



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
January 26, 2026
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. 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. November 18, 2025 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202500080: 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 30.785 acres of land from "R-1" Single-Family Residential Dwelling District to "C-3" Highway Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 15519 and 73869, located at 800 North State Highway 95.**
 - A. **Staff Presentation**
 - B. **Applicant Presentation**
 - C. **Open Public Hearing**
 - D. **Close Public Hearing**
 - E. **Discussion**
 - F. **Recommendation**

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 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, 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 January 21, 2026, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
TUESDAY, NOVEMBER 18, 2025

I. CALL TO ORDER – ROLL CALL: The Vice-Chair called the meeting to order at 6:31 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Vice-Chair Scott Mackay, Danica Morgan, Berney Williams, Taylor Christian.
COMMISSION ABSENT: Chair Antonio Prete, Dorothy McCarther, Jennifer Wissmann (presently)
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: None

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

III. CONSENT AGENDA

1. October 27, 2025 Minutes.

Berney Williams moved that the Commission approve the consent agenda. Danica Morgan seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. NEW BUSINESS

1. Project #202500086: An ordinance granting a Specific Use Permit for the operation of a short-term rental on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 15727, located at 204 Loesch Drive (Elgin Meadows Lot 31,) City of Elgin, Texas, Bastrop County.

A. Staff Presentation – Director Beau Perry introduced the project as similar to the other short-term rental permits applied for in recent months, and that the applicant has been prompt about rectifying their Hotel Occupancy Tax payments and applying for this permit.

B. Applicant Presentation – The applicant Victor Grimaldo was not present. Melissa Lipiec speculated there may have been confusion about the meeting date.

C. Open Public Hearing – The public hearing was opened at 6:36 P.M. There were no members of the public present to speak on this item.

D. Close Public Hearing – The public hearing was closed at 6:37 P.M.

E. Discussion – The Commission discussed potential restrictions to apply to the permit and the time frame for which the permit should be valid. Jennifer Wissmann arrived at this time, at 6:41 P.M.

Director Perry confirmed that there had been no responses to the 200’ notice letters mailed, and that per the HOT records the short-term rental had been in operation since April. The Commission supposed that the applicant must not be causing a disturbance if no neighbor issued comment, and the configuration of the property naturally limits occupancy.

F. Recommendation – Berney Williams moved to recommend to the City Council approval of the Specific Use Permit as requested, valid for a period of three years. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

2. Project #202400039: A REVISED Final Plat for Lund Farm Section 1 Phase 1, located on parcels of land known by the Travis County Appraisal District as parcel numbers 358784, 358785, and 358788 and by the Bastrop County Appraisal District as parcel number 15702, located east of County Line Road, south of Lund Road and west of North State Highway 95 for a total of 216 lots on 46.539 acres of land.

A. Staff Presentation – Director Beau Perry presented the project as a plat that had been previously approved by the Planning and Zoning Commission but which had been edited before recordation and was now being presented for re-review of the adjustment of lot lines and removal of alley loading.

IV. NEW BUSINESS (Cont.)

- B. Applicant Presentation – The applicant Tim Holland was present but did not have a formal presentation. He stood to clarify that the removal of the alley-loaded properties had been reviewed at the June 23rd Planning and Zoning Commission meeting, and the primary matter of this item would be confirmation of the lot lines.
- C. Open Public Hearing – The public hearing was opened at 6:55 P.M. There were no members of the public present to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 6:55 P.M.
- E. Discussion – Berney Williams questioned the maximum allowable impervious cover rate of 60%. Director Perry explained that the subdivision is outside of City limits and not zoned so no restriction from zoning ordinances applies to them, and the rate is agreed upon in their development agreement. Taylor Christian asked about the street names and who decides on those. Tim Holland spoke on the process, and Director Perry remarked on cross-referencing with the county.
- F. Consideration – Taylor Christian moved to approve the revised plat as presented. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

The Commission broke for recess at 7:02 P.M.

