



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
April 27, 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. March 23, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202600013: An ordinance granting a Specific Use Permit for the operation of a gymnasium on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 8720493, Shaholli Estates, LOT 4, ACRES 1.220, City of Elgin, Texas, Bastrop County.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

2. **Project #202600023: 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-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

3. **Project #202600024: An ordinance granting a Specific Use Permit for the operation of a skating rink on property located on a parcel of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

4. **Project #202600025: 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 45.405 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 57003 and 15519, 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 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 22, 2026, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 23, 2026

- I. CALL TO ORDER – ROLL CALL:** The Vice-Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Vice-Chair Scott Mackay, Danica Morgan, Jennifer Wissmann, Dorothy McCarther.
COMMISSION ABSENT: Chair Antonio Prete, Berney Williams, Taylor Christian.
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Planning Technician; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: Beau Perry, Director of Development Services.
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public present stood to speak on this item.
- III. CONSENT AGENDA**
1. February 23, 2026 Minutes.
Dorothy McCarther moved that the Commission approve the consent agenda. Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202500104: A preliminary plat titled "Preliminary Plat of Silo Ranch" located on parcels of land known by the Bastrop County Central Appraisal District as Parcels 15519, 73869, and 57003, located west of N Highway 95 for a total of 9 mixed-use lots on a total of 76.190 acres of land.
 - A. Staff Presentation – Melissa Lipiec introduced the project as the same property whose rezoning had been discussed at the last meeting, and which had been annexed into the City at a February City Council meeting.
 - B. Applicant Presentation – The applicant Tim Condon explained the intentions behind the development and the discussion with the City about the interest in a hotel.
 - C. Open Public Hearing – The public hearing was opened at 6:37 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
 - E. Discussion – Vice-Chair Scott Mackay asked about the discrepancies between the provided Concept Plan and the proposed phasing within the Preliminary Plat. He also asked about the meaning of Note 12 referencing the Aqua Water Supply Corporation easement. Tim Condon referenced the agreement that the City of Elgin has with Aqua for CCN transfer reimbursement, and that because the first phase of the plat is already within Elgin’s CCN it is not a focus at this time. Alyssa Loveday also explained the current easements that have not been precisely measured at this time.
 - F. Consideration – Danica Morgan moved that the Commission approve the Preliminary Plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

2. Project #202500105: A final plat titled "Final Plat of Silo Ranch, Phase One" located on a portion of a parcel of land known by the Bastrop County Central Appraisal District as Parcel 15519, located west of N Highway 95 for a total of 6 mixed-use lots on a total of 15.386 acres of land.
 - A. Staff Presentation – Melissa Lipiec introduced this project as the Final Plat of the first phase of the Silo Ranch development whose Preliminary Plat was just approved.
 - B. Applicant Presentation – The applicant Tim Condon had no additional information to add.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion – The Commission had no further discussion on the plat or development.
 - F. Consideration – Dorothy McCarther moved that the Commission approve the Final Plat as presented. Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. ANNOUNCEMENTS

1. Melissa Lipiec reminded the Commission of the Capital Area Metropolitan Planning Organization’s online open house which is inviting commentary from the public.
2. Melissa Lipiec announced that the next meeting will be April 27th and we are anticipating submittal of a Specific Use Permit application. The Commission briefly discussed City Council decisions on the rezoning requests fielded at the previous meeting.
3. Melissa Lipiec announced her upcoming retirement in early June, and explained that William McIlvain would be taking over her responsibilities with this Commission.

V. ADJOURNMENT: The meeting was adjourned at 6:52 P.M.

Antonio Prete, Chairman

ATTEST: _____
William McIlvain, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this _____ day of _____, 2026.



Development Services Department

STAFF REPORT

Consideration of a Specific Use Permit

Project #202600013

Date: April 10, 2026
Applicant: Luis Granillo, LRG Engineering, LLC
Hearing Date: Planning & Zoning Commission – April 27, 2026
City Council – May 19, 2026
Location: Bastrop County Parcel Number 8720493, Shaholli Estates Lot 4, southeast intersection of E 1st St and N Ave G.

APPLICATION SUMMARY

Recommendation of a Specific Use Permit for the operation of a gymnasium facility on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 8720493, Shaholli Estates Lot 4, City of Elgin, Texas, Bastrop County.

DEPARTMENT COMMENTS

The current property owner originally reached out to Development Services in February of 2025 requesting information about operation of a cheer and tumble gym in anticipation of purchasing the property. She was provided with information about zoning and the requirement for a Specific Use Permit to allow for a “recreation institution.” She was also informed that the property is not currently accessible by roadway and so access points and parking minimums would have to be constructed as part of the site development.

ATTACHMENTS:

1. Vicinity Map
2. Application
3. Owner’s Authorization Letter
4. Shaholli Estates Plat
5. Proposed Site Plan
6. Notice and map mailed to property owners within 200’
7. Proposed Ordinance

Vicinity Map



SPECIFIC USE APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: [REDACTED]

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

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

_____	_____	_____
Signature	Printed Name	Date

Project Description:





Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

March 24, 2025 03:36:31 PM

FEE: \$29.00

202505066

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

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.

GF# 1706312500049

Date: **MARCH 19, 2025**

Grantor: **ARBEN SHAHOLLI AND SPOUSE, ERMA SHAHOLLI**

Grantor's Mailing Address:

Grantee: **NEON MAGNOLIA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**

Grantee's Mailing Address: **212 S AVENUE A, ELGIN, TEXAS 78621**

Consideration: **TEN AND NO/100-----(\$10.00)-----DOLLARS** and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

LOT 4, BLOCK A, OF SHAHOLLI ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGES 77-B AND 78-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Reservations from Conveyance: **NONE**

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED

BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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

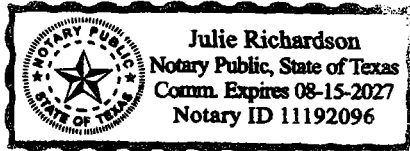
Arben Shaholli
ARBEN SHAHOLLI

Erma Shaholli
ERMA SHAHOLLI

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF BASTROP

This instrument was acknowledged before me on the 21 day of MARCH, 2015, by
ARBEN SHAHOLLI AND SPOUSE, ERMA SHAHOLLI.



[Signature]
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
NEON MAGNOLIA PROPERTIES, LLC, A TEXAS
LIMITED LIABILITY COMPANY
212 S AVENUE A
ELGIN, TEXAS 78621

PREPARED IN THE LAW OFFICE OF
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107



2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

Owner's Agent Authorization

Property Information:

- Bastrop CAD Property ID: 8720493
- Acreage: 1.22 Acres
- Legal Description: Shaholli Estates, LOT 4, ACRES 1.220
- Owner's Name(s): Neon Magnolia Properties LLC

Owner's Email Address: [REDACTED]

I hereby certify that I am the owner of the above-described property. The individual listed below is hereby authorized to apply for, sign for, and conduct business for permits, plans, and/or other legal documents on my behalf.

Authorized Agent Information:

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.

[REDACTED]

(512) 767-4181

My signature below designates the agent as the official contact person for the project and the single point of contact. All correspondence and communication shall be conducted with the agent.

A handwritten signature in black ink, appearing to read "Rebecca Montemayor", is written over a horizontal line.

Neon Magnolia Properties LLC
By: **Rebecca Montemayor**

02/26/2025

Date

7/11/20 SHAHOLLI ESTATES

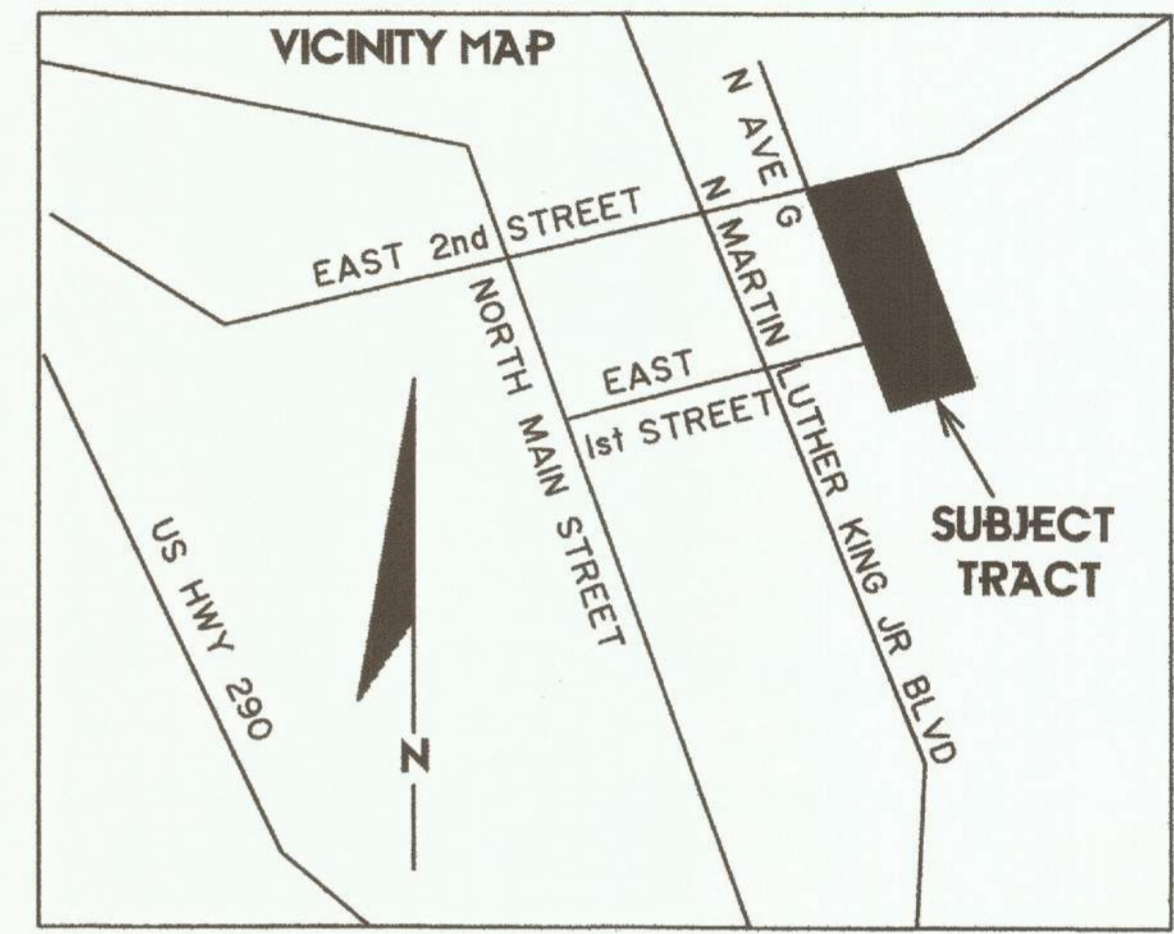
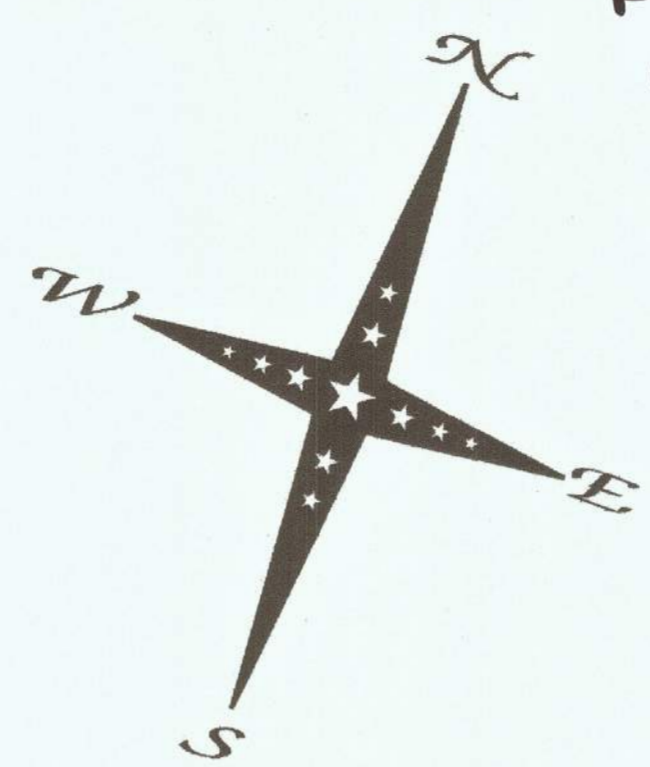
SHORT FORM PLAT

SCALE: 1" = 100'

