



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
February 23, 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 #202600003: 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 "R-1" Single Family Residential District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 41733 (ELGIN WEST COUNTRYSIDE, LOT 11, ACRES 1.076) at 1512 North Ave C.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

2. **Project #202600004: 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 from "C-1" Neighborhood Shopping District to "C-2" General Commercial District 0.5880 acres of land on Travis County Parcel 557535 and 2.0920 acres of land on Travis County Parcel 557536, located at 13919 County Line Rd.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

3. **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 February 18, 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-2” General Commercial District

Project #202600003

Date: February 12, 2026
Applicant: David Samuelson
Hearing Dates: February 23, 2026 (Planning and Zoning Commission)
March 17, 2026 (City Council)
Location: 1512 N Ave C, BCAD Parcel 41733 (Elgin West Countryside, Lot 11, Acres 1.076), on the south side of FM 1100 and east of the county line.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 1.076 acres of land (a change to the official zoning map.) The proposal is to change the zoning from “R-1” Single-Family Dwelling District to “C-2” General Commercial District.

DEPARTMENT COMMENTS

The current use of the property is “Child Care Center” (Blooming Tree Academy) which is operating under the existing Specific Use Permit previously granted for Mabry’s Munchkins. Per [Sec. 46-138](#), Specific Use Permits for Child Care Centers are allowed in **any** use district and may include requirements or conditions and safeguards to protect adjacent property. The new property and business owner desires to expand the business by constructing a 4,950 square foot building to be used as a “sports, family and children’s event center” which would be considered an accessory building which is not part of the main building. Per [Sec. 46-233.\(6\)](#) accessory buildings shall not cover more than ten percent of the impervious cover requirements. The total lot area is 46,870.56 square feet and the allowed impervious cover is 45% or 21,091.75 square feet and accessory buildings are limited to 10% being 2,109.18 square feet. The C-1 zoning district limits the size of retail stores and shops to 5,000 square feet of gross floor area; the combined size of the existing structure and the proposed structure 7,619 square feet and that is the reason they are requesting the C-2 zoning.

The C-2 zoning requirements:

1. Parking - The proposed use of “...event center” will require adequate improved parking per [Sec. 46-635](#). In this case potentially one parking space for each 50 square feet of floor area used for assembly or recreation in the building or 99 parking spaces. **This may exceed the impervious cover allotment.**
2. Setbacks – Front Yard shall be 25’, Side Yard shall be 10’ and Rear Yard shall be 10’
3. Building height – shall not exceed 50’

Additional requirements (Sec. 46-542)

1. A wall of not less than six-foot shall be constructed of brick, stone, masonry or other cementitious material along the property line.

The zoning for the lots on either side of this one is “R-1” and the current uses are single-family dwellings. The zoning for the lot abutting the rear property line is “R-4” Multiple-Family Residential District and is the site of Crescent Village Apartments. The zoning for the properties across FM1100 is “PDD” and is the site of Peppergrass Subdivision which consists of single-family homes.

The new owner will apply for a new Specific Use Permit should the zoning request be granted.

STAFF ANALYSIS

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Subtraction of uses are indicated in **red** and addition of uses are indicated in **green** for the parcel.

R-1 District	C-1 District	C-2 District
Detached single-family dwelling.	Antique shop.	Any use permitted in a C-1 Neighborhood Shopping District.
Churches, but not including revival tents or arbors.	Appliance shop.	Amusement enterprises.
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Art school, gallery or museum.	Advertising signs or structures.
Public park and playground.	Artists materials, supply studio.	Ambulance service, office or garage.
Library.	Automobile parking lot.	Bakery.
Growing of farm products.	Baby shop.	Bathhouse.
Municipal use	Bakery goods store.	Boat sales.
Telephone exchanges	Bank.	Billiard hall.
Home occupations	Barber shop.	Bus terminal.
Transportation and utility easements, alleys and rights-of-way.	Beauty shop.	Cleaning plant, commercial laundry or dry cleaning.
Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.	Book or stationary store.	Clothing or apparel store.
Uses customarily incidental to any of the uses set forth in subsection (a) of this section when located upon the same lot and not involving the conduct of a business.	Camera shop.	Commercial school or hall.
Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.	Candy store.	Café.
	Catering establishment.	Department Store.
	Cleaning, pressing, laundry collection	Hotel.

	agency.	
R-1 District	C-1 District	C-2 District
	Curio or gift shop.	Feed and fuel store.
	Drug store or fountain.	Frozen food locker.
	Dry goods store.	Furniture repair and upholstery.
	Dairy products or ice cream store.	Funeral parlor or mortuary.
	Delicatessen.	Golf course, miniature or practice range.
	Dress shop.	Heating, ventilating or plumbing supplies, sales and service.
	Florist shop, greenhouse, nursery.	Interior decorating store.
	Furniture Store.	Ice storage locker plant, or storage house for food.
	Grocery store or supermarket.	Key shop.
	Hardware store.	Laboratories, testing and experimental.
	Jewelry or notion store.	Laundry.
	Lodge hall.	Leather goods shop.
	Meat market.	Museums.
	Medical facility.	Novelty club.
	Messenger or telegraph service.	Novelty shop.
	Musical instrument sales.	Nursery or garden supply store.
	Newspaper or magazine sales.	Outdoor advertising signs.
	Office business.	Pawn shop.
	Optometrists sales and service.	Pet shop.
	Photographer studio.	Printing Plant.
	Pharmacy.	Recreation center.
	Radio and television sales and service.	Research laboratories.
	Restaurant.	Restaurant.
	Self-service laundry or dry cleaning.	Sign painting shop.
	Sewing machine sales, instruction.	Hospital for small animals.
	Sporting goods sales.	Sporting goods store.
	Shoe repair shop.	Stocks and bonds broker.
	Tailor shop.	Storage warehouse.
	Toy store.	Sale of beer for off-premises consumption.
	Variety store.	Theater.
Accessory buildings and uses customarily incidental to the uses set forth in this section.	Toy store.	

R-1 District	C-1 District	C-2 District
	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.	Travel trailer park.
		Used automobile sales.
		Wholesale distributing center. 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.
Max Building Height 35'	Max Building Height 50'	Max Building Height 50'

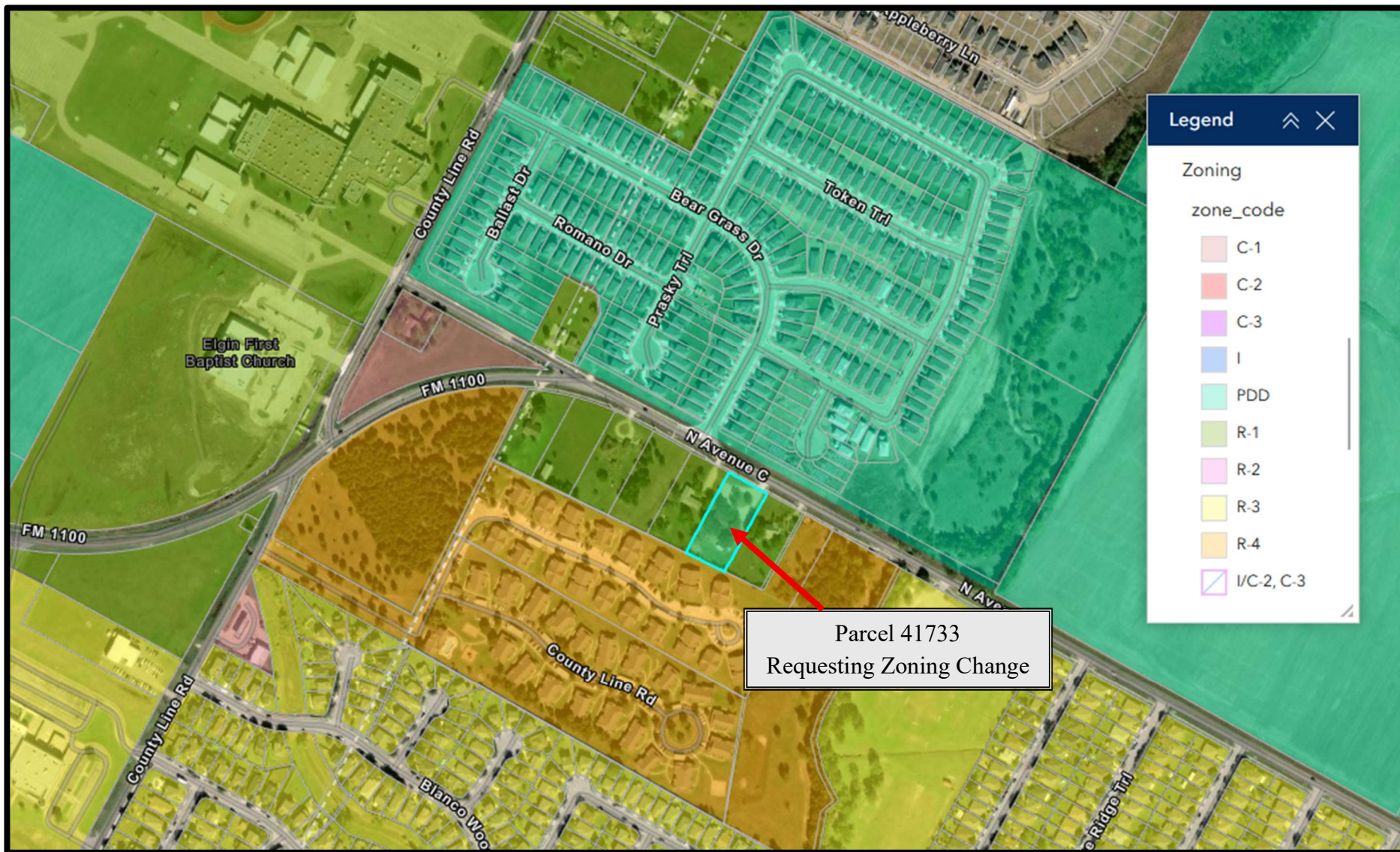
NOTICES

A total of thirteen letters were mailed to property owners within 200' of this parcel as required by State Law. As of the writing of this report, staff has not received any correspondence from those property owners.