The Commission reconvened at 7:05 P.M.

V. WORKSHOP

- 1. Review, discuss and provide input on the revised Concept Plan as part of the third amendment to the Harvest Ridge Development Agreement

Adam Berry from Gray Civil Engineering and Angelica Andersson from Brohn Homes presented an updated concept plan with lot revisions for the Harvest Ridge subdivision in accordance with the proposed amendments to the development agreement. They highlighted the lots that had been reduced in area to cottage homes, and the increase in overall LUEs. Director Beau Perry confirmed the City review of the amendments. There was also discussion on the EMS site being deeded to the City. The Commission was satisfied by the presentation and did not have comments to address.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec announced that the Planning and Zoning Commission is invited to the City Christmas party on December 12th, and directed their attention to the flyer in front of each member for RSVPs.

VI. ADJOURNMENT: The meeting was adjourned at 7:40 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 _____, 2026.



Development Services Department

STAFF REPORT

Rezoning from “R-1” Single Family Dwelling District to “C-3” Highway Commercial District

Project #202500080

Date: January 5, 2026
Applicant: Tim Condon
Hearing Dates: January 26, 2026 (Planning and Zoning Commission)
February 3, 2026 (City Council)
Location: 30.785 acres of land out of Bastrop County Appraisal District Parcels 15519 and 73869, located at 800 North State Highway 95.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 30.785 acres of land (a change to the official zoning map.) The proposal is to change the zoning on portions of Bastrop County Parcels 15519 and 73869 from “R-1” Single-Family Dwelling District to “C-3” Highway Commercial District.

DEPARTMENT COMMENTS

This proposal is part of an upcoming development known as Silo Ranch, the remaining 45.452 acres owned by VIPO 76 LP was annexed into the Elgin city limits on January 20th. The annexation occurred in accordance with the Annexation Development Agreement which was entered into by the previous owners and their successors and/or assigns and was triggered by the submittal of a preliminary plat application. Silo Ranch will also incorporate the newly annexed western 42.16-acre Parcel 57003, and the remaining north portion of Parcel 15519. The project intends to eventually enter into a PDD Agreement and was originally scheduled to have a PDD Workshop at the October 27, 2025 Planning and Zoning Commission meeting, but due to time constraints is now planning to phase development and is prioritizing Commercial development within existing City limits. The first phase will include the development of a hotel and construction of a public roadway. When completed, Silo Ranch will extend Harvest Ridge Blvd. from County Line Road, through Harvest Ridge Subdivision to State Highway 95 providing an alternate east to west thoroughfare potentially alleviating congestion on FM 1100.

Attachments

1. Application
2. Vicinity Map with Current Zoning
3. Draft of Ordinance
4. Notice sent to 200' property owners

NON-PDD REZONING APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: [REDACTED] _____

E-Mail Address: [REDACTED]; Phone Number: [REDACTED]

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.

Tim Condon

Signature	Printed Name	Date
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Project Description:

We are proposing the development of a ±75-acre tract of land. Of this, approximately 30.785 acres lie within the City Limits of Elgin, while the remainder is located within the ETJ. The project will be executed in phases.

Phase One:

- Rezoning the portion of the property within the City Limits from R-1 "Single-Family Dwelling District" to C-3 "Highway Commercial District"
- Immediate development of a hotel tract.
- Preliminary platting of the entire ±75 acres, with a final plat prepared for the Phase One portion.
- Construction of a public roadway and installation of utilities to serve the initial development.

Future Phases:

- Annexation of the remaining acreage currently in the ETJ.
- Zoning of the annexed property to align with the intended development program.

This phased approach ensures that the initial commercial project can proceed promptly while establishing the framework for future expansion and integration of the remaining property.



