



**ELGIN BOARD OF ADJUSTMENT AGENDA  
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS  
404 NORTH MAIN STREET  
April 16, 2026  
6:30 PM**

**I. CALL TO ORDER**

**II. OATH OF OFFICE**

**1. Induction of Jessica Bega as Junior Alternate.**

**III. PUBLIC COMMENT**

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

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

**IV. CONSENT AGENDA**

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

**1. November 13, 2025 Meeting Minutes**

## **V. NEW BUSINESS**

- 1. Project 202600019: A zoning variance from Section 46-233 (3) in order to reduce the required rear setback from ten feet (10') to zero feet (0') in the "R-1" Single-Family Dwelling District to allow for a carport and garage expansion located at 807 N Ave C (Parcel number 13598, W & O, BLOCK 5, LOT 3 (S 1/2), as located in Bastrop Co.)**
  - A. Staff Presentation**
  - B. Applicant Presentation**
  - C. Open Public Hearing**
  - D. Close Public Hearing**
  - E. Discussion**
  - F. Consideration**
  
- 2. Project 202600020: A zoning variance from Section 46-265 (4) to reduce the required lot width in the "R-2" Single-Family and Duplex Dwelling District from 60 feet to 55 for the St. Peter's Evangelical Lutheran Church at 409 E. 8<sup>th</sup> St (Parcel number 11340, GARRETT, BLOCK E, LOT 4 (FR), as located in Bastrop Co.)**
  - A. Staff Presentation**
  - B. Applicant Presentation**
  - C. Open Public Hearing**
  - D. Close Public Hearing**
  - E. Discussion**
  - F. Consideration**

## **VI. ANNOUNCEMENTS**

## **VII. ADJOURNMENT**

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

The members of the boards, commissions and/or committees may participate in discussions on the same items listed the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 229-3222. Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before April 13, 2026, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

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Beau Perry, Development Services Director

**MINUTES  
CITY OF ELGIN BOARD OF ADJUSTMENT  
REGULAR MEETING  
THURSDAY, NOVEMBER 13, 2025**

- I. CALL TO ORDER-ROLL CALL:** The 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, U.S.A.

**BOARD PRESENT:** Chair Regan Dumbeck, Vice-Chair Darren Mogonye, Stephen Finley, Stephen Kylberg, Suzannah DesRoches

**BOARD ABSENT:** Senior Alternate Christina Cotton

**STAFF PRESENT:** Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager

**STAFF ABSENT:** Beau Perry, Development Services Director

- II. PUBLIC COMMENT:** No members of the public present stood to speak on this item

**III. CONSENT AGENDA**

1. October 9, 2025 Minutes.

Vice-Chair Darren Mogonye moved that the Board approve the consent agenda. Stephen Finley seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**IV. NEW BUSINESS**

1. Project #202500088: A zoning variance from Sec. 46-301 and Sec. 23-7 to allow for the placement of a manufactured home in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 122 Jackson St (Bastrop County parcel number 14875, BROOKS, BLOCK 2, LOT 5).

A. Staff Presentation – Melissa Lipiec introduced the project as the applicant intending to place a manufactured home on an empty lot, and explained that City code disallows manufactured homes except in designated manufactured home parks. The applicant is requesting a variance to that code.

B. Applicant Presentation – The applicant Amanda Moore stood to speak on her previous use of the land and adjacent property, and the need to have a manufactured home due to economic hardship. She also remarked that there were other manufactured homes on nearby properties. The Board asked if those homes had required variances, and Melissa Lipiec explained that the homes in question were not manufactured homes but visually similar modular homes, which are built to a different construction standard and allowed in any residential zoning district.

C. Open Public Hearing – The public hearing was opened at 6:42 P.M. No member of the public stood to speak on the project.

D. Close Public Hearing – The public hearing was closed at 6:42 P.M.

E. Discussion – The Board requested further clarification on the difference between modular and manufactured homes, which Melissa Lipiec reiterated. She also explained the code surrounding “lawful nonconforming” properties and that a manufactured home existing on the property before 1998 when the ordinance was passed would be allowed to persist, but because the lot in question did not have a mobile or manufactured home at that time and is not currently in use all modern ordinances must be adhered to.

#### IV. NEW BUSINESS (Cont.)

- E. Discussion (Cont.) – Chair Regan Dumbeck clarified that the only variance requested is for the placement of the manufactured home, and that if the applicant was proposing a modular home they would not need to come before the Board, which Melissa Lipiec confirmed. Chair Regan Dumbeck suggested to the applicant Amanda Moore that she examine the specifics of her proposed structure and confirm that it is a manufactured and not modular home that she is proposing, in case the issue could resolve itself. The Board discussed letting the applicant return in a few months after confirming her need for the variance, but determined that the action item required a definitive motion.
  - F. Consideration – Vice-Chair Darren Mogonye made a motion that the Board deny the requested variance. Stephen Kylberg seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
2. Project #202500087: A zoning variance from Section 46-303 (2) to reduce the required side setbacks from 5 feet to 0 feet in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 313 Q. S. Goins Ln (Bastrop County parcel number 12599, A20 CHRISTIAN, THOMAS ACS 1.0000).
- A. Staff Presentation – Melissa Lipiec introduced the project as a replacement of a manufactured home before the lapse of six months, to retain the lawful nonconforming use of the property. The replacement home is 56 feet wide to sit on a lot of 62.19 feet in width, and an electric pole prevents encroachment into the western setback, so the building would have to encroach entirely on the east. If the variance is granted the neighbor to the east would have to compensate for the zero-foot setback and adjust future building positions so as not to violate building code separation requirements.
  - B. Applicant Presentation – The applicant Dorothy McCarther stood to explain the configuration of the house and that her family had owned the property since 1941. She also explained that her daughter owns the neighboring property to the east and is willing to be mindful of the future construction requirements, and has written a letter swearing to inform future owners of the property of the same.
  - C. Open Public Hearing – The public hearing was opened at 7:04 P.M.  
  
LaBarbera Robertson stood to ask for clarification on the 200’ notice letters that were sent out and the effect on her property to the north.  
  
Ruby Simms spoke to the length of the property and pointed out that any variance granted to the property fronting Q. S. Goins would also apply to the back of the property on Westbrook Lane. She also wanted confirmation that this was not a duplex being installed, which it is not.  
  
Lovern Grant stood also to confirm that the property was not a duplex.  
  
Florence Grant stood to ask about the nature of the grandfather clause allowing for the manufactured home and the implication on taxes. The Board explained that if the previous use of the land was residence in a manufactured home then that home could be replaced within six months of removal, but was not able to speak on behalf of the appraisal district and property valuation.
  - D. Close Public Hearing – The public hearing was closed at 7:16 P.M.

#### IV. NEW BUSINESS (Cont.)

- E. Discussion – The Board requested clarification from the applicant Dorothy McCarther about the current configuration of the lot, the dimensions of the new manufactured home, and the positioning that would necessitate the variance. Dorothy McCarther explained that the position of the existing concrete slab and the existing storage shed precluded turning the new home to fit in the length of the property, in addition to her preference for its configuration and accessibility.

The Board discussed the necessity of having the neighboring property compensate for the variance in its own setbacks, the means by which that requirement would be recorded for future development, and that the letter written by the applicant and her daughter is an assurance but not a legal document.

- F. Consideration – Suzannah DesRoches made a motion that the Board approve a variance for the footprint of the proposed manufactured home to encroach into the east side setback to a distance of zero feet from the east lot line, with the provision that no structure could be built within ten feet of that manufactured home either on this or the neighboring property. Stephen Kylberg seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

The Board broke for recess at 7:46 PM.

The Board returned at 7:50 PM.

- 3. Project #202500079: A zoning variance from Section 46-303 (4) in order to reduce the requirement for a lot width of 50 feet at the building line to 48 feet, and a zoning variance from Section 46-303 (5) to reduce the minimum lot area from 6,000 square feet to 5,232 square feet in the “R-3” Single-Family, Duplex, and Zero Lot Line Two Family Dwelling District located at 520 W 2nd St (Bastrop County parcel number 14790, Elgin City, BLOCK DIV 14, Lot 38 FR).

- A. Staff Presentation – Melissa Lipiec introduced the project as the applicant having applied for a building permit to develop the lot. The applicant was told he would need to plat the lot, and would require a variance as the dimensions of the lot are below the minimum required by the zoning district.
- B. Applicant Presentation – The applicant Juan Santiago stood to explain his situation and intention to build a single-family home with the property.
- C. Open Public Hearing – The public hearing was opened at 7:54 P.M.

Sherman Ray from the neighboring property stood to speak about the narrow lot and asked about the applicant’s plans for construction. Juan Santiago showed that the plans for construction do not encroach into the setback, which satisfied Sherman Ray.

Geno Chavarria stood to oppose a duplex construction on the property. The Board clarified that the applicant is not proposing a duplex at this time.

- D. Close Public Hearing – The public hearing was closed at 7:57 P.M.
- E. Discussion – Chair Regan Dumbeck raised an issue regarding the proposed driveway extending into another property, but Melissa Lipiec informed him that the applicant had already adjusted plans to resolve that issue. The Board discussed briefly how the property had ended up divided like this.
- F. Consideration – Stephen Kylberg made a motion that the Board approve the variances requested as presented. Vice-Chair Darren Mogonye seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**IV. NEW BUSINESS (Cont.)**

- 4. Direction to Staff regarding amendments to Chapter 46 - Zoning, Article II., Division 3. - Board of Adjustment regarding number of regular members.