Attachments

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

Vicinity Map



NON-PDD REZONING APPLICATION

Date: 1-15-2025

SITE INFORMATION

Project Address: 1512 North Avenue C - Daycare

Parcel Identification Number (if no address): 41733

APPLICANT

Name: David Samuelson, Architect

Postal Address: **INFORMATION REDACTED**

E-Mail Address: **INFORMATION REDACTED**; Phone Number: **INFORMATION 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.

	<u>David C Samuelson</u>	<u>1-15-2025</u>
Signature	Printed Name	Date

Project Description:

Blooming Tree Existing 2674 SF Proposed new Daycare Expansion with a 4,950 SF
Multi Purpose Space, sports, family and children's events center.

Rezoning from R-1 to C-2



OWNER'S AUTHORIZATION LETTER

Project Site Address: 1512 NORTH AVENUE C, EGGIN, TX

I/we hereby certify that I/we am/are the owner(s) of the above-described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request

DAVID C. SAMUELSON ARCHITECT

12-19-25

Name of Permit Applicant or Company (Print)

Date

Jen Antala

1st Property Owners Signature

Date

1st Property Owners Printed Name

Date

2nd Property Owners Signature

Date

2nd Property Owners Printed Name

Date

3rd Property Owners Signature

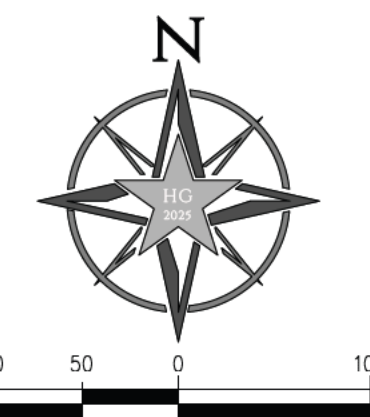
Date

3rd Property Owners Printed Name

Date

Additional owners please provide their signatures, date, printed name, and date on separate letter. Failure to provide additional property owner(s) and/or produce incorrectly may result in delay.

Be aware the person(s) who represent a corporation, limited liability company (LLC), or similar type of corporation regarding property ownership must provide documentation along with this letter indicating they have authority to sign for said corporation. Failure to provide may result in delay.



**IMPERVIOUS COVER SURVEY
METHODOLOGY, PRECISION, AND EXPLANATORY NOTES**

IMPERVIOUS COVER SHOWN HEREON WAS DETERMINED BY FIELD OBSERVATION OF EXISTING SITE CONDITIONS AS OF THE DATE OF SURVEY. ALL VISIBLE IMPERVIOUS AND POTENTIALLY IMPERVIOUS FEATURES WERE INSPECTED TO IDENTIFY MATERIAL TYPE, USE, AND APPARENT SURFACE BEHAVIOR. SPOT MEASUREMENTS WERE TAKEN TO DETERMINE FEATURE DIMENSIONS AND EXTENTS, AND IMPERVIOUS COVER LIMITS WERE DELINEATED INTO UNIQUELY IDENTIFIED POLYGONS FOR AREA CALCULATION.

MEASUREMENTS OF LARGER FEATURES AND THE PROPERTY BOUNDARY WERE OBTAINED USING GNSS RTK METHODS WITH A CONSERVATIVE POSITIONAL TOLERANCE OF ±0.10 FEET. SMALLER FEATURES WERE MEASURED USING TAPE MEASUREMENTS AND ROUNDED TO THE NEAREST 0.10 FOOT. IMPERVIOUS AREAS WERE CALCULATED FROM THE DELINEATED POLYGONS AND SUMMARIZED IN THE ACCOMPANYING TABLE SHOWING INDIVIDUAL FEATURE AREAS, TOTAL IMPERVIOUS COVER, AND PERCENT IMPERVIOUS COVER OF THE LOT.

SIDEWALKS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OUTSIDE THE PERIMETER OF THE LOT ARE EXCLUDED. GRAVEL AREAS USED SOLELY FOR LANDSCAPING OR PEDESTRIAN USE OVER A PERVIOUS BASE ARE TREATED AS PERVIOUS, COMPACTED OR VEHICULAR-USE GRAVEL IS TREATED AS IMPERVIOUS. THE RAISED BOARDWALK IS TREATED AS IMPERVIOUS DUE TO TIGHT BOARD SPACING AND SURFACE COATING THAT RESTRICT INFILTRATION AND CAUSE PRECIPITATION TO SHED AS RUNOFF.

IMPERVIOUS COVER COMPUTATIONS

IMPERVIOUS SURFACE	AREA (SQ. FT.)	DESCRIPTION	MATERIAL
1	11015	DRIVEWAY	ROAD BASE
2	2674	BUILDING FOUNDATION	CONCRETE
3	702	PATIO	CONCRETE
4	117	BOARDWALK	WOOD
5	15	SIDEWALK	STONE
6	165	PORCH	CONCRETE
7	80	LANDING	CONCRETE
8	32	STAIRS	CONCRETE
9	30	STAIRS	CONCRETE
10	7	A/C PAD	PLASTIC SHEET
11	96	SHELTER	METAL
12	29	STRUCTURE	WOOD
13	288	SHELTER	METAL
14	20	STRUCTURE	METAL
15	206	SHELTER	METAL
16	35	PAVERS	CONCRETE
IMPERVIOUS TOTAL AREA	15511		
LOT AREA	46889		
PERCENTAGE IMPERVIOUS COVER	33%		

TREE SURVEY METHODOLOGY AND NOTES

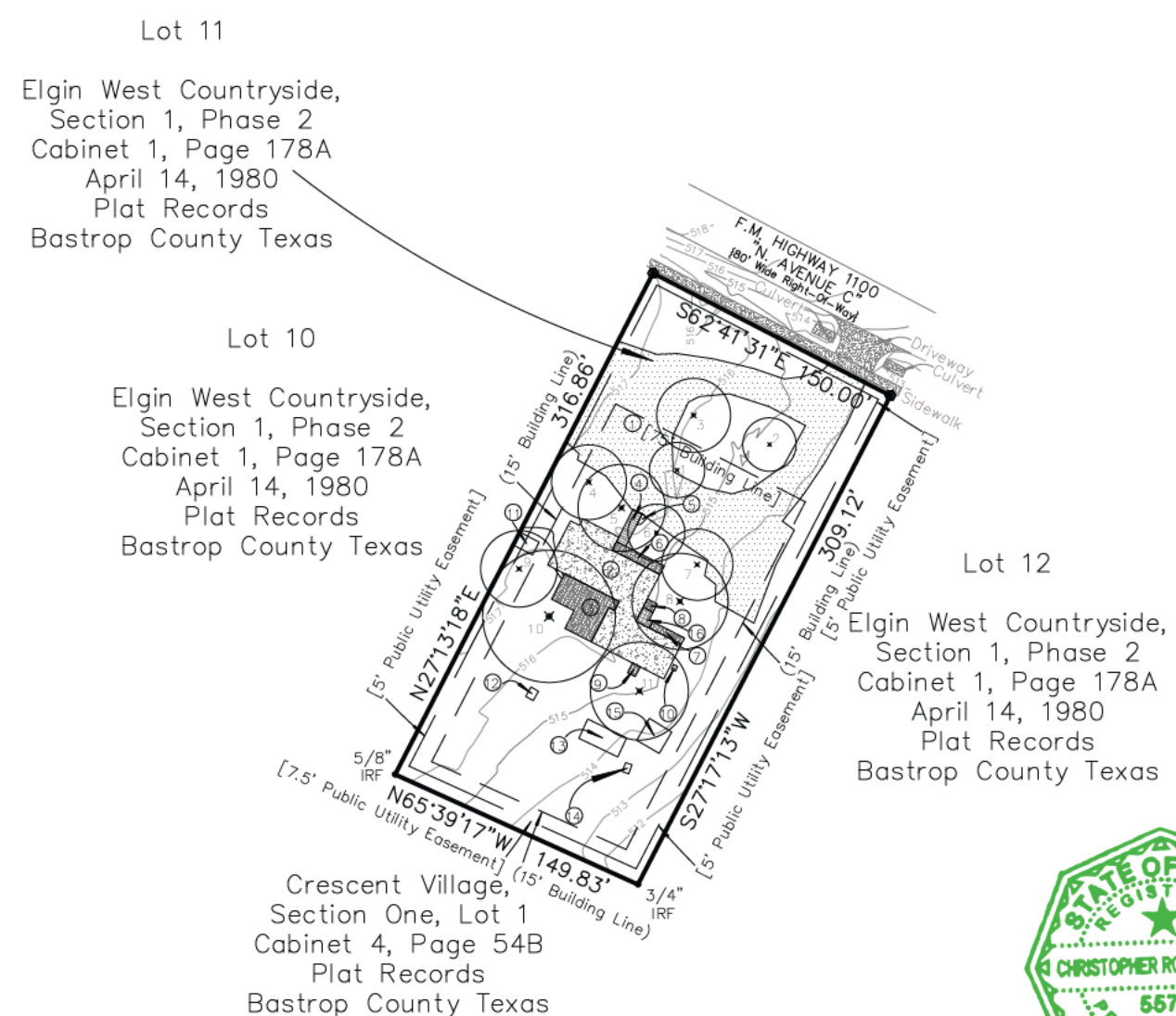
THIS SURVEY INCLUDES THE LOCATION AND DOCUMENTATION OF SIGNIFICANT TREES (EIGHT INCHES OR GREATER DIAMETER) AND HERITAGE TREES (TWENTY INCHES OR GREATER DIAMETER), MEASURED AT FOUR AND ONE-HALF FEET ABOVE ADJACENT GRADE, IN GENERAL ACCORDANCE WITH CITY OF ELGIN TREE SURVEY STANDARDS, WHICH ADOPT CITY OF AUSTIN TREE SURVEY METHODOLOGY. TREE SPECIES WERE IDENTIFIED WHERE OBSERVABLE. TREES WITH INDETERMINATE SPECIES ARE NOTED AS UNKNOWN. TREES ARE SHOWN RELATIVE TO THE SURVEYED LOT BOUNDARY AND ARE NUMBERED TO CORRESPOND WITH THE ACCOMPANYING TREE TABLE. EACH TREE WAS PHYSICALLY TAGGED IN THE FIELD WITH ITS ASSIGNED NUMBER AT THE TIME OF SURVEY.