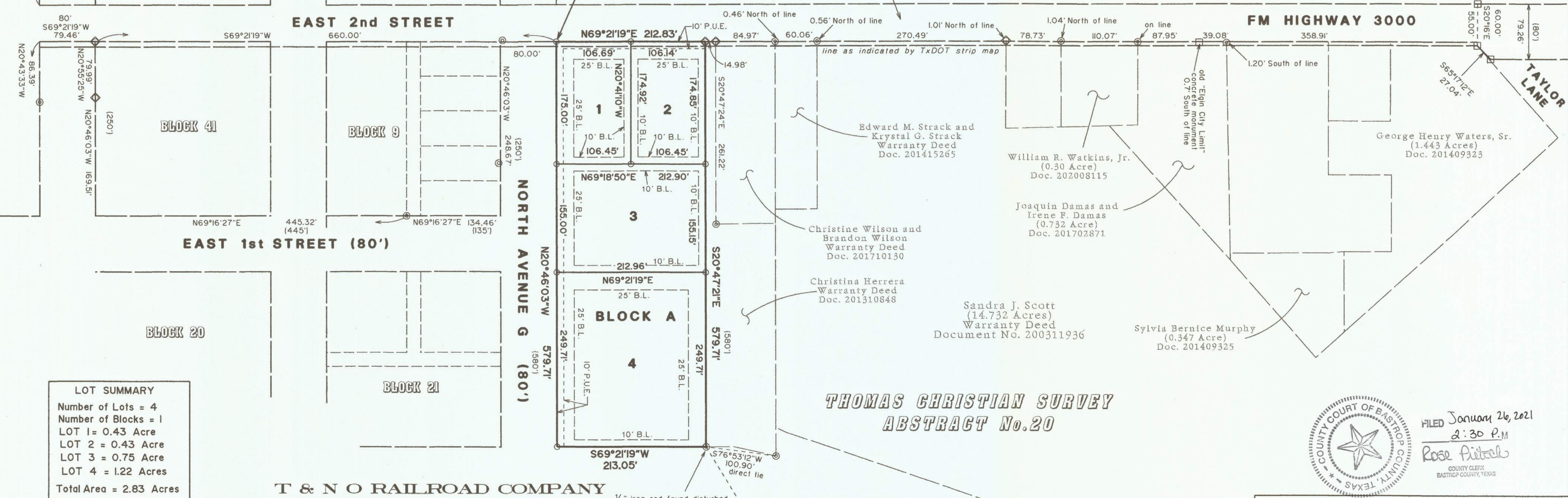
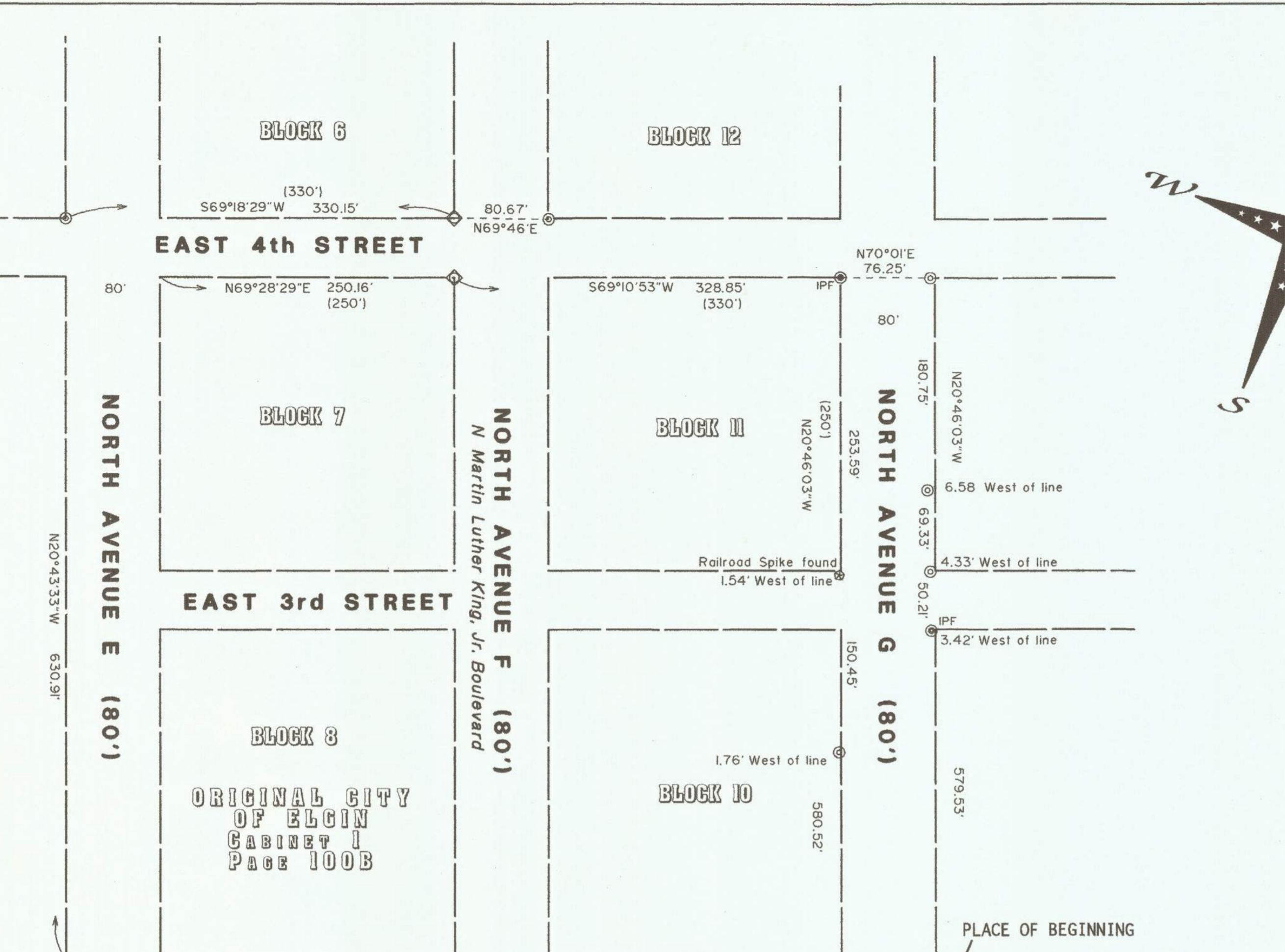
Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊠ Capped Iron Rod Found
- Concrete Monument Found
- ▲ 60D Nail Found
- (Record Bearing and Distance)
- BOUNDARY OR LOT LINE
- ADJOINING PROPERTY OR STREET LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE

ORIENTATION FOR THIS SUBDIVISION IS BASED UPON THE STATE PLANE COORDINATE SYSTEM (4203 TEXAS CENTRAL ZONE)



SURVEYOR'S NOTE:
The right-of-way width for East 2nd Street, according to Cabinet 1 Slide 100B (City of Elgin) is shown as 50'. The State of Texas strip map for FM Highway 3000 is indicating a right-of-way width of 60'.



LOT SUMMARY	
Number of Lots =	4
Number of Blocks =	1
LOT 1 =	0.43 Acre
LOT 2 =	0.43 Acre
LOT 3 =	0.75 Acre
LOT 4 =	1.22 Acres
Total Area =	2.83 Acres

THOMAS CHRISTIAN SURVEY ABSTRACT No.20

FILED January 26, 2021
2:30 P.M.
Rose Aitken
COUNTY CLERK
BASTROP COUNTY, TEXAS

REVISION BLOCK
SUBMITTAL DATE: December 17, 2020
REVISION DATE: January 4, 2021

OWNER: Arben Shaholli
17208 FM 973 N
Manor, Texas 78653

ENGINEER: Four A Engineering
Daniel Arredondo P.E. 119989
Firm No. 18498
17801 Deren Cove
Pflugerville, Texas 78660
(512) 627-9671

SURVEYOR: Holt Carson, Inc.
Holt Carson RPLS 5166
1904 Fortview Road
Austin, Texas 78704
Firm Registration 10050700
(512) 442-0990

approximate location of Southeast corner of the Thomas Christian Survey Abstract No. 20

1081026

THE STATE OF TEXAS
THE COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS:

THAT I, ARBEN SHAHOLLI, OWNER OF THAT CERTAIN TRACT OF LAND AS OUT OF THE THOMAS CHRISTIAN SURVEY ABSTRACT No. 20 AND ALL OF LOTS 2 THROUGH 5 AND A PORTION OF LOT 1, BLOCK 22 IN THE CITY OF ELGIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1 PAGE 100B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS CONVEYED TO ME BY SHERIFF'S DEED RECORDED IN DOCUMENT No. 201410004 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,
DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

SHAHOLLI ESTATES

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

WITNESS MY HAND THIS THE 25th DAY OF JANUARY, A.D. 20 21

Arben Shaholli

ARBEN SHAHOLLI
17208 FM HWY 973 N
MANOR, TEXAS 78653

THE STATE OF TEXAS
THE COUNTY OF

I, THE UNDERSIGNED AUTHORITY, ON THIS THE 26th DAY OF January, A.D. 20 21 DID PERSONALLY APPEAR ARBEN SHAHOLLI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC Celena Sanderson

PRINTED NAME CELENA SANDERSON

COMMISSION EXPIRES 9/25/2021



THE STATE OF TEXAS
THE COUNTY OF BASTROP

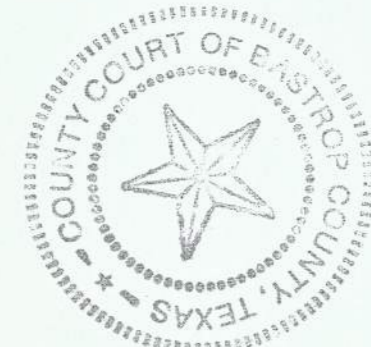
I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF January, 20 21 A.D. AT 2:30 O'CLOCK P.M. IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET 7 PAGE 77-B, 7/78-A

FILED FOR RECORD ON THE 26th DAY OF January, 20 21, A.D.

ROSE PIETSCH

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

Olivia Hanna
DEPUTY



FILED January 26, 2021
2:30 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

THIS SHORT FORM PLAT WAS APPROVED BY THE CITY OF ELGIN ON THIS THE 15th DAY OF

JANUARY, A.D. 20 21

David Hannell

CITY OF ELGIN
SUBDIVISION ADMINISTRATOR

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

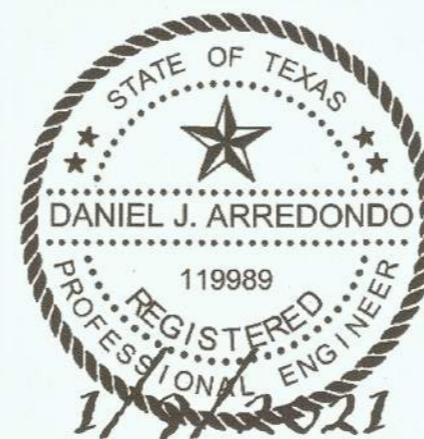
I, DANIEL ARREDONDO, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

Daniel Arredondo

DANIEL ARREDONDO P.E. 119989
FOUR A ENGINEERING

1/9/2021

DATE



SHAHOLLI ESTATES

SHORT FORM PLAT

NOTE:
THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE ELGIN CITY LIMITS.

NOTE TO BUYERS OF LOTS 1, 2, 3 and 4 BLOCK A

UTILITIES, SIDEWALKS AND DRIVEWAYS FOR ACCESS WILL NEED TO BE EXTENDED TO PROVIDE FOR FUTURE DEVELOPMENT OF THESE LOTS. THE EXISTING WATERLINE WITHIN 2nd STREET WILL NEED TO BE EXTENDED AS NONE OF THESE LOTS CURRENTLY HAVE WATER SERVICE PROVIDED. THE BUYER WILL ALSO BE RESPONSIBLE FOR CONNECTING TO THE EXISTING WASTEWATER LINE WITHIN 2nd STREET, EVEN IF EXTENSION OF THE WASTEWATER MAIN IS REQUIRED. THE BUYER OF LOT 4 (1st LOT, OR LIGHT INDUSTRIAL) WILL NEED TO PROVIDE ALL NEEDED UTILITIES, SIDEWALKS, DRIVEWAYS AND A DETENTION POND FOR ALL THE LOTS ON THE SITE. A DRAINAGE AGREEMENT FOR ALL LOTS WILL NEED TO BE INCORPORATED BEFORE THE FIRST SALE OF ANY LOT. THE DETENTION POND WILL NEED TO BRING THE STORM WATER FLOW TO THE EXISTING CONDITIONS FOR ALL LOTS, AND WILL NEED TO BE APPROVED BY THE CITY OF ELGIN PRIOR TO THE CONSTRUCTION OF LOT 4.

NOTE:
THE BUYERS OF ANY NEW LOTS WILL HAVE TO INSTALL AND EXTEND THE ROADWAY, WATER AND WASTEWATER UTILITIES IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS AT THEIR OWN EXPENSE.

FIELD NOTE DESCRIPTION OF 2.83 ACRES OF LAND OUT OF THE THOMAS CHRISTIAN SURVEY ABSTRACT No. 20 IN BASTROP COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ARBEN SHAHOLLI BY SHERIFF'S DEED RECORDED IN DOCUMENT No. 201410004 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" Iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection of the South right-of-way of East 2nd Street, also known as FM Highway 3000, and the East right-of-way line of North Avenue G, for the Northwest corner of that certain tract of land as conveyed to Arben Shaholli by Sheriff's Deed recorded in Document No. 201410004 of the Official Public Records of Bastrop County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the South right-of-way line of East 2nd Street, N 69 deg. 21' 19" E 212.83 ft. to a capped iron rod found for the Northeast corner of said Shaholli tract and for the Northeast corner of said Shaholli tract and for the Northwest corner of that certain tract of land as conveyed to Christina Herrera by Warranty Deed recorded in Document No. 201310848 of the Official Public Records of Bastrop County, Texas, and being the Northeast corner of this tract of land;

THENCE leaving the South right-of-way line of East 2nd Street with the common line of said Shaholli tract and said Herrera tract, S 20 deg. 47' 21" E 579.71 ft. to a 1/2" iron rod found disturbed and reset in the North line of the T B N O Railroad for the Southeast corner of said Shaholli tract and for the Southwest corner of said Herrera tract for the Southeast corner of this tract of land;

THENCE with the South line of said Shaholli tract and with the North line of the T B N O Railroad, S 69 deg. 21' 19" W 213.05 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of termination of the East right-of-way line of North Avenue G for the Southwest corner of said Shaholli tract and being the Southwest corner of this tract of land;

THENCE with the East right-of-way line of North Avenue G, N 20 deg. 46' 03" W 579.71 ft. to the PLACE OF BEGINNING, containing 2.83 acres of land.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
THAT I, HOLT CARSON, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