The Board renewed their discussion about the status of the Senior and Junior Alternate Board members, and whether the Board wanted to make a formal motion to request that City Council promote all Alternates to full Board member status with a seven-member Board. Melissa Lipiec informed the Board of state legislature that defines a quorum as 75% of the Board, and that an increase from five to seven members would change the required minimum for a quorum from four to six. The Board discussed the practicality of requiring all but one person to attend each meeting and the logistics around emergencies, and decided that for the time being they were content to keep the Alternate positions as established.

Melissa Lipiec also noted that Jessica Bega is scheduled to be appointed to the Board of Adjustment as a Junior Alternate at the November 17<sup>th</sup> City Council meeting. The Board agreed that they would like to hear the perspectives of Christina Cotton and Jessica Bega before making a concrete decision.

- 5. Direction to Staff regarding change in future regular meeting day.

The Board had previously discussed an intention to change the scheduled meeting day from the second Thursday of the month, as that day conflicts with Sip Shop & Stroll in downtown Elgin. At the previous meeting the Board was interested in the second Tuesday of the month, but Melissa Lipiec explained that City Council generally reserves all Tuesdays in case of special meetings. Melissa Lipiec proposed the third Thursday of the month, which the Board was amenable to.

Vice-Chair Darren Mogonye made a motion that the scheduled meeting date be changed to the third Thursday of each month, as needed. Stephen Finley seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

**V. ANNOUNCEMENTS**

- 1. Melissa Lipiec announced that the Board of Adjustment is invited to the City Christmas party on December 12<sup>th</sup>, and directed their attention to the flyer in front of each member for RSVPs.
- 2. The Board briefly discussed the environment surrounding the public comments, remarking that many of the comments at this meeting were requests for information and not suited for the format of the meeting. Vice-Chair Darren Mogonye advocated for a sterner delineation between comments and open discussion. Chair Regan Dumbeck acknowledged that sentiment but expressed a belief that in a smaller community like Elgin it is important that the public feels heard and listened to by administrative boards.

**VI. ADJOURNMENT**

The meeting was adjourned at 8:30 P.M.

\_\_\_\_\_  
Regan Dumbeck, Chair

ATTEST: \_\_\_\_\_  
Melissa Lipiec, Secretary

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



# Development Services Department

## STAFF REPORT

### Zoning Variance

Project Number: 202600019

**Date:** April 2, 2026  
**Applicant:** Larry Nance  
**Hearing Dates:** Board of Adjustment – April 16, 2026  
**Location:** 807 N Ave C, BCAD Parcel 13598

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#### APPLICATION SUMMARY

Consideration of a variance to Sec. 46-233. Area Regulations. (3) to reduce the rear setback requirement from ten (10) feet to zero (0) feet in the R-1 Single Family Dwelling District.

#### DEPARTMENT COMMENTS

The applicant Larry Nance has applied for a building permit to construct a car port over the driveway in the rear of his property. He also intends to expand his garage. Both of these projects would encroach into the required 10 foot rear setback on the property.

#### DETERMINATION

In regard to the consideration (action), the Board has the option to approve, approve with conditions, deny, or continue the item upon concurrence of the applicant. Per [Sec. 46-89](#), **approval would require the concurring vote of four members of the Board.** Upon denial, the application expires. Appeals to any BOA decision shall be made to a court of record within ten days after the filing of the decision of the Board.

#### ATTACHMENTS

1. Vicinity Map
2. Application
3. Survey
4. Notice to 200' property owners

# Vicinity Map



# ZONING VARIANCE APPLICATION

Date: 3-18-26

## SITE INFORMATION

Project Address: 807 North Ave. C Elgin, Tx. 78621

Parcel Identification Number (if no address): \_\_\_\_\_

## APPLICANT

Name: Larry Nance

Postal Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not.

Larry C. Nance Larry C. Nance 3-18-26

Signature Printed Name Date

Project Description:  
Adding an 14 ft. by 18 ft. addition onto the south side of existing carport. Also future work on south side of garage.

ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS

Rose Pietsch

2/18/2014 8:41 AM

FEE: \$24.00 BOOK: 2297 PAGE: 781

ROSE PIETSCH, County Clerk

Bastrop, Texas

DEED 201401734

400561 -ARB  
 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.

## WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
 COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

That EVELYN SINNINGSON and EDWARD MONSON, Independent Co-Executors of the Estate of Ruby Eklund Johnson, Deceased in Cause No. 10,400 in the County Court at Law, Bastrop County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith, in the principal sum of FORTY EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00), payable to the order of FRONTIER BANK OF TEXAS, at its office in Elgin, Bastrop County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by a vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Elaine Martin, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto LARRY C. NANCE and JANA NANCE, subject to any reservations, exceptions and restrictions listed herein, all of the following described real property, together with all improvements situated thereon, in Bastrop County, Texas, to-wit:

Being a 0.174 acre tract parcel of land, more or less, being the South ½ of Lot 3, Block 5, WADE & OWENS ADDITION, to the City of Elgin, Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 100B, Plat Records of Bastrop County, Texas; said 0.174 acre portion of Lot 3, Block 5, being more particularly described by metes and bounds description in EXHIBIT "A" attached hereto and made a part hereof.

EXCEPTIONS:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time:

1. Rights of the City of Elgin for the installation and maintenance of water, sewer and other utility lines.
2. Any claim, right, or assertion of title by adjoining land owner in and to that strip of land located between the property line and the fence(s) as shown on that survey dated 1/17/2014, prepared by George E. Lucas, RPLS No. 4160.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and grantors do hereby bind themselves, their successors and legal representatives, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, subject however as aforesaid, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the WARRANTY DEED WITH VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

FRONTIER BANK OF TEXAS, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described note, the Vendor's Lien, together with the superior title to said property, is retained herein for the benefit of said FRONTIER BANK OF TEXAS, and the same are hereby transferred and assigned to said FRONTIER BANK OF TEXAS.

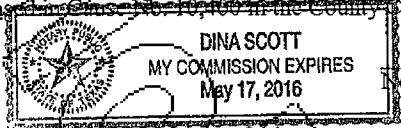
EXECUTED this 14<sup>th</sup> day of February, 2014.

*Edward Monson*  
EDWARD MONSON, Independent Co-  
Executor of The Estate of Ruby Eklund  
Johnson, Deceased in Cause No. 10,400  
in the County Court at Law, Bastrop  
County, Texas

*Evelyn Sinnigson*  
EVELYN SINNINGSON Independent Co-Executor  
of the Estate of Ruby Eklund Johnson, Deceased  
in Cause No. 10,400 in the County Court at Law,  
Bastrop County, Texas

THE STATE OF TEXAS *ps*  
COUNTY OF Bastrop

This instrument was acknowledged before me on this the 14<sup>th</sup> day of February, 2014,  
by Edward Monson, Independent Co-Executor of The Estate of Ruby Eklund Johnson,  
Deceased in Cause No. 10,400 in the County Court at Law, Bastrop County, Texas.



*Dina Scott*  
Notary Public - State of Texas

THE STATE OF TEXAS *ps*  
COUNTY OF Bastrop

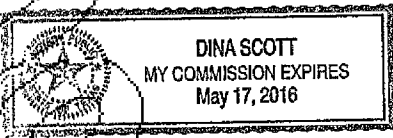
This instrument was acknowledged before me on this the 14<sup>th</sup> day of February, 2014,  
by Evelyn Sinnigson, Independent Co-Executor of The Estate of Ruby Eklund Johnson,  
Deceased in Cause No. 10,400 in the County Court at Law, Bastrop County, Texas.

*Dina Scott*  
Notary Public - State of Texas

The mailing address of the Grantee:

111 Maple Leaf Trail  
Elgin, Texas 78621

After Recording Return to:



UNRECORDED

## EXHIBIT "A"

## FIELD NOTE DESCRIPTION FOR A 0.174 ACRE TRACT OF LAND:

BEING A 0.174 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 3, BLOCK 5, WADE & OWENS ADDITION, TO THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET I, PAGE 100B, PLAT RECORDS, BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

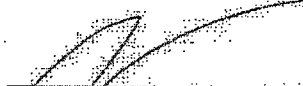
COMMENCING at a 1/2" iron rod found for the south corner of this tract, and of the above-referenced Lot 3, and being a point on the northeast right-of-way line of North Avenue C at its intersection with the northwest right-of-way line of an alley, and which point is also POINT OF BEGINNING of the herein described tract;

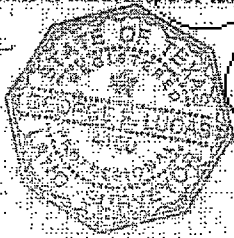
THENCE with the southwest line of this tract and of Lot 3 North 61°22'19" West a distance of 65.37 feet to a 1/2" iron rod for the west corner of this tract, and being the south corner of a tract of land conveyed to Leroy L. Wobus and Geraldine Wobus in a deed recorded in Volume 623, Page 155, Deed Records, Bastrop County, Texas;

THENCE with the northwest line of this tract and the southeast line of the Wobus tract North 29°55'19" East a distance of 116.99 feet to a 3/8" iron rod found for the north corner of this tract, and being the east corner of the Wobus tract, and a point on the southwest line of a tract of land conveyed to Edwin Harold and Betty Lee Harold in a deed recorded in Volume 1845, Page 412, Deed Records, Bastrop County, Texas;

THENCE with the northeast line of this tract and the southwest line of the Harold tract South 61°49'11" East a distance of 64.00 feet to a 1/2" iron rod set for the east corner of this tract, and being the south corner of the Harold tract, and being a point on the northwest right-of-way of an alley;

THENCE with the southeast line of this tract and the northwest right-of-way line of an alley South 28°55'00" West a distance of 117.27 feet to the POINT OF BEGINNING, containing 0.174 acres of land, more or less.