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

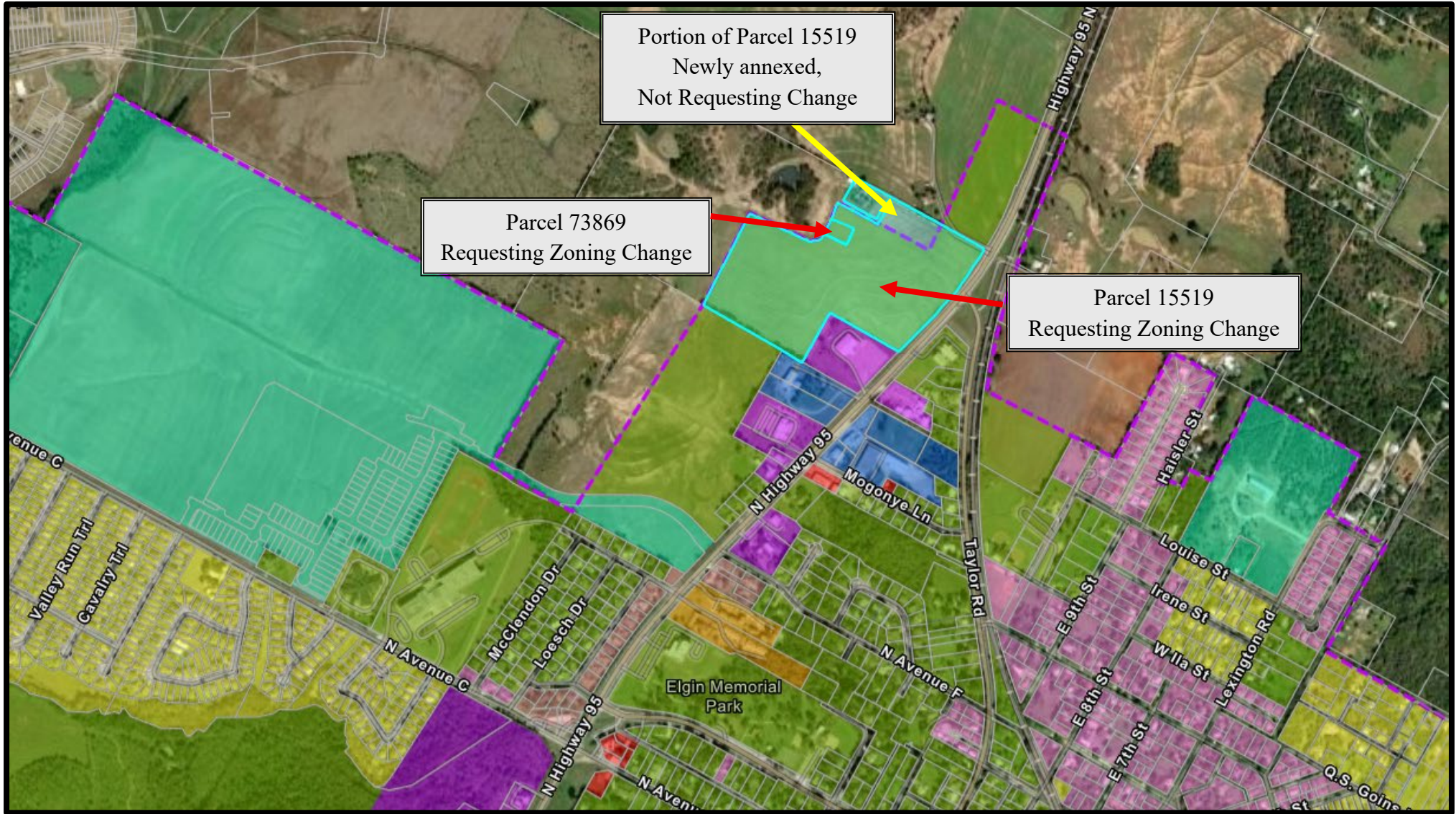


(512) 281-0119



www.elgintexas.gov

Vicinity Map



ORDINANCE NO. 2026-02-03-

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 30.785 ACRES OF LAND FROM "R-1" SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT TO "C-3" HIGHWAY COMMERCIAL DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 15519 AND 73869, LOCATED AT 800 NORTH STATE HIGHWAY 95, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO 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 "R-1" Single Family Residential Dwelling District to "C-3" Highway Commercial District; and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map 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 January 26, 2026, 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 that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is C-3 Highway Commercial District; and