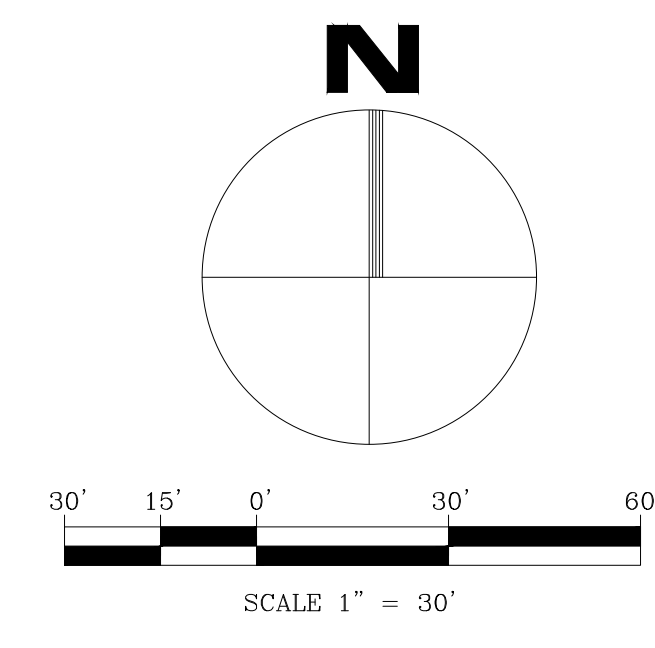
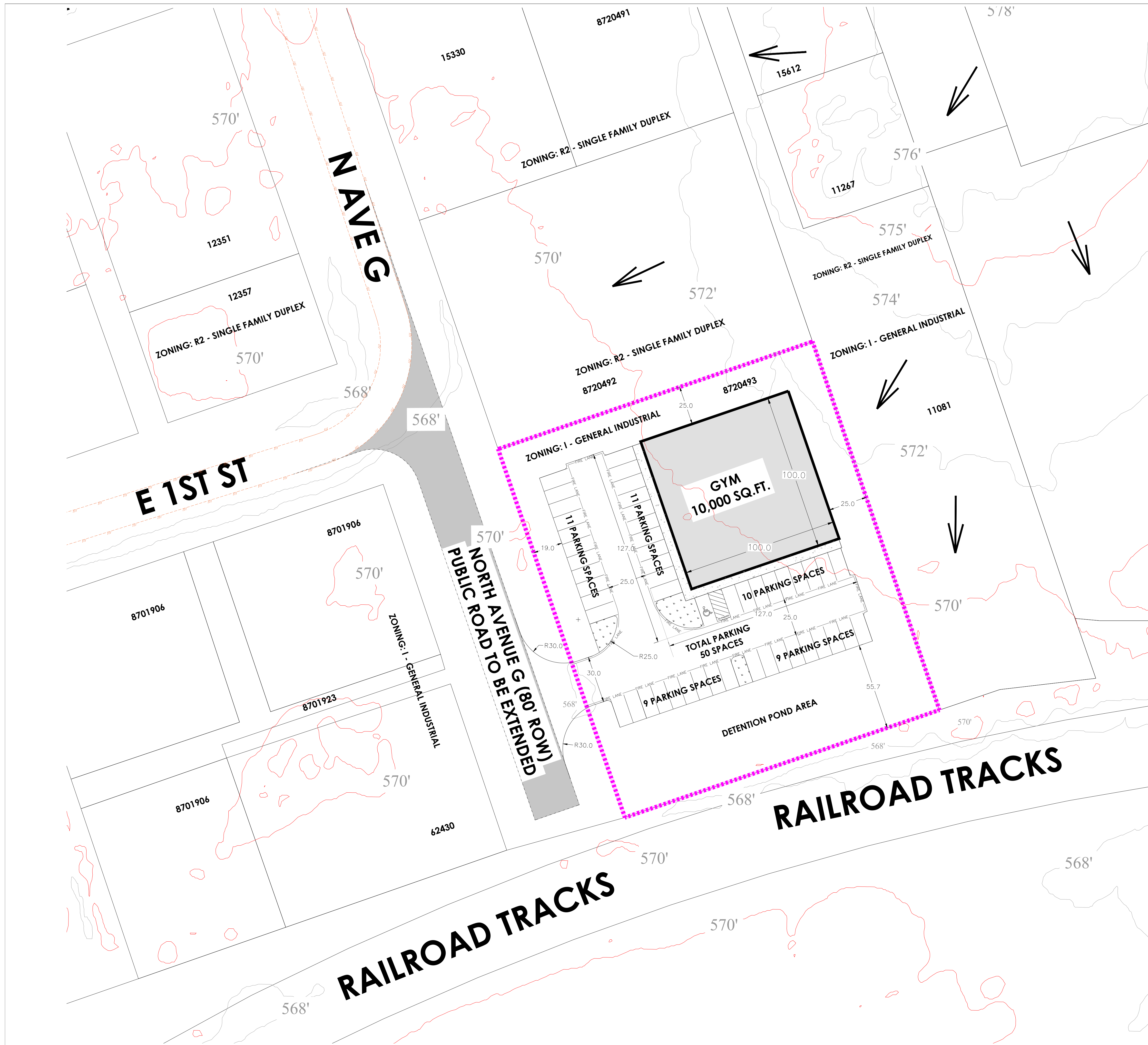
Holt Carson

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR 5166



1-04-2021

DATE



LEGEND

- - - - - SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- ~ ~ ~ ~ ~ 620 EXISTING 2 FT CONTOURS
- ~ ~ ~ ~ ~ 625 EXISTING 5 FT CONTOURS
- RUNOFF FLOW DIRECTION
- - - - - EXISTING EDGE OF PAVEMENT
- PROPOSED BUILDING

Proposed Building Area:
10,000 sq.ft.
Provided Off-street Parking:
50 spaces
Parking Space Ratio:
One parking space for each 200 square feet of floor space.

Property Owner:
Neon Magnolia Properties, LLC

SITE NOTE

1. LANDSCAPING, SETBACKS, BUFFERS/SCREENING, MAXIMUM LOT COVERAGE/IMPERVIOUS COVER PERCENTAGE, AND PARKING REQUIREMENTS TO BE CONFIRMED WITH THE CITY OF ELGIN.

DRAINAGE NOTE

1. POST-DEVELOPMENT STORMWATER RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE ONTO PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.
2. AREA SHOWN ON THE PLANS TO BE DEDICATED AS STORMWATER DETENTION CONTROL STRUCTURES IS CONCEPTUAL. NO FINAL DRAINAGE CALCULATIONS OR DETENTION POND ANALYSIS HAVE BEEN PERFORMED.

NO.	DATE	DESCRIPTION

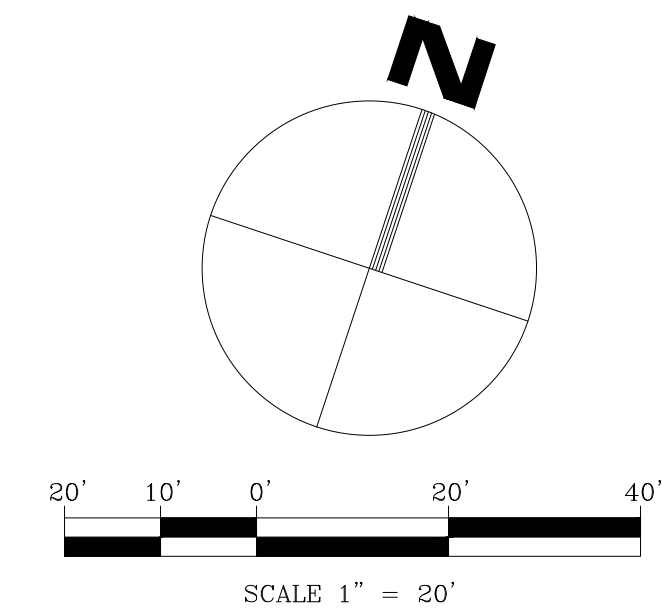
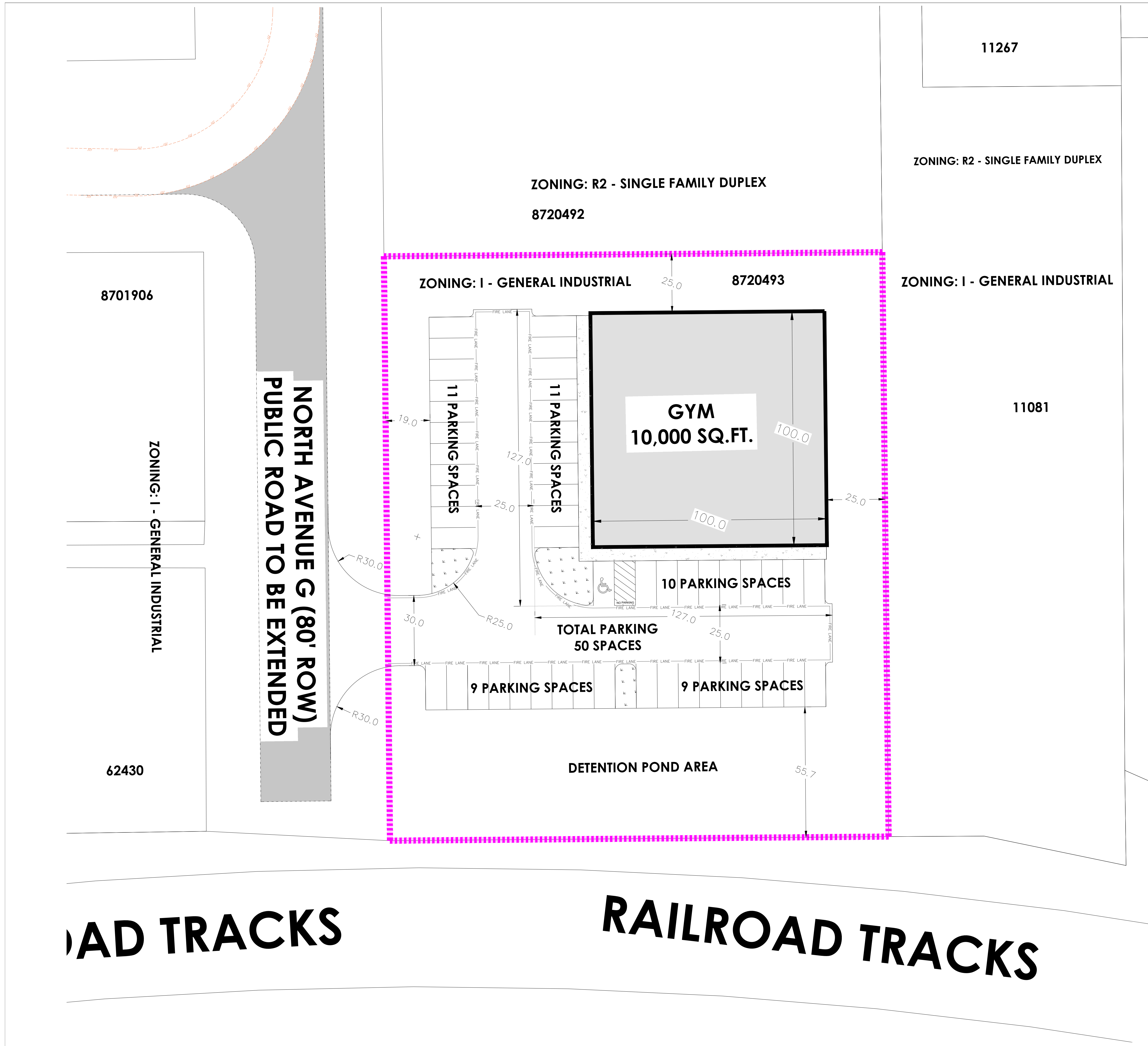
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW.
PREPARED BY:
LUIS R. GRANILLO
PE#149558
07/29/2025

NORTH AVENUE G
ELGIN, TEXAS 78621
CONCEPTUAL SITE PLAN
BASTROP CAD PROPERTY ID: 8720493

LRG ENGINEERING, LLC
2204 WESTERN TRAILS BLVD
SUITE 101
AUSTIN, TX 78745
TBPE FIRM # F-24758
PH: (512) 767-4181



SHEET NUMBER:
1 OF 3



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING 2 FT CONTOURS
- EXISTING 5 FT CONTOURS
- RUNOFF FLOW DIRECTION
- EXISTING EDGE OF PAVEMENT
- PROPOSED BUILDING

Proposed Building Area:
10,000 sq.ft.
Provided Off-street Parking:
50 spaces
Parking Space Ratio:
One parking space for each 200 square feet of floor space.

Property Owner:
Neon Magnolia Properties, LLC

SITE NOTE

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REVISIONS / CORRECTIONS	
NO.	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW.
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LUIS R. GRANILLO
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SHEET NUMBER:
2 OF 3



April 10, 2026

NOTICE OF A SPECIFIC USE PERMIT 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 this request (red solid shape) and your lot within the notice area (blue circle). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202600013: An ordinance granting a Specific Use Permit for the operation of a gymnasium on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 8720493, Shaholli Estates, LOT 4, ACRES 1.220, City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Monday, April 27, 2026** beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, May 19, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for consideration.