TREE CANOPY EXTENTS ARE SHOWN AS APPROXIMATE CIRCLES SCALED PROPORTIONALLY TO TREE SIZE AND ARE INTENDED FOR GENERAL PLANNING AND VISUALIZATION PURPOSES ONLY. THE TREE TABLE INCLUDES TREE NUMBER, SPECIES, DIAMETER, OBSERVED CONDITION, AND NOTES. HERITAGE TREES ARE IDENTIFIED AND HIGHLIGHTED IN THE TABLE. TREE DATA REFLECT OBSERVED CONDITIONS AS OF THE DATE OF SURVEY. CONDITION OBSERVATIONS ARE BASED SOLELY ON CASUAL OBSERVATION AND DO NOT CONSTITUTE AN ARBORIST'S ASSESSMENT.

TREE TABLE

TREE TAG NUMBER	SPECIES	TRUNK DIAMETER (INCHES)	MULTI-STEM	CONDITION
1	LIVE OAK	15.5	NO	HEALTHY
2	LIVE OAK	15.0	NO	HEALTHY
3	LIVE OAK	20.75	YES	HEALTHY
4	LIVE OAK	21.0	NO	HEALTHY
5	LIVE OAK	24.5	YES	HEALTHY
6	LIVE OAK	16.0	NO	HEALTHY
7	LIVE OAK	20.0	NO	HEALTHY
8	LIVE OAK	27.0	NO	HEALTHY
9	LIVE OAK	21.5	NO	HEALTHY
10	LIVE OAK	37.25	YES	HEALTHY
11	LIVE OAK	27.5	NO	HEALTHY

- LEGEND**
- IRON ROD FOUND
 - ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5575" SET
 - [] INFORMATION OF RECORD, PLAT RECORDS, BASTROP COUNTY TEXAS, CABINET 1, PAGE 178A
 - () INFORMATION OF RECORD, OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS, VOL. 289 PG. 503
 - # TREE w/TREE TAG #



Christopher Ross Holland
January 10, 2026

- SURVEYOR'S NOTES:**
- BEARING BASIS: HORIZONTAL DATUM, NAD 83(2011)(EPOCH 2010.0000), BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, GRID, COORDINATES DERIVED FROM STATIC GPS OBSERVATIONS CONDUCTED ON 02/26/2025, AND PROCESSED BY NGS OPUS ON 03/01/2025.
 - ELEVATIONS REFERENCED ARE NAVD83.
 - CONTOUR INTERVAL IS ONE FOOT.
 - ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET SCALED TO SURFACE.
 - EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS SURVEY. BOUNDARY RESEARCH FOR THE SUBJECT AND ADJOINING TRACTS WAS BASED ON COUNTY APPRAISAL DISTRICT DATA AND PUBLIC RECORDS AVAILABLE FROM THE COUNTY CLERK'S OFFICE.

ACAD FILE: N AVENUE C_1512-01A.dwg
REVISION: 00
SCALE: 1"=100'
DRAWING DATE: 1/07/2026
DRAWN BY: CRH
SURVEYED ON THE GROUND: 1/2/2026
ADDRESS: 1512 N. AVENUE C, ELGIN, TX

**TOPOGRAPHIC, TREE, & IMPERVIOUS COVER SURVEY OF
LOT 10, ELGIN WEST COUNTRYSIDE SECTION 1, PHASE 2
BASTROP COUNTY, TEXAS**



Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 31, 2025

Grantor: JAMES E. MABRY and JACKIE MABRY

Grantor's Mailing Address:

120 Mabry Lane
Elgin, TX 78621

Grantee: 1512 NORTH AVENUE C INVESTMENT LLC

Grantee's Mailing Address:

196 Rockney Road
Georgetown, TX 78626

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to JAY S. FITZGERALD, Trustee.

Property (including any improvements):

Lot 11, ELGIN WEST COUNTRYSIDE, SECTION 1, PHASE 2, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 178A, Plat Records of Bastrop County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than

Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2025, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

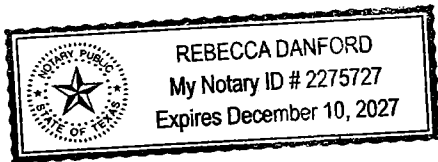
Signature and acknowledgment page follows.

James E Mabry
JAMES E. MABRY

Jackie Mabry
JACKIE MABRY

STATE OF TEXAS §
COUNTY OF Bashop §
§

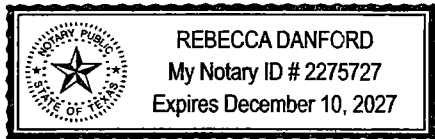
This instrument was acknowledged before me on the 31 day of March, 2025, by JAMES E. MABRY.



Rebecca Danford
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §
COUNTY OF Bashop §
§

This instrument was acknowledged before me on the 31 day of March, 2025, by JACKIE MABRY.



Rebecca Danford
NOTARY PUBLIC, State of Texas

ORDINANCE NO. 2026-03-17-

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 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 41733 (ELGIN WEST COUNTRYSIDE, LOT 11, ACRES 1.076) AT 1512 NORTH AVE C, 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 District to "C-2" General 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 February 23, 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-2 General Commercial District; and

WHEREAS, on the 17th day of March 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 District to “C-2” General 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 17th day of March, 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary



February 9, 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 lot 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 the Planning & Zoning Commission and the City Council as denoted below:

Project #202600003: 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 "R-1" Single Family Residential District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 41733 (ELGIN WEST COUNTRYSIDE, LOT 11, ACRES 1.076) at 1512 North Ave C.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Monday, February 23, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, March 17, 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.

BCAD 41733
200' REZONING
NOTIFICATION



Red Shading: Parcel 41733
Requesting Zoning Change
Blue Shading: Notified Properties
Within 200'



Development Services Department

STAFF REPORT

Rezoning from “C-1” Neighborhood Shopping District to “C-2” General Commercial District

Project #202600004

Date: February 12, 2026
Applicant: Vincent Huebinger
Hearing Dates: February 23, 2026 (Planning and Zoning Commission)
 March 17, 2026 (City Council)
Location: 13919 County Line Rd, TCAD Parcels 557535 (Lot 1 Cannon Addn) and 557536 (Lot 2 Cannon Addn) at the intersection of FM 1100, County Line Road, and Raymond Johnson Rd.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 0.5880 acres of land (Parcel 557535) and 2.0920 acres of land (Parcel 557536) (a change to the official zoning map.) The proposal is to change the zoning from “C-1” Neighborhood Shopping District to “C-2” General Commercial District.

DEPARTMENT COMMENTS

As stated in the summary letter, the applicant proposes to construct an 8,000 sq ft Market and Deli which are allowed uses by right in the C-1 Neighborhood Shopping District, however the maximum building size is limited to 5,000 sq ft and that is the reason they are requesting a change to C-2. In addition to the building size limitation, staff identified another issue related to alcohol sales which the applicant will be making an appeal to the City Council for.

STAFF ANALYSIS

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Current uses are indicated in black, and addition of uses are indicated in **green** for the parcels. The uses highlighted in yellow have been identified as the proposed uses.