WHEREAS, on the 3rd day of February 2026, after proper notification, the City Council held a public hearing on the requested zoning, 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 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 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 rezoned from “R-1” Single Family Residential Dwelling District to “C-3” Highway Commercial District.

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 3rd day of February, 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

FOR A 30.785 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND BEING OUT OF THE CALLED 76.237 ACRE TRACT OF LAND CONVEYED TO VIPO 76, LP, RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. SAID 30.785 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JULY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT Type I monument found (Grid Coordinates: N=10109064.50 E=3229664.58) monumenting the northeast corner of said 76.237 acre VIPO 76, LP tract, the southeast corner of the called 139.723 acre tract of land conveyed to Roger and Suzanne Mogonye, recorded in Document No. 201014948 of the Official Public Records of Bastrop County, Texas, the northwest corner of the called 4.85 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 207 of the Deed Records of Bastrop County, Texas and the southwest corner of the called 0.32 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 201 of the Deed Records of Bastrop County, Texas same being on the west right-of-way line of State Highway 95 (variable width right-of-way at this point), for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the east boundary line of said 76.237 acre VIPO 76, LP tract, the west boundary line of said 4.85 acre State of Texas tract and said west right-of-way line of State Highway 95, the following two (2) courses and distances:

1. With a curve to the right an arc length of **609.61 feet**, said curve having a radius of **2804.79 feet**, a delta angle of **12°27'11"** and a chord which bears **S 36°15'08" W** for a distance of **608.41 feet** to an iron rod found with cap marked "RPLS 1753" monumenting the end of this curve;
2. **S 42°32'14" W** for a distance of **377.21 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the most easterly southeast corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of the called 5 acre tract of land conveyed to Fred Lundgren Jr. et al, Trustees of the SPJST Lodge #18, recorded in Volume 231, Page 126 of the Deed Records of Bastrop County, Texas, for the most easterly southeast corner hereof, from which a 1/2" pinched iron pipe found, bears S 61°25'19" E for a distance of 0.86 feet, also from which an iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of Lot 2A, Amended Plat of Lots 2 and 3, Corlin Subdivision, recorded in Cabinet 9, Page 30-B of the Plat Records of Bastrop County, Texas, the southwest corner of said 4.85 acre State of Texas tract and the northwest corner of the called 2.02 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 200 of the Deed Records of

Bastrop County, Texas, same being on said west right-of-way line of State Highway 95, bears S 42°32'14" W for a distance of 420.24 feet;

THENCE, with common boundary line of said 76.237 acre VIPO 76, LP tract and said 5 acre SPJST Lodge #18 tract, the following two (2) courses and distances:

1. **N 61°25'19" W** for a distance of **584.16 feet** to a 5/8" iron rod found monumenting the northwest corner of said 5 acre SPJST Lodge #18 tract and an interior ell corner of said 76.237 acre VIPO 76, LP tract;
2. **S 28°41'07" W** for a distance **408.44 feet** to a 1/2" pinched iron pipe found monumenting the most southerly southeast corner of said 76.237 acre VIPO 76, LP tract and the southwest corner of said 5 acre SPJST Lodge #18 tract, same being on the north boundary line of said Lot 2A, for the most southerly southeast corner hereof, from which the aforementioned iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of said Lot 2A, the southwest corner of said 4.85 acre State of Texas tract and said northwest corner of the 2.02 acre State of Texas tract, same being on said west right-of-way line of State Highway 95, bears S 61°29'37" E for a distance of 483.55 feet;