  
 GEORGE E. LUCAS  
 R.P.L.S. No. 4160  
 State of Texas  
 January 27, 2014

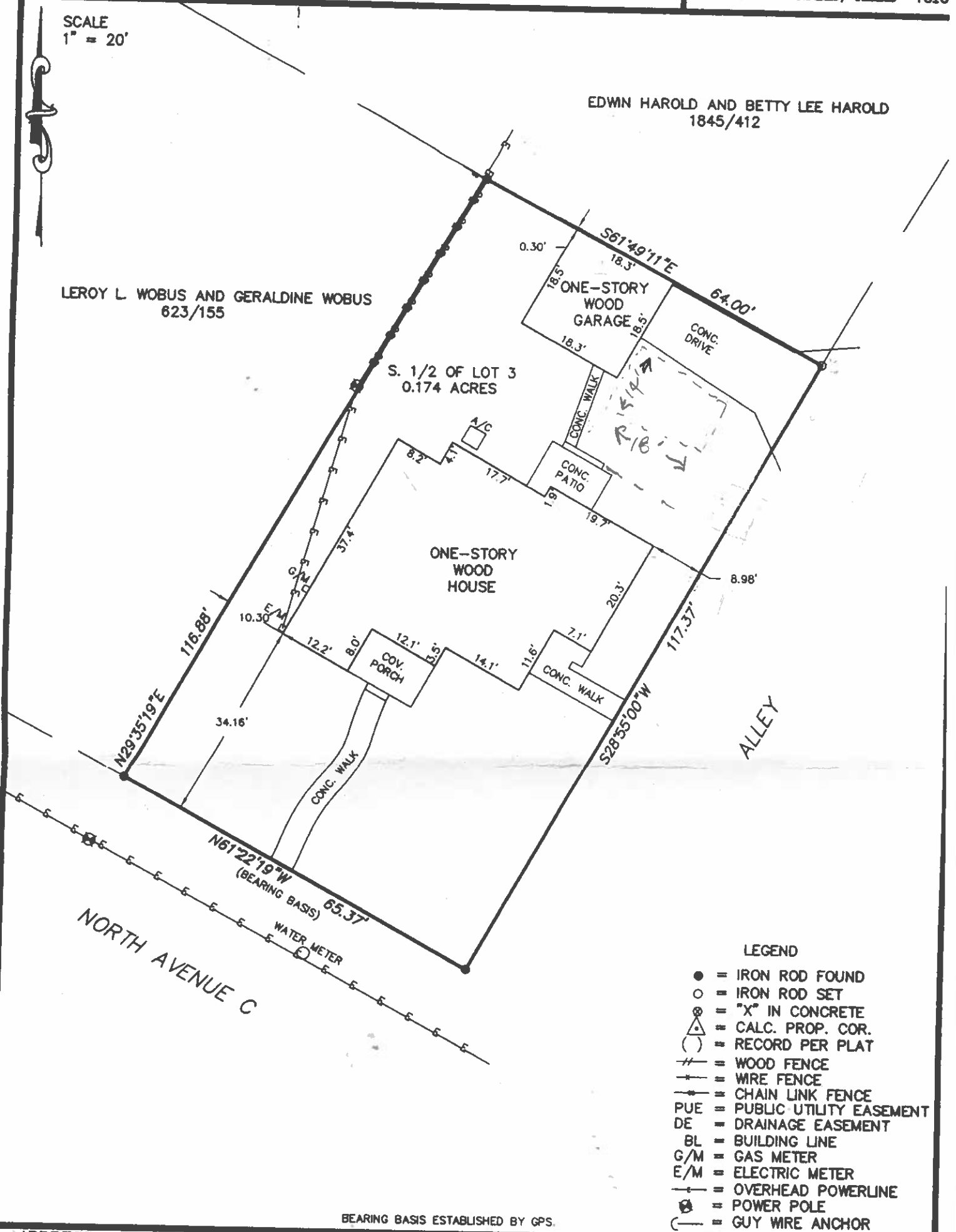


SCALE  
 1" = 20'

EDWIN HAROLD AND BETTY LEE HAROLD  
 1845/412

LEROY L. WOBUS AND GERALDINE WOBUS  
 623/155

S. 1/2 OF LOT 3  
 0.174 ACRES



**LEGEND**

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- ( ) = RECORD PER PLAT
- #— = WOOD FENCE
- +— = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER
- +— = OVERHEAD POWERLINE
- ⊕ = POWER POLE
- = GUY WIRE ANCHOR

BEARING BASIS ESTABLISHED BY GPS.

ADDRESS: 807 NORTH AVENUE C, ELGIN, TEXAS

**LEGAL DESCRIPTION:** SOUTH 1/2 OF LOT 3, BLOCK 5, W&O ADDITION, AN ADDITION TO OF DELWOOD, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE PLAT RECORDS IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF..

**CERTIFICATION**

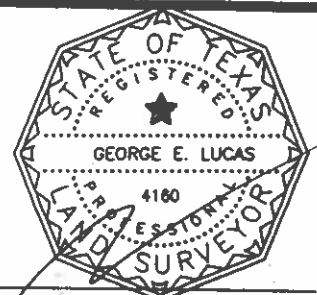
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: LARRY C. NANCE AND JANA NANCE  
 TITLE CO: INDEPENDENCE TITLE  
 G.F.#: 1400561-ARB

LENDER: FRONTIER BANK OF TEXAS

PLAN No.: 2014-054

SURVEY DATE: JANUARY 17, 2014



GEORGE E. LUCAS R.P.L.S. 4160



March 30, 2026

## NOTICE OF A ZONING VARIANCE REQUEST

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows this lot making the request (red rectangle) and your lot within the notice area (blue circle). This notice is to inform you of a public hearing to be held by Board of Adjustment as denoted below:

Project #202600019: A zoning variance from Section 46-233 (3) to reduce the required rear setback from ten feet (10') to zero feet (0') in the "R-1" Single-Family Dwelling District to allow for a carport and garage expansion located at 807 N Ave C, Bastrop Parcel #13598.

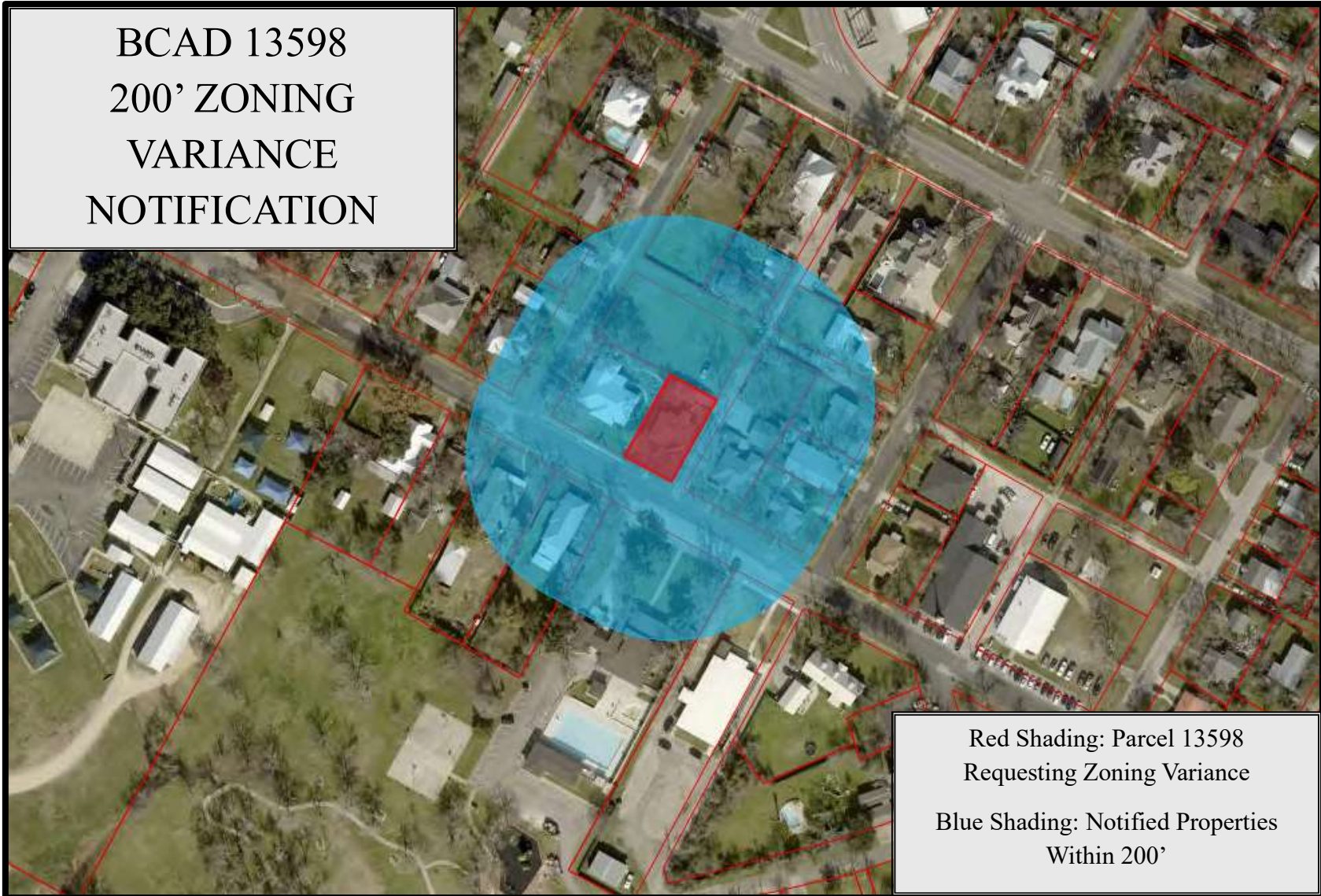
Notice is given of a public hearing to be held by the Board of Adjustment on **Thursday, April 16, 2026**, beginning at **6:30 P.M.** Central Standard Time for consideration. This meeting is to be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public 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](mailto: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](mailto:planninganddevelopment@elgintexas.gov) or to (512) 281-0119 or may be requested from the Development Services Department, Fleming Center, 802 N. Avenue C, Elgin, TX 78621 U.S.A. from 8:30 A.M – 4:00 P.M. Central Standard Time, Monday – Friday.