C-1 District	C-2 District
Antique shop.	Any use permitted in a C-1 Neighborhood Shopping District.
Appliance shop.	Amusement enterprises.
Art school, gallery or museum.	Advertising signs or structures.
Artists materials, supply studio.	Ambulance service, office or garage.
Automobile parking lot.	Automobile retail gasoline service station.
Baby shop.	Bakery.
Bakery goods store.	Bathhouse.
Bank.	Boat sales.
Barber shop.	Billiard hall.
Beauty shop.	Bus terminal.
Book or stationary store.	Cleaning plant, commercial laundry or dry cleaning.
Camera shop.	Clothing or apparel store.
Candy store.	Commercial school or hall.

C-1 District	C-2 District
Catering establishment.	Café.
Cleaning, pressing, laundry collection agency.	Department Store.
Curio or gift shop.	Hotel.
Drug store or fountain.	Feed and fuel store.
Dry goods store.	Frozen food locker.
Dairy products or ice cream store.	Furniture repair and upholstery.
Delicatessen.	Funeral parlor or mortuary.
Dress shop.	Golf course, miniature or practice range.
Florist shop, greenhouse, nursery.	Heating, ventilating or plumbing supplies, sales and service.
Furniture Store.	Interior decorating store.
Grocery store or supermarket.	Ice storage locker plant, or storage house for food.
Hardware store.	Key shop.
Jewelry or notion store.	Laboratories, testing and experimental.
Lodge hall.	Laundry.
Meat market.	Leather goods shop.
Medical facility.	Museums.
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.
Accessory buildings and uses customarily incidental to the uses set forth in this section.	Theater.
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.	Toy store.
	Travel trailer park.
	Used automobile sales.
	Wholesale distributing center.

C-1 District	C-2 District
	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.
Max Building Height 50'	Max Building Height 50'

The applicant will be required to file an amending plat application to combine the two lots and will be required to meet all of the site development requirements per [Chapter 48](#) of our code.

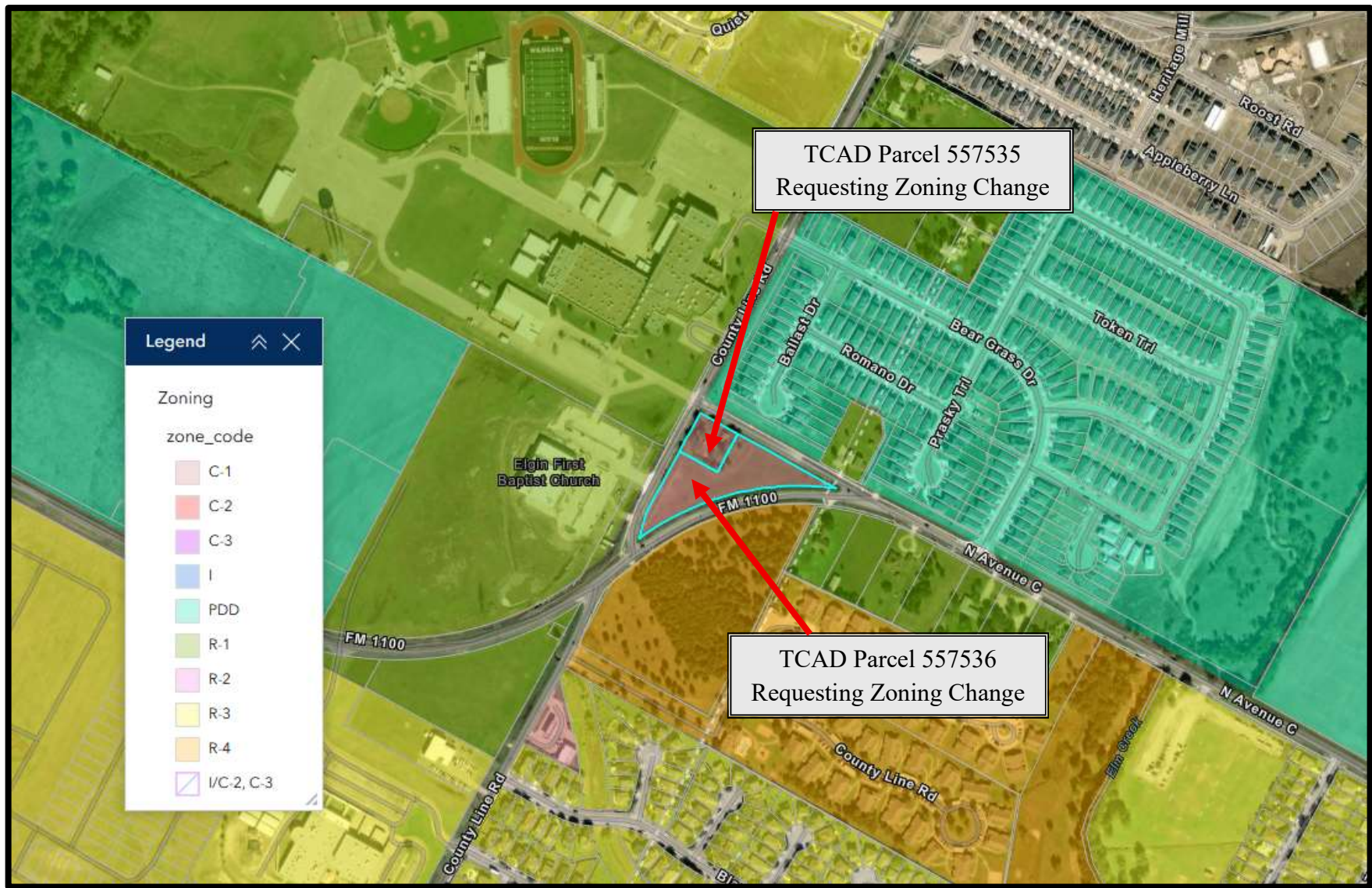
NOTICES

A total of sixteen letters were mailed to property owners within 200' of this property per State Law. As of the writing of this report, staff has not received any correspondence from those property owners.

Attachments

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

Vicinity Map



NON-PDD REZONING APPLICATION

Date: 1/22/2026

SITE INFORMATION

Project Address: 13919 County Line Rd Elgin TX 78621

Parcel Identification Number (if no address): 557536

APPLICANT

Name: Vincent G. Huebinger - Vincent Gerard & Associates

Postal Address: **INFORMATION REDACTED**

INFORMATION REDACTED

E-Mail Address: **INFORMATION REDACTED**; Phone Number: **INFORMATION 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.

	<u>Vince Huebinger</u>	<u>1/23/2026</u>
Signature	Printed Name	Date

Project Description:

Requesting a rezone from C-1 to C-2 for Market & Deli store and a variance

from Section 8.20 for separation from Property lines on offsite consumption Alcohol sales.

See Summary letter for more decription filed with this request. This request also includes a drive

Through window. Landowners Authorization is included in this application

Mr. Beau Perry
Development Services Director
City of Elgin Texas

Date 01/22/2026

RE: Landowner Authorization Letter, 13919 County Line Road Elgin Texas 78621. Cannon Addition Lots 1 & 2, Lot 1 @ 0.588 acres, Lot 2 @ 2.092 acres.

Mr. Perry,

As landowners of the property described in the above address and legal description, we hereby authorize Alvin Momin and their agent Vincent Gerard & Associates to file all appropriate Zoning applications, variances, resubdivision, site plans, permits, and waivers associated with the proposed Convenience Market, fuel station and Beer and Wine sales for the above specified legal description and address listed above.



Signature

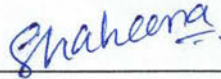
FURTHER, Affiant sayeth not.

Rafiqmohammad Noorji Dhuka

Print Name:

SWORN TO AND SUBSCRIBED BEFORE ME this 22nd day of January

2026 by Rafiqmohammad Noorji Dhuka.



Notary Public, in and for the State of Texas

My commission expires:

08/30/2026

Mr. Beau Perry
Development Services Director
City of Elgin Texas

Date 01/22/2026

RE: Landowner Authorization Letter, 13919 County Line Road Elgin Texas 78621. Cannon Addition Lots 1 & 2, Lot 1 @ 0.588 acres, Lot 2 @ 2.092 acres.

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Signature

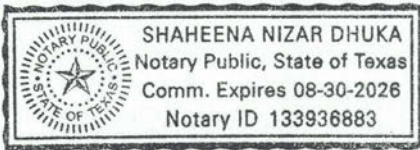
FURTHER, Affiant sayeth not.

RAFI MOHAMMAD NOORJI DHUKA

Print Name:

SWORN TO AND SUBSCRIBED BEFORE ME this 22nd day of January

2026, by Rafiqmohammad Noorji Dhuka.



Shaheena

Notary Public, in and for the State of Texas

My commission expires:

~~01/13/2020~~ 08/30/2026

Shaheena



Vincent Gerard & Associates, Inc.

Mr. Beau Perry
Development Services Manager
Elgin Texas

January 23, 2026

Summary Letter for 13919 County Line Road, Market & Deli Rezone and Variance. Legal Subdivided Lots 1 & 2, Cannon Addition Application and Variance Request (prop. ID 557536 & 557535).

