



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
March 24, 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 Planning and Zoning Commission regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Planning and Zoning Commission 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 Commission, to the Secretary prior to commencement of the Commission 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 Commission Members but not read out loud.**

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

III. RECOGNITION OF PAST PLANNING AND ZONING COMMISSION MEMBER(S)

IV. CONSENT AGENDA

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

1. February 24, 2025 Minutes

V. NEW BUSINESS

1. **Project #202500020: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "I" General Industrial District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 133003, located fronting both Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

VI. ANNOUNCEMENTS

VII. 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 March 21, 2025, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 24, 2025

- 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.
COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Berney Williams, and Dorothy McCarther.
COMMISSION ABSENT: Scott Mackay.
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant
STAFF ABSENT: Beau Perry, Director of Development Services; Alyssa Loveday of WGA, Assistant Project Manager
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. CONSENT AGENDA**
1. January 27, 2025 Minutes.
Vice-Chair Ronnie Creppon moved that the Commission approve the consent agenda. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
- IV. OATH OF OFFICE**
1. Prospective Commission members Danica Morgan and Taylor Christian were present and called to stand before the present Commission. Melissa Lipiec led both through an oath of office in which they pledged to uphold the principles of the City of Elgin and the laws of the City of Elgin, State of Texas, and United States of America. Danica Morgan and Taylor Christian then took their seats among the Commission.
- V. ANNOUNCEMENTS**
1. Melissa Lipiec announced that the Whitewater Car Wash which had received a Specific Use Permit last year is close to opening.
 2. Melissa Lipiec reminded the Commission that the Board of Adjustment is still trying to recruit a Junior Alternate following the departure of David Lanford, and encouraged all present to reach out to interested contacts.
 3. Chair Antonio Prete encouraged the existing Commission members to introduce themselves and give a brief history of their experiences with the City of Elgin and the Planning and Zoning Commission. Following this, Taylor Christian and Danica Morgan also introduced themselves and described what had led them to joining the Commission.
- VI. ADJOURNMENT**
The meeting was adjourned at 6:50 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this _____ day of _____, 2025.



Development Services Department

STAFF REPORT

Rezoning from “I” General Industrial District to “C-2” General Commercial District

Project #202500020

Date: March 10, 2025
Applicant: Allan J Tolbert III
Hearing Date: Planning and Zoning Commission: March 24, 2025
 City Council: April 1, 2025
Location: Bastrop County Appraisal District Parcel number 133003, located fronting (but not at the corner of) Dildy Drive and Swenson Boulevard in the Elgin Business Park.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of approximately 2.31 acres of land (a change to the official zoning map). The proposal is to change the zoning on the lot from I – General Industrial District to C-2 – General Commercial District.

DEPARTMENT COMMENTS

The current zoning on the lot which is located in the Elgin Business Park is I General Industrial District. Per [Sec. 46-439](#) the General Industrial District is intended primarily for the conduct of manufacturing, assembling and fabrication; the applicant currently has two warehouses with multiple sectioned workspaces for a variety of types of work built on the lot. As the use of these work spaces has shifted from industrial to commercial in nature the applicant wishes to officially change the zoning of the lot to conform to the City’s requirements and expand the legal options that he can lease the space for.

The Elgin Business Park was zoned I General Industrial District twenty-five years ago via Ordinance No. 99-04-27-07 with the intention of creating an Industrial Park. The current industrial uses include furniture manufacturing (One Point Solutions), fabrication (All States Casters), food products processing and packing (Teddy V. Patisserie) and Public Utility service yard (City of Elgin Public Works and Utility Departments and Bastrop County Road and Bridge Warehouse). Over the years, a number of non-industrial uses have been allowed such as city and county business offices, shared office space, hardware store, feed store, trailer rental, and automobile service which are all either C-1 or C-2 uses.

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Below is a comparison between the allowed uses and area requirements of the General Industrial and C-2 General Commercial Zoning Districts. The uses in **red text** would no longer be allowed should the zoning change to C-2 be granted. The uses in C-1 are also allowed in the C-2 zoning district.