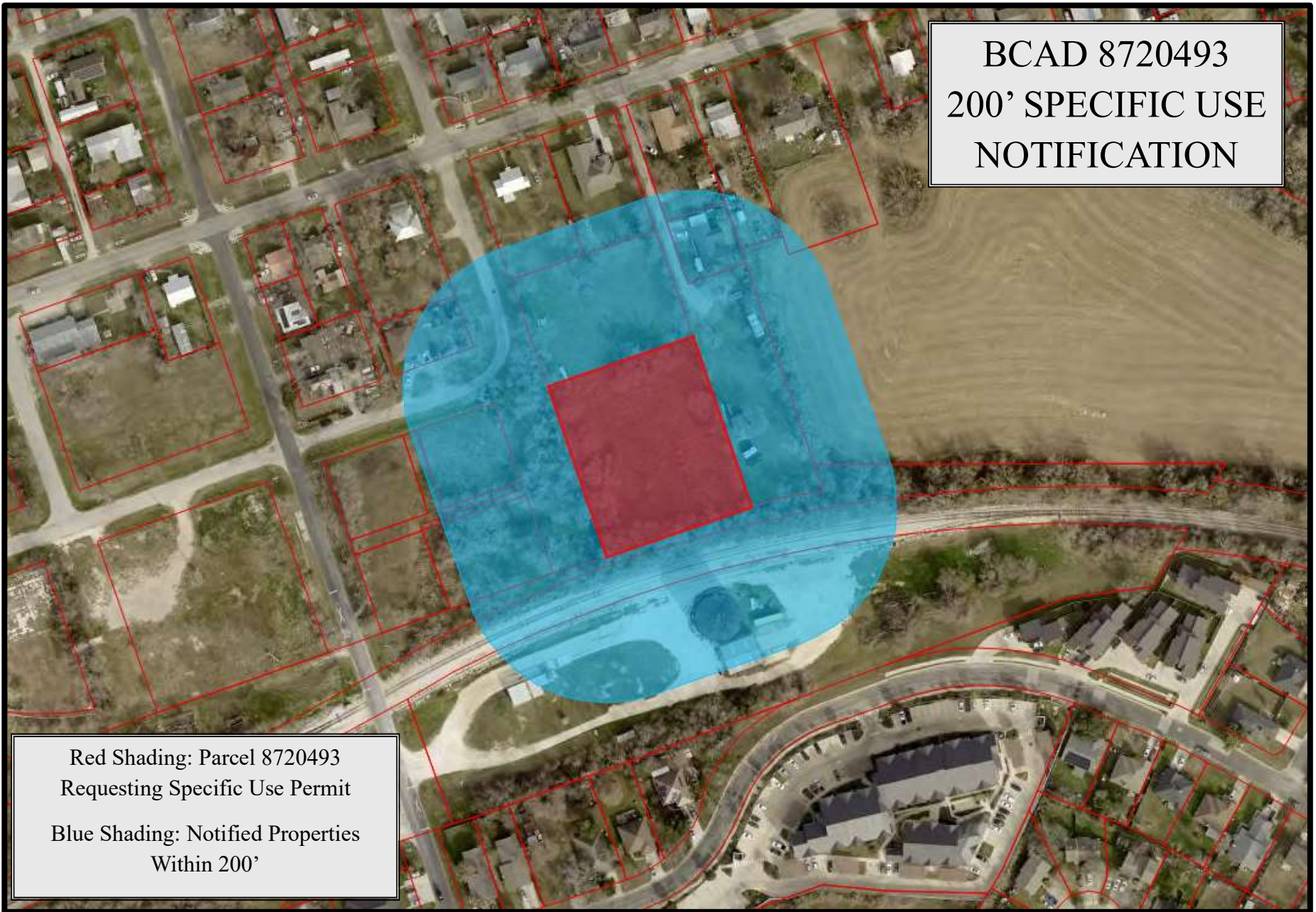
These meetings will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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 8720493
200' SPECIFIC USE
NOTIFICATION



Red Shading: Parcel 8720493
Requesting Specific Use Permit
Blue Shading: Notified Properties
Within 200'

ORDINANCE NO. 2026-05-19-

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR USE OF A GYMNASIUM ON PROPERTY LOCATED ON A PARCEL OF LAND KNOWN BY BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8720493, SHAHOLLI ESTATES, LOT 4, ACRES 1.220, CITY OF ELGIN, TEXAS, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas for a Specific Use Permit to allow use of a gymnasium in the “I” – General Industrial District at the property described in this Ordinance; and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on April 27, 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 a Specific Use Permit be granted allowing the use of a gymnasium, for a period of **TimeFrame** in the “I” – General Industrial District as shown in documents attached hereto as Exhibit “A”; and

WHEREAS, on the 19th day of May, 2026, after proper notification, the City Council held a public hearing on the requested application, and

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

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

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

I.

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

II.

The Zoning District for the Property shall remain “I” – General Industrial District, and the Ordinance granting a Specific Use Permit to allow the use of a gymnasium on the property for a period of **TimeFrame**, is hereby adopted.

III.

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

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

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

READ, PASSED, and ADOPTED on first reading this the 19th day of May, 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

ESMERALDA RANGEL, Assistant City Secretary



Development Services Department

STAFF REPORT

Rezoning from “R-2” Single Family and Duplex Dwelling District to “C-2” General Commercial District

Project #202600023

Date: April 10, 2026
Applicant: Luis Granillo, LRG Engineering, LLC
Hearing Date: Planning & Zoning Commission – April 27, 2026
City Council – May 19, 2026
Location: Bastrop County Appraisal District Parcel numbers 8701906 and 8701923, (Elgin City, Block 21) on the southeast side of the intersection of Martin Luther King Jr Boulevard and E 1st St.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 1.004 acres of land (a change to the official zoning map.) The proposal is to change the zoning from “R-2” Single-Family and Duplex Dwelling District to “C-2” General Commercial District.

DEPARTMENT COMMENTS

The City of Elgin vacated the alleyways depicted as Parcel 8701923 via Ordinance No. 2016-09-06-21 (attached) at the request of the then owner. This property was previously rezoned from I – General Industrial District to R-2 Single Family and Duplex Dwelling District on 11/17/25.

The property was sold on March 4, 2026, and the new owner has expressed their intention to develop a skating rink on the rezoned property, following approval of a Specific Use Permit application. For the sake of completeness, a list of uses between the R-2 Single Family and Duplex Dwelling District and the C-2 General Commercial District has been included.

These parcels are also in Zone 2 of the [Downtown Overlay District](#) which allows additional nonresidential uses. A total of eleven (11) notices were mailed to property owners within 200 feet of these parcels.

ATTACHMENTS:

1. Vicinity Map
2. Application
3. Owner’s Authorization Letter
4. Property Survey
5. Ordinance 2016-09-06-21 vacating alleys
6. Proposed Site Plan
7. Notice and map mailed to property owners within 200’
8. Proposed Ordinance

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-2 District	C-1 District	C-2 District
Detached single-family dwelling.	Antique shop.	Any use permitted in a C-1 Neighborhood Shopping District.
Duplex Dwelling	Appliance shop.	Amusement enterprises.
Churches, but not including revival tents or arbors.	Art school, gallery or museum.	Advertising signs or structures.
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Artists materials, supply studio.	Ambulance service, office or garage.
Public park and playground.	Automobile parking lot.	Bakery.
Library.	Baby shop.	Bathhouse.
Growing of farm products.	Bakery goods store.	Boat sales.
Municipal use	Bank.	Billiard hall.
Telephone exchanges	Barber shop.	Bus terminal.
Home occupations	Beauty shop.	Cleaning plant, commercial laundry or dry cleaning.
Transportation and utility easements, alleys and rights-of-way.	Book or stationary store.	Clothing or apparel store.
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.	Camera shop.	Commercial school or hall.
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.	Candy store.	Café.
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.	Catering establishment.	Department Store.

R-1 District	C-1 District	C-2 District
	Cleaning, pressing, laundry collection agency.	Hotel.
	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.

R-1 District	C-1 District	C-2 District
	Accessory buildings and uses customarily incidental to the uses set forth in this section.	Toy store.
	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'

Vicinity Map



NON-PDD REZONING APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: [REDACTED] _____

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

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

_____	_____	_____
Signature	Printed Name	Date

Project Description:





6000 Menchaca Rd, Bldg. 1, Suite 11
Austin, TX 78745
TBPE F-24758
(512) 767-4181

March 30, 2026

Beau Perry, P.E.
Development Services Director
City of Elgin Development Services Department
802 N Avenue C, Elgin, TX 78621
(512) 285-6641
planninganddevelopment@elgintexas.gov

Subject: Non-PDD Zoning Change Request

Bastrop CAD Property ID & Legal Description:

- 8701906: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN
- 8701923: Alley between lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN

Property Owner: Venture Retirement LLC

Acreage: 1.004 Acres

Dear Mr. Perry,

The property owner seeks to rezone the parcels identified with the Bastrop Central Appraisal District Property IDs 8701906 & 8701923. The property is currently zoned as R2 "Single Family Duplex". On behalf of Venture Retirement LLC, I am hereby requesting a zoning change so that the property will be zoned as C-2 "General Commercial District".

The proposed zoning will encourage development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining properties, and following the guidelines and Ordinances of the City of Elgin.

Please feel free to contact me if you have any questions or comments. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L.R.G.", written in a cursive style.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.





2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

Owner's Agent Authorization

Property Information:

- Bastrop CAD Property ID: 8701906 & 8701923
- Legal Description:
 - 8701906: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN
 - 8701923: Alley between lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN
- Owner's Name(s): Venture Retirement LLC

Owner's Email Address: [REDACTED]

I hereby certify that I am the owner of the above-described property. The individual listed below is hereby authorized to apply for, sign for, and conduct business for permits, plans, and/or other legal documents on my behalf.

Authorized Agent Information:

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.

[REDACTED]
(512) 767-4181

My signature below designates the agent as the official contact person for the project and the single point of contact. All correspondence and communication shall be conducted with the agent.

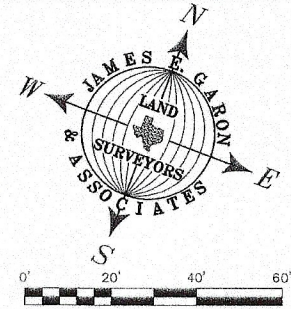


Venture Retirement LLC

By:

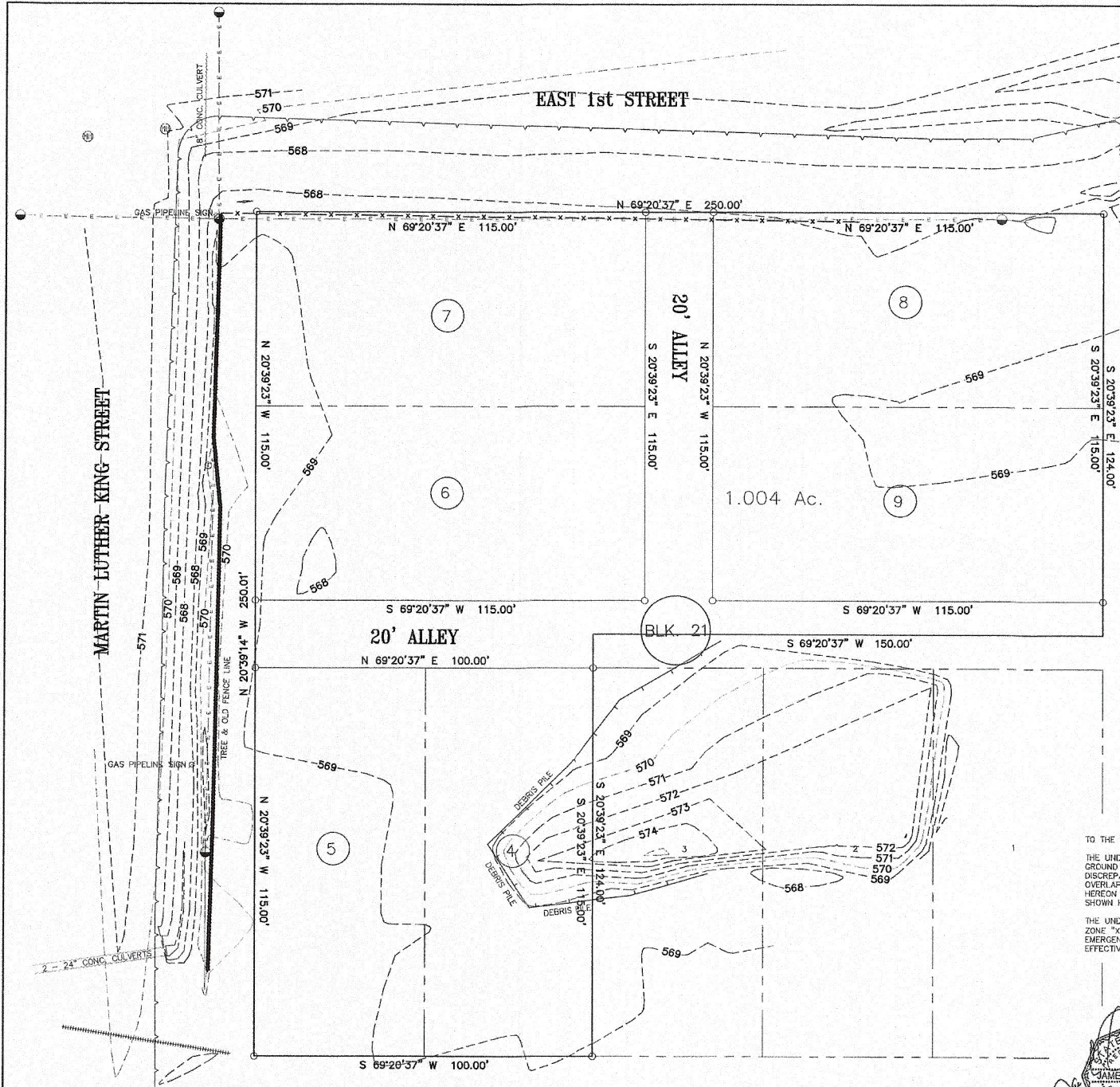


Date



LEGEND

- ⊙ CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET IN/ON
- STAMPED ALI. GROUND RPLS. 4303
- 1/2" PIPE SET (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- 5/8" NAIL FOUND
- 5/8" NAIL SET
- TREE (SIZE & TYPE NOTED)
- FENCE POST FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN CUT
- (REG.-987) RECORD CALL
- (DC) METEOROLOGICAL OBSERVATIONS

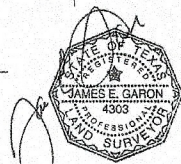


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C010E, EFFECTIVE JANUARY 19, 2006.