Mr. Perry;

We respectfully request a rezone for this 2-lot property located on County Line Road and Raymond Johnson Road to allow an 8,000 sq ft Market & Deli with 10 covered gas pumps on a 2.68-acre property. The concept is for an upscale market & Deli with fresh meat and delicatessen counters as an in-store or take-out eatery. It will also incorporate a drive through window. The buyers want to cater to the surrounding neighborhood homeowners and school. With the 8,000sq.ft. Market & Deli and the gas pumps, we will require a rezone to C-2 General Commercial zoning by City Council for both lots. We would also respectfully request to include beer and wine sales without on premises consumption within the 300' property line distance from a school and a church. We have included a preliminary site plan for your zoning review. As you are aware, this area is exploding with development projects, and our clients have determined that this tract is located at a prime spot for a large market that sells fuel, deli meats and cheeses, food, drinks, coffee, beer and wine, convenience goods, and assorted essentials for the surrounding residential homeowners. Unfortunately, the tract is located within 300' of the Elgin High School and First Baptist Church of Elgin and requires a variance. With the High School nearby, the Market & Deli will cater to the high school students for lunches and after-school snacks.

Section 8.20 "Places where alcoholic beverages may not be sold", this code does not allow alcoholic beverages to be sold on any premises located within 300' of any church public or private school without a variance. 8.20 (F) (1&2) removes the 1,000' separation distance if the retail off-premises consumption Permit or license is less than 50% of the gross receipts, overall (F-1) and excluding the motor fuel tax, (F-2) is from the sale or service of alcoholic beverages. However, Section 8.20 (E) does allow City Council to approve/deny a variance in these regulations with conditions. We would like to discuss some of those conditions.

- a) *Regulation is not in the best interest of the public*; This is for City Council to decide. However, our team has concluded this is an arbitrary determination that was instituted post-Prohibition by TABC and copied over to many municipalities. Public interest can be argued on both sides of the table. For instance, if you are concerned with the church members or school kids' access to beer and wine purchases, we feel that an arbitrary distance to alcohol sales doesn't remove any of the access concerns. If the High School kids want to get alcohol, they will find a way, but the least likely location would be at this market close to the school. This is where teachers and

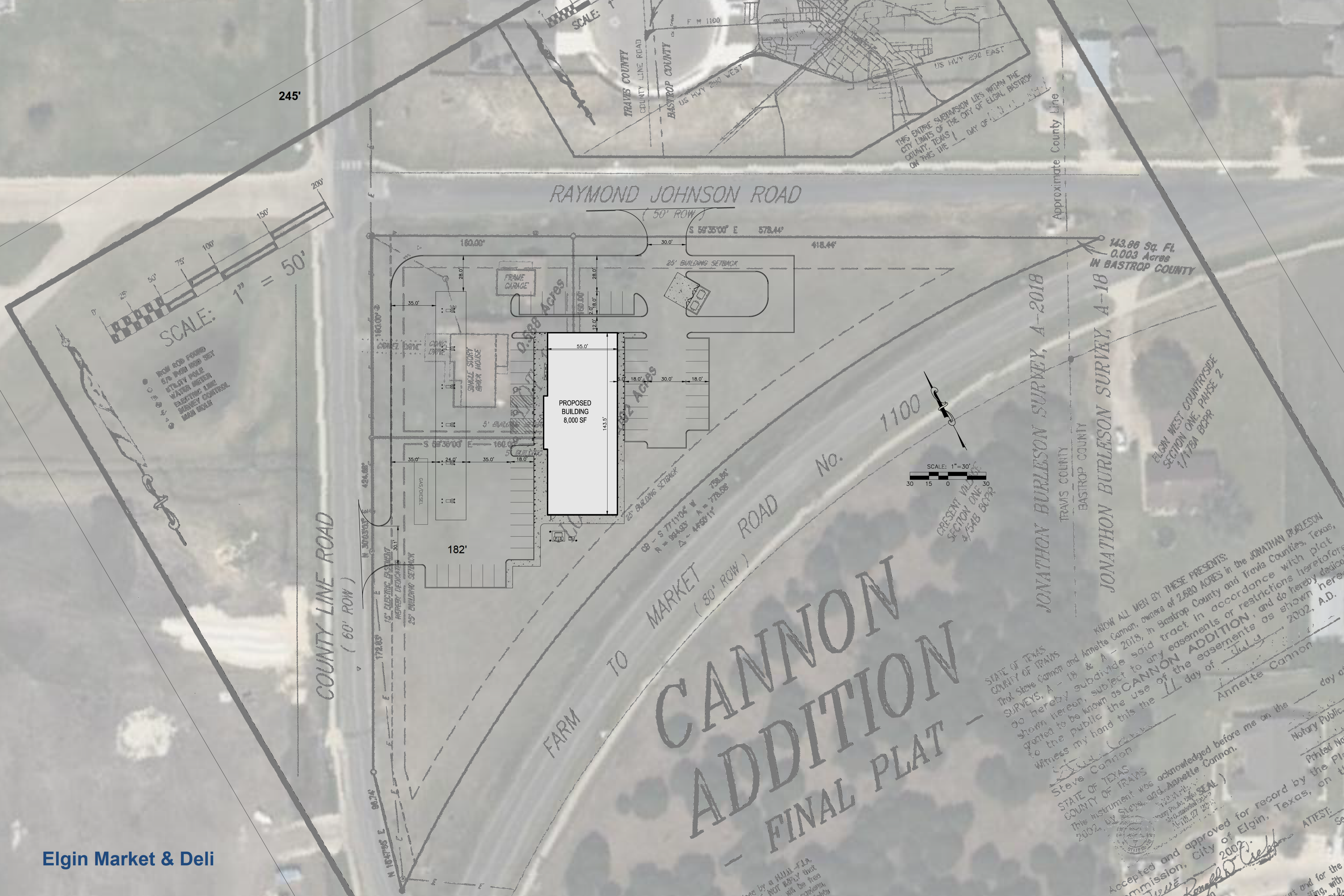
administrators as well as the First Baptist church congregation, not to mention the thousands of area residents who would love nearby access to these goods and services. The client is offering to mandate all alcohol & tobacco purchases require a valid ID within their registers prior to purchase to avoid any mistakes.

- b) *Constitutes waste or inefficient use of land or other resources;* The Market & Deli will generate a lot of ad valorem sales tax revenue for the city and our client cannot risk the \$6 million dollar investment without the variance. With this substantial investment, the Market & Deli will need to have beer and wine sales (offsite consumption only) available to the thousands of Elgin rooftops within a one (1) mile radius. If the variance is not granted, the client cannot go through with the purchase of the property. For the inefficient use of land, as a land planner, we must routinely discuss other land use concepts that would work at specific site locations. We cannot think of anything else with a higher and better use than a Market & Deli with fuel sales for this site. A standard C-1 retail site would be not as viable for the consumers or for the city tax base. Further, our client has had this distance setback waived by TABC on two previous occasions, one by posting a \$5,000 bond to TABC.
- c) *Creates an undue hardship on an applicant:* This is probably one of the strongest arguments in favor of the variance. Allowing the Market & Deli without the beer and wine sales for all the adults who live and invest in the Elgin nearby neighborhoods, shops and stores within the 1-mile radius, would decrease the clients' profits by at least 15%. The profit margins for this market are not great enough to withstand the 15% loss of gross profits. The client's decreased profits would also decrease the sales tax revenue (2%) for the city. As such, the proposed project will not be viable without the off-site consumption of beer and wine.
- d) *Does not serve its intended purpose, is not effective or necessary;* In our opinion, there is no doubt that the required separation distance for alcohol sales is ineffective and not necessary. This is an old and antiquated rule put in place by the TABC after Prohibition that most jurisdictions follow. TABC routinely waives this distance when requesting a license to sell alcohol by the applicant posting a \$5,000 assurance bond. TABC rules from churches are measured from door to door. The store and church doors are over 525' separation distance for this application. The front door of the proposed market and deli is 193' away from the high school property line. As stated above, if school kids or parishioners do not have the fortitude to follow the state law for legal consumption of alcohol, to indicate that merely the proximity by location for sales is too much of a concern for a land use decision, those school kids will still find a way to violate the law at some other establishment elsewhere.

Since TABC routinely waives this requirement and this would benefit the Elgin community, we respectfully request you approve of this variance. Our clients have an absolute spotless record with TABC in their past stores, and they would like to become contributors to the economy of the Elgin community.

Sincerely

Vincent G. Huebinger



CANNON ADDITION FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS: I, Steve Cannon, owner of 2.680 ACRES in the JONATHAN BURLESON SURVEYS, A - 18 & A - 2018, in Bastrop County and Travis Counties, Texas, do hereby subdivide said tract in accordance with plat shown hereon, subject to any easements or restrictions heretofore granted to be known as **CANNON ADDITION**, and do hereby dedicate to the public the use of the easements as shown hereon.

Witness my hand this the 11 day of July, 2002, A.D.

Steve Cannon
Annette Cannon

STATE OF TEXAS
COUNTY OF TRAVIS
This instrument was acknowledged before me on this _____ day of _____, 2002, by Steve Cannon and Annette Cannon.

Accepted and approved for record by the Planning Commission, City of Elgin, Texas, on this _____ day of _____, 2002.

