lot 3 of said Solid Ground, for the northerly west corner of a called 2.448 acre Lot 2 in said Solid Ground, and for the north corner of this description;

THENCE, leaving the southeast right-of-way line of W. Brenham Street, and along the centerline of an existing 70' drainage easement as shown on the Replat of said Solid Ground, and being also the common line of Lot 3 of said Solid Ground, Lot 2 of said Solid Ground, and of this tract, the following four (4) courses and distances:

1. **S05°19'36"W**, a distance of **70.42** feet, (N05°41'40"E, 71.31') to a calculated point for an angle point in the northeast line of this description;
2. **S02°31'49"E**, a distance of **125.99** feet, (N02°09'45"W, 125.99') to a calculated point for the northerly east corner of this description;
3. Along the arc of a curve to the right, having a **radius** of **87.19** feet, (87.18') an **arc length** of **61.37** feet, (61.64'), a **delta angle** of **40°19'54"**, (40°30'37") and a **chord** bearing **S17°38'07"W**, a distance of **60.11** feet, (N18°05'34"E, 60.36') to a calculated point for the southerly east corner of this description;
4. **S37°48'04"W**, a distance of **138.78** feet, (N38°20'52"E, 138.51') to a calculated point in the centerline of said existing 70' drainage easement, for a southerly interior corner of Lot 3 of said Solid Ground, for the southerly west corner of Lot 2 of said Solid Ground, and for a southerly interior corner of this description;

THENCE, leaving the centerline of said existing 70' drainage easement and the southerly interior corner of this tract, and along the southerly northeast line of Lot 3 of said Solid Ground, the southwest line of Lot 2 of said Solid Ground, and the southerly northeast line of this tract, **S62°04'28"E**, a distance of **18.42** feet, (N61°30'36"W, 18.43') to a 1/2" capped iron rod found in the southwest line of Lot 2 of said Solid Ground, for a southerly exterior corner of Lot 3 of said Solid Ground, for the north corner of Lot 1 of Hawkins Commercial as shown on the plat recorded in Plat Cabinet No. 3, Page 111-A, PRBCT, and for a southerly exterior corner of this description;

THENCE, leaving Lot 2 of said Solid Ground, and along the southerly southeast line of Lot 3 of said Solid Ground, the northwest line of Lot 1 of said Hawkins Commercial, and the southerly southeast line of this tract, **S27°17'39"W**, a distance of **61.10** feet, (S28°07'53"W, 60.90') to a 1/2" iron rod found in the northeast right-of-way line of US Highway 290 W, for the south corner of Lot 3 of said Solid Ground, for the west corner of Lot 1 of said Hawkins Commercial, and for the south corner of this description;

THENCE, leaving Lot 1 of said Hawkins Commercial, and along the northeast right-of-way line of US Highway 290 W, the southwest line of Lot 3 of said Solid Ground, and the southwest line of this tract, the following two (2) courses and distances:

1. **N42°11'42"W**, a distance of **177.55** feet, (N41°27'29"W, 177.60') to a 1/2" capped iron rod found for an angle point in the southwest line of this description;
2. **N41°39'45"W**, a distance of **45.83** feet, (N41°50'54"W, 46.59') to the **POINT OF BEGINNING** hereof, and containing 1.194 acres, more or less.

Surveyed on the ground April 24, 2024. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00006647.

Attachments: drawing 24001707(02)_Revised 05-22-24.dwg.

 **5/29/2024**

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726



SPECIFIC USE APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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.



Signature

Printed Name

Date

Project Description:

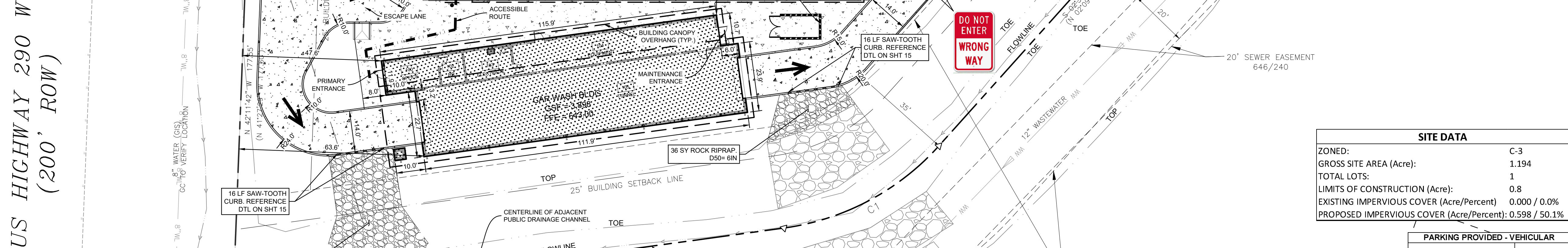


802 N. Ave. C
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119

www.elgintexas.gov



	TREE W/ TAG (TO REMAIN)
	PARKING LOT BUMPER CURB
	ACCESSIBLE PARKING
	TRASH COMPACTOR / DUMPSTER PAD
	SIGN
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC TRANSFORMER PAD
	WASTEWATER MANHOLE
	CLEAN-OUT
	DOUBLE CLEAN-OUT
	WATER METER VAULT
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTER
	STORM DRAINAGE INLET
	STORM DRAIN MANHOLE
	BIKE RACK

1. ALL DIMENSIONS TO CURBS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
2. ALL RADII PARKING DIMENSIONS ARE 3' TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
3. ALL NEW SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
4. REFERENCE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS, DOOR/PATIO LOCATIONS, ETC.
5. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
6. ACCORDING TO ITEM THREE (3) IN THE CONSTRUCTION LICENSE AGREEMENT BETWEEN OWNER (JEANNE BRACEWELL FAMILY LP) AND CITY OF ELGIN, DATED JUNE 12TH, 2017, THE CITY WAIVES ALL REQUIREMENTS REGARDING REQUIRED DETENTION AND WATER QUALITY CONTROLS AND RELATED DEVELOPMENT REGULATIONS UNDER THE APPLICABLE CITY CODES OF ELGIN, TX, TRIGGERED OR RESULTING FROM ANY DEVELOPMENT OR CONSTRUCTION IMPROVEMENTS ON THE PROPERTY; AS A RESULT, NO ONSITE DETENTION OR WATER QUALITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

1. RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
2. THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 404.2.405.6).
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 302.1).
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.5).
5. ALL NEW SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

 SOUTH TOWN ENGINEERING & CONSULTING LLC 2222 N. ALAMO ST. #150 (MAIL) SAN ANTONIO, TX. 78205-6014 TEXAS FIRM REGISTRATION NO. F-21723  <i>Brian J. Spender</i> 07/15/2024		SUD DADEEZ EXPRESS CAR WASH US 290 & W BRENHAM ST ELGIN, BASTROP COUNTY, TEXAS 78621 SITE & PAVING PLAN	
CLIENT: JEMCO HOLDINGS INC DRAWN BY: BS/JM DESIGNER: BS/JM REVIEWER: AM SEC PROJECT # 115.014		SHEET CS100 06 OF 15	