BCAD 13598  
200' ZONING  
VARIANCE  
NOTIFICATION



Red Shading: Parcel 13598  
Requesting Zoning Variance  
Blue Shading: Notified Properties  
Within 200'



# Development Services Department

## STAFF REPORT

### Zoning Variance

**Project Number: 202600020**

**Date:** April 6, 2026  
**Applicant:** St. Peter's Evangelical Lutheran Church  
**Representative:** Jennifer Mogonye  
**Hearing Dates:** Board of Adjustments – April 16, 2026  
**Location:** 409 E 8<sup>th</sup> St, BCAD Parcel 11340

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#### **APPLICATION SUMMARY**

Consideration of a variance to Sec. 46-265 (4) to reduce the minimum lot width from sixty (60) feet to fifty-five (55) feet in the R-2 Single Family and Duplex Dwelling District.

#### **DEPARTMENT COMMENTS**

St. Peter's Evangelical Lutheran Church approached the City asking about the process by which they could submit a site plan for construction of a columbarium – a structure containing niches for the storage and display of funerary urns. As this would be a religious use for the visitation of deceased remains it was determined that this use would fall under “cemeteries,” which is an allowed supplemental use **on church property** but not allowed independently.

To comply, St. Peter's has submitted an Amending Plat application to combine the lot with the proposed columbarium site with the lot of its main structure, and is reorganizing the surrounding properties (highlighted on the Vicinity Map). One such lot that is not being combined into any others but is still a part of the property to be platted does not meet the 60 ft lot width required by the R-2 Single Family and Duplex Dwelling District, and so the applicant is requesting a variance.

As required on all zoning variances, a total of 13 letters were mailed to property owners within 200' of this parcel.

#### **ATTACHMENTS**

1. Vicinity Map
2. Application
3. Letter of Narrative
4. Pending Amending Plat
5. Notice to 200' property owners

# Vicinity Map



## ZONING VARIANCE APPLICATION

Date: 03/19/2026

### SITE INFORMATION

Project Address: 409 E 8th St. Elgin, TX. 78621

Parcel Identification Number (if no address): R11340 GARRETT, BLOCK E, LOT 4

### APPLICANT

Name: [REDACTED]

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.

[REDACTED] [REDACTED] 3/19/2026

Signature

Printed Name

Date

### Project Description:

We respectfully request a variance to the City of Elgin Zoning Code R-2 area  
regulations Sec 46-265 (4) reducing the minimum required lot width from 60  
feet to 55 feet. This is in order to bring this property into compliance with its current  
R2 zoning and allow for owner to file an ammended plat with the City of Elgin.



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



(512) 281-0119



www.elgintexas.gov

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS, \*  
 \* KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF BASTROP. \*

That we, **DARREN F. DUBE, KIM WILLIAMS LERCHE and TAMMY WILLIAMS MARTIN**, not joined herein by our respective spouses, if any, for the reason that the herein described property forms no part of any property owned, used, claimed or occupied by us as our homestead and is a part of the separate property and estate of each of us, hereinafter referred to as **GRANTORS**, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the party herein named, the receipt of which is hereby acknowledged, and for the further consideration of the following:

Promissory note of even date herewith, in the original principal amount of **FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00)**, payable to the order of Janelle Mogonye, payable as therein provided, the payment of said note being secured by the vendor's lien herein reserved and being additionally secured by a deed of trust filed of even date herewith executed by Grantee herein to James B. Kershaw, Trustee;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, subject to the conditions hereinafter described, unto:

**ST. PETER'S EVANGELICAL LUTHERAN CHURCH OF ELGIN, TEXAS,**  
 a Texas non-profit corporation

of P.O. Box 187, Elgin, Texas 78621, hereinafter referred to as **GRANTEE**, the following described property located in Bastrop County, Texas, together with any improvements situated thereon, to-wit:

0.227 acre of land, more or less, being a portion of Lot 4, Block E, **CLYDE B. GARRETT ADDITION**, to the City of Elgin, Bastrop County, Texas, as recorded in Volume 43, Page 110, Deed Records of Bastrop County, Texas, and in Plat Cabinet No. 1, Page 100B, Plat Records of Bastrop County, Texas; said 0.227 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

This conveyance is expressly made and accepted subject to any and all mineral and royalty reservations and leases, covenants, conditions, restrictions, easements, plats and all other conditions of record, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Bastrop County, Texas, to the extent and only to the extent the same are valid and subsisting, and subject to any apparent easement not recorded of record and applicable to such property.

**TO HAVE AND TO HOLD** the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **GRANTEE**, its successors and assigns, and **GRANTORS** do hereby bind themselves, their heirs and assigns, to warrant and forever defend, all and singular, the said premises unto the said **GRANTEE**, its successors and assigns, against every person whomsoever claiming or to claim the same, or any part thereof.

BA 0520505

But it is expressly agreed and stipulated that the **VENDOR'S LIEN** and superior title are retained against the above described property, until the above-referenced note and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

In consideration of the payment of Fifty-Five Thousand and No./100 Dollars (\$55,000.00) by Janelle Mogonye, Lender, Grantors hereby assign, set over, transfer and convey unto said Lender and its assigns, the vendor's lien and superior title herein retained and reserved against the property herein conveyed in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Lender without recourse.

EXECUTED this 14th day of ~~December~~, January 2006, 2005.

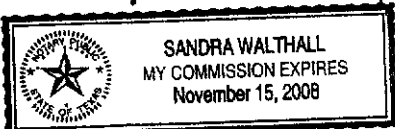
Darren F. Dube  
DARREN F. DUBE

Kim Williams Lercche  
KIM WILLIAMS LERCHE

Tammy Williams Martin  
TAMMY WILLIAMS MARTIN

STATE OF TEXAS, \*  
\*  
COUNTY OF BASTROP. \*

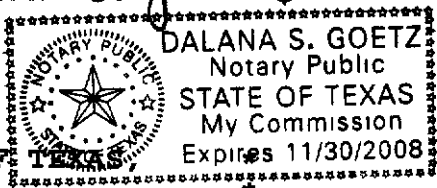
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 13th day of ~~December~~, January 2006, 2005, by DARREN F. DUBE.



Sandra Walthall  
NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS, \*  
\*  
COUNTY OF BASTROP. \*

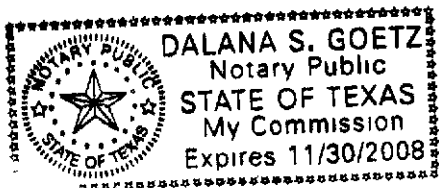
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 18 day of ~~December~~, January 2006, 2005, by KIM WILLIAMS LERCHE.



Dalana S. Goetz  
NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS, \*  
\*  
COUNTY OF BASTROP. \*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 18 day of ~~December~~, January 2006, 2005, by TAMMY WILLIAMS MARTIN.