Notary Public, State of Texas
Printed Name _____
Notary Seal _____
ATTEST: _____

ORDINANCE NO. 2026-03-17-

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 FROM "C-1" NEIGHBORHOOD SHOPPING DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT 0.5880 ACRES OF LAND ON TRAVIS COUNTY PARCEL 557535 AND 2.0920 ACRES OF LAND ON TRAVIS COUNTY PARCEL 557536, LOCATED AT 13919 COUNTY LINE RD, 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 "C-1" Neighborhood Shopping District to "C-2" General 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 February 23, 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-2 General Commercial District; and

WHEREAS, on the 17th day of March 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 “C-1” Neighborhood Shopping District to “C-2” General 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.

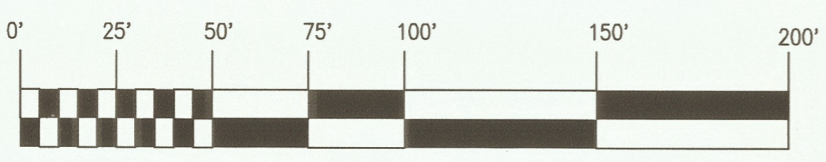
READ, PASSED, and ADOPTED on first reading this the 17th day of March, 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary

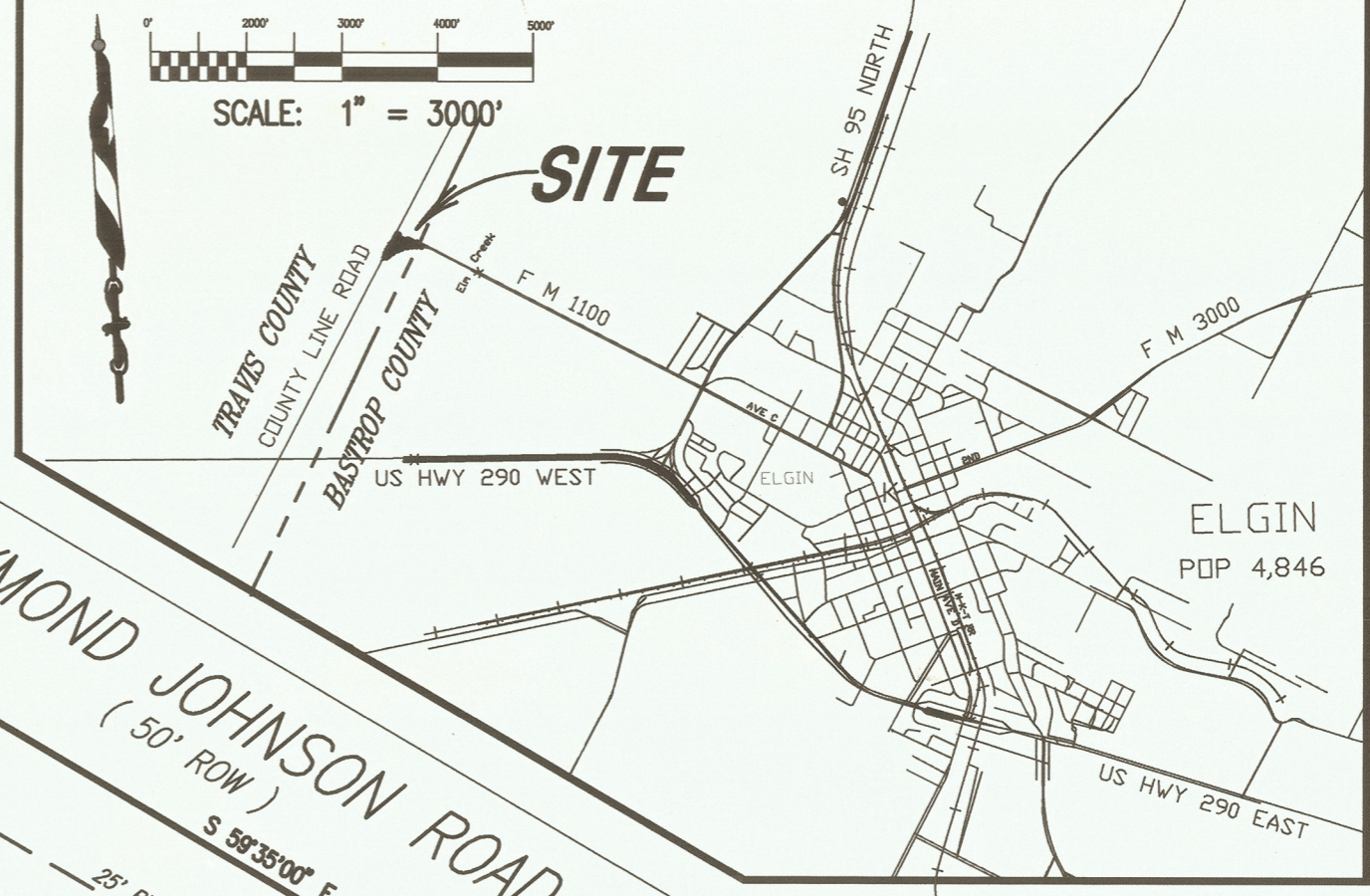
200200184



SCALE: 1" = 50'

- IRON ROD FOUND
- 5/8 IRON ROD SET
- UTILITY POLE
- WATER METER
- ELECTRIC LINE
- SURVEY CONTROL
- MAN HOLE

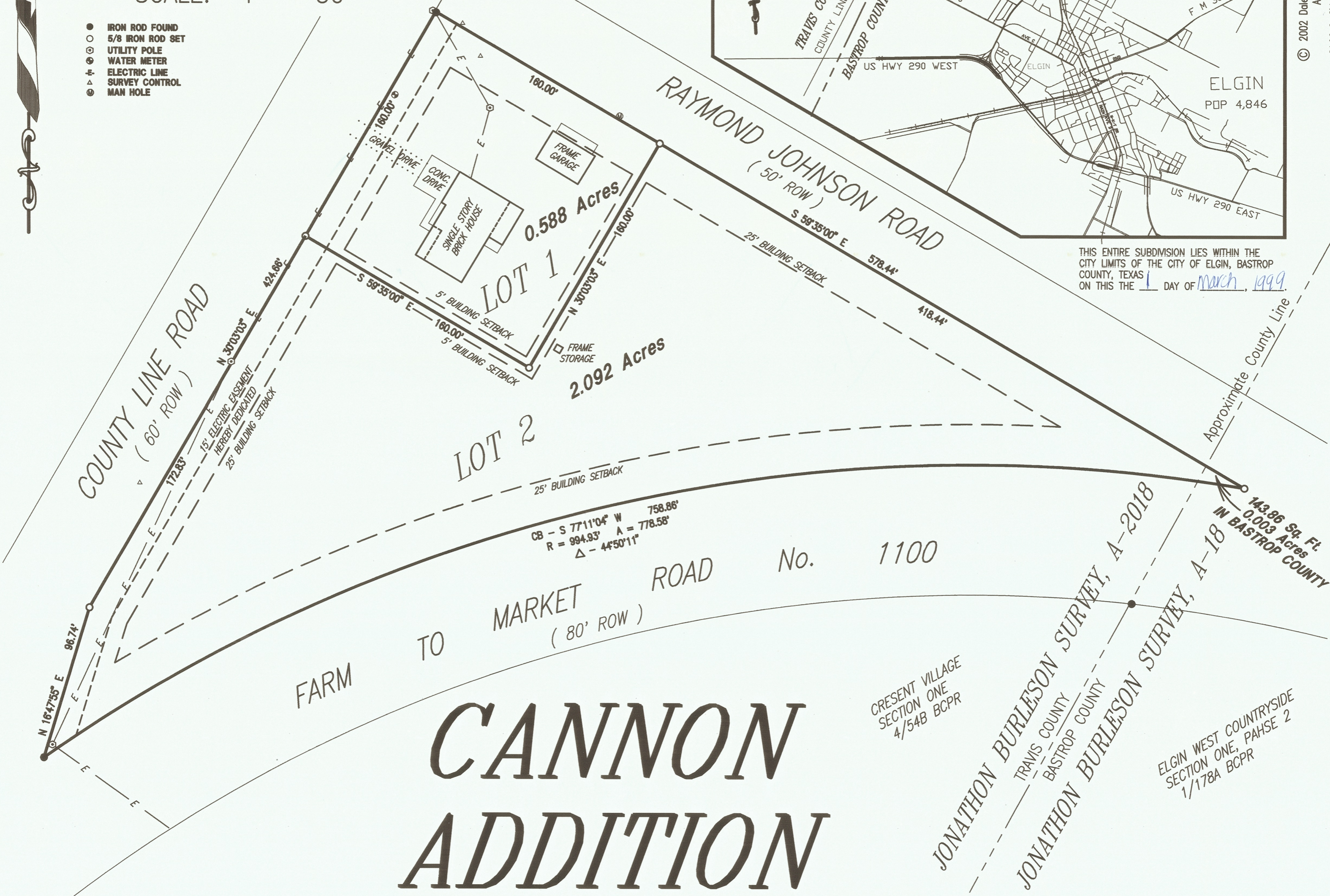
EXHIBIT "A"



THIS ENTIRE SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF ELGIN, BASTROP COUNTY, TEXAS ON THIS THE 1 DAY OF March, 1999

© 2002 Dale L. Olson, Surveying Company
ALL RIGHTS RESERVED
D.L.O.S. Co. Dist. File # 219-10a.org K. Coahrs 07/02

CANNON ADDITION 2783m



CANNON ADDITION

- FINAL PLAT -

No portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on FIRM Number: 48021C 0075 C for BASTROP COUNTY, TEXAS. Effective Date: 08/19/91 This Tract lies in Zone X. FIRM Number: 48453C0015 E for TRAVIS COUNTY, TEXAS. Effective Date: 06/16/93 This Tract lies in Zone X.