Industrial Zoning District	C-1 Neighborhood Shopping District	C-2 General Commercial District
Bottling works	Antique shop	Any use permitted in C-1
Book bindery	Appliance shop	Amusement enterprises

Candy manufacturing	Arts school, gallery or museum	Advertising signs or structures
Engraving plant	Artist's materials, supply studio	Ambulance service, office or garage
Electrical equipment assembly	Automobile parking lot	Automobile retail gasoline service station
Electronic equipment assembly and manufacture	Baby shop	Bakery
Food products processing and packing	Bakery goods store	Bathhouse
Furniture Manufacturing	Bank	Boat sales
Instrument and meter manufacturing	Barbershop	Billiard hall
Jewelry and watch manufacturing	Beauty shop	Bus terminal
Laundry and cleaning establishment	Book or stationary store	Cleaning plant, commercial laundry or dry cleaning
Leather goods fabrication	Camera shop	Clothing or apparel store
Optical goods manufacturing	Candy store	Commercial school or hall
Paper products manufacturing wholesale or warehousing enterprise	Catering establishment	Café
Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business	Cleaning, pressing, laundry collection agency	Department store
Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors	Curio or gift shop	Hotel
Freighting or trucking yard or terminal	Drug store or fountain	Feed and fuel store
Oil field equipment storage yard	Dry goods store	Frozen food locker
Public utility service yard or electrical receiving yard; provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.	Dairy products or ice cream store	Furniture repair and upholstery
The following uses when conducted within a completely enclosed building:		
(1) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;	Delicatessen	Funeral parlor or mortuary
(2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;	Dress Shop	Golf course, miniature or practice range
(3) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;	Florist shop, greenhouse, nursery	Heating, ventilating or plumbing supplies, sales and service
(4) The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;	Furniture store	Interior decorating store
(5) Manufacture of musical instruments, toys, novelties and rubber and metal stamps;	Grocery store or supermarket	Ice Storage locker plant, or storage house for food
(6) Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;	Hardware store	Key shop
(7) Machine shop;	Jewelry or notion store	Laboratories, testing and experimental

(8) Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;	Lodge hall	Laundry
(9) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;	Meat market	Leather goods shop
(10) Buildings, structures and uses accessory and customarily incidental to any of the uses in this subsection.	Medical facility	Museums
(c) The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes or dust will be emitted beyond the property line of the lot on which the use is located.	Messenger or telegraph service	Novelty club
	Musical instrument sales	Novelty shop
	Newspaper or magazine sales	Nursery or garden supply store
	Office business	Outdoor advertising signs
	Optometrists sales and service	Pawn shop
	Photographer studio	Pet shop
	Pharmacy	Printing plant
	Radio and television sales and service	Recreation center
	Restaurant	Research laboratories
	Self-service laundry or dry cleaning	Restaurant
	Sewing machine sales, instruction	Sign painting shop
	Sporting goods sales	Hospital for small animals
	Shoe repair shop	Sporting goods store
	Tailor shop	Stocks and bonds broker
	Toy store	Storage warehouse
	Variety store	Sale of beer for off-premises consumption
		Theater
		Toy store
		Travel store
		Travel trailer park
		Used automobile sales
	Wholesale distributing center	
Accessory buildings and uses customarily incidental to the uses set forth in this section.	Buildings, structures, and uses accessory and customarily incidental to any of the uses set forth in this subsection (a), provided that there shall be no manufacture, processing, or compounding of products other than such as are customarily incidental and essential to retail establishments.	
	Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration or traffic than those listed in this subsection (a).	
	No article or material stored or offered for sale in connection with uses permitted under this section shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven feet in height shall be required.	
(d) A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use.	A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the uses previously listed shall be displayed or stored outside of a building.	A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use.

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	I General Industrial District	C-2 General Commercial District
Maximum Building size	None	None
Height	90 feet	50 feet
Front Setback	No minimum or maximum	Same as Multiple Family Residential District (25 feet)
Side Setback	25 feet if adjoining a dwelling district	10 feet
Rear Setback	30 feet minimum	Same as side yard

The Elgin Business Park is managed by the Elgin Economic Development Corporation (EDC) and they have no issues with the proposed zoning change. Staff also has no issues with the requested zoning change.

As required, a public hearing notice was published in the March 5, 2025, edition of the Elgin Courier. A sign was placed on the property and a total of seven letters (attachment #5) were sent to property owners within 200' of the lot.