Dalana S. Goetz  
NOTARY PUBLIC STATE OF TEXAS

V1600-P965  
V1600-P965

LEGAL DESCRIPTION

0.227 ACRE OF LAND COMPRISED OF A PORTION OF LOT 4, BLOCK E, GARRETT ADDITION, CITY OF ELGIN, BASTROP COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 43, PAGE 110, DEED RECORDS OF BASTROP COUNTY AND BEING THAT TRACT CONVEYED TO DARREN F. DUBE BY DEED RECORDED IN VOLUME 926, PAGE 16, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF C. RICHARD RALPH, R.P.L.S. NO. 4758 DURING APRIL, 2005:

BEGINNING at an iron rod found for the southwest corner hereof, the common west corner of Lots 4 and 1 of said Block E, same being the common west corner of said Dube tract and that tract conveyed to St Peter's Evangelical Church by deed recorded in Volume 87, Page 97, of said Deed Records and a point on the east right-of-way line of East 8th Street (60' R O W),

THENCE N 30°00'00" E, 55.00 feet along the east line of said East 8th Street to an iron rod set for the northwest corner hereof and the common west corner of said Dube tract and that tract conveyed to Charles W Schulz and Barbara Ann Schulz by deed recorded in Volume 182, Page 682 of said Deed Records,

THENCE S 60°00'00" E, 180.01 feet over and across said Lot 4 along the common line of said Dube and said Schulz tracts to an iron rod set for the northeast corner hereof, the common east corner of said Dube and said Schulz tracts and a point on the common line of Lots 4 and 3 of said Block E, same being the west line of that tract conveyed as 0.453 acre to said Church by deed recorded in Volume 1028, Page 10 of said Official Records,

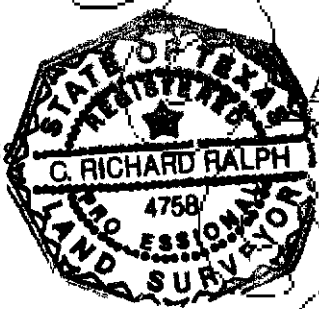
THENCE S 30°00'25" W, 55.00 feet along the common line of said Dube tract and said 0.453 acre, same being the common line of said Lots 4 and 3 to an iron rod found for the southeast corner hereof, the common east corner of said Dube tract and said 0.453 acre and the common north corner of first said Church tract and that tract conveyed to said St Peter's Evangelical Lutheran Church by deed recorded in Volume 145, Page 637 of said Deed Records, same being the common corner of Lots 4, 3, 1 and 2 of said Block E,

THENCE N 60°00'00" W, 180.00 feet along the common line of said Dube and first said Church tracts, same being the common line of said Lots 4 and 2 to the POINT OF BEGINNING, containing 0.227 acre of land, more or less, and shown on the survey map prepared herewith

Surveyed by

C Richard Ralph  
Registered Professional Land Surveyor No 4758

April 15, 2005



Project No 0511062 - 75/25

State of Texas Registered Professional Land Surveyors

EXHIBIT A

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Rose Pietsch

2006 JAN 18 03:35 PM 200600796  
KRISTAB \$24.00  
ROSE PIETSCH, COUNTY CLERK  
BASTROP COUNTY, TEXAS

DUPLICATE

St. Peter's Lutheran Church respectfully request a variance to the City of Elgin Zoning Code R-2 area regulations Sec 46-265 (4) reducing the minimum required lot width from 60 feet to 55 feet.

While planning a proposed columbarium for St. Peter's Lutheran Church on our existing property it was discovered that some of our property included fragmented lots. We were advised by the Planning and Development office that we would need to revise our plat for our property before starting our work.

Again, in the course of our plating work it was discovered that one of the lots that we own was not in compliance with the zoning assigned to that lot. The lot in question Garret, Block E Lot 4 (FR) is 55 wide with the requirement being 60ft wide.

We do not believe that this will be contrary to the public interest because this lot has been in existence in this form since at least 1940 with a house showing to have been built in 1938 currently existing on the property.

Enforcement of the 60 ft zoning regulation would present a particular hardship in this case requiring us to apply for zoning changes or other special permits or provisions any time any changes are made to this property. We wish to continue to utilize this property as it has been used since the 1940's

Eighth Street is a historic street in Elgin which features homes built mainly in the 1940's-50's. This lot and home keep with that style of Home up front and parking/garage in the rear aesthetic of the neighborhood.

We do not believe that our request in any way would negatively impact any homes in the surrounding neighborhood. In fact, it will allow us to keep the existing lot and structure as is.

409 E 8<sup>TH</sup> St.



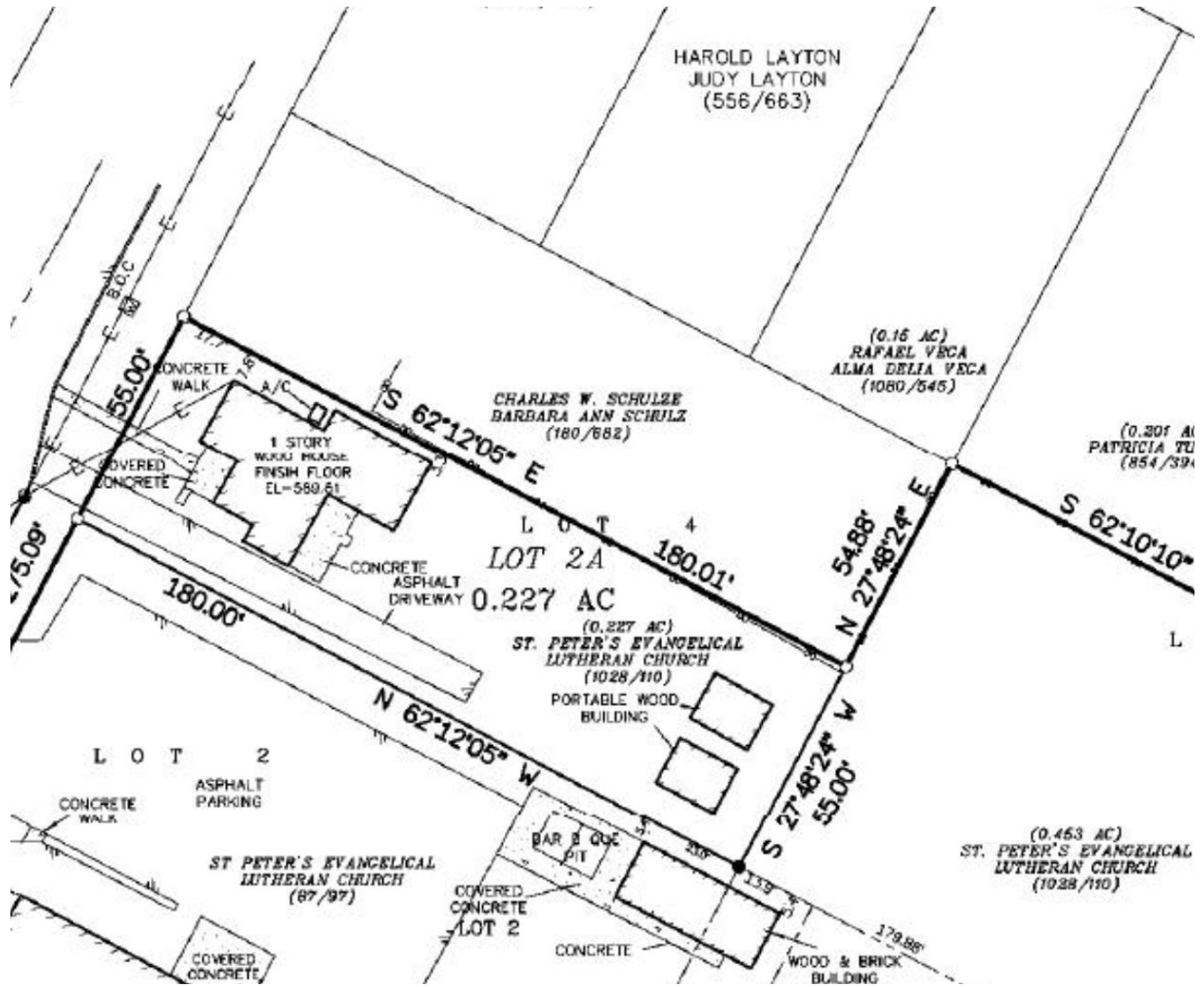
411 E 8<sup>th</sup> St. (Neighboring Property) for reference

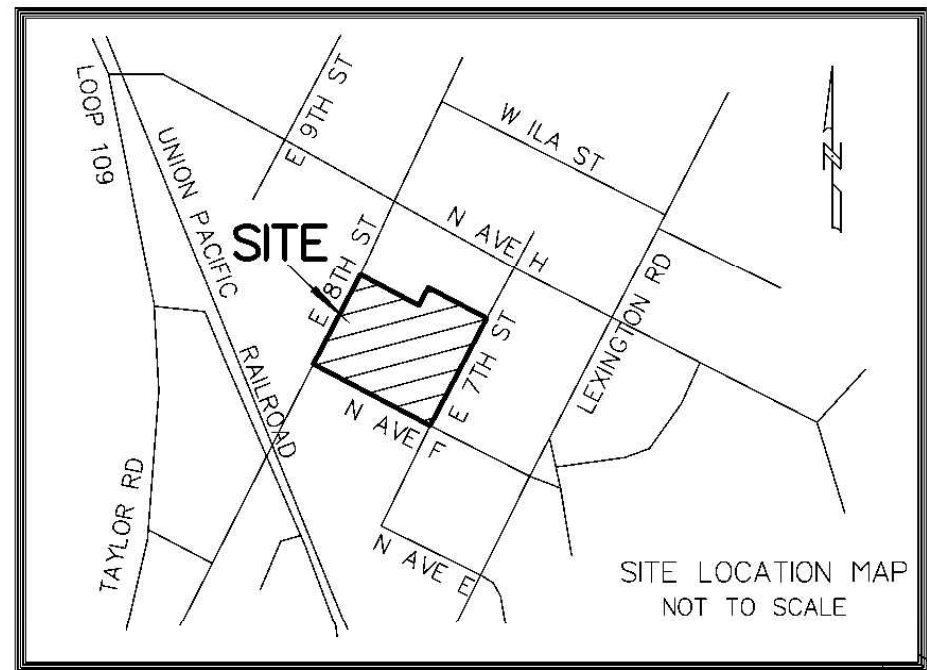


412 E 8<sup>th</sup> St. (Neighboring Property) for reference



Lot 2A is the lot we are requesting the variance for





**GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
AND PORTIONS OF LOTS 3 & 4, BLOCK E**

2.499 ACRES OF LAND BEING ALL OF LOTS 1, 2 AND PORTIONS OF LOTS 3 AND 4, BLOCK E,  
GARRET ADDITION, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20,  
PER VOLUME 43, PAGE 10, DEED RECORDS AND CABINET 1, PAGE 100B, PLAT RECORDS,  
BASTROP COUNTY, TEXAS