THENCE, **N 61°29'37" W** with the south boundary line of said 76.237 acre VIPO 76, LP tract, in part with said north boundary line of Lot 2A and the north boundary line of the called 69.055 acre tract of land conveyed to Amy Mogonye Darsey, a.k.a. Amy Lee Darsey, and Paul Douglas Mogonye as Co-Trustees of the Jim Mogonye Bypass Trust, recorded in Document No. 201410215 of the Official Public Records of Bastrop County, Texas, passing at a distance of 146.03 feet a 1/2" iron rod found 0.76' south of this line, in all a total distance of **812.71 feet** to a calculated point on a point in the northwesterly City Limit Line of the City of Elgin, for the southwest corner hereof, from which a 1/2" iron rod found on an angle point in said south boundary line of the 76.237 acre VIPO 76, LP tract, same being on an angle point in said north boundary line of the 69.055 acre Mogonye tract, bears N 61°29'37" W for a distance of 17.14 feet;


THENCE, through the interior of said 76.237 acre VIPO 76, LP tract, same being with said northwesterly City Limit line, the following nine (9) courses and distances:

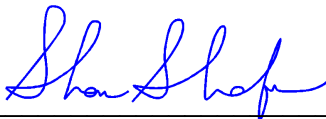
1. **N 25°34'50" E** for a distance of **750.27 feet** to a calculated point, for the most westerly northwest corner hereof;
2. **S 66°30'55" E** for a distance of **484.12 feet** to a calculated point;
3. **N 77°10'10" E** for a distance of **78.22 feet** to a calculated point;
4. **N 39°03'29" E** for a distance of **44.70 feet** to a calculated point;

5. **N 21°19'07" E** for a distance of **248.75 feet** to a calculated point;
6. **S 63°01'27" E** for a distance of **335.19 feet** to a calculated point;
7. **N 28°20'26" E** for a distance of **11.13 feet** to a calculated point;
8. **S 63°12'01" E** for a distance of **410.95 feet** to a calculated point;
9. **N 24°28'21" E** for a distance of **201.15 feet** to a calculated point in the north boundary line of said 76.237 acre VIPO 76, LP tract, same being on a point in the south boundary line of said 139.723 acre Mogonye tract, for the most northerly northwest corner hereof, from which a 1/2" iron rod found leaning on the northwest corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of the remnant portion of the called 234.288 acre tract of land conveyed to Clayton Properties Group, Inc., d.b.a. Brohn Homes, recorded in Document No. 201807699 of the Official Public Records of Bastrop County, Texas, same being on said south boundary line of the 139.723 acre Mogonye tract, bears N 62°59'56" W for a distance of 2412.71 feet;

THENCE, **S 62°59'56" E** with said north boundary line of the 76.237 acre VIPO 76, LP tract and said south boundary line of the 139.723 acre Mogonye tract, for a distance of **360.31 feet** to the **POINT OF BEGINNING** hereof and containing 30.785 acres of land more or less.

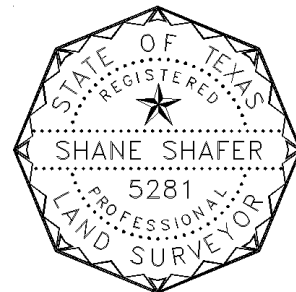
Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00008.