REFERENCE: BARRY BARKER G.F. NO. 1608279-ELG
 ADDRESS: E. 1ST STREET @ N. AVE. "T" (MLK ST.), ELGIN, TX
 LEGAL DESCRIPTION: LOTS 4-9, BLOCK 21, TOWN OF ELGIN; VOL. "Y", PG. 301 DEED RECORDS, BASTROP COUNTY, TEXAS & PLAT CABINET 1, PG. 100B; PLAT RECORDS, BASTROP COUNTY, TEXAS.
 FILE: Server: C:\BASTROP\CITY OF ELGIN\BLK 21\28816 FLD. WK. 0512. PG. 26



JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 P.O. Box 1917
 Bastrop, Texas 78602
 (512) 303-4185
 www.jamesegaron.com
 jgaron@austin.rr.com

JULY 12, 2016

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 Use of this survey for any purpose other than this transaction is prohibited



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

March 06, 2026 02:00:08 PM

FEE: \$37.00

202603572

AUSTIN TITLE COMPANY

GF# 1706312600039-135

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

**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.

GF# 1706312600039

Date: March 4, 2026

Grantor: **ROGELIO RANGEL AND SPOUSE, ROCIO RANGEL**

Grantor's Mailing Address:

Grantee: **VENTURE RETIREMENT LLC, A WYOMING LIMITED LIABILITY COMPANY**

Grantee's Mailing Address:

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of **\$100,000.00** executed by Grantee, payable to the order of **ROGELIO RANGEL, A MARRIED PERSON**, Grantor herein. The note is secured by a Vendor's Lien retained in favor of Grantor in this Deed and additionally secured by a Deed of Trust of even date from **VENTURE RETIREMENT LLC, A WYOMING LIMITED LIABILITY COMPANY** to **CHARLES H. NEWMAN, TRUSTEE(S)**.

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND

MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

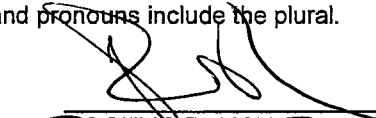
Exceptions to Conveyance and Warranty:


THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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 shall become absolute.

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



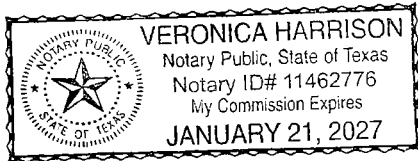
ROGELIO RANGEL


ROCIO RANGEL

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 4 day of March, 2020, by
ROGELIO RANGEL.

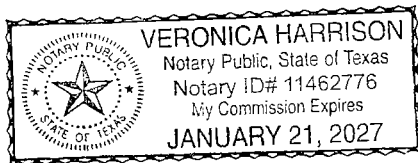


Veronica
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 4 day of March, 2020, by
ROCIO RANGEL.



Veronica
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. IF A TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED TO US IN CONNECTION WITH ITS PREPARATION, THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT NEWMAN & LAWLER, PLLC WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
VENTURE RETIREMENT LLC, A WYOMING
LIMITED LIABILITY COMPANY

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

EXHIBIT A

Tract 1: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 100B, Plat Records of Bastrop County, Texas.

Tract 2: Being the alley situated between Lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 100B, Plat Records, Bastrop County; and a portion of the alley situated between Lots 1-5, Block 21, and Lots 6 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 1001B, Plat Records, Bastrop County, Texas, SAVE and EXCEPT the southerly 1/2 of said alley situated between Lots 1-5, Block 21, and Lots 6 and 9, Block 21, lying immediately adjacent to Lots 1, 2, and 3, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop



ORDINANCE NO. 2016-09-06-21

AN ORDINANCE VACATING, ABANDONING, AND CLOSING TWO 20-FOOT ALLEYS WITHIN THE CITY OF ELGIN, TEXAS, PURSUANT TO SECTION 311.007, TEXAS TRANSPORTATION CODE, V.A.T.S., PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, Section 311.007, Transportation Code, V.A.T.S., allows a home-rule municipality to vacate, abandon, or close a street or an alley; and

WHEREAS, the City of Elgin desires to vacate, abandon, and close a north-and-south 20-foot public alleyway situated between Lots 7-8, Block 21, Town of Elgin and Lots 8-9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as described in Exhibit "A"; and

WHEREAS, the City of Elgin desires to vacate, abandon, and close a west-and-east 20-foot public alleyway situated between Lots 1-5, Block 21, Town of Elgin and Lots 6 and 9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as described in Exhibit "A"; Now Therefore

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

I.

That the north-and-south 20-foot public alleyway situated between Lots 7-8, Block 21, Town of Elgin and Lots 8-9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as depicted in Exhibit "A", be hereby vacated, abandoned and closed, insofar as the right, title, or easement of the public is concerned; and

That the west-and-east 20-foot public alleyway situated between Lots 1-5, Block 21, Town of Elgin and Lots 6 and 9, Block 21, Town of Elgin, a subdivision in Bastrop

County, Texas, as depicted in Exhibit "A", be hereby vacated, abandoned and closed, insofar as the right, title, or easement of the public is concerned; and

II.

That the abandonment provided herein shall extend only to the public right, title, or easement in and to the tracts of land described in Paragraph I of this ordinance for the purpose of using same as an alley, and shall be construed only to pertain to that interest the governing body of the City of Elgin may legally and lawfully abandon. Nothing in this ordinance shall be construed to abandon or otherwise affect the interest of the City of Elgin or the public in easements within the subject area related to public utilities, if any. The City of Elgin retains an easement for any existing public utilities, if any, located within the alleyway.

III.

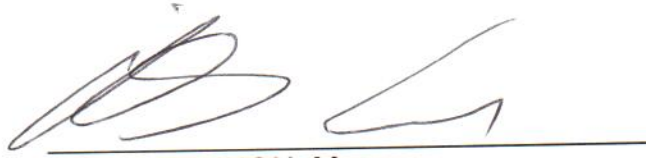
A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

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.

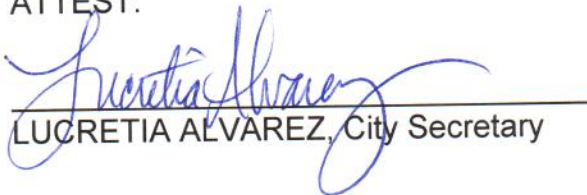
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 6th day of September, 2016.



CHRIS CANNON, Mayor
City of Elgin, Texas

ATTEST:



LUCRETIA ALVAREZ, City Secretary

After recording please return to:
City of Elgin
Gary N. Cooke, Planning & Dev.
P O Box 591
Elgin, TX 78621

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

September 20, 2016 11:50:45 AM
KRISTAB FEE: \$42.00
ROSE PIETSCH, County Clerk
Bastrop, Texas
201612394

ORD



April 10, 2026

NOTICE OF A ZONING CHANGE REQUEST AND A SPECIFIC USE PERMIT REQUEST

You are being notified because your property is located within two hundred (200) feet of these requests. The attached map shows the lot making these requests (red solid shape) and your lot within the notice area (blue circle). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202600023: 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-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Project #202600024: An ordinance granting a Specific Use Permit for the operation of a skating rink on property located on a parcel of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Monday, April 27, 2026** beginning at 6:30 P.M. Central Standard Time (CST) for recommendations.
- By the City Council on **Tuesday, May 19, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for considerations.

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:

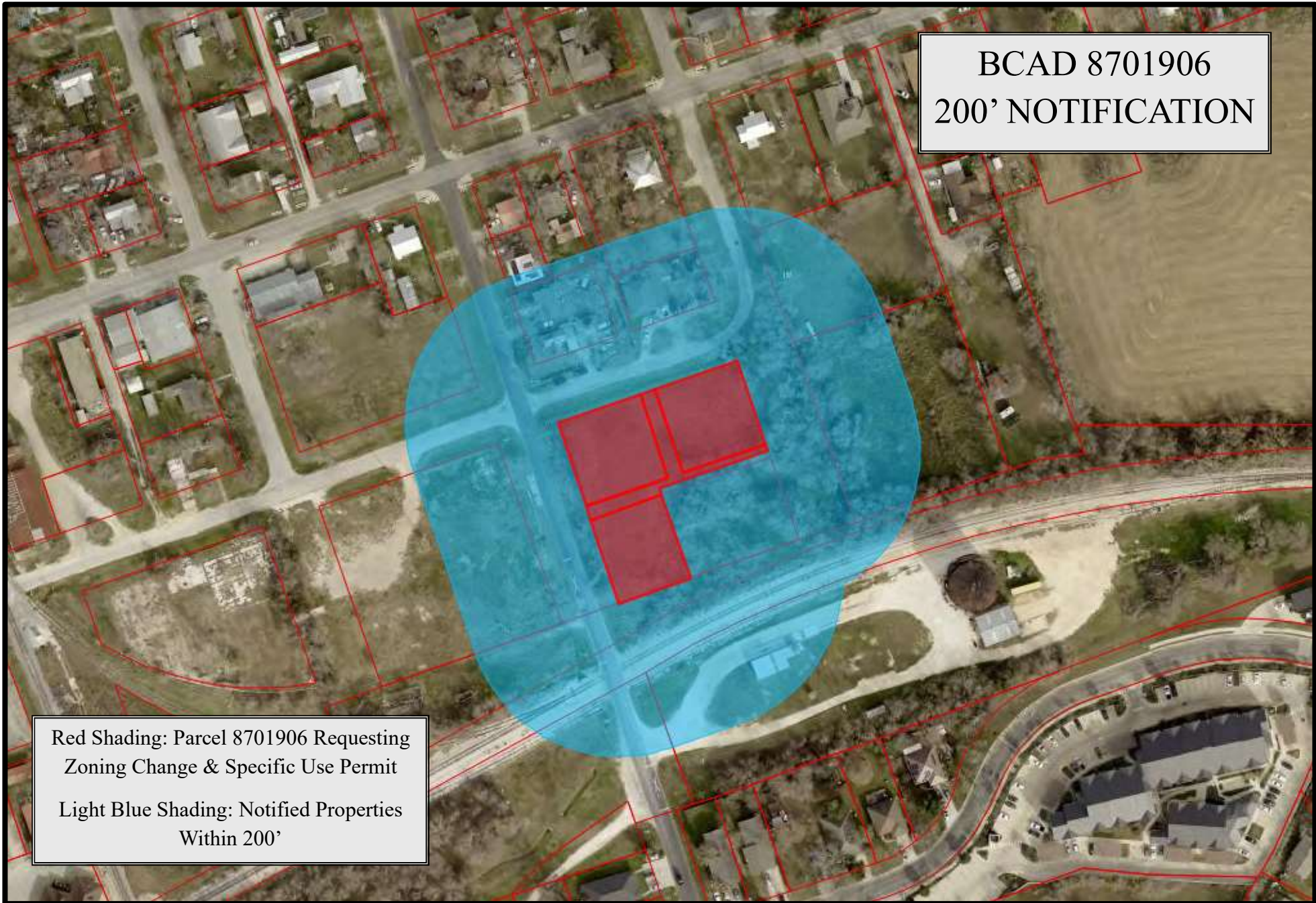
City of Elgin
Development Services Department
P.O. Box 591
Elgin, TX 78621 U.S.A.

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.

P.O. Box 591 802 N. Avenue C Elgin, Texas, U.S.A. 78621 Phone 512.281.0119

BCAD 8701906
200' NOTIFICATION

Red Shading: Parcel 8701906 Requesting
Zoning Change & Specific Use Permit
Light Blue Shading: Notified Properties
Within 200'



ORDINANCE NO. 2026-05-19-

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-2" SINGLE-FAMILY AND DUPLEX DWELLING DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8701906 AND PARCEL 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)) ON THE SOUTHEAST CORNER OF E 1ST ST AND MLK BLVD. 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-2" Single-Family and Duplex Dwelling District to "C-2" General Commercial District; and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on April 27, 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 19th day of May, 2026, after proper notification, the City Council held a public hearing on the requested application, and

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

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

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

I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin's Comprehensive Plan and further finds that

enactment of this Ordinance is not inconsistent with or in conflict with any other policies or provisions of the Comprehensive Plan and the City's Code of Ordinances.

II.

The 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-2" Single-Family and Duplex Dwelling 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 19th day of May 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

ESMERALDA RANGEL, Assistant City Secretary



Development Services Department

STAFF REPORT

Consideration of a Specific Use Permit

Project #202600024

Date: April 10, 2026
Applicant: Luis Granillo, LRG Engineering, LLC
Hearing Date: Planning & Zoning Commission – April 27, 2026
City Council – May 19, 2026
Location: Bastrop County Appraisal District Parcel numbers 8701906 and 8701923, (Elgin City, Block 21) on the southeast side of the intersection of Martin Luther King Jr Boulevard and E 1st St.

APPLICATION SUMMARY

Recommendation of a Specific Use Permit for the operation of a skating rink on property located on parcels of land known by the Bastrop County Central Appraisal District as Parcels 8701906 and 8701923.

DEPARTMENT COMMENTS

The City of Elgin vacated the alleyways depicted as Parcel 8701923 via Ordinance No. 2016-09-06-21 (attached) at the request of the then owner. This property was previously rezoned from I – General Industrial District to R-2 Single Family and Duplex Dwelling District on 11/17/25.

As a skating rink does not fall under any existing zoning district the owner of the property is applying for a Specific Use Permit for its operation. However, they are also requesting a rezoning of the property from R-2 Single Family and Duplex Dwelling District to C-2 General Commercial District to allow for area requirements more conducive to the development.

[Per Sec. 46-138](#) a site plan will be required for this Specific Use (see attachment #6) and after a cursory review of the proposed off-street parking; the plan does not appear to meet the minimum parking requirements for a “place of amusement or recreation” as specified in [Sec. 46-635](#). (a) (9). The proposed plan shows a total of 40 spaces with a ratio of 1:315; our code would require a ratio of 1:50 for the recreation area alone, which is 5,000 square feet. Granted that most patrons would be children who would not have vehicles, but the parking situation should be considered so that possible conditions and safeguards can be imposed to protect adjacent property.

These parcels are also in Zone 2 of the [Downtown Overlay District](#) which allows additional nonresidential uses. The public hearing notices for this item were combined with the rezoning item related to this property. Again, a total of eleven (11) notices were mailed to adjacent property owners.