**LEGEND**

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- POWER POLE
- WATER METER
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRICAL LINE
- DRAINAGE EASEMENT
- E.O.P.
- RECORD DATA

**LAND USE SUMMARY**

- ZONING: R-2
- NUMBER OF LOTS - 3
- ONE BLOCK
- LOT 1-A: 2.024 ACRES; LOT 2-A: 0.227 ACRE; LOT 3-A: 0.248 ACRE
- TOTAL AREA: 2.499 ACRES

**GENERAL NOTES:**

- NO PORTION OF THIS SUBDIVISION IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 481193, FIRM NO. 48021C0100 E DATED JAN 19, 2006. ALL LOTS LIE WITHIN ZONE "X".
- UTILITY SERVICE PROVIDERS: WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF ELGIN
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PANDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
- BUILDING SET BACK LINES FOR ALL LOTS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF ELGIN ZONING ORDINANCE, AS AMENDED, FOR ZONE R-2.
- THIS AMENDED PLAT DOES NOT ATTEMPT TO REMOVE OR REVISE RESTRICTIVE COVENANTS, EXCEPTIONS, INFRASTRUCTURE NOTES, EASEMENTS AND/OR EASEMENT RIGHTS PER GARRET ADDITION (43/10) (1/100B-PLAT)

**JURISDICTION NOTE:**

THIS AMENDED PLAT IS WHOLLY WITHIN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS

**OWNER / DEVELOPER:**

ST PETER'S EVANGELICAL LUTHERAN CHURCH  
C/O JENNIFER MOGONYE  
801 E. 8TH STREET  
ELGIN, TEXAS 78621

**ENGINEER:**

RACHEL D. HARTZLER, P.E. 117344  
HIGHLAND DEVELOPMENT & ENGINEERING CO., LLC  
FIRM # 19450  
111 N HASLER BLVD  
BASTROP, TX 78602

**LAND SURVEYOR:**

RICHARD RALPH, R.P.L.S. 4758  
RICHARD RALPH, PROFESSIONAL LAND SURVEYOR  
FIRM 10108600  
116 TAHITIAN DRIVE  
BASTROP, TEXAS 78602

**METES AND BOUNDS:**

2.499 ACRES OF LAND BEING ALL OF LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK E, GARRET ADDITION, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20, IN ELGIN, BASTROP COUNTY, TEXAS, PER VOLUME 43, PAGE 10, DEED RECORDS OF BASTROP COUNTY AND CABINET 1, PAGE 100B, PLAT RECORDS OF BASTROP COUNTY AND BEING ALL OF THOSE TRACTS CONVEYED TO ST PETER'S LUTHERAN CHURCH PER VOLUME 87, PAGE 97 AND VOLUME 145, PAGE 637, DEED RECORDS OF BASTROP COUNTY AND VOLUME 645, PAGE 42 AND VOLUME 1028, PAGE 110, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR A POINT ON THE EAST LINE OF SAID LOT 3 AND SAID BLOCK E, THE NORTHEAST CORNER HEREOF, THE COMMON EAST CORNER OF SAID CHURCH TRACTS AND THAT TRACT CONVEYED AS 0.253 ACRE TO ARMANDO CALDERA PER VOLUME 1389, PAGE 988, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY AND A POINT ON THE WEST R.O.W. LINE OF 7TH ST (60' R.O.W.);

THENCE S 27°47'25" W, PASS AT 108.79 FEET AN IRON PIPE FOUND FOR THE COMMON EAST CORNER OF LOTS 3 AND 1, IN ALL 329.87 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND SAID BLOCK E, THE SOUTHWEST CORNER HEREOF AND OF SAID CHURCH TRACTS AND THE INTERSECTION OF THE WEST LINE OF SAID 7TH STREET WITH THE NORTH R.O.W. LINE OF N AVENUE F (70' R.O.W.);

THENCE N 62°12'05" W, 359.91 FEET TO AN "X" MARK SET IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND SAID BLOCK E, THE SOUTHWEST CORNER HEREOF AND OF SAID CHURCH TRACTS AND THE INTERSECTION OF THE NORTH LINE OF SAID N AVENUE F WITH THE EAST R.O.W. LINE OF 8TH STREET (60' R.O.W.);

THENCE N 27°47'25" E, PASS AT 220.09 FEET AN IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 2 AND 4 OF SAID SAID BLOCK E, IN ALL 275.09 FEET ALONG THE EAST LINE OF SAID 8TH STREET TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF AND COMMON WEST CORNER OF SAID CHURCH TRACTS AND THAT TRACT CONVEYED TO CHARLES W. SCHULZE AND BARBARA ANN SCHULZE PER VOLUME 180, PAGE 682 OF SAID DEED RECORDS;

THENCE S 62°12'05" E, 180.01 FEET TO AN IRON ROD SET FOR A POINT ON THE COMMON LINE OF SAID LOTS 4 AND 3 AND THE COMMON SOUTH CORNER OF SAID CHURCH TRACT AND SAID SCHULZE TRACT;

THENCE N 27°48'02" E, 54.88 FEET ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 TO AN IRON ROD SET FOR THE COMMON CORNER OF SAID CHURCH TRACTS, SAID SCHULZE TRACT, THAT TRACT CONVEYED AS 0.15 ACRE TO RAFAEL VEGA AND ALMA DELIA VEGA PER VOLUME 1080, PAGE 545 OF SAID OFFICIAL RECORDS AND THAT TRACT CONVEYED AS 0.201 ACRE TO PATRICIA TURNER PER VOLUME 854, PAGE 394 OF SAID OFFICIAL RECORDS;

THENCE S 62°10'10" E, 179.84 FEET ALONG THE COMMON LINE OF SAID CHURCH TRACTS AND SAID 0.201 ACRE AND THE SOUTH LINE OF SAID 0.253 ACRE TO THE POINT OF BEGINNING, CONTAINING 2.499 ACRES OF LAND, MORE OR LESS.

I, C. RICHARD RALPH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENT SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY AND THE CITY OF BASTROP, TEXAS. ALL EASEMENTS OF RECORD AS CITED BY THE REFERENCES HEREON ARE SHOWN.

**LAND SURVEYOR:**

RICHARD RALPH  
PROFESSIONAL LAND SURVEYOR  
116 TAHITIAN DRIVE  
BASTROP, TEXAS 78602

**C. RICHARD RALPH**

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758

**RICHARD RALPH**

PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR #758  
FIRM #10108600  
116 TAHITIAN DRIVE  
BASTROP, TEXAS 78602

01/20/2026  
DATE



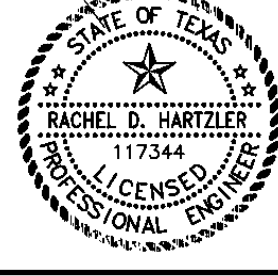
**STATE OF TEXAS  
COUNTY OF BASTROP**

KNOW ALL MEN BY THESE PRESENTS

I, RACHEL D. HARTZLER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS. RAY J. ALER, POSOLUNDA, ALBA (A464/339)

RACHEL D. HARTZLER, P.E.  
PROFESSIONAL ENGINEER NO. 117344  
HIGHLAND DEVELOPMENT & ENGINEERING CO., LLC  
FIRM # 19450  
111 N HASLER BLVD  
BASTROP, TX 78602  
PH 512-744-6815

01/20/2026  
DATE



**STATE OF TEXAS  
COUNTY OF BASTROP**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ST PETER'S EVANGELICAL LUTHERAN CHURCH, ACTING BY AND THROUGH JENNIFER MOGONYE, OWNER'S OF 2.499 ACRES OF LAND BEING LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK E, GARRET ADDITION, A SUBDIVISION IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS PER VOLUME 43, PAGE 10, DEED RECORDS OF BASTROP COUNTY AND CABINET 1, PAGE 100B, PLAT RECORDS OF BASTROP COUNTY, CONVEYED US PER VOLUME 87, PAGE 97 AND VOLUME 145, PAGE 637, DEED RECORDS OF BASTROP COUNTY AND VOLUME 645, PAGE 42 AND VOLUME 1028, PAGE 110, OFFICIAL RECORDS OF BASTROP COUNTY, FOR WHICH THERE ARE NO OTHER FINANCIAL ENCUMBRANCES, DO HEREBY AMEND SAID 2.499 ACRES IN ACCORDANCE WITH THE ACCOMPANYING PLAT, TO BE KNOWN AS:

**GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
& PORTIONS OF LOTS 3 & 4, BLOCK E**

AND DO HEREBY DEDICATE TO THE PUBLIC ANY STREETS AND/OR EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JENNIFER MOGONYE  
401 E. 8TH STREET  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER MOGONYE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING INSTRUMENT AND ACKNOWLEDGED HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPRES

STATE OF TEXAS  
COUNTY OF BASTROP

THIS AMENDED PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

PLANNING AND ZONING  
COMMISSION CHAIRMAN

PLANNING AND ZONING  
COMMISSION SECRETARY

(PRINTED NAME)

(PRINTED NAME)

STATE OF TEXAS  
COUNTY OF BASTROP

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY:  
KRISTA BARTSCH  
COUNTY CLERK,  
BASTROP COUNTY, TEXAS

DEPUTY

COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ P.M., \_\_\_\_\_ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN CABINET \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY:  
KRISTA BARTSCH  
COUNTY CLERK,  
BASTROP COUNTY, TEXAS