 **DIAMOND SURVEYING, INC.**
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NUMBER 10006900



December 09, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WAELTZ & PRETE\ELGIN HWY 95 2025-26\REZONING TRACT\ELGIN HWY 95 REZONING TRACT M&B 20251209.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 30.785 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND BEING OUT OF THE CALLED 76.237 ACRE TRACT OF LAND CONVEYED TO VIPO 76, LP, RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

ROGER AND SUZANNE MOGONYE CALLED 139.723 AC. DOC. NO. 201014948

VIPO 76, LP CALLED 76.237 AC. DOC. NO. 202402072

VIPO 76, LP CALLED 76.237 AC. DOC. NO. 202402072

VIPO 76, LP CALLED 76.237 AC. DOC. NO. 202402072

SPJST LODGE #18 CALLED 5 AC. VOL. 231, PG. 126

AMY MOGONYE DARSEY, a.k.a. AMY LEE DARSEY, AND PAUL DOUGLAS MOGONYE AS CO-TRUSTEES OF THE JIM MOGONYE BYPASS TRUST CALLED 69.055 AC. DOC. NO. 201410215

LOT 2A AMENDED PLAT OF AND 3, CORLIN SUBDIVISION CAB. 9, PG. 30-B

P.O.B. GRID COORDINATES: N=10109064.50 E=3229664.58

STATE OF TEXAS CALLED 4.85 AC. VOL. 108, PG. 207

STATE OF TEXAS CALLED 0.32 AC. VOL. 108, PG. 201

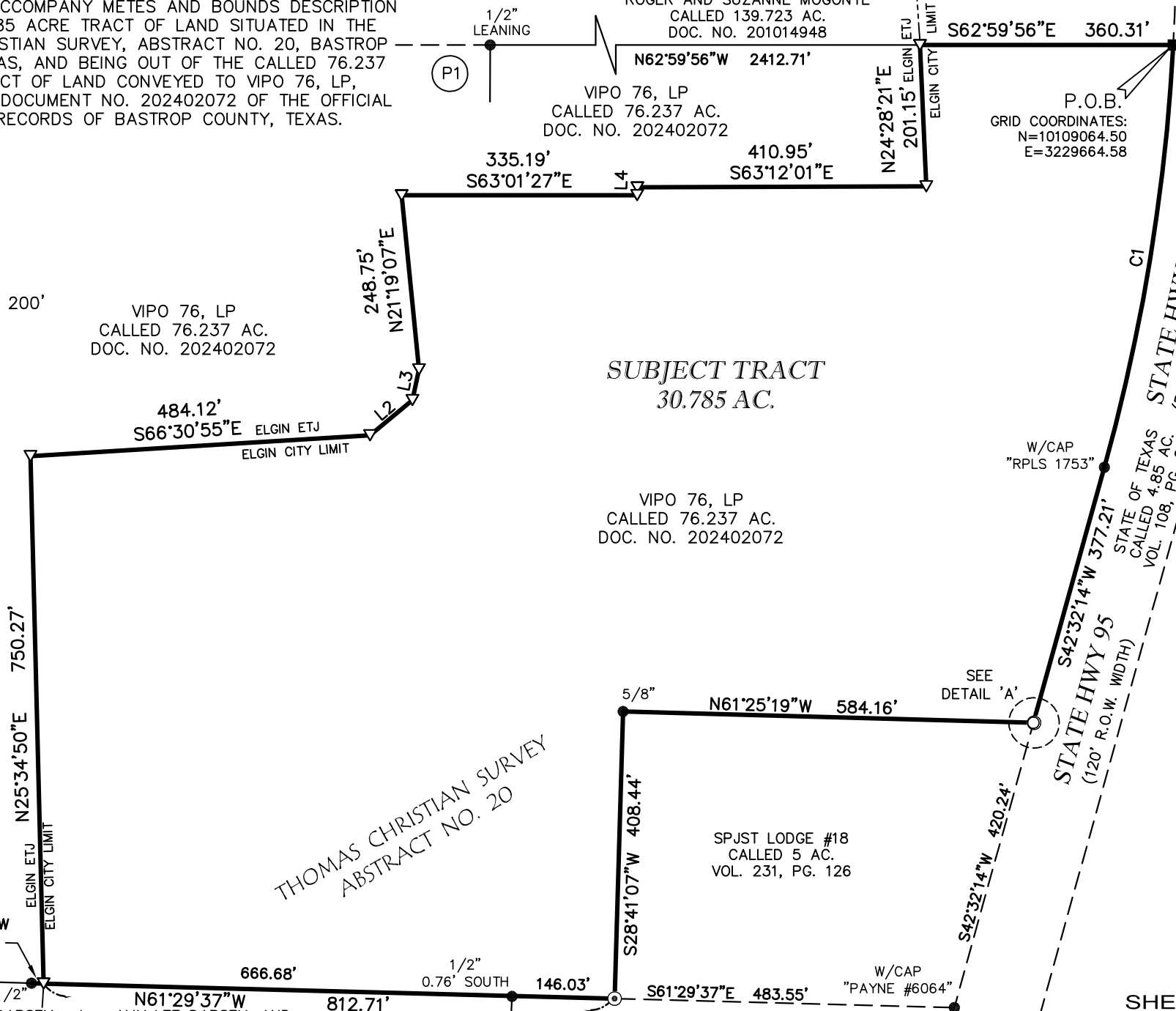
SHEET 1 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SUBJECT TRACT
30.785 AC.