WARNING:
This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may increase by Man-Made or Natural Causes.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

FIELD NOTES FOR A 2.680 ACRE TRACT IN THE JONATHAN BURLESON SURVEYS, BASTROP COUNTY AND TRAVIS COUNTY, TEXAS.

BEING a 2.680 acre tract or parcel of land out of and being a part of the Jonathan Burleson Survey, A-18, in Bastrop County and the Jonathan Burleson Survey, A-2018, in Travis County, Texas, and being all of that certain tract described in a deed from Emmitt L. Stork and Annabelle Stork to Steve Cannon and Annette Cannon, as recorded in Volume , Page , Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the east line of County Line Road, with the south line of Raymond Johnson Road, for the north corner of this tract.

THENCE with the south line of Raymond Johnson Road, S 59°35'00" E, 578.44' to a 5/8 inch iron rod set in the curving north line of Farm to Markt Road 1100, for the east corner of this tract.

THENCE with the north line of said Farm to Market Road 1100, along a curve to the left whose radius is 994.93 feet; whose long chord bears S 77°11'04" W, 758.86 feet; 778.58 feet along the to a 3/8 inch iron rod found where same inetsects the ease line of County Line Road, for the south or southwest corner of this tract.

THENCE with the east line of said County Line Road, N 16°47'55" E, 96.74 feet to a 5/8 inch iron rod set; N 30°03'03" E, 424.66 feet to the POINT OF BEGINNING, containing 2.680 acres of land of which approximately 2.671 acres lies in Travis County and 0.009 acres lies in Bastrop County.

STATE OF TEXAS
COUNTY OF BASTROP

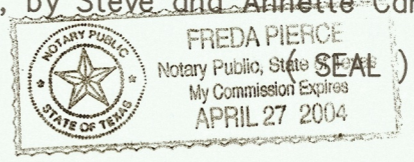
I, Dale L. Olson, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Elgin, and Bastrop and Travis Counties, Texas.

Dale L. Olson, RPLS
Registered Professional Land Surveyor
Reg. No. 1753
711 Water Street
Bastrop, Texas 78602
(512) 321-5476



STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That Steve Cannon and Annette Cannon, owners of 2.680 ACRES in the JONATHAN BURLESON SURVEYS, A - 18 & A - 2018, in Bastrop County and Travis Counties, Texas, do hereby subdivide said tract in accordance with plat shown hereon, subject to any easements or restrictions heretofore granted to the public the use of the easements as shown hereon. Witness my hand this the 11 day of July, 2002, A.D.
Steve Cannon
Steve Cannon
Annette Cannon
Annette Cannon

STATE OF TEXAS
COUNTY OF TRAVIS
This instrument was acknowledged before me on the 11 day of July, 2002, by Steve and Annette Cannon.



Freda Pierce
Notary Public, State of Texas
Freda Pierce
Printed Name of Notary / Expires

Accepted and approved for record by the Planning and Zoning Commission, City of Elgin, Texas, on this the 24th day of JUNE, 2002.

APPROVED: Ronald D. Crebbon ATTEST: Andy J. Cooke
Chairman Secretary

STATE OF TEXAS
COUNTY OF BASTROP

I, Rose Pietsch, County Clerk in Court and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the 15 day of July, 2002, A.D., at 3 o'clock P.M., and recorded on the 15 day of July, 2002, A.D., at 3 o'clock P.M., in the Plat Records of said County in Plat Cabinet 4, Pages 71-3

FILED FOR RECORD ON THE 15 day of July, 2002, A.D. FILED JUL 15 2002 M
Sara Williams Deputy
Rose Pietsch County Clerk
Bastrop County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana DeBeauvoir, County Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the 18 day of July, 2002, A.D., at 4:47 o'clock P.M., and duly recorded on the 18 day of July, 2002, A.D., at 4:47 o'clock P.M., in Document No. 200200184, Official Public Records of Travis County, Texas. WITNESS MY HAND AND SEAL OF COUNTY CLERK, the 18 day of July, 2002, A.D.

Dana DeBeauvoir Deputy
Dana DeBeauvoir, County Clerk, Travis County, Texas



V. BENAVIDES



February 9, 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 (light blue highlighted shapes) and your lot within the notice area (dark blue buffer). This notice is to inform you of public hearings to be held by the Planning & Zoning Commission and the City Council as denoted below:

Project #202600004: 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 from "C-1" Neighborhood Shopping District to "C-2" General Commercial District 0.5880 acres of land on Travis County Parcel 557535 and 2.0920 acres of land on Travis County Parcel 557536, located at 13919 County Line Rd.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Monday, February 23, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, March 17, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for consideration.

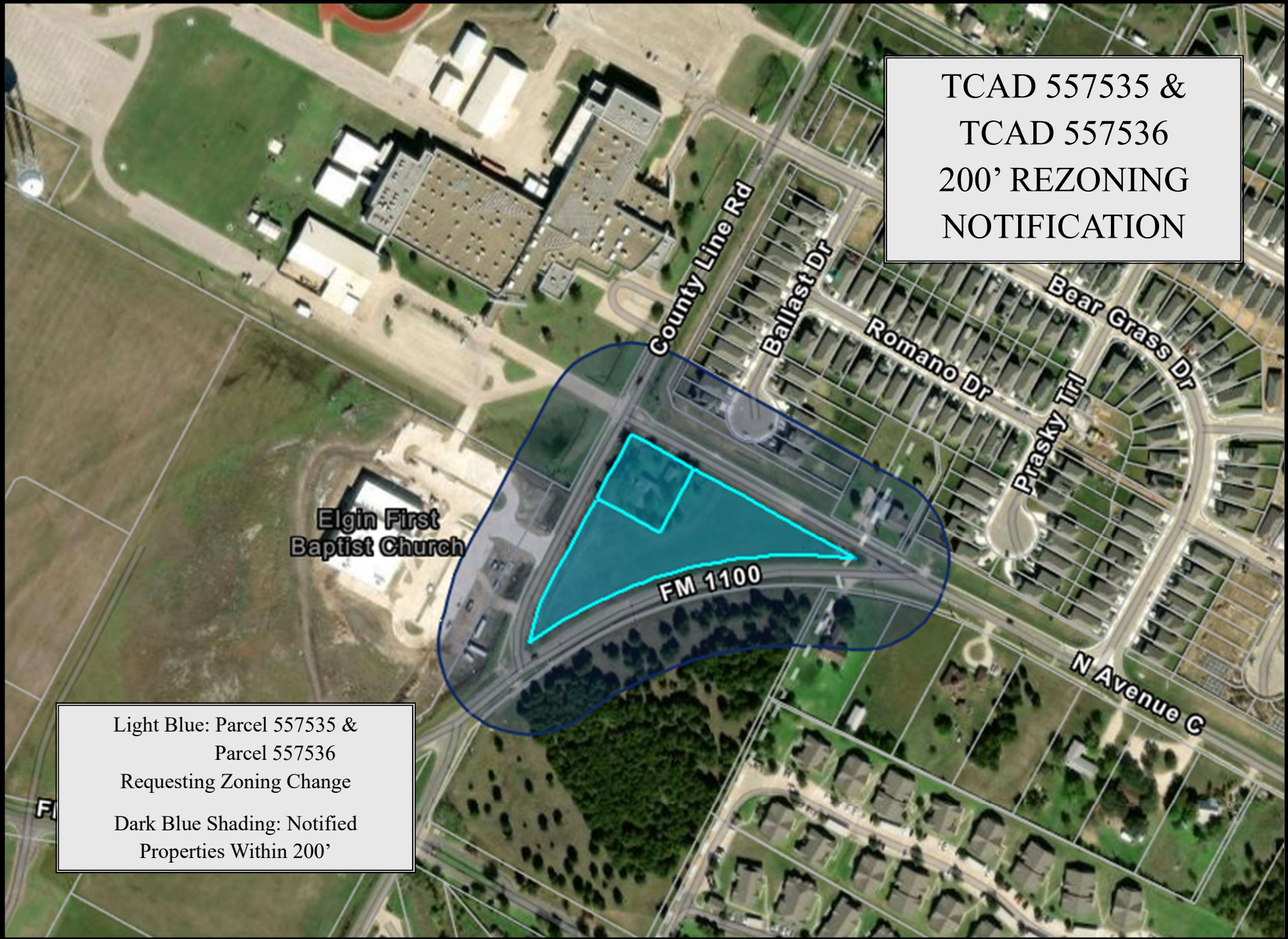
These meetings will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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.

TCAD 557535 &
TCAD 557536
200' REZONING
NOTIFICATION



Light Blue: Parcel 557535 &
Parcel 557536
Requesting Zoning Change
Dark Blue Shading: Notified
Properties Within 200'



Development Services Department

STAFF REPORT

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

Project #202500080

Date: February 2, 2026
Applicant: Tim Condon
Hearing Dates: February 23, 2026 (Planning and Zoning Commission)
March 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.