DEPUTY

**GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
AND PORTIONS OF LOTS 3 & 4, BLOCK E**

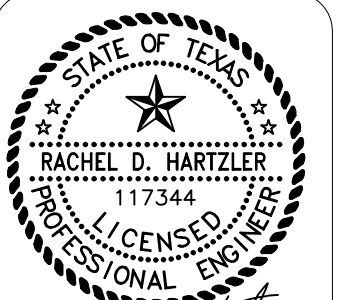
2.499 ACRES OF LAND BEING ALL OF LOTS 1, 2 AND PORTIONS OF LOTS 3 AND 4, BLOCK E,  
GARRET ADDITION, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20,  
PER VOLUME 43, PAGE 10, DEED RECORDS AND CABINET 1, PAGE 100B, PLAT RECORDS,  
BASTROP COUNTY, TEXAS

SHEET 1  
OF 1

NO.	DATE	REVISIONS

**ST PETERS LUTHERAN COLUMBARIUM**  
401 E 8TH ST  
ELGIN, TX 78621  
**PLAT (1)**

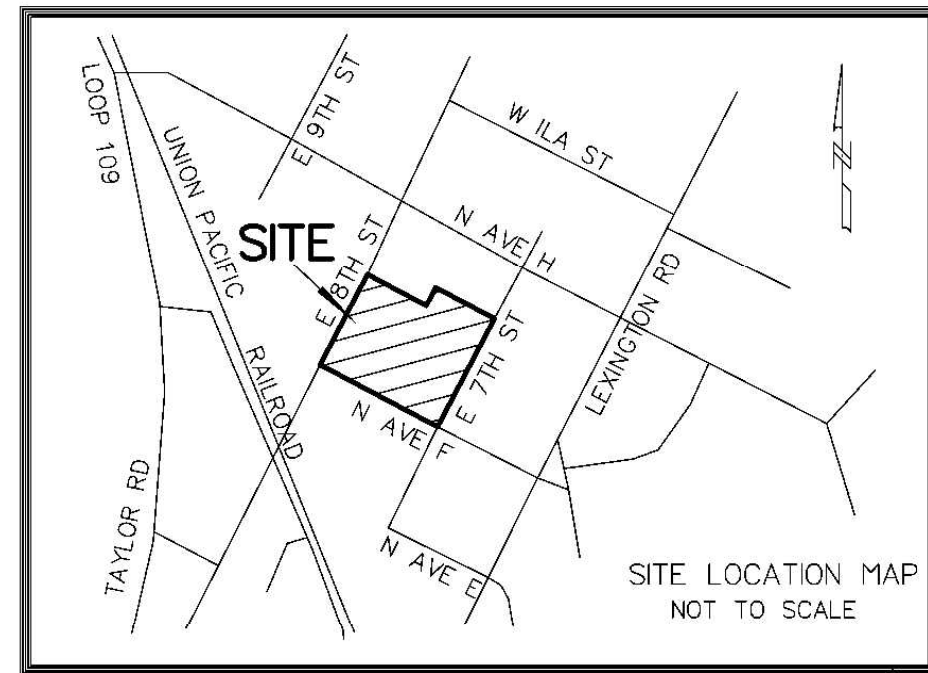
**Highland Development & Engineering Company**  
**hd+e**  
FIRM REGISTRATION # F-19450  
155 Glass Ln  
Bastrop, Texas 78602  
(815) 674-4945



01/20/2026  
DATE

SHEET  
**3**  
OF 16

CASE NO: -----



GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
AND PORTIONS OF LOTS 3 & 4, BLOCK E

2.499 ACRES OF LAND BEING ALL OF LOTS 1, 2 AND PORTIONS OF LOTS 3 AND 4, BLOCK E,  
GARRET ADDITION, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20,  
PER VOLUME 43, PAGE 10, DEED RECORDS AND CABINET 1, PAGE 100B, PLAT RECORDS,  
BASTROP COUNTY, TEXAS

PRELIMINARY 2A

PRELIMINARY 2A

- LAND USE SUMMARY**
1. ZONING: R-2
  2. NUMBER OF LOTS - 3
  3. ONE BLOCK
  4. LOT 1-A: 2.024 ACRES; LOT 2-A: 0.227 ACRE; LOT 3-A: 0.248 ACRE
  5. TOTAL AREA: 2.499 ACRES

- GENERAL NOTES:**
1. NO PORTION OF THIS SUBDIVISION IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 481193, FIRM NO. 48021C0100 E DATED JAN 19, 2006. ALL LOTS LIE WITHIN ZONE "X".
  2. UTILITY SERVICE PROVIDERS: WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF ELGIN.
  3. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
  4. BUILDING SET BACK LINES FOR ALL LOTS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF ELGIN ZONING ORDINANCE, AS AMENDED, FOR ZONE R-2.
  5. THIS REPLAT DOES NOT ATTEMPT TO REMOVE OR REVISE RESTRICTIVE COVENANTS, EXCEPTIONS, INFRASTRUCTURE NOTES, EASEMENTS AND/OR EASEMENT RIGHTS PER GARRET ADDITION (43/10) (1/100B-PLAT)

**JURISDICTION NOTE:**  
THIS AMENDED PLAT IS WHOLLY WITHIN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS

**OWNER / DEVELOPER:**  
ST PETERS LUTHERAN CHURCH  
C/O JENNIFER MOGONYE  
801 E. 8TH STREET  
ELGIN, TEXAS 78621

**ENGINEER:**  
RACHEL D. HARTZLER, P.E. 117344  
HIGHLAND DEVELOPMENT & ENGINEERING CO, LLC  
FIRM F-19450  
111 N HASLER BLVD  
BASTROP, TX 78602

**LAND SURVEYOR:**  
RICHARD RALPH, R.P.L.S. 4758  
RICHARD RALPH, PROFESSIONAL LAND SURVEYOR  
FIRM 10108600  
116 TAHITIAN DRIVE  
BASTROP, TEXAS 78602

**METES AND BOUNDS:**

2.499 ACRES OF LAND BEING ALL OF LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK E, GARRET ADDITION, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20, IN ELGIN, BASTROP COUNTY, TEXAS, PER VOLUME 43, PAGE 10, DEED RECORDS OF BASTROP COUNTY AND CABINET 1, PAGE 100B, PLAT RECORDS OF BASTROP COUNTY AND BEING ALL OF THOSE TRACTS CONVEYED TO ST PETERS LUTHERAN CHURCH PER VOLUME 87, PAGE 97 AND VOLUME 145, PAGE 637, DEED RECORDS OF BASTROP COUNTY AND VOLUME 645, PAGE 42 AND VOLUME 1028, PAGE 110, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR A POINT ON THE EAST LINE OF SAID LOT 3 AND SAID BLOCK E, THE NORTHEAST CORNER HEREOF, THE COMMON EAST CORNER OF SAID CHURCH TRACTS AND THAT TRACT CONVEYED AS 0.253 ACRE TO ARMANDO CALDERA PER VOLUME 1389, PAGE 988, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY AND A POINT ON THE WEST R.O.W. LINE OF 7TH ST (60' R.O.W.)

THENCE S 27°47'25" W, PASS AT 108.79 FEET AN IRON PIPE FOUND FOR THE COMMON EAST CORNER OF LOTS 3 AND 1, IN ALL 329.87 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND SAID BLOCK E, THE SOUTHEAST CORNER HEREOF AND OF SAID CHURCH TRACTS AND THE INTERSECTION OF THE WEST LINE OF SAID 7TH STREET WITH THE NORTH R.O.W. LINE OF N AVENUE F (70' R.O.W.);

THENCE N 62°12'05" W, 359.91 FEET TO AN "X" MARK SET IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND SAID BLOCK E, THE SOUTHWEST CORNER HEREOF AND OF SAID CHURCH TRACTS AND THE INTERSECTION OF THE NORTH LINE OF SAID N AVENUE F WITH THE EAST R.O.W. LINE OF 8TH STREET (60' R.O.W.);

THENCE N 27°47'55" E, PASS AT 220.09 FEET AN IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 2 AND 4 OF SAID SAID BLOCK E, IN ALL 275.09 FEET ALONG THE EAST LINE OF SAID 8TH STREET TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF AND COMMON WEST CORNER OF SAID CHURCH TRACTS AND THAT TRACT CONVEYED TO CHARLES W. SCHULZE AND BARBARA ANN SCHULZE PER VOLUME 180, PAGE 682 OF SAID DEED RECORDS;

THENCE S 62°12'05" E, 180.01 FEET TO AN IRON ROD SET FOR A POINT ON THE COMMON LINE OF SAID LOTS 4 AND 3 AND THE COMMON SOUTH CORNER OF SAID CHURCH TRACT AND SAID SCHULZE TRACT;

THENCE N 27°48'02" E, 54.88 FEET ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 TO AN IRON ROD SET FOR THE COMMON CORNER OF SAID CHURCH TRACTS, SAID SCHULZE TRACT, THAT TRACT CONVEYED AS 0.15 ACRE TO RAFAEL VEGA AND ALMA DELIA VEGA PER VOLUME 1080, PAGE 545 OF SAID OFFICIAL RECORDS AND THAT TRACT CONVEYED AS 0.201 ACRE TO PATRICIA TURNER PER VOLUME 854, PAGE 394 OF SAID OFFICIAL RECORDS;