Attachments

1. Application
2. Property Survey
3. Staff added vicinity map with zoning
4. Draft Ordinance
5. Notice sent to 200' property owners

NON-PDD REZONING APPLICATION

Date: 2/26/25

SITE INFORMATION

Project Address: 1122 & 1126 SWENSON BLVD ELGIN TX 78621

Parcel Identification Number (if no address): 133003

APPLICANT

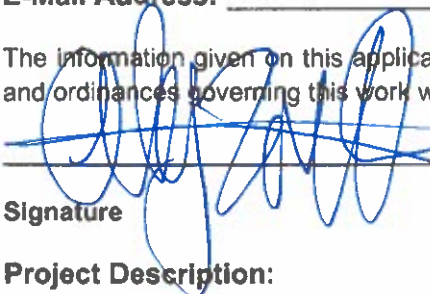
Name: ALLAN TOLBERT

Postal Address: 1126 SWENSON BLVD STE A ELGIN, TX 78621

tolbertproperties@paintingsmart.com; packykid@msn.com; thawkinslive@outlook.com

E-Mail Address: see above; Phone Number: 512-619-6658

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.

	<u>ALLAN TOLBERT</u>	<u>2/26/25</u>
Signature	Printed Name	Date

Project Description:
TBD- request for future development.

I am writing to formally request a rezone for parcel number 133003. Currently, this
parcel is zoned as I-General Industrial District. We would like to change it to C-2
General Commercial District. We believe that any future developments on this property
will fall under the C-2 classification, and we would like to preemptively request this
change before any future developments commence. Thank you for your assistance
with this process. Please let me know if you need any additional information or if there
are any further steps we need to take to move this request forward.



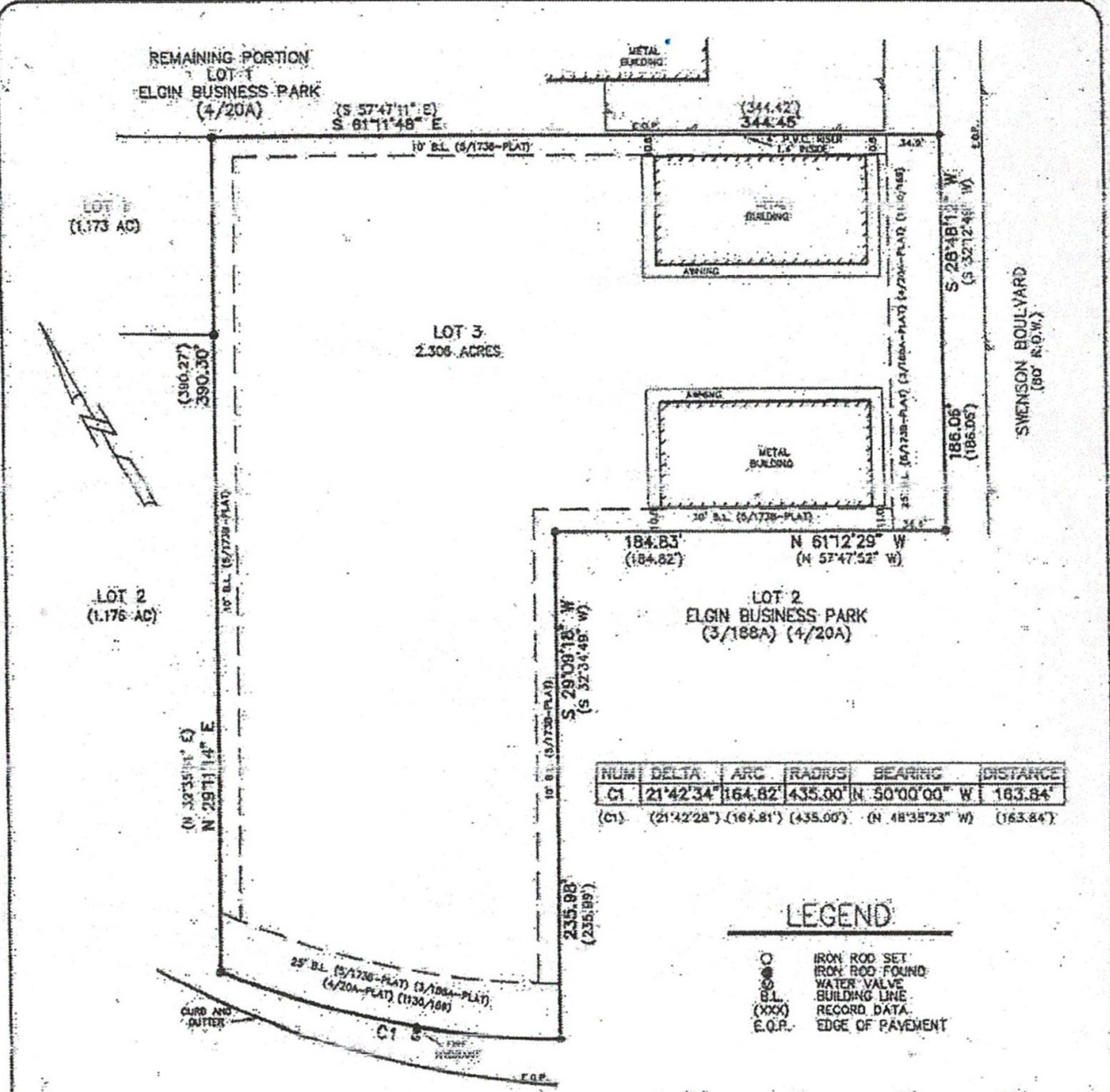
802 N. Ave. C
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