ATTACHMENTS:

1. Vicinity Map
2. Application
3. Owner's Authorization Letter
4. Property Survey
5. Ordinance 2016-09-06-21 vacating alleys
6. Proposed Site Plan
7. Notice and map mailed to property owners within 200'
8. Proposed Ordinance

SPECIFIC USE APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: [REDACTED] _____

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

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

[REDACTED] _____

Signature

Printed Name

Date

Project Description:





6000 Menchaca Rd, Bldg. 1, Suite 11
Austin, TX 78745
TBPE F-24758
(512) 767-4181

March 30, 2026

Beau Perry, P.E.
Development Services Director
City of Elgin Development Services Department
802 N Avenue C, Elgin, TX 78621
(512) 285-6641
planninganddevelopment@elgintexas.gov

Subject: Specific Use Permit Request

Bastrop CAD Property ID & Legal Description:

- 8701906: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN
- 8701923: Alley between lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN

Property Owner: Venture Retirement LLC

Acreage: 1.004 Acres

Dear Mr. Perry,

On behalf of Venture Retirement LLC, I am submitting a request for a Specific Use Permit to allow a roller skating rink on the above-referenced property. The proposed building will have a gross floor area of approximately 12,600 square feet.

Please feel free to contact me if you have any questions or need additional information. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L.R.G.", is written over a white background.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.





2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

Owner's Agent Authorization

Property Information:

- Bastrop CAD Property ID: 8701906 & 8701923
- Legal Description:
 - 8701906: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN
 - 8701923: Alley between lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN
- Owner's Name(s): Venture Retirement LLC

Owner's Email Address: [REDACTED]

I hereby certify that I am the owner of the above-described property. The individual listed below is hereby authorized to apply for, sign for, and conduct business for permits, plans, and/or other legal documents on my behalf.

Authorized Agent Information:

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.

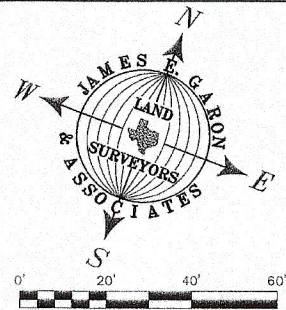
My signature below designates the agent as the official contact person for the project and the single point of contact. All correspondence and communication shall be conducted with the agent.

A handwritten signature in black ink, appearing to read "Luis R. Granillo", is written over a horizontal line.

Venture Retirement LLC
By:

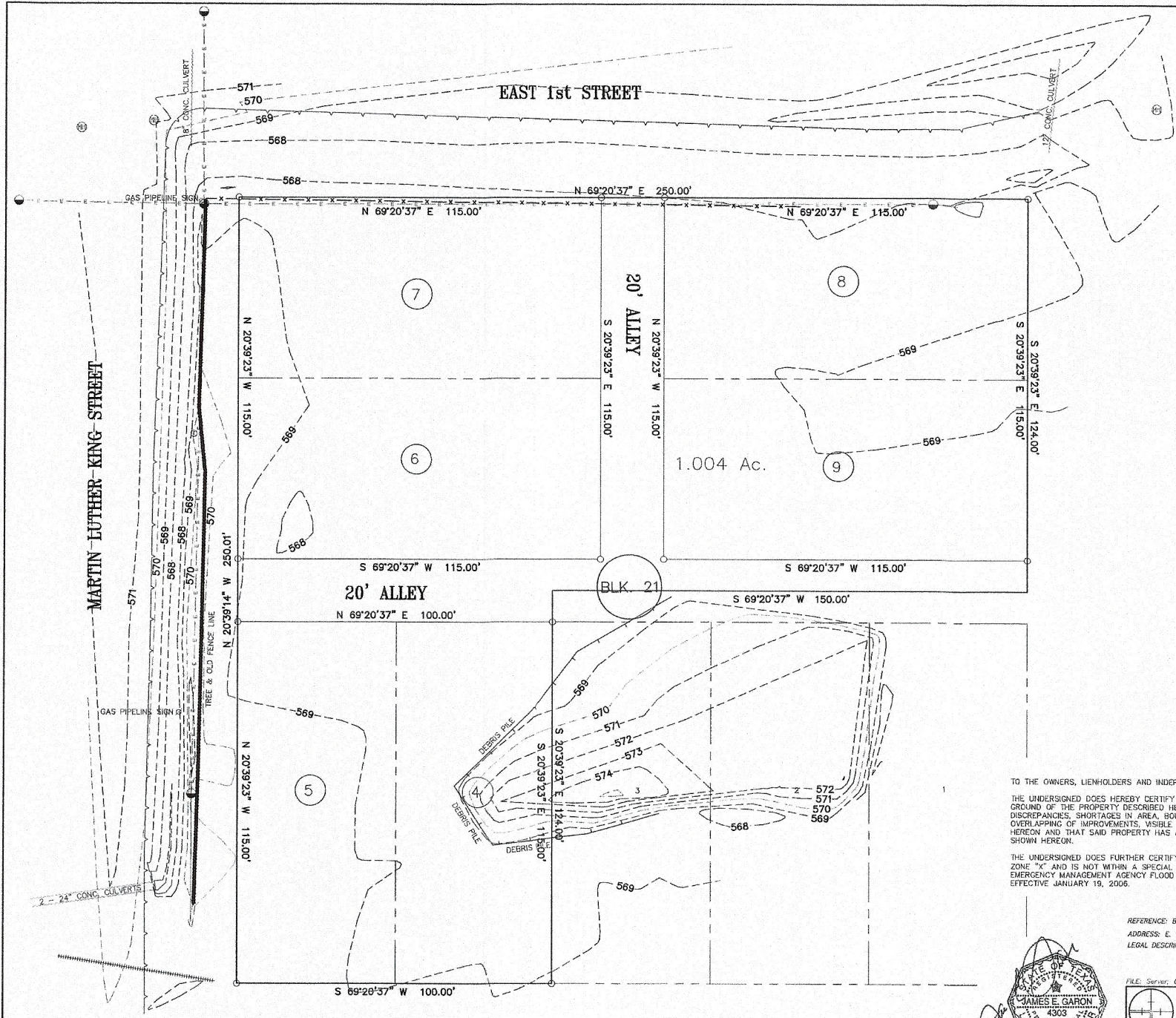
A handwritten date "3/30/26" is written over a horizontal line.

Date



LEGEND

- ⊕ CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET IN/ON
- ⊗ STAMPED ALI. GARDN. RPLS. 4303
- 1/2" PIPE SET (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- ▲ 5/8" NAIL FOUND
- ▲ 5/8" NAIL SET
- ▲ TREE (SIZE & TYPE NOTED)
- ⊗ FENCE POST FOUND
- ⊗ WOOD FENCE
- ⊗ WIRE FENCE
- ⊗ CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN OUT
- (REG.-987) RECORD CALL
- (DC) METEOROLOGICAL OBSERVATIONS

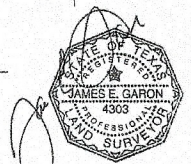


TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C010E, EFFECTIVE JANUARY 19, 2006.

REFERENCE: BARRY BARKER G.F. NO. 1608279-ELG
 ADDRESS: E. 1ST STREET @ N. AVE. "T" (MLK ST.); ELGIN, TX
 LEGAL DESCRIPTION: LOTS 4-9, BLOCK 21; TOWN OF ELGIN; VOL. "Y", PG. 301 DEED RECORDS, BASTROP COUNTY, TEXAS & PLAT CABINET 1, PG. 100B; PLAT RECORDS, BASTROP COUNTY, TEXAS.
 FILE: Server: C:\BASTROP\CITY OF ELGIN\BLK 21\28816 FLD. WK. 0512. PG. 26



JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 P.O. Box 1917
 Bastrop, Texas 78602
 (512) 303-4185
 www.jamesegaron.com
 jgaron@austin.rr.com

JULY 12, 2016

© 2015 All Rights Reserved by James E. Garon & Associates; Firm Reg. #10058400
 Use of this survey for any purpose other than this transaction is prohibited

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

March 06, 2026 02:00:08 PM

FEE: \$37.00

202603572

AUSTIN TITLE COMPANY

GF# 1706312600039-135

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

**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.

GF# 1706312600039

Date: March 4, 2026

Grantor: **ROGELIO RANGEL AND SPOUSE, ROCIO RANGEL**

Grantor's Mailing Address:

Grantee: **VENTURE RETIREMENT LLC, A WYOMING LIMITED LIABILITY COMPANY**

Grantee's Mailing Address:

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of **\$100,000.00** executed by Grantee, payable to the order of **ROGELIO RANGEL, A MARRIED PERSON**, Grantor herein. The note is secured by a Vendor's Lien retained in favor of Grantor in this Deed and additionally secured by a Deed of Trust of even date from **VENTURE RETIREMENT LLC, A WYOMING LIMITED LIABILITY COMPANY** to **CHARLES H. NEWMAN, TRUSTEE(S)**.

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND

MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

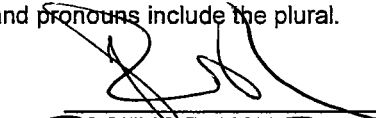
Exceptions to Conveyance and Warranty:


THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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 shall become absolute.

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



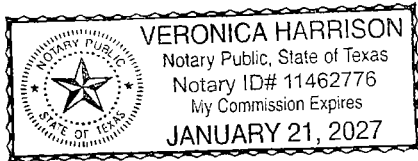
ROGELIO RANGEL


ROCIO RANGEL

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 4 day of March, 2020, by
ROGELIO RANGEL.

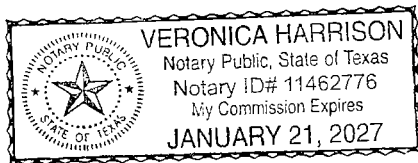


Veronica
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 4 day of March, 2020, by
ROCIO RANGEL.



Veronica
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. IF A TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED TO US IN CONNECTION WITH ITS PREPARATION, THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT NEWMAN & LAWLER, PLLC WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
VENTURE RETIREMENT LLC, A WYOMING
LIMITED LIABILITY COMPANY

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

EXHIBIT A

Tract 1: Lots 4, 5, 6, 7, 8 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 100B, Plat Records of Bastrop County, Texas.

Tract 2: Being the alley situated between Lots 7 and 8 and Lots 6 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 100B, Plat Records, Bastrop County; and a portion of the alley situated between Lots 1-5, Block 21, and Lots 6 and 9, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop County, Texas, and in Plat Cabinet No. 1, Page 1001B, Plat Records, Bastrop County, Texas, SAVE and EXCEPT the southerly 1/2 of said alley situated between Lots 1-5, Block 21, and Lots 6 and 9, Block 21, lying immediately adjacent to Lots 1, 2, and 3, Block 21, TOWN OF ELGIN, Bastrop County, Texas, according to the map or plat thereof, recorded in Volume Y, Page 301, Deed Records, Bastrop



ORDINANCE NO. 2016-09-06-21

AN ORDINANCE VACATING, ABANDONING, AND CLOSING TWO 20-FOOT ALLEYS WITHIN THE CITY OF ELGIN, TEXAS, PURSUANT TO SECTION 311.007, TEXAS TRANSPORTATION CODE, V.A.T.S., PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, Section 311.007, Transportation Code, V.A.T.S., allows a home-rule municipality to vacate, abandon, or close a street or an alley; and

WHEREAS, the City of Elgin desires to vacate, abandon, and close a north-and-south 20-foot public alleyway situated between Lots 7-8, Block 21, Town of Elgin and Lots 8-9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as described in Exhibit "A"; and

WHEREAS, the City of Elgin desires to vacate, abandon, and close a west-and-east 20-foot public alleyway situated between Lots 1-5, Block 21, Town of Elgin and Lots 6 and 9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as described in Exhibit "A"; Now Therefore

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

I.

That the north-and-south 20-foot public alleyway situated between Lots 7-8, Block 21, Town of Elgin and Lots 8-9, Block 21, Town of Elgin, a subdivision in Bastrop County, Texas, as depicted in Exhibit "A", be hereby vacated, abandoned and closed, insofar as the right, title, or easement of the public is concerned; and

That the west-and-east 20-foot public alleyway situated between Lots 1-5, Block 21, Town of Elgin and Lots 6 and 9, Block 21, Town of Elgin, a subdivision in Bastrop

County, Texas, as depicted in Exhibit "A", be hereby vacated, abandoned and closed, insofar as the right, title, or easement of the public is concerned; and

II.

That the abandonment provided herein shall extend only to the public right, title, or easement in and to the tracts of land described in Paragraph I of this ordinance for the purpose of using same as an alley, and shall be construed only to pertain to that interest the governing body of the City of Elgin may legally and lawfully abandon. Nothing in this ordinance shall be construed to abandon or otherwise affect the interest of the City of Elgin or the public in easements within the subject area related to public utilities, if any. The City of Elgin retains an easement for any existing public utilities, if any, located within the alleyway.

III.

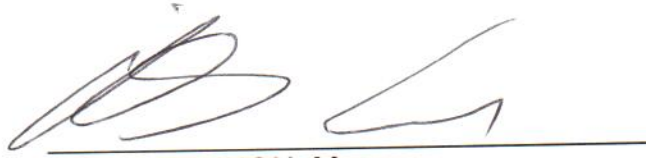
A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

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.

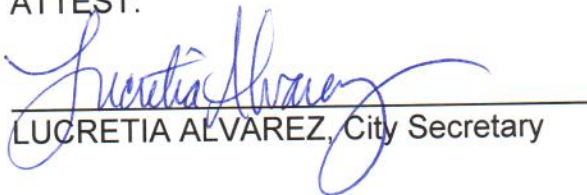
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 6th day of September, 2016.

A handwritten signature in black ink, appearing to read 'Chris Cannon', written over a horizontal line.

CHRIS CANNON, Mayor
City of Elgin, Texas

ATTEST:

A handwritten signature in blue ink, appearing to read 'Lucretia Alvarez', written over a horizontal line.