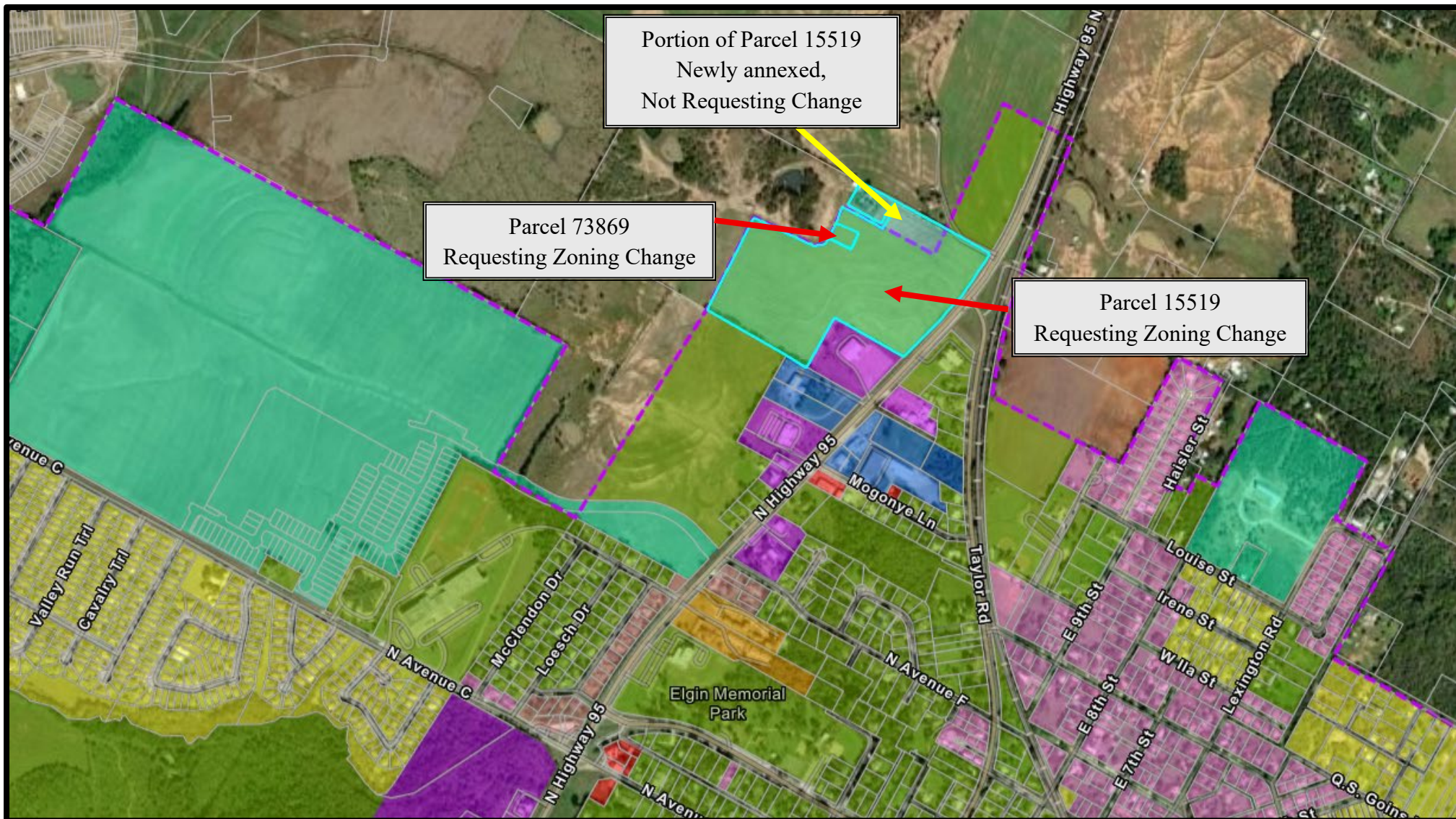
DEPARTMENT COMMENTS

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

Vicinity Map



NON-PDD REZONING APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: **INFORMATION REDACTED** ____; Phone Number: **INFORMATI INFO**

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

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

ORDINANCE NO. 2026-03-03-

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 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 February 23, 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 March 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 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 March, 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.

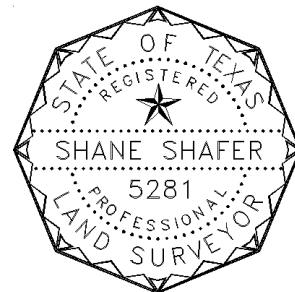
Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00008.

 **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

SUBJECT TRACT
30.785 AC.

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

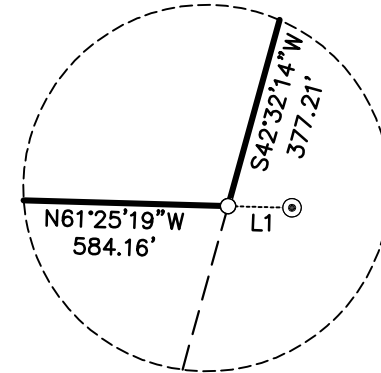
SCALE: 1" = 200'



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'



DETAIL 'A'
 (NOT TO SCALE)

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

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



January 29, 2026

Note: The January 26th meeting was cancelled due to freezing weather, which prevented a quorum. The item has been rescheduled to the dates below.

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:

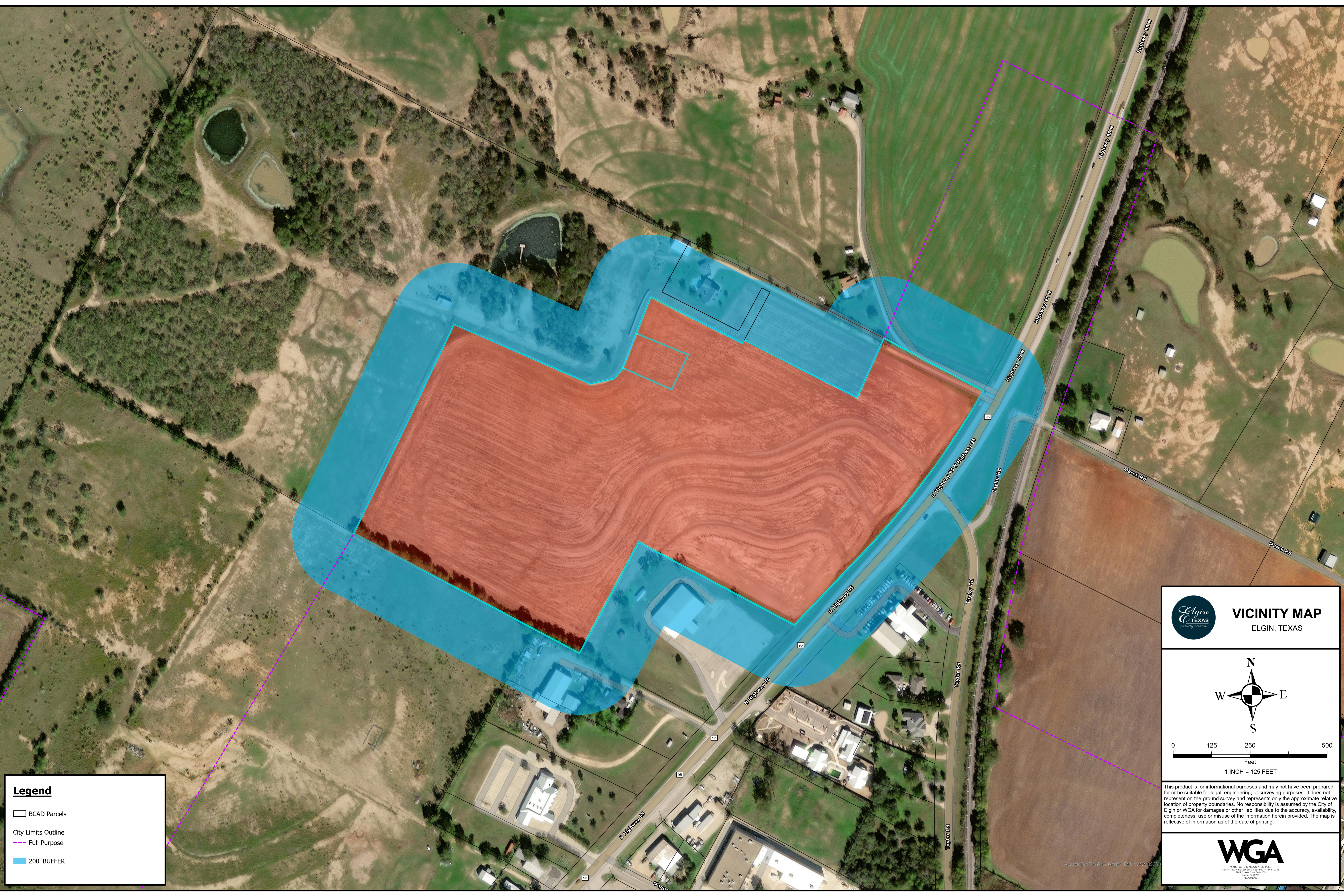
- By the Planning & Zoning Commission on **Monday, February 23, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, March 3, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for consideration.

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.