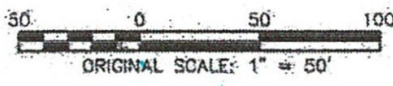
www.elgintexas.gov



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21'42.34"	164.82'	435.00'	N 50°00'00" W	163.84'
(C1)	(21'42.28")	(164.81')	(435.00')	(N 48°35'23" W)	(163.84')

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ⊙ WATER VALVE
- BUILDING LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT



HORIZONTAL CONTROL (BEARING BASE) PER ORD NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND ANY EASEMENTS, EASEMENT RIGHTS, AND/OR RESERVATIONS (3/188A - PLAT) (4/20A - PLAT) (5/173B - PLAT) (11/6/2005) (11/30/1999) - PROPERTIES OF THE CITY OF ELGIN, TEXAS, TO THE USE AND MAINTENANCE OF WATER, GAS, AND/OR ANY OTHER UTILITY LINE(S).

FLOOD NOTE:
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48210C 0015 E. DATED JAN. 18, 2008.
 WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT WARRANT WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LEGHELDERS:
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS, HEREINAFTER GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. R. Ralph 03/17/2017
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

RICHARD RALPH
 PROFESSIONAL LAND SURVEYOR

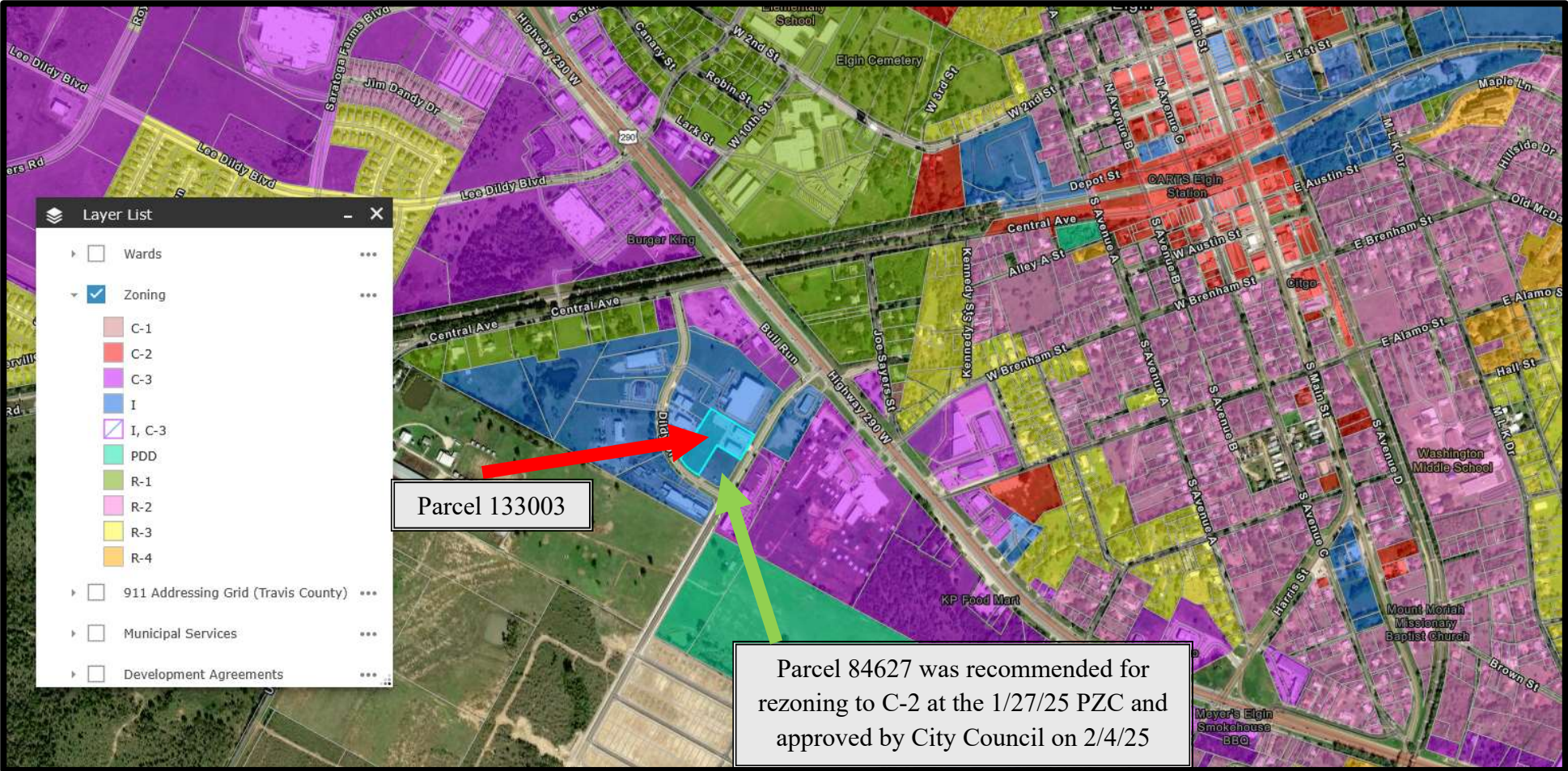
REG. PROFESSIONAL LAND SURVEYOR 4758
 P.O. BOX 303-0052 116 TAPSTAN DRIVE
 PROPLANDS@GMAIL.COM BASTROP, TEXAS 78002



REFERENCE: SMART CORPORATION
 LEGAL DESCRIPTION:
 LOT 3, ELGIN BUSINESS PARK AMENDED PLAT OF A PORTION OF LOT 1, A SUBDIVISION IN THE CITY OF ELGIN PER (5/173B) PLAT RECORDS, BASTROP COUNTY, TEXAS

DRAWN: PWR DATE: 05/17/2017 PROJECT NO.: 1700E
 CHECKED: CHR REVISED: FIELD BOOK: 154/22
 © 2017, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR

Vicinity Map



ORDINANCE NO. 2025-04-01-_____

AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE APPROXIMATELY 2.306 ACRES OF LAND FROM “I” GENERAL INDUSTRIAL DISTRICT TO “C-2” GENERAL COMMERCIAL DISTRICT, LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL NUMBER 13303 (ELGIN BUSINESS PARK, LOT 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)) LOCATED FRONTING BOTH SWENSON BOULEVARD AND DILDY DRIVE, SAID TRACT BEING MORE DESCRIBED IN EXHIBIT “A”; 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 to amend the Official Zoning Map to rezone the property described in Exhibit “A” attached hereto and incorporated herein, from I General Industrial District, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its input, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on March 24, 2025, and

WHEREAS, the Planning and Zoning Commission has offered their input on the proposed change to the Official Zoning Map, and

WHEREAS, on April 1, 2025, after proper notification, the City Council held a public hearing on the requested change, and

WHEREAS, the City Council determines that the zoning provided for herein promotes 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 ORDANED BY THE COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

I.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit “A” is classified as C-2 General Commercial District.

II.

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 1st day of April 2025.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary



March 10, 2025

NOTICE OF A REZONING 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) and your lot within the notice area (blue shaded). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202500020: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "I" General Industrial District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 133003, located fronting both Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held by the Planning & Zoning Commission on **March 24th, 2025** beginning at **6:30 P.M.** Central Standard Time (CST) for a recommendation & City Council on **April 1st, 2025** beginning at **6:30 P.M.** CST for a consideration. These meetings will 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 133003
200' REZONING
NOTIFICATION

Red Shading: Parcel 133003
Requesting Rezoning
Blue Shading: Notified Properties
Within 200'