LUCRETIA ALVAREZ, City Secretary

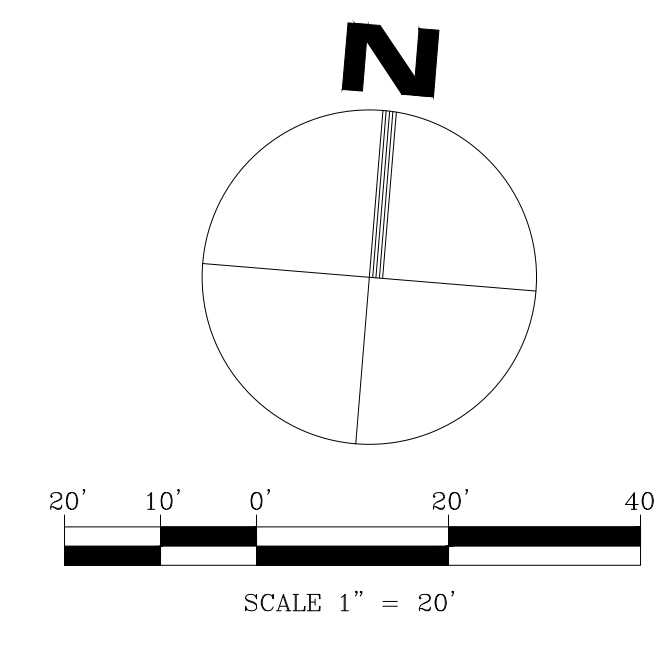
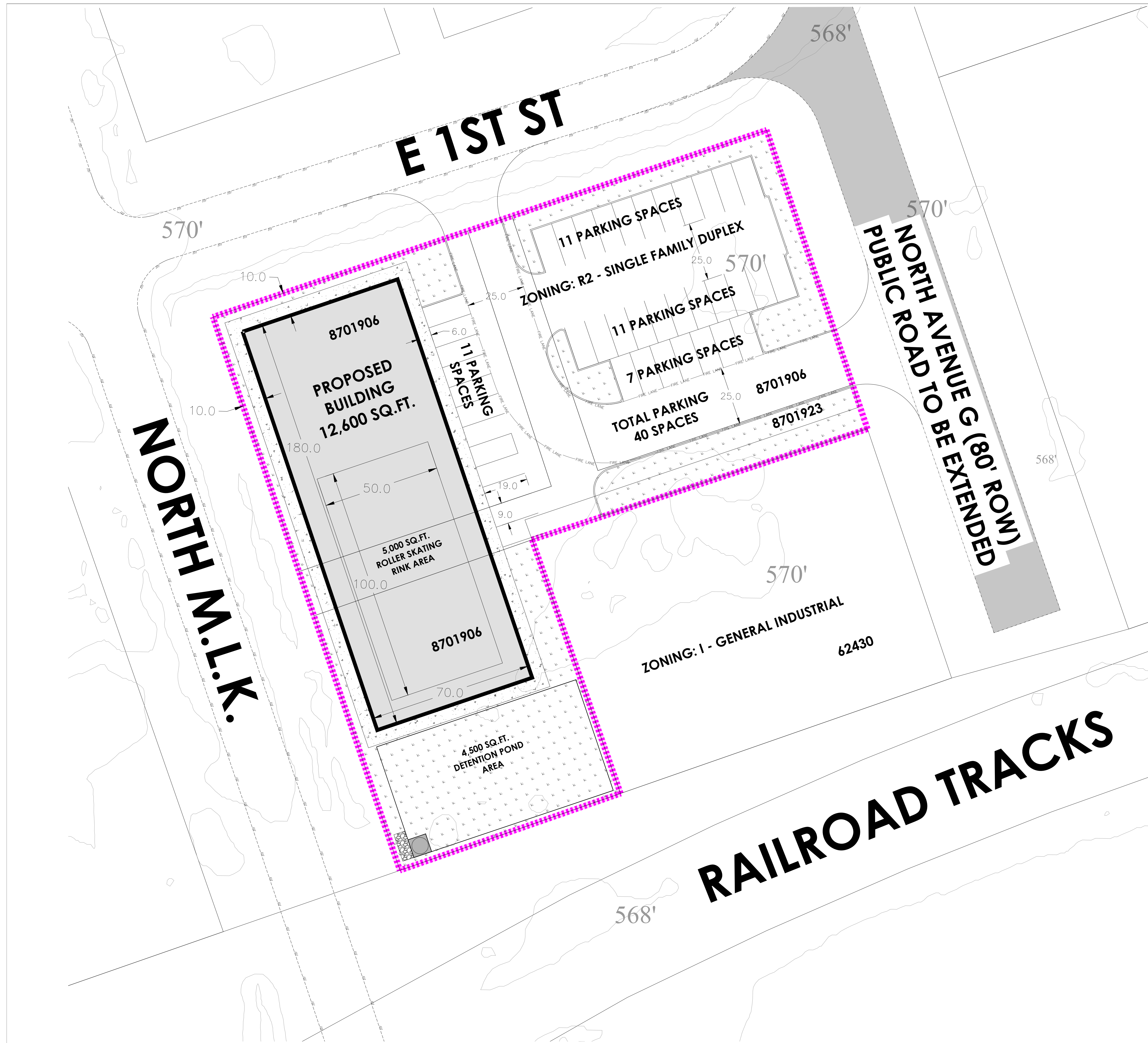
After recording please return to:
City of Elgin
Gary N. Cooke, Planning & Dev.
P O Box 591
Elgin, TX 78621

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

September 20, 2016 11:50:45 AM
KRISTAB FEE: \$42.00
ROSE PIETSCH, County Clerk
Bastrop, Texas
201612394

ORD



LEGEND

- - - - - SUBJECT PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING EDGE OF PAVEMENT
- PROPOSED BUILDING

NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW.
 PREPARED BY:
 LUIS R. GRANILLO
 PE#149558
 03/30/2026

E 1ST ST & NORTH M.L.K.
 ELGIN, TEXAS 78621
 CONCEPTUAL SITE PLAN
 SKATING RINK
 BASTROP CAD PROPERTY ID: 8701906 & 8701923

LRG ENGINEERING, LLC
 2204 WESTERN TRAILS BLVD
 SUITE 101
 AUSTIN, TX 78745
 TBPE FIRM # F-24758
 PH: (512) 767-4181



SHEET NUMBER:
1 OF 1

Proposed Building Area:
 12,600 sq.ft.
Provided Off-street Parking:
 40 spaces
Parking Space Ratio:
 One parking space for each
 315 square feet of floor space.

Property Owner:
 Venture Retirement LLC



April 10, 2026

NOTICE OF A ZONING CHANGE REQUEST AND A SPECIFIC USE PERMIT REQUEST

You are being notified because your property is located within two hundred (200) feet of these requests. The attached map shows the lot making these requests (red solid shape) and your lot within the notice area (blue circle). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202600023: 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-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Project #202600024: An ordinance granting a Specific Use Permit for the operation of a skating rink on property located on a parcel of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Monday, April 27, 2026** beginning at 6:30 P.M. Central Standard Time (CST) for recommendations.
- By the City Council on **Tuesday, May 19, 2026**, beginning at 6:30 P.M. Central Standard Time (CST) for considerations.

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:

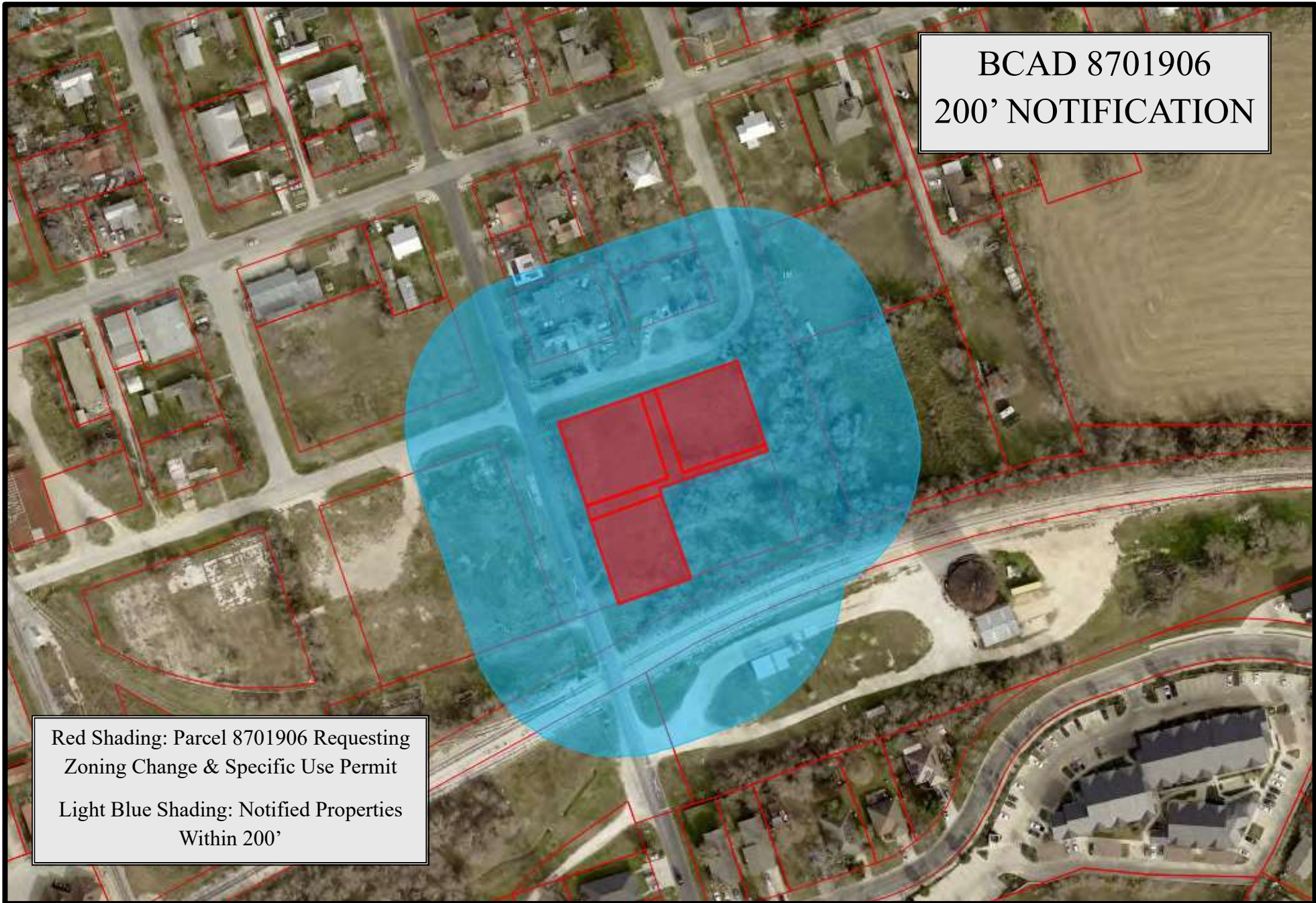
City of Elgin
Development Services Department
P.O. Box 591
Elgin, TX 78621 U.S.A.

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.

P.O. Box 591 802 N. Avenue C Elgin, Texas, U.S.A. 78621 Phone 512.281.0119

BCAD 8701906
200' NOTIFICATION

Red Shading: Parcel 8701906 Requesting
Zoning Change & Specific Use Permit
Light Blue Shading: Notified Properties
Within 200'



ORDINANCE NO. 2026-05-19-

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR USE OF A SKATING RINK ON PROPERTY LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 8701906 AND PARCEL 8701923 (ELGIN CITY, BLOCK 21, (ALLEYWAYS THRU LOTS 4-9)) ON THE SOUTHEAST CORNER OF E 1ST ST AND MLK BLVD. 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 for a Specific Use Permit to allow use of a skating rink in the “C-2” General Commercial District at the property described in this Ordinance; and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on April 27, 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 a Specific Use Permit be granted allowing the use of a skating rink, for a period of **TimeFrame** in the “C-2” General Commercial District as shown in documents attached hereto as Exhibit “A”; and

WHEREAS, on the 19th day of May, 2026, after proper notification, the City Council held a public hearing on the requested application, and

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

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

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

I.

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

II.

The Zoning District for the Property shall remain “C-2” General Commercial District, and the Ordinance granting a Specific Use Permit to allow the use of a skating rink on the property for a period of **TimeFrame**, is hereby adopted.

III.

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

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

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

READ, PASSED, and ADOPTED on first reading this the 19th day of May 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

ESMERALDA RANGEL, Assistant City Secretary



Development Services Department

STAFF REPORT

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

Project #202600025

Date: April 10, 2026
Applicant: Tim Condon
Hearing Dates: Planning & Zoning Commission – April 27, 2026
City Council – May 19, 2026
Location: 45.405 acres of land out of Bastrop County Appraisal District Parcels 57003 and 15519, 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 45.405 acres of land (a change to the official zoning map.) The proposal is to change the zoning on portions of Bastrop County Parcels 57003 and 15519 from “R-1” Single-Family Dwelling District to “C-3” Highway Commercial District.