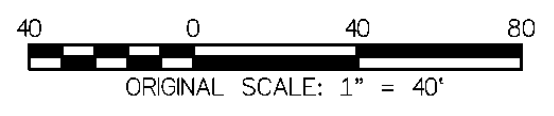
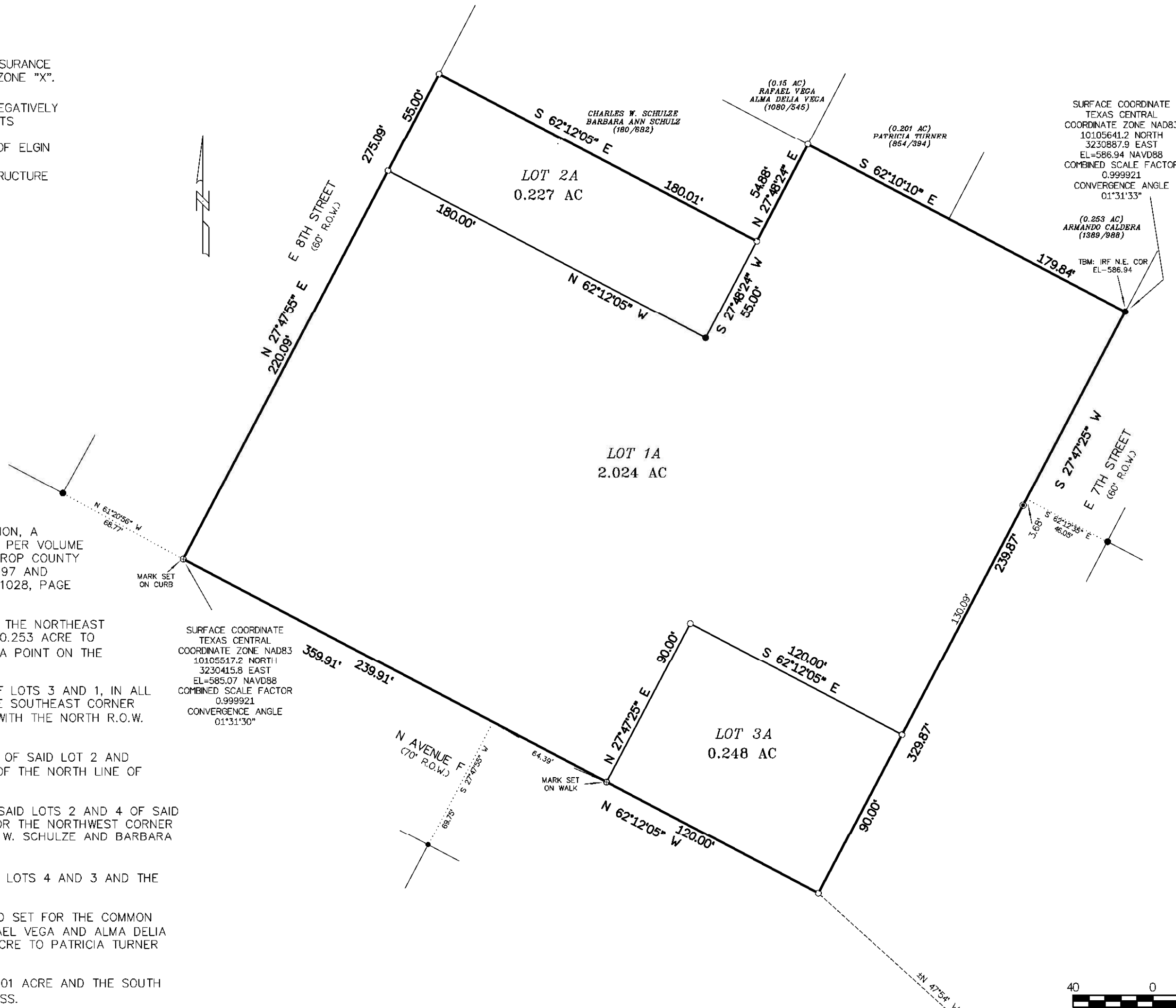
THENCE S 62°10'10" E, 179.84 FEET ALONG THE COMMON LINE OF SAID CHURCH TRACTS AND SAID 0.201 ACRE AND THE SOUTH LINE OF SAID 0.253 ACRE TO THE POINT OF BEGINNING, CONTAINING 2.499 ACRES OF LAND, MORE OR LESS.

I, C. RICHARD RALPH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENT SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY AND THE CITY OF ELGIN, TEXAS. ALL EASEMENTS OF RECORD AS CITED BY THE REFERENCES HEREOF ARE SHOWN.

**LAND SURVEYOR:**  
RICHARD RALPH  
PROFESSIONAL LAND SURVEYOR  
116 TAHITIAN DRIVE  
BASTROP, TEXAS 78602

C. RICHARD RALPH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758

- LEGEND**
- IRON ROD SET
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - E.O.P. EDGE OF PAVEMENT
  - XXXX RECORD DATA



STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT WE, ST PETERS EVANGELICAL LUTHERAN CHURCH, ACTING BY AND THROUGH JENNIFER MOGONYE, OWNER'S OF 2.499 ACRES OF LAND BEING LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK E, GARRET ADDITION, A SUBDIVISION IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS PER VOLUME 43, PAGE 10, DEED RECORDS OF BASTROP COUNTY AND CABINET 1, PAGE 100B, PLAT RECORDS OF BASTROP COUNTY, CONVEYED US PER VOLUME 87, PAGE 97 AND VOLUME 145, PAGE 637, DEED RECORDS OF BASTROP COUNTY AND VOLUME 645, PAGE 42 AND VOLUME 1028, PAGE 110, OFFICIAL RECORDS OF BASTROP COUNTY, FOR WHICH THERE ARE NO OTHER FINANCIAL ENCUMBRANCES, DO HEREBY AMEND SAID 2.499 ACRES IN ACCORDANCE WITH THE ACCOMPANYING PLAT, TO BE KNOWN AS:

GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
& PORTIONS OF LOTS 3 & 4, BLOCK E

AND DO HEREBY DEDICATE TO THE PUBLIC ANY STREETS AND/OR EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JENNIFER MOGONYE  
401 E. 8TH STREET  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER MOGONYE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING INSTRUMENT AND ACKNOWLEDGED HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS  
COUNTY OF BASTROP

THIS AMENDED PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

PLANNING AND ZONING  
COMMISSION CHAIRMAN

PLANNING AND ZONING  
COMMISSION SECRETARY

(PRINTED NAME)

(PRINTED NAME)

STATE OF TEXAS  
COUNTY OF BASTROP

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN CABINET \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

KRISTA BARTSCH  
COUNTY CLERK  
BASTROP COUNTY, TEXAS

GARRET ADDITION AMENDED PLAT OF LOTS 1, 2  
AND PORTIONS OF LOTS 3 & 4, BLOCK E

2.499 ACRES OF LAND BEING ALL OF LOTS 1, 2 AND PORTIONS OF LOTS 3 AND 4, BLOCK E,  
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PER VOLUME 43, PAGE 10, DEED RECORDS AND CABINET 1, PAGE 100B, PLAT RECORDS,  
BASTROP COUNTY, TEXAS

REVISIONS	DATE	BY

DRAWN: CRR	F/B: 197/5
DATE: 01/20/2026	PROJECT: 24206

STATE OF TEXAS  
COUNTY OF BASTROP

I, RACHEL D. HARTZLER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

RACHEL D. HARTZLER, P.E.  
PROFESSIONAL ENGINEER NO. 117344  
HIGHLAND DEVELOPMENT & ENGINEERING CO, LLC  
FIRM F-19450  
111 N HASLER BLVD  
BASTROP, TX 78602  
PH 512-744-6815



NO.	DATE	REVISIONS	BY

ST PETERS LUTHERAN COLUMBARIUM  
401 E 8TH ST  
ELGIN, TX 78621  
PLAT (2)

Highland Development & Engineering Company  
FIRM REGISTRATION # F-19450  
155 Glass Ln  
Bastrop, Texas 78602  
(815) 674-4945



2/19/2026  
SHEET 4 OF 16

CASE NO: -----



March 30, 2026

**NOTICE OF A ZONING VARIANCE REQUEST**

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows this lot making the request (red rectangle) and your lot within the notice area (blue circle). This notice is to inform you of a public hearing to be held by Board of Adjustment as denoted below:

Project #202600020: A zoning variance from Section 46-265 (4) to reduce the required lot width in the “R-2” Single-Family and Duplex Dwelling District from 60 feet to 55 for the St. Peter’s Evangelical Lutheran Church at 409 E. 8th St (Parcel number 11340, GARRETT, BLOCK E, LOT 4 (FR), as located in Bastrop Co.).

Notice is given of a public hearing to be held by the Board of Adjustment on **Thursday, April 16, 2026**, beginning at **6:30 P.M.** Central Standard Time for consideration. This meeting is to 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](mailto: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](mailto:planninganddevelopment@elgintexas.gov) or to (512) 281-0119 or may be requested from the Development Services Department, Fleming Center, 802 N. Avenue C, Elgin, TX 78621 U.S.A. from 8:30 A.M – 4:00 P.M. Central Standard Time, Monday – Friday.

BCAD 11340  
200' ZONING  
VARIANCE  
NOTIFICATION



Red Shading: Parcel 11340  
Requesting Zoning Variance  
Blue Shading: Notified Properties  
Within 200'