THOMAS CHRISTIAN SURVEY
ABSTRACT NO. 20

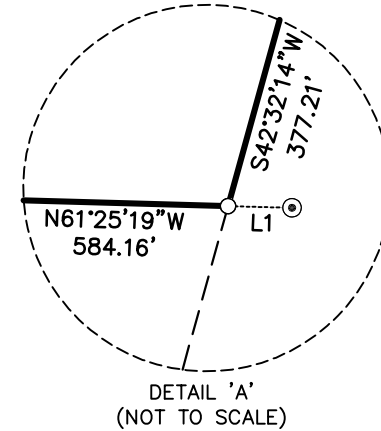
SCALE: 1" = 200'



Z:\WALTZ & PRETE\ELGIN HWY 95 2025-26\REZONING TRACT\ELGIN HWY 95 REZONING TRACT.dwg

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
 FOR A 30.785 ACRE TRACT OF LAND SITUATED IN THE
 THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP
 COUNTY, TEXAS, AND BEING OUT OF THE CALLED 76.237
 ACRE TRACT OF LAND CONVEYED TO VIPO 76, LP,
 RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL
 PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2804.79'	609.61'	12°27'11"	S36°15'08"W	608.41'



LINE	BEARING	DISTANCE
L1	S61°25'19"E	0.86'
L2	N77°10'10"E	78.22'
L3	N39°03'29"E	44.70'
L4	N28°20'26"E	11.13'

PROPERTY LEGEND

(P1) CLAYTON PROPERTIES GROUP, INC.
 d.b.a. BROHN HOMES
 REMNANT PORTION
 CALLED 234.288 AC.
 DOC. NO. 201807699

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREDN ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00008.

2) ALL DOCUMENTS LISTED HEREDN ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BASTROP COUNTY, TEXAS.

LEGEND

- IRON ROD FOUND
- TXDOT TYPE I MONUMENT FOUND
- ⊙ 1/2" PINCHED IRON PIPE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- RIGHT-OF-WAY DEED LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281

December 9, 2025
 DATE

SHEET 1 OF 2

<> DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NO. 10006900

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January 5, 2026

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 lots making the request (red highlighted shape) and your lot within the notice area (blue buffer). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202500080: 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 30.785 acres of land from "R-1" Single-Family Residential District to "C-3" Highway Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 15519 and 73869, located at 800 North State Highway 95; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held:

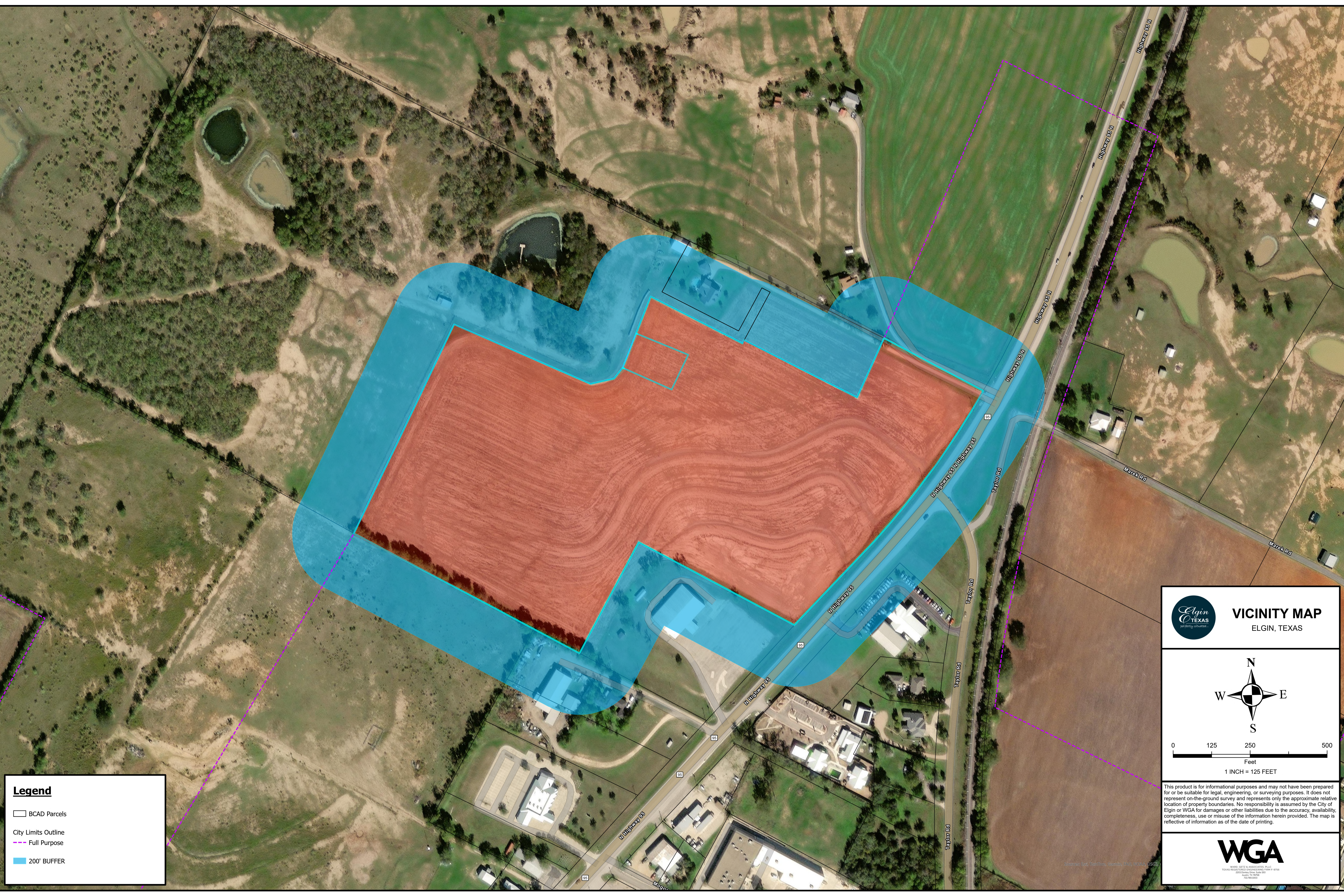
- By the Planning & Zoning Commission on **Monday, January 26, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, February 3, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for consideration.

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 Community 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.



Legend

- BCAD Parcels
- City Limits Outline
- Full Purpose
- 200' BUFFER

VICINITY MAP
ELGIN, TEXAS

1 INCH = 125 FEET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative location of property boundaries. No responsibility is assumed by the City of Elgin or WGA for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided. The map is reflective of information as of the date of printing.