DEPARTMENT COMMENTS

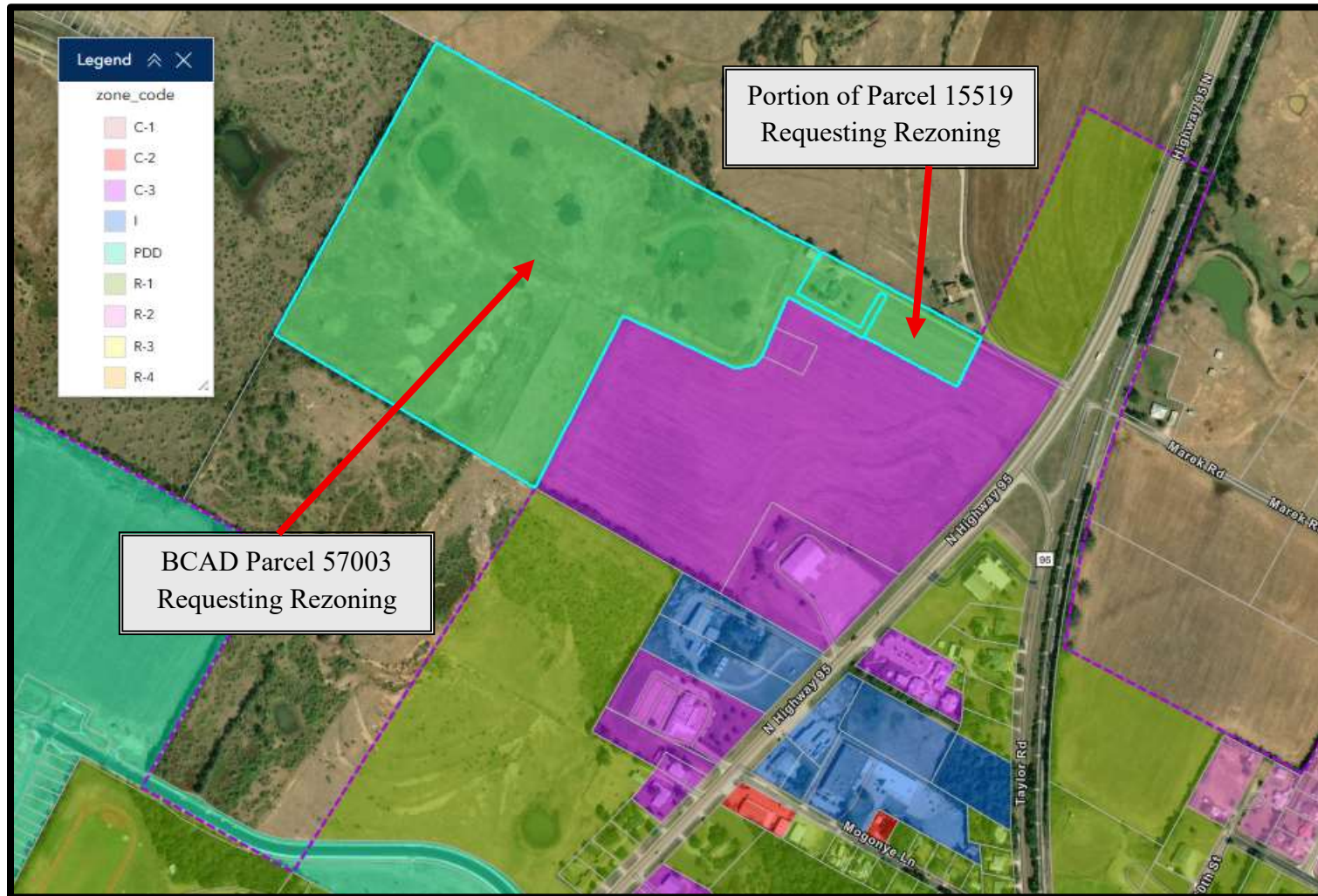
This proposal is part of an upcoming development known as Silo Ranch, the preceding 30.785 acres of which was recommended for an identical rezoning at the 2/23/26 Planning and Zoning Commission meeting and which was approved at the 3/3/26 City Council.

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. Vicinity Map with Current Zoning
2. Rezoning Application
3. Owner’s Authorization
4. Property Survey
5. Notice sent to 200’ property owners
6. Draft of Ordinance

Vicinity Map



NON-PDD REZONING APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: [REDACTED] _____

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

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

[REDACTED] _____

Signature

Printed Name

Date

Project Description:



Truly Title GF #23007942-10

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.

Special Warranty Deed

Executed this 9 day of February 2024.

Grantor: Ward Payne a/k/a Ward A. Payne and Patsy Payne a/k/a Patsy D. Payne

Grantor's Mailing Address: P.O Box 642, Elgin, TX 78621

Grantee: VIPO 76, LP, a Texas Limited Partnership

Grantee's Mailing Address: 641 Lakestreet, 5th Floor, Chicago, IL 60661

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

See attached, "Exhibit A."

Reservations from Conveyance: None.

As a Material Part of the Consideration for this Deed, Grantor and Grantee agree that Grantee is taking the Property "As Is" with any and all latent and patent defects and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that it is not relying upon any representation, statement or other assertion with respect to the Property condition, but is relying upon its examination of the Property. Grantee take the Property under the express understanding there are no express or implied warranties (except for limited warranties of title set forth in the closing documents). In no event shall Grantee have the Right to Recover Consequential Damages.

Furthermore, Grantee acknowledges and agrees that Grantee is experienced in the Ownership and Operation of Property similar to the Property and that prior to the closing, Grantee will have inspected the Property to his satisfaction (or will have been afforded a reasonable opportunity to do inspect the Property such that it is Grantee's option whether or not he elected to make such inspections), and he is fully relying on Grantee's (or his Representative's) Inspections of the Property or Opportunity to inspect the Property and not upon and statements (oral or written) that may have been made (or may be made or purportedly made) by Grantor or any of his representatives.

All Provisions of this Special Warranty Deed will survive the closing on the purchase of the Property.

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024 and subsequent years, which Grantee assumes and agrees to pay 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Ward A. Payne
Ward Payne a/k/a Ward A. Payne

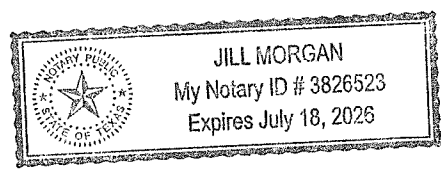
Patsy D. Payne
Patsy Payne a/k/a Patsy D. Payne

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on February 9, 2024, by Ward Payne a/k/a Ward A. Payne and Patsy Payne a/k/a Patsy D. Payne.

(Notary Seal)

Jill Morgan
Notary Public, State of Texas



After recording return to:
VIPO 76, LP, a Texas Limited Partnership
641 Lakestreet, 5th Floor
Chicago, IL 60661

Exhibit A – Legal Description

Being a 76.237 acre (3,320,865 square feet) tract of land out of the THOMAS CHRISTIAN SURVEY, A-20, located in Bastrop County, Texas, said 76.237 acre tract being all of the called 42.508 acre tract conveyed from Leslie L. Gustafson and wife, Evelyn Gustafson to Ward Payne and wife, Patsey Payne, filed November 3, 1992 and recorded in Volume 647, Page 728 of the Deed Records of Bastrop County, Texas (DRBC) and all of the called 33.699 acre tract conveyed from Evelyn Prinz Gustafson to Ward A. Payne and wife, Patsy D. Payne, filed November 7, 2005 and recorded in Document No. 200517005 of the Official Public Records of Bastrop County, Texas (OPRBC), said 76.237 acres being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on August 16, 2023. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 76.237 acre tract being more fully described as follows:

BEGINNING at a broken TxDOT Type I monument found for the Northeast corner of said 33.699 acre tract, the Southeast corner of a called 139.723 acre tract conveyed from Charlie Mogonye Jr. and Marjorie F. Mogonye to Mickey Joe Foster, filed July 13, 2000 and recorded in Document No. 200009748 of the Official Records of Bastrop County, Texas, being In the West line of North State Highway 95, and marking the Northeast corner of the herein described tract, from which a 5/8 inch iron rod found bears North 25°04'27" East, a distance of 503.02 feet and North 70°04'13" West, a distance of 10.00 feet;

THENCE, with the East line of said 33.699 acre tract and the West line of North State Highway 95 as follows:

1. Along a curve to the right having a central angle of 12°27'12", a radius of 2,804.79 feet, an arc length of 609.62 feet, a tangent of 306.02 feet, which bears a chord of South 36°15'23" West, and a chord distance of 608.42 feet, to a 5/8 inch Iron rod with a yellow plastic cap stamped "RPLS 1753" found;

2. South 42°23'59" West, a distance of 376.99 feet (called 377.19 feet), to a 1/2 inch pinched top iron pipe found for the Southeast corner of said 33.699 acre tract, the Northeast corner of a called 5.00 acre tract conveyed to SPJST Lodge #18 In Volume 231, Page 126 DRBC, and marking the Southeast corner of the herein described tract;

THENCE, with the common line of said 33.699 acre tract and said 5.00 acre tract as follows:

1. North 61°26'10" West, a distance of 584.89 feet (called 584.72 feet), to a 5/8 inch Iron rod found for the Northwest corner of said 5.00 acre tract;

2. South 28°40'40" West, a distance of 408.23 feet (called 408.36), to a 1/2 inch pinched top iron pipe found for the Southwest corner of said 5.00 acre tract, and being in the North line of Lot 3, Corlin Subdivision, recorded In Cabinet 3, Page 200-A of the Plat Records of Bastrop County, Texas;

THENCE, North 61°29'07" West, with the South line of said 33.699 acre tract, a distance of 830.03 feet (called 829.88 feet), to a 1/2 Inch Iron rod found on the South side of a fence corner post for the Southwest corner of said 33.699 acre tract, the Southeast corner of said 42.508 acre tract, being in the North line of a called 69.055 acre tract conveyed from Jim V. Mogonye and Katherine Louise Mogonye Revocable living Trust to Jim Mogonye Bypass Trust, filed August 25, 2014 and recorded in Document No. 201410215 OPRBC;

THENCE, North 61°16'24" West, generally along a barbed wire fence with the South line of said 42.508 acre tract and the North line of said 69.055 acre tract, a distance of 1,153.62 feet (called 1,154.28 feet), to a 1/2 inch Iron rod found on the West side of a fence corner post for the Southwest corner of said 42.508 acre tract, the Northwest corner of said 69.055 acre tract, and being in the East line of a called 42.508 acre tract conveyed from Eugene R. Kanak and Judy A. Kanak to Clayton Properties Group, Inc., filed May 31, 2018 and recorded in Document No. 201807699 OPRBC, and marking the Southwest corner of the herein described tract;

THENCE, North 27°12'02" East, generally along a barbed wire fence with the West line of said 42.508 acre tract and the East line of said Clayton tract, a distance of 1,299.31 feet (called 1,298.84 feet), to a 1/2 Inch rod found on the North side of a fence corner post for the Northwest corner of said 42.508 acre tract, the Northeast corner of said Clayton tract, being in the South line of said 139.723 acre tract, and marking the Northwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the South line of said 139.723 acre tract as follows:

1. South 63°03'34" East, a distance of 1,702.16 feet (called 1,702.34 feet), to a 1/2 inch iron rod found for the Northeast corner of said 42.508 acre tract, the Northwest corner of said 33.699 acre tract;
2. South 62°54'30" East, a distance of 1,070.72 feet (called 1,070.76 feet), to the PLACE OF BEGINNING, containing within these metes and bounds 76.237 acres (3,320,865 square feet) of land, more or less.

**LIMITED LIABILITY COMPANY AGREEMENT
OF
VIPO GP, LLC**

This First Amended and Restated Limited Liability Company Agreement (this "Agreement") of VIPO GP, LLC, a Delaware limited liability company (the "Company"), dated as of February 7, 2024 (the "Effective Date"), is hereby executed by all of the Members of the Company, each of whom is listed on Exhibit A attached hereto, and the current Managers of the Company, Timothy J. Condon and Parker F. Pieri.

**ARTICLE III
MANAGEMENT**

3.1 Management by the Managers. Except for (i) matters with respect to which the approval of the Members (or a Majority Interest) is required by this Agreement, (ii) matters subject to Section 5.10 or (iii) by a non-waivable provision of applicable law (the "**Limitations**"), the powers of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed under the direction of the Managers (the "**Managers' Powers**"). Subject to the Limitations, at any time that the Company has more than one (1) Manager, each Manager may independently exercise the Managers' Powers.

3.2 Selection of Managers; Removal; Resignations; Vacancies.

(a) The number of Managers shall be fixed from time to time by the affirmative vote of the Majority Interest, but the number of Managers shall not be less than one (1) and no more than three (3). The Managers need not be a Member or a resident of the State of Delaware. The Company shall initially have two (2) Managers, who shall be Timothy J. Condon and Parker F. Pieri

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
 FOR A 45.405 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

GRID COORDINATES:
 N=10109228.07
 E=3229343.57
 P.O.B.

SCALE: 1" = 300'

1/2" LEANING

S62°59'56"E 2412.71'

360.31'
 N62°59'56"W

S24°28'21"W
 201.15'

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

N63°01'27"W 335.19'
 N63°12'01"W 410.95'

SUBJECT TRACT
45.405 AC.

CALLED 45.452 ACRES
 CITY OF ELGIN ORDINANCE
 NO. 2026-01-20
 DOC. NO. 202601303

CALLED 30.785 ACRES
 CITY OF ELGIN ORDINANCE
 NO. 2026-03-03

N66°30'55"W
 484.12'

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

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

S25°34'50"W 750.27'

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

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

N61°29'37"W
 17.14'

N61°16'15"W 1153.79'

666.68'
 S61°29'37"E 812.71'

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

STATE OF TEXAS
 CALLED 2.02 AC.
 VOL. 108, PG. 200

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

THOMAS CHRISTIAN SURVEY
 ABSTRACT NO. 20

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 WEST REZONING TRACT 45.405 ACRE 20260312.dwg

P1

N27°12'13"E 1299.52'

1/2"

1/2"

5/8"

STATE HWY 95
 (120' R.O.W. WIDTH)

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

(R.O.W. WIDTH VARIES)



April 10, 2026

NOTICE OF A REZONING REQUEST

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows the lots making the request (red highlighted shape) and your lot within the notice area (blue buffer). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202600025: 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 45.405 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 57003 and 15519, 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, April 27, 2026** beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, May 19, 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 57003
200' REZONING
NOTIFICATION

Red Shading: Parcel 57003
Requesting Zoning Change

Light Blue Shading: Notified
Properties Within 200'

ORDINANCE NO. 2026-05-19-

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 45.405 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 57003 AND 15519, 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 application to the Planning and Zoning Commission for its recommendation and report; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on April 27, 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 19th day of May 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 19th day of May 2026.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

ESMERALDA RANGEL, Assistant City